Derbyshire Dales Local Plan

Duty to Cooperate Statement

December 2016
Duty to Cooperate Statement

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1. Introduction

1.1 Strategic planning seeks to ensure that social, economic and environmental issues are properly addressed at a larger than local scale. This acknowledges that the activities of people, businesses and services may have consequences which go beyond a single Local Authority area.

1.2 In order to address strategic planning issues, relevant Local Authorities and other public bodies are required to work together through the ‘duty to cooperate’ as set out in the Localism Act 2011 and described further in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). The purpose of the duty is to ensure that Local Authorities and public bodies that are critical to plan making, cooperate with each other and are involved in continual constructive and active engagement as part of the planning process.

1.3 The purpose of this Statement is to provide an overview of how the Council has met its obligations under the duty to cooperate with regard to the preparation of the Derbyshire Dales Local Plan. The ‘duty to cooperate’ is a legal requirement of the plan preparation process and this Statement seeks to evidence the work that has been done in preparing the Local Plan and how this will be taken forward in subsequent monitoring and reviews.

2. Background

Localism Act

2.1 Section 110 of the Localism Act sets out a ‘duty to cooperate’ for Local Planning Authorities, County Councils and other prescribed bodies in relation to planning for sustainable development when preparing Development Plan Documents, other Local Development Documents and other plans relating to strategic matters. Specifically, the duty:-

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a County Council;
- requires that Councils set out planning policies to address such issues;
- requires Councils and public bodies to ‘engage constructively, actively and on an ongoing basis’ to develop strategic policies; and
- requires Councils to consider joint approaches to plan making.

2.2 The ‘prescribed bodies’ which the Council has a duty to cooperate with, in addition to the County Council and other Local Planning Authorities, are set out in the Town & Country Planning (Local Planning) (England) Regulations 2012 as amended by the National Treatment Agency (Abolition) and the Health and Social Care Act 2012 (Consequential, Transitional and Saving Provisions) Order 2013 are:-
2.3 Whilst Local Enterprise Partnerships (LEPs) and Local Nature Partnerships (LNPs) are not subject to the duty to cooperate, local planning authorities are advised by the NPPF to work collaboratively with them on strategic planning priorities. Accordingly, cooperation with D2N2 - the Derby and Derbyshire, Nottingham and Nottinghamshire LEP, the Sheffield City Region LEP and the Lowland Derbyshire & Nottinghamshire LNP, is also outlined in this Statement.

National Planning Policy Framework

2.4 Paragraph 156 of the National Planning Policy Framework (NPPF) states that Local Planning Authorities should set out their strategic priorities for the area in their Local Plan. This should include:-

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities;
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

2.5 Paragraphs 178 to 181 in the NPPF state that public authorities have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. Local Planning Authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans. Joint working should enable Local Planning Authorities to work together to meet development requirements which cannot wholly be met within their own areas – for instance, because of a lack of physical capacity or because to do so would cause significant harm to the principles and policies of the Framework.
2.6 The Framework also advises that Local Planning Authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. It suggests that co-operation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development.

**National Planning Practice Guidance**

2.7 The NPPF is supplemented by a web based resource known as the National Planning Practice Guidance (NPPG) which provides further guidance of a technical nature. The NPPG clarifies that the duty to cooperate is not a duty to agree, but states that Local Planning Authorities should make every effort to secure the necessary co-operation on strategic cross-boundary matters before they submit their Local Plans for examination.

2.8 The purpose of this Statement is, therefore, to demonstrate that the District Council has complied with the requirements of the Duty to Cooperate.

**Derbyshire Dales Local Plan**

2.9 The Derbyshire Dales Local Plan has been informed by ongoing joint working with partner organisations and consultation dating back to before the duty to cooperate was introduced in 2011. This includes work on the former Derbyshire Dales and High Peak Joint Core Strategy that commenced in 2009. A draft Joint Core Strategy was issued for consultation in 2010. The Core Strategy provided strategic planning guidance and some development management policies for those parts of High Peak and Derbyshire Dales that lie outside of the Peak District National Park. The plan was underpinned by a joint evidence base for the whole of the Peak Sub-Region as defined by the now abolished East Midlands Regional Plan. This included High Peak, Derbyshire Dales and the Peak District National Park Authority. Whilst broad locations for development were identified, specific land allocations were not included in the Core Strategy.

2.10 Joint working with High Peak Borough Council on the Joint Core Strategy ended in April 2012. This was due to the desire of High Peak Borough Council to provide a single Development Plan for their Borough which more closely reflected their vision and aspiration of their local communities. Joint work with High Peak Borough Council to consider housing requirements also identified differences in the housing markets across the two authorities which suggested that locally-tailored approaches would be required. However, co-operation on strategic planning issues has continued with partners in the former Peak Sub-Region and beyond in order to ensure that cross boundary issues are addressed. There is therefore, a very long history of joint working and cooperation which predates, but nonetheless has informed, the Derbyshire Dales Local Plan.
3. **Strategic Context**

**Geography**

3.1 A significant part of the administrative area of Derbyshire Dales lies within the Peak District National Park. The area covered by the Derbyshire Dales Local Plan is therefore restricted to those parts which lie outside the Peak District National Park, which is a Local Planning Authority in its own right. The plan area shares Local Authority Boundaries with North East Derbyshire, Amber Valley, South Derbyshire and East Staffordshire.

3.2 The Derbyshire Dales Local Planning Authority area comprises 33,000 hectares and has a resident population of over 44,700 people. The area is rural and lacks any settlements of over 10,000 residents. The area includes attractive countryside interspersed with a large number of villages and hamlets. The area includes the long established rural market towns Matlock, Wirksworth and Ashbourne. These towns act as service centres to wide rural hinterlands and together with Darley Dale are home to around 61% of the total population, whilst around 26% live in villages with over 100 residents. The remaining population reside in small villages, hamlets and isolated dwellings.

3.3 Although the Derbyshire Dales District does not contain any large towns, the towns of Belper, Chesterfield and Uttoxeter, and the cities of Derby and Sheffield are all within a few miles of the District boundary. The close proximity of the District to major urban areas puts the plan area within easy commuting distance. This relationship affects the role and functions of the towns and villages, as well as the local housing market and the local economy of the plan area. Figure 1 below shows the relationship between the Peak Sub Region and the surrounding area.

3.4 The District has a high jobs density, estimated by the Office for National Statistics in 2013 to be 0.96 jobs per working age person, compared with 0.9 for Great Britain and 0.76 for the East Midlands. Nevertheless, a significant proportion (46%) of the resident population of Derbyshire Dales who are in employment, commute to work outside of the plan area, although this is a relatively low proportion for a largely rural area. The major employment destinations are Derby (7.1%), Sheffield (5.6%) and High Peak (5.1%). The main external areas from where the District’s economy draws workers are Amber Valley (7.3%), North East Derbyshire (6.0%) and Derby (5.5%).

3.5 The Assessment of Housing and Economic Development Needs (HEDNA Report) (Sept 2015) identified a complex set of relationships at play. There are clearly economic and housing market relationships between the north of the District and Sheffield, and the south of the District and Derby. The central part of the District is more complex, with relationships between this area and a number of surrounding cities and larger towns including Chesterfield. The southern part of the District including Ashbourne and Wirksworth falls within a wider Derby focused Housing Market Area / Functional Economic Market Area. The northern part of the District, including Bakewell and Hathersage, both outside the Local Plan area, falls within a Sheffield focused Housing
Market Area / Functional Economic Market Area. The central part of the District, based around Matlock, is best regarded as falling within an area of overlap between Housing and Economic Functional Areas with influences from Sheffield, Chesterfield and Derby.

**Figure 1: Housing Market and Economic Geographies**
(extract from GL Hearn’s Assessment of Housing and Economic Development Needs Sept 2015)

3.6 The influence of the urban areas is also strong in terms of retail attraction with a large proportion of residents travelling to the surrounding towns and cities outside of the plan area for clothing and other non-food items. Despite this, the town centres across the plan area remain attractive, with generally lower shop vacancy rates than the national average and a reasonably broad range of local shops set within a high quality environment. This reflects the attractions of the
area to tourists and day visitors, whose expenditure helps to sustain the town centres of Ashbourne, Matlock and Wirksworth.

3.7 Indeed, the settlements in the plan area play an important role in supporting wider Peak District tourism by providing a range of tourist facilities and services. The Green Infrastructure Network plays a part in this, for example, by providing walking and cycling routes which connect across National Park and Local Authority boundaries often linking landscapes of very similar character and interest. One of the key corridors is the Derwent Valley, and a World Heritage Site extends southwards along the valley from Cromford in the plan area through Amber Valley Borough to the Silk Mill in Derby City Centre.

Strategic Matters

3.8 Section 33 A (4) of the Planning and Compulsory Purchase Act 2004 Act sets out what are strategic matters. This includes sustainable development or use of land that has or would have a significant impact on at least two planning areas, in particular in connection with strategic infrastructure. In addition, a policy or proposal which could have a significant impact on a County matter such as waste disposal or minerals would also be regarded as a strategic matter.

3.9 Paragraph 156 of the National Planning Policy Framework further sets out the strategic matters that local planning authorities are expected to include in their Local Plans. This is not an exhaustive list and local planning authorities will need to adapt it to meet their specific needs:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

3.10 This section sets out a summary of the key strategic matters so far as they relate to the preparation of the Derbyshire Dales Local Plan and how they have been addressed in relation to the Duty to Cooperate.

Housing

3.11 In order to ensure that the new local plan was based on up-to-date and rigorous evidence with regards to the identification of overall objectively assessed housing need (OAN), the Council commissioned GL Hearn to undertake an Assessment of Housing and Economic Development Needs for the District. In undertaking this work, GL Hearn liaised with the consultants appointed by Sheffield City Region (David Simmonds and AECOM) to undertake an assessment of the potential spatial distribution impacts of the
City Region’s Strategic Economic Plan (SEP). The SEP contains an ambition for 70,000 new jobs over the period 2015-2025. GL Hearn were therefore instructed to have regard to this objective and to take appropriate account of the SEP’s ambitions. Similarly the consultants were advised to engage with D2N2 to seek views on the extent to which their SEP ambitions will influence the housing requirements for Derbyshire Dales.

3.12 GL Hearn produced their final report on the Assessment of Housing and Economic Development Needs in September 2015. The report makes it clear that by taking account of the guidance in the NPPF and the NPPG, and relevant case law precedents, the identification of the Objectively Assessed Need for housing is a policy-off position. Accordingly, the OAN does not take account of any constraints to development within a particular area, which might influence what a local plan target may ultimately be.

3.13 The approach taken in the report seeks to follow the guidance in the NPPF and NPPG, both of which set out that the starting point for determining the OAN is the most recent population and household projections. In this case the 2012-Based Population and Household Projections were used.

3.14 The projections are, however, trend-based and the NPPG advises that in setting the OAN, consideration needs to be given to whether it is sustainable to plan on the basis of past trends, or whether wider evidence suggests that the level of housing provision (in the absence of development constraints) should be adjusted to take account of:-

- employment trends;
- market signals;
- need for affordable housing.

3.15 The NPPG sets out that employment trends should be considered to assess whether an alternative level or distribution of housing provision is necessary to support economic growth; or whether housing provision should be adjusted upwards to improve the affordability of market housing or enhance the delivery of affordable housing.

3.16 Throughout the Assessment the consultants have sought to test the sensitivity of data to ensure that the inputs into the OAN calculation for Derbyshire Dales are wholly appropriate for the area, including the 2012-Based Sub-National Population Projections.

3.17 The 2012-based Sub-National Population Projections (SNPP) indicates population growth of 8.4% in the District between 2013-33. This is below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth.

3.18 The report indicates that when sensitivity checked, the 2012-based SNPP appear to be a sound demographic projection for Derbyshire Dales. Population growth sits above recent trends, but higher migration is projected in the longer term. This takes account of the likelihood that net migration to the District will
increase as a result of age structure changes in the District; and growing populations in areas from which people typically move to the Derbyshire Dales. The wider evidence suggests that recent population growth has been constrained to some degree.

3.19 The 2012-based Household Projections, based on the SNPP, project a need for an average of 244 dwellings per annum over the 2013-33 period. This is based on past trends in births, deaths, age-specific trends in migration and household formation.

3.20 In order to consider the economic growth prospects for Derbyshire Dales, a range of economic forecasts and other economic data was taken into account. The report concludes that on the basis of all of the available data, a reasonable evidence-based assessment of economic growth potential would be for employment growth of 1,700 jobs over the period 2013-2033. On the basis of this level of jobs growth it is considered that there would be a need for approximately 301 dwellings over the plan period to 2033 (244 demographic + 57 economic growth).

3.21 The final element in the OAN equation is the amount of housing required to meet future affordable housing needs. The assessment indicates that there is a need for 93 affordable houses per annum and, at this level, it represents approximately 38% of the overall demographic need, and 31% of the need derived from the economic-led projections. Following the approach in the NPPG, the affordable housing needs evidence supports the case for a marginally higher level of housing provision than shown in the demographic-led projections. The higher housing provision in the economic-led projections will contribute to enhancing affordable housing delivery. Overall, there is a case to be made for an uplift on the overall housing requirement to address the affordable housing needs of the District.

3.22 The Assessment also considers the extent to which house prices across the District influence the need to deliver more housing to meet housing needs. Comparatively high house prices contribute to affordability pressures. In this regard, affordability ratios in the Derbyshire Dales are high and are above national and county averages. Median house prices in the Derbyshire Dales are 8.6 times the median earnings in the District, compared to a national rate of 6.5 and a county rate of 5.5. The demographic data shows fewer younger people (in their 20s and 30s) living in the district suggesting that those priced out of the market are leaving or remain living outside of the district for longer. The evidence further suggests that housing costs would make it more difficult for younger people to live in the District.

3.23 Overall, the analysis clearly points to higher affordability pressures on housing in Derbyshire Dales than in other parts of the country, and higher prices and more acute affordability pressures than seen in neighbouring areas. Taking account of the evidence, the report concludes that in order to improve affordability, an additional 21 homes per annum are required. Drawing this together, the report identifies an Objectively-Assessed Need (OAN) for housing for 322 homes per year (2013-33) across then whole of Derbyshire
Dales (244 demographic + 57 economic growth + 21 affordable = 322) as illustrated in Figure 2.

**Figure 2: Composition of Objectively Assessed Need**

3.24 It is, therefore, considered that the OAN for Derbyshire Dales between 2013 to 2033 should be fixed at 6,440 dwellings (20 years x 322 per year). Members of the Council’s Local Plan Advisory Committee endorsed the findings of the Assessment of Housing and Economic Development Needs at their meeting of 21 September 2015 (Minute 144/15).

3.25 Whilst the NPPF is clear that Local Plans should seek to plan to meet the full OAN, supply constraints are a relevant factor to take into consideration in setting a Local Plan housing target. In cases where the supply is proven to be inadequate to meet the OAN, it does not necessarily follow that a Local Plan will be found unsound if it includes a housing target which is below the OAN. However, the assessment of supply must be robust and every effort should be made to identify a sufficient quantum of suitable sites unless the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

3.26 In order to assess the overall quantum of sites that may be considered for inclusion within the Local Plan, a revised Strategic Housing Land Availability Assessment. (SHLAA) has been undertaken. The purpose of the SHLAA is not to identify sites for development – that is the role of the Local Plan, but to establish realistic assumptions about the availability, suitability and economic viability of land to meet an identified housing need over the plan period.

3.27 Over 250 sites have been assessed as part of a revised SHLAA process. The methodology, that has been adopted for the preparation of the SHLAA, follows that set out in the NPPG, and has involved a detailed assessment of each site in regard to factors such as its location in relation to services and facilities, flood risk, landscape sensitivity, impact on the historic environment and the
ability of a site to provide a safe and secure access onto the highways network.

3.28 The assessment of sites has involved internal consultations with key consultees such as the District Council’s Landscape Officer, Design and Conservation Officer and Environmental Health Officers. It has also involved external consultation with officers at Derbyshire County Council, the Environment Agency and the Derbyshire Wildlife Trust.

3.29 At the time of the publication of the Draft Local Plan in April 2016, the emerging evidence from the SHLAA indicated that there were insufficient sites in suitable locations to meet the OAN, and to release additional land for housing would have a significant impact upon the high quality environment of the plan area.

3.30 Given that one of the key issues of the Derbyshire Dales Local Plan relates to protection and enhancement of the environmental quality of the area, it was considered that the impact of higher levels of growth on the character and appearance of the towns and villages across the plan area were not outweighed by the social and economic benefits that higher levels of growth would achieve.

3.31 On the basis of the evidence available at that time, the District Council concluded that there was enough capacity to allocate land on sites of 10 dwellings or more for at least 2877 properties for the period up to 2033. Taking account of the contribution from the Peak District National Park, existing completions and commitments, and windfall development on sites of less than 10 dwellings, the District Council had at that time sufficient land for 6,015 dwellings up to 2033. This left a shortfall of 425 dwellings on the identified Objectively Assessed Need.

3.32 In drawing up local plans, paragraph 182 of the NPPF makes it clear that Local Authorities should meet objectively assessed development requirements “including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development”. Consequently under the auspices of the Duty to Cooperate, the District Council initiated discussions with neighbouring and nearby Local Planning Authorities to determine the extent to which any were able to accommodate some of the apparent shortfall.

3.33 Despite extensive engagement, no Local Planning Authorities indicated that they could accommodate any additional dwellings and contribute to meeting the projected shortfall. The responses received from Local Planning Authorities on accommodating any part of the shortfall are summarised in the table below. Further details can be found by reference to documents identified in Appendix 5.
### Table 1: Housing Shortfall identified in the Draft Local Plan of April 2016 - Summary of Responses

<table>
<thead>
<tr>
<th>Authority</th>
<th>Summary of Response</th>
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<tbody>
<tr>
<td>Amber Valley Borough Council</td>
<td>The Borough Council remains committed to a housing target of 9,770 dwellings between 2011 and 2028, including a contribution of 2,375 dwellings towards the unmet housing need arising within Derby City. The potential for further housing development in the Borough is restricted by a range of constraints. Consequently the Council would not be able to accommodate any of the unmet housing need for Derbyshire Dales, within Amber Valley.</td>
</tr>
<tr>
<td>Bolsover District Council</td>
<td>No formal response received.</td>
</tr>
<tr>
<td>Chesterfield Borough Council</td>
<td>Chesterfield is struggling to meet its own housing requirements. The Council wants to know what proportion of the shortfall of 425 dwellings it is expected to accommodate, over what time period and on what evidence.</td>
</tr>
<tr>
<td>Derby City Council</td>
<td>Derby City is not able to meet its own housing needs in full and have been working with Amber Valley and South Derbyshire to address this. Consequently the City is not in a position to help with meeting any other authority’s housing needs. If another authority should agree to take part of the housing shortfall, then Derby City would not support this being located within or close to Derby’s urban area.</td>
</tr>
<tr>
<td>East Staffordshire Borough Council</td>
<td>No formal response received.</td>
</tr>
<tr>
<td>Erewash Borough Council</td>
<td>Erewash is not in a position to help. It has an adopted local plan and an early review is not expected. Erewash is in the Nottingham Housing Market Area and this is not congruent with meeting the needs of Derbyshire Dales. The Nottingham - Derby Green Belt severely constrains capacity in Erewash.</td>
</tr>
<tr>
<td>High Peak Borough Council</td>
<td>The Borough Council would be unable to assist in accommodating unmet housing needs arising in Derbyshire Dales. In his report on the Examination of the High Peak Local Plan, the Inspector agreed that the Borough Council was justified in declining a previous request on this matter.</td>
</tr>
<tr>
<td>North East Derbyshire District Council</td>
<td>No formal response received.</td>
</tr>
<tr>
<td>Authority</td>
<td>Summary of Response</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Peak District National Park Authority</td>
<td>The indicative figure of 400 remains the best estimate for delivery of housing with that part of the Derbyshire Dales District which falls within the National Park. This has been the consistent advice of the National Park to the Derbyshire Dales local planning authority. An arbitrarily higher figure in order to accommodate unmet needs in the remainder of the Derbyshire Dales would be the wrong spatial logic when considering the impact on National Park purposes.</td>
</tr>
<tr>
<td>Sheffield City Council</td>
<td>There is a link in terms of commuting and housing market between Derbyshire Dales District and Sheffield, but the link is primarily with the northern part of the District which is outside of the Local Plan Area. The shortfall in supply of 425 homes is insignificant in relation to the overall need. The City Council is not in a position to say whether Sheffield could meet the shortfall as officers are still assessing whether the City can meet all its own needs.</td>
</tr>
<tr>
<td>South Derbyshire District Council</td>
<td>Due to the advanced stage of the South Derbyshire Plan it would not be appropriate to consider accommodating further growth from another Authority.</td>
</tr>
<tr>
<td>Staffordshire Moorlands District Council</td>
<td>The Staffordshire Moorlands Strategic Housing Market Assessment (SHMA) completed in 2014 did not identify Derbyshire Dales as an area that shared material housing market relationships with the District. The Housing Requirement of 320 homes a year that is included in the 2016 Staffordshire Moorlands Preferred Options Consultation is a reflection of the constraints to development in the District. These include the Peak District National Park and Green Belt. Consequently the District Council is unable to assist in meeting the housing needs of Derbyshire Dales.</td>
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</table>

3.34 In Spring 2016, whilst consultations on the draft Local Plan and discussions on the predicted housing shortfall were proceeding, work continued on the Strategic Housing Land Availability Assessment. Eleven new sites were submitted for assessment and capacity on some other sites was reassessed. As a result of this work, the Council increased provision such that Objectively Assessed Need can be met in full, without the assistance of other Local Planning Authorities.

3.35 Paragraph 4.31 of the Pre-Submission Local Plan (August 2016) states that there is capacity to allocate land on sites of 10 dwellings or more for 3,188 properties for the period up to 2033. Taking account of the contribution from development in the National Park, existing completions and commitments, and windfall development, the District Council has sufficient land for 6,571 dwellings up to 2033. The table below shows how this figure has been calculated.
Table 2: Composition of Future Housing Supply

<table>
<thead>
<tr>
<th>Source</th>
<th>Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions 2013 - 2016</td>
<td>402</td>
</tr>
<tr>
<td>Commitments as of 1 April 2016</td>
<td>1,785</td>
</tr>
<tr>
<td>Contribution from the Peak District National Park 2016 - 2033</td>
<td>358</td>
</tr>
<tr>
<td>Net windfall allowance 2016-2033</td>
<td>261</td>
</tr>
<tr>
<td>Sites with resolution to grant</td>
<td>577</td>
</tr>
<tr>
<td>Allocated sites in the Pre-submission Plan</td>
<td>3,188</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>6,571</strong></td>
</tr>
</tbody>
</table>

3.36 Consequently, the Objectively Assessed Need of 6,440 dwellings can be met within the Derbyshire Dales District.

Employment

3.37 The employment land requirements set out within the Derbyshire Dales Local Plan 2014 took account of the recommendations of the Peak Sub-Area Employment Land Review, produced by Nathaniel Lichfield and Partners in March 2014. This Review was jointly commissioned by Derbyshire Dales District Council together with High Peak Borough Council, the Peak District National Park Authority and Derbyshire County Council.

3.38 Updated employment forecasts were commissioned by Derbyshire County Council jointly with all Local Planning Authorities within Derbyshire and the Peak District National Park in 2013. These were used in the Atkins Study (dated February 2014) of the Derbyshire Dales Objectively Housing and Economic Assessed Needs to inform both the housing and employment assessments. In terms of employment land requirements, the Atkins Study confirmed that, on the basis of past trends, there would be a need for 20 hectares of employment land to 2028.

3.39 The Assessment of Housing and Economic Needs, carried out by GL Hearn in 2015 was also charged with identifying needs for employment land. In doing so, the Assessment took account of economic trends and projected growth in employment, commercial property conditions and a survey of businesses across the District. In addition, account was taken of the Oxford Economics employment forecasts for Derbyshire, the EKOSGEN report, the ambitions set out in the D2N2 SEP, the Sheffield City Region SEP and in the District Council’s own Economic Plan.
3.40 The evidence confirms that the economic appeal of the District is primarily from Small and Medium Size Enterprises and micro-businesses and that there is generally a positive outlook with a significant number of businesses surveyed expecting business activity, turnover and staffing numbers to increase over the next five years. In general, the need is geared towards office and industrial floorspace with the search for premises focusing primarily on business parks / industrial estates in the vicinity of Ashbourne and Matlock.

3.41 Taking account of all of the evidence, the Assessment estimated future employment land needs as follows:-

**Table 3: Composition of Employment Land Requirement**

<table>
<thead>
<tr>
<th>Source of Need</th>
<th>Hectares</th>
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<tbody>
<tr>
<td>Net demand</td>
<td>11.3</td>
</tr>
<tr>
<td>Allowance for vacant floorspace</td>
<td>1.1</td>
</tr>
<tr>
<td>Margin to provide choice and flexibility</td>
<td>2.3</td>
</tr>
<tr>
<td>Total Gross Need</td>
<td>14.7</td>
</tr>
</tbody>
</table>

3.42 The Local Plan reflects the conclusion of the Assessment and aims to provide at least 15 hectares (gross) of employment land with development potential within the plan area. This takes account of the preferred economic scenario, but includes an allowance to provide a choice of sites and flexibility of supply.

3.43 As part of the consultation process on the Local Plan, the District Council has consulted with the Sheffield City Region LEP and the D2N2 LEP to ensure that the policies and proposals within the Derbyshire Dales Local Plan meet with their identified priorities.

**Infrastructure**

3.44 The Infrastructure Delivery Plan (updated June 2016) which accompanies the Derbyshire Dales Local Plan has been prepared in conjunction with numerous different agencies and stakeholders including Derbyshire County Council (Transport, Education, Social Services, and Minerals and Waste), Town and Parish Councils, the Utility Companies, NHS England and the local Clinical Commissioning Groups.

3.45 As set out in the Infrastructure Delivery Plan, a document prepared by Fore Consulting, a series of multi-agency workshops have been held dating back to 2009. The Plan was prepared through a process of collaboration with key stakeholders in the public, private and voluntary sectors. It lists existing investment and sets out delivery schedules for future investment as well as commenting on likely costs and potential funding sources. It also identifies strategic priority projects that are required to support sustainable development in Derbyshire over the long term but are currently only partially funded or
unfunded and alternative sources of funding will need to be sought to secure their delivery.

3.46 The update built upon two infrastructure plans previously prepared by Derbyshire County Council (DCC) in 2012 and a refresh in 2013. These plans identified countywide infrastructure needs, as well as local infrastructure for which DCC is the lead delivery body, and had their own consultation processes.

3.47 In addition to the conversations around various Infrastructure Plans, the infrastructure providers have been consulted and had the opportunity to comment on emerging policies and proposals at all stages in the preparation of the Local Plan. The Local Plan has been modified to take account of consultation responses by such bodies, where considered appropriate to do so.

3.48 The delivery of infrastructure to meet the growth requirements of the Local Plan is one that is not fixed at any one point in time and, as such, in many instances discussions continue to be held to ascertain both infrastructure requirements and implementation. An example of this is the ongoing discussion with NHS England and the Derbyshire Clinical Commissioning Groups to establish the strategic priorities for addressing primary care need across the plan area and way in which the Local Plan can help to deliver those needs.

3.49 The District Council is also a member of the Wider Peak District Cycle Strategy Steering Group - a steering group of Local Authorities (including Derbyshire County Council and High Peak Borough Council) and wider stakeholders which seeks to shape and deliver the Wider Peak District Cycle Strategy which is led by the Peak District National Park Authority.

3.50 In parallel to the work on the Infrastructure Delivery Plan, the District Council, appointed consultants (Cushman and Wakefield) to consider the viability of the emerging Local Plan and the scope for the introduction of a Community Infrastructure Levy (CIL). The Council published the results of this Viability Study in August 2016. However, work on the CIL is ongoing and will be subject to further consideration by the District Council in the coming months.

**Climate Change**

3.51 The District Council, High Peak Borough Council and the Peak District National Park commissioned a feasibility study to assess the potential for renewable and low-carbon technologies, including micro-generation, across the Peak Sub Region. The Peak Sub-Region Climate Change Study concluded that there was potential for a range of different types of renewable/low carbon technologies to be used across the area. In particular it indicated that solar thermal and photo voltaic, heat pumps, small scale wind technologies and some medium wind technology in Derbyshire Dales had the potential to address climate change locally. It also found that there was
potential for the use of combined heat and power schemes and decentralised district heating schemes especially in larger developments.

3.52 The study included a landscape sensitivity assessment that indicated that the high landscape quality of the Peak Sub-Region was generally a constraint to renewable energy developments in particular to large scale wind turbine developments and bioenergy crops.

3.53 In March 2011, East Midlands Councils published a report on Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands. The findings indicate that all Local Authorities within Derbyshire have considerable potential for microgeneration – in particular, heat pumps, solar thermal and solar PV. The potential for commercial scale wind within the Derbyshire Dales, High Peak and to a more limited extent North East Derbyshire was considered to be heavily constrained by legislation to conserve and enhance the National Park and the need to protect its special qualities.

Natural and Historic Environment

3.54 Much of the character and appearance of the plan area is influenced by its natural and historic assets. A significant amount of the plan area is designated as one of the following:-

- Special Area of Conservation;
- Special Protection Area;
- Site of Special Scientific Interest;
- Derbyshire Wildlife Site;
- World Heritage Site;
- Conservation Area;
- Building Listed of Architectural or Historic Importance;
- Scheduled Monument.

3.55 Consequently, the District Council has a close working relationship with both Natural England and Historic England. Both organisations were consulted on the emerging policies and proposals in the Local Plan. Furthermore given the requirements of the Habitat Regulations, Natural England have had a significant involvement in assessing the contents of the Habitats Regulations Assessment and ensuring that appropriate mitigation measures have been included in the Derbyshire Dales Local Plan.

3.56 In addition, although the Derbyshire Wildlife Trust is not a prescribed body for the purposes of the duty to cooperate, it is worth noting that the District Council - like other Derbyshire Authorities - has a Service Level Agreement with the Trust to identify locally important Wildlife Sites and incorporate them into the Derbyshire Wildlife Sites Register. The Agreement also requires the Trust to provide advice to owners about the management of sites on the Register – of which there are over 200 across the plan area. The District Council have taken account of site specific advice from the Trust as part of the
assessment of sites for inclusion in the Strategic Housing and Employment Land Availability Assessment.

3.57 The District Council has sought to ensure that the policies in the Local Plan are compatible with the objectives of the World Heritage Site Management Plan, and are aligned with the policies for the World Heritage Site in the emerging local plans for Amber Valley and Derby City.

4. Co-operation and Partnership Working

Co-operation Issues

4.1 The NPPF specifies that public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly strategic priorities. The nature and scope of cross boundary cooperation will depend on the spatial relationship between public bodies.

4.2 The Peak District National Park Authority is a significant partner as they share many common issues with the Derbyshire Dales. To this extent, a Memorandum of Understanding (Appendix 4) has been agreed with the respective authorities which outlines the framework for cooperation and our joint commitments.

4.3 Derbyshire County Council is also a key organisation for Local Plan preparation and delivery within the Derbyshire Dales, particularly in terms of its capacity as the Local Highways Authority, Waste and Minerals Planning Authority, lead Local Flood Authority and provider of other infrastructure including education.

4.4 The Derbyshire Dales Local Plan identifies seventeen strategic Objectives (SO) which relate to three distinct themes; Protecting Derbyshire Dales character, Promoting Healthy and Sustainable Communities and Supporting the Rural economy and Enhancing Prosperity.

Protecting Derbyshire Dales Character

- SO1: To protect and enhance the Green Infrastructure Network.
- SO2: To maintain, enhance and conserve the areas distinct landscape characteristics, biodiversity, and cultural and historic environment.
- SO3: To ensure that design of new development is of high quality, promotes local distinctiveness and integrates effectively with its setting.
- SO4: To protect and enhance the character, appearance and setting of the District’s towns and villages.
- SO5: To address, mitigate and adapt to the effects of climate change on people, wildlife and places.
Healthy and Sustainable Communities

- SO6: To meet the objectively assessed housing needs of the District, subject to consideration of other Strategic Objectives of the Local Plan.
- SO7: To ensure that there is an adequate mix of housing types, sizes and tenures to meet the needs of all sectors of the community.
- SO8: To protect and facilitate the necessary infrastructure, connectivity, services and facilities to support the development of the District and connectivity.
- SO9: To support developments that minimise risks to safety and health as a result of crime (or fear of crime), flooding, pollution and climate change of local residents, employees or visitors.
- SO10: To encourage development that increases opportunities for healthy lifestyles.
- SO11: To promote the efficient use of suitably located previously developed land and buildings whilst minimising the use of greenfield land.
- SO12: To facilitate low carbon development and energy generation from renewable sources, of a type and scale appropriate to its location.
- SO13: To increase the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure.

Strengthening the Economy

- SO14: To facilitate development that will support the growth of the District’s economy, particularly through improving the quality of local employment.
- SO15: To support employment development in locations and of a scale appropriate to the plan area.
- SO16: To support and develop the District’s tourism and cultural offer
- SO17: To strengthen the vitality and viability of the District’s market towns as places for employment, shopping, services, leisure and tourism.

4.5 Appendix 1 provides an overview of the spatial relationship of each Duty to Cooperate body with Derbyshire Dales, associated strategic co-operation matters, engagement methods and the Local Plan objectives that cooperation supports.
Co-operation Methods

Identifying and Meeting Objectively Assessed Development Needs

4.6 Paragraph 14 of the NPPF makes it clear that Local Plans should meet objectively assessed development needs unless any adverse impacts would significantly outweigh the benefits when assessed against wider NPPF policies or when specific policies in the NPPF indicate that development should be restricted. The needs for housing, employment and retail / leisure development have been objectively assessed to inform the Local Plan.

4.7 The Local Plan seeks to meet, in full, the objectively assessed need for housing and employment as identified in the 2015 HEDNA report.

4.8 Engagement with neighbouring Authorities was undertaken prior to this period to help inform the housing requirement and to promote its delivery in full. This has included:-

- Informal consultation with neighbouring authorities on the Derbyshire Dales and High Peak Housing Target Options (2012).
- Consultation on new Housing and Economic Development Needs Assessment (HEDNA), including a stakeholder workshop (2015).
- Invitation sent to all neighbouring local planning authorities to support Derbyshire Dales in meeting some of its unmet housing need in light of the HEDNA report (April 2016).
- Preparation of Memoranda of Understanding with Peak District National Park Authority (December 2016).

Partnership working

4.9 The District Council has a longstanding record of working with partner organisations that goes beyond the duty to cooperate requirement specified in the 2011 Localism Act. Indeed, in many cases co-operation on planning and related matters with partners pre-dates the Act. This includes joint working with neighbouring authorities on collecting evidence, infrastructure delivery planning and the Local Strategic Partnership that has helped to shape the vision and objectives of the Local Plan.

Local Strategic Partnership

4.10 The vision and strategic objectives for the Derbyshire Dales Local Plan (and the former Derbyshire Dales and High Peak Joint Core Strategy) have been informed by the Derbyshire Dales and High Peak Sustainable Community Strategy as published by the Local Strategic Partnership (now known as the Peak District Partnership). The partnership consists of several voluntary, private and public sector organisations with responsibilities for supporting communities across Derbyshire Dales and High Peak, including those covered by the duty to cooperate.
4.11 The Partnership aims to focus the collective resources of partners on priorities that have been agreed by partners and add value to existing activity. In December 2014 partners agreed a new Statement of Priorities 2015-2019. The Statement provides the framework for Partnership activity over the next five years and replaces the Derbyshire Dales and High Peak Local Strategic Partnership's Sustainable Community Strategy 2009-2014. The Statement of Priorities does, however, retain the same long term vision:

“The Peak District will be a distinctive high quality rural environment with...

- people of all ages who are healthy and safe;
- high-wage, high-skill jobs;
- affordable, decent homes for local people;
- towns and villages that offer a high quality of life.”

4.12 The following partners are represented on the Partnership Board:

- Business Peak District;
- Derbyshire Constabulary;
- Derbyshire County Council;
- Derbyshire Dales Council for Voluntary Service;
- Derbyshire Dales District Council;
- Derbyshire Fire and Rescue Service;
- High Peak Borough Council;
- High Peak Community and Voluntary Support;
- Natural England;
- NHS Derbyshire;
- NHS Tameside and Glossop;
- Peak District National Park Authority;
- Rural Action Derbyshire;
- University of Derby (Chair).

4.13 The Peak District Partnership has had a significant influence over the strategic vision in both the Derbyshire Dales Local Plan (and Adopted High Peak Local Plan).

4.14 In addition to the Peak District Partnership, the District Council is a partner in the following Peak District wide partnerships, and the policies and proposals within the Derbyshire Dales Local Plan are significant to the delivery of their aims and objectives.

**Business Peak District**

4.15 Business Peak District is a partnership between a wide range of representatives from the business community working with senior officers from the District Council, High Peak Borough Council, Staffordshire Moorlands District Council and the Peak District National Park Authority.
4.16 Business Peak District’s vision is that the Peak District will be a distinctive, high quality rural environment with an enterprising, growing and sustainable economy. A concordat signed by members identifies priorities for the partnership which include the development of sites to support business growth. Research undertaken also identifies that business growth in the Peak District is dependent on links to the surrounding cities. The Derbyshire Dales Local Plan seeks to address both issues through the identification of employment land and support for transport infrastructure.

4.17 A Business Peak District concordat has been signed by all members.

**Marketing Peak District and Derbyshire**

4.18 Marketing Peak District and Derbyshire is the Tourist Board for the Peak District and Derbyshire. Marketing Peak District and Derbyshire is a public / private sector partnership, supported by the majority of Local Authorities in the area to market the area to visitors and is committed to the successful and sustainable development of tourism and the visitor economy.

4.19 The District Council has a Service Level Agreement with Marketing Peak District and Derbyshire and supports the work which seeks to enhance and promote the visitor economy. The importance of supporting the visitor economy is expressed in the Strategic Objective 16 of the Local Plan and Policy EC8 (Promoting Peak District Tourism and Culture).

**Local Enterprise Partnerships (LEPs)**

4.20 Local Enterprise Partnerships are voluntary partnerships between Local Authorities and businesses set up to help determine local economic priorities and lead economic growth and job creation within local areas. The Derbyshire Dales District falls within two LEP areas:-

- D2N2 - Derby and Derbyshire, Nottingham and Nottinghamshire;
- Sheffield City Region (SCR).

4.21 Each LEP has produced a Strategic Economic Plan. The District Council has had regard to both plans in preparing the Local Plan. The LEPs have been consulted at all stages of Local Plan preparation.

4.22 The District Council is a constituent member of the D2N2 LEP and a non-constituent member of the SCR LEP.

**Evidence Base**

4.23 Preparation of a local plan for the Derbyshire Dales initially commenced in 2007 with the publication of a number of topic papers that were intended to inform the preparation of a Derbyshire Dales Core Strategy. Each of the topic papers were subject to discussions with key stakeholders at a series of workshops held between mid-2007 and early 2008.
4.24 The establishment of a formal joint working arrangement with High Peak Borough Council in early 2008 for the preparation of a Derbyshire Dales and High Peak Joint Core Strategy led to a significant amount of jointly commissioned work (along with the Peak District National Park Authority and Derbyshire County Council) across the Peak Sub Region, as identified in the former East Midlands Regional Plan. This jointly commissioned work formed the initial evidence base for the Derbyshire Dales and High Peak Joint Core Strategy, and included:

- Peak Sub Region Strategic Housing Market Assessment (2008)
- Peak Sub Region Strategic Flood Risk Assessment (2008)
- Derbyshire Gypsy and Traveller Accommodation Assessment (2008)
- Peak Sub Region Climate Change Study (2009)
- Peak Sub Region Employment Land Review (2009)
- Peak Sub Region Strategic Housing Land Availability Assessment (2009)
- Peak Sub Region Town Centre and Retail Capacity Assessment (2009)
- Derbyshire Dales and High Peak Housing Targets Options Paper (2011)
- Peak Sub Region Open Space, Sports & Recreation Study (2011)
- Derbyshire Employment Forecasts (2013)

4.25 This joint evidence base informed the contents of the Derbyshire Dales and High Peak Joint Core Strategy Issues and Options as well as the Derbyshire Dales and High Peak Joint Core Strategy Draft Plan published for consultation in June 2010. The Core Strategy provided strategic planning guidance and some development management policies for those parts of the High Peak and Derbyshire Dales that lie outside of the Peak District National Park. The Plan was underpinned by a joint evidence base for the whole of the Peak Sub-Region as defined by the now abolished East Midlands Regional Plan. This included High Peak, Derbyshire Dales and the Peak District National Park Authority. Whilst broad locations for development were identified, specific land allocations were not included in the Core Strategy.

4.26 Consequently, the Derbyshire Dales Local Plan, as published in December 2016, has been informed by ongoing joint working with partner organisations and consultation dating back before the duty to cooperate was introduced in 2011. It is also underpinned by an extensive evidence base.

4.27 Whilst some of the studies in the evidence base relate solely to the Derbyshire Dales, others cover wider areas and are the product of joint working with one or more partners. In addition, when not directly involved in relevant studies, neighbouring Authorities and other stakeholders have been consulted on the approach and initial findings of evidence base studies to ensure that a consistent approach is adopted. Co-operation on strategic planning issues has continued with partners in the former Peak Sub-Region and beyond in order to ensure that cross boundary issues are addressed.

4.28 A summary of joint working on the evidence base for the Derbyshire Dales Local Plan is outlined below.
Table 4 - Summary of Co-operation on Local Plan Evidence Base

<table>
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<th>Study</th>
<th>Role of Prescribed Bodies</th>
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<tr>
<td></td>
<td>Study Partners</td>
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<tr>
<td>Derbyshire Gypsy and Traveller Accommodation Assessment (2008)</td>
<td>Derbyshire County Council, Peak District National Park Authority and all other Local Planning Authorities within Derbyshire</td>
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<tr>
<td>Peak Sub Region Climate Change Study (2009)</td>
<td>High Peak Borough Council, Peak District National Park Authority</td>
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<tr>
<td>Green Infrastructure Assessment (2009)</td>
<td>High Peak Borough Council, Peak District National Park Authority</td>
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<tr>
<td>Derbyshire Dales Rural Accessibility Study (2009)</td>
<td>Derbyshire County Council</td>
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<tr>
<td>Peak Sub Region Employment Land Review (2009)</td>
<td>High Peak Borough Council, Derbyshire County Council, Peak District National Park Authority</td>
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<tr>
<td>Peak Sub Region Strategic Housing Land Availability Assessment (2009)</td>
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<td>Peak Sub Region Town Centre and Retail Capacity Assessment (2009)</td>
<td>High Peak Borough Council, Peak District National Park Authority</td>
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<td>North Derbyshire Local Development Framework Stage 1: Strategic Transport</td>
<td>High Peak Borough Council, Derbyshire County Council</td>
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<td>Study</td>
<td>Role of Prescribed Bodies</td>
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<td><strong>Study Partners</strong></td>
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<tr>
<td>Affordable Housing Viability Assessment (Jan 2010)</td>
<td>High Peak Borough Council</td>
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<td>Habitats Regulations Screening Assessment (2010)</td>
<td>High Peak Borough Council, Natural England</td>
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<td>Derbyshire Dales and High Peak Housing Targets Options Paper (2011)</td>
<td>High Peak Borough Council, Neighbouring Local Planning Authorities</td>
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<td>Peak Sub Region Open Space, Sports &amp; Recreation Study (2011)</td>
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<tr>
<td>Derbyshire Employment Forecasts (2013)</td>
<td>Derbyshire County Council, Peak District National Park Authority and all other Local Planning Authorities within Derbyshire</td>
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<tr>
<td>Community Infrastructure Levy Study (2013)</td>
<td>High Peak Borough Council, Peak District National Park &amp; Staffordshire Moorlands District Council</td>
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<tr>
<td>Derbyshire &amp; East Staffordshire Gypsy &amp; Traveller Accommodation Assessment (2014)</td>
<td>Derbyshire County Council, Peak District National Park Authority, East Staffordshire Borough Council, and all other Local Planning Authorities within Derbyshire</td>
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<td>Housing &amp; Economic Development Needs Assessment (Sept 2015)</td>
<td>Neighbouring Local Planning Authorities workshop held in Dec 2015</td>
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<td>Derbyshire Dales Retail Study (September 2015)</td>
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<th>Study</th>
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<td>Transport Evidence Base (July 2016)</td>
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<td>Derbyshire Dales Retail Impact Thresholds (July 2016)</td>
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<td>Derbyshire Dales District Level 1 Strategic Flood Risk Assessment</td>
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<td>Study</td>
<td>Role of Prescribed Bodies</td>
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<td><strong>Study Partners</strong></td>
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<td>(August 2016)</td>
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<td>Sustainability Appraisal of Pre Submission Draft Local Plan (December 2016)</td>
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<td>Neighbouring Local Authorities</td>
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<td>Lowland Derbyshire and Nottinghamshire Local Nature Partnership</td>
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<td>Peak District Local Nature Partnership</td>
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<tr>
<td>Habitats Regulations Assessment of Pre Submission Draft Local Plan (December 2016)</td>
<td>Natural England</td>
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<td>Local Plan Infrastructure Needs, CIL and Whole Plan Viability Assessment: Supplementary Update of the Infrastructure Delivery Plan (December 2016)</td>
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<td>Transport Evidence Base Update Report (December 2016)</td>
<td>Derbyshire County Council</td>
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Infrastructure Delivery Planning

4.29 As infrastructure and services are often provided by bodies other than the District Council and frequently have cross-boundary implications, engagement with relevant partner organisations has been undertaken to ensure that provisions are in place to support the Local Plan. The outcome of this work has also informed the Infrastructure Delivery Plan. Methods of engagement to support infrastructure delivery planning during the preparation of the Local Plan are as follows.

Strategies and Studies

4.30 As identified in the table above, several evidence based studies have been prepared jointly with public bodies with responsibility for the provision and planning for infrastructure within Derbyshire Dales and beyond. This approach has also been undertaken where detailed consideration of a specific strategic issue is required. These include:-

- **Local Plan Transport Evidence Base** - an assessment of the cumulative impact of planned development identified in the Derbyshire Dales Local Plan on the highways network and identification of suitable mitigation measures.
- **North Derbyshire Local Development Frameworks: Strategic Transport Issues Report** - identifies; existing transport conditions and issues, locations that are most sustainable in terms of accessibility to key services and facilities, potential impacts, mitigations measures and sources of funding.
- **North Derbyshire Local Development Frameworks: High Peak and Derbyshire Dales: Traffic Impacts of Proposed Development** - an assessment of the cumulative impact of planned development identified in the Derbyshire Dales and High Peak Joint Core Strategy on the highways network and identification of indicative mitigation measures.
- **Local Plan Infrastructure Needs, CIL and Whole Plan Viability Assessment** - an assessment of the case for the introduction of the Community Infrastructure Levy and viable rates.

4.31 The District Council is committed to continue working with partners to support the delivery of infrastructure improvements identified by these studies.

4.32 In addition, the Derbyshire Infrastructure Plan (DIP) prepared by Derbyshire County Council identifies the capacity of infrastructure provided by the County Council and possible future requirements. The District Council engaged with the County Council through the consultation process for the DIP and has sought to reflect its content in the Local Plan and Infrastructure Delivery Plan.

Workshops

4.33 A number of joint infrastructure planning workshops for High Peak, Derbyshire Dales and the Peak District National Park have been held during the preparation of the plan.
4.34 A series of workshops was held with infrastructure providers during 2009 to determine their views on existing capacity, improvements scheduled in their existing capital and service programmes and the likely implications of the level and distribution of development proposed in the Derbyshire Dales and High Peak Joint Core Strategy. A further workshop was held with infrastructure providers in May 2012 and consultation has continued since as part of the Infrastructure Delivery Plan preparation.

4.35 In September 2015, GL Hearn completed their assessment of housing and economic development needs. Accordingly, in December 2015, the District Council invited Planning Policy Officers from all Derbyshire Local Authorities as well as from East Staffordshire Borough Council, Staffordshire Moorlands District Council and Sheffield City Council to attend a Local Plan Workshop. The purpose of the workshop was to explain the findings of GL Hearn’s assessment and look at the potential scenario relating to the District’s limited capacity to accommodate objectively assessed housing need.

Further details of these workshops are provided in Appendix 5.

Consultation

4.36 Infrastructure providers have been consulted at each stage during the preparation of the Local Plan dating back to the Joint Core Strategy to the submission of the Local Plan to ascertain their views. The District Council has also responded to consultations conducted by bodies covered by the duty to cooperate when appropriate.

Partnerships

4.37 The District Council contributes to several partnerships with responsibilities for identifying, supporting and providing infrastructure improvements that support the Local Plan. These include:-

- **Derwent Valley Community Rail Partnership** - a partnership including Derbyshire County Council, Amber Valley Borough Council, Peak District National Park Authority and East Midlands Trains along with community groups that seeks to promote and enhance rail services in the Derwent Valley.
- **Wider Peak District Cycle Strategy Steering Group** - a Steering Group of Local Authorities (including Derbyshire County Council and High Peak Borough Council) and wider stakeholders to help shape and deliver the Wider Peak District Cycle Strategy which is led by the Peak District National Park Authority.

**Derbyshire Joint Working**

4.38 The local Planning Authorities across Derbyshire have a longstanding arrangement of working together on planning issues. Much of this work is coordinated through the following Derbyshire-wide Officer Working Groups:-
• **Derbyshire Planning Policy Officers Group (DPOG)** – consists of Planning Policy Managers from each of the Derbyshire Local Planning Authorities and the Peak District National Park. The Group facilitates the co-ordination of planning policy matters across Derbyshire. Meetings are held on a quarterly basis and matters discussed include progress on local plans and evidence base documents. This arrangement provides regular opportunities for strategic planning matters to be discussed across Derbyshire.

• **Derbyshire Planning Information and Monitoring Group (PIMOG)** – consists of Planning Policy and Monitoring Officers from each of the Derbyshire Local Planning Authorities and the Peak District National Park Authority. The Group co-ordinates monitoring on planning matters such as housing, employment and retailing across Derbyshire. A web-based database is used to collate and analyse data consistently across Derbyshire.

• **Conservation Officers in Derbyshire** – consists of Conservation Officers from each of the Derbyshire Local Planning Authorities and the Peak District National Park. The Group operates in a similar manner to the Derbyshire Planning Policy Officers Group in that it seeks to co-ordinate conservation matters across Derbyshire.

**Identification of Strategic Matters, Outcomes and Future Arrangements**

4.39 In preparing the Derbyshire Dales Local Plan, the District Council has liaised with the County Council, relevant local planning authorities and other prescribed bodies to seek agreement on the strategic matters that may have implications for the emerging Local Plan.

4.40 Appendix 1 sets out the spatial relationship and duty to cooperate matters with strategic partner organisations, linked to the strategic objectives of the Local Plan.

4.41 Appendix 2 provides a summary of engagement in the form of a timeline since September 2014. This focuses upon engagement following the withdrawal (October 2014) of the previous Derbyshire Dales Local Plan. However, it is pertinent to note that engagement has taken place since at least 2008 with some organisations.

4.42 Appendix 3 provides a summary of cooperation outcomes and future arrangements.

4.43 Appendix 4 includes a signed Memorandum of Understanding between Derbyshire Dales District Council and the Peak District National Park Authority which includes agreement to an estimated contribution of 400 dwellings towards Derbyshire Dales housing needs which may be delivered within the Derbyshire Dales part of the National Park in the period up to 2033.

4.45 Appendix 5 provides evidence of correspondence, minutes etc. in regard to the duty to cooperate.
Local Plan representations from prescribed bodies

4.46 Representations to the Local Plan have been received from a number of the prescribed bodies with whom the duty to cooperate applies. None of these have stated that the District Council has failed to comply with the duty in regard to ‘strategic matters’ as defined in the Localism Act 2011.

4.47 The District Council is therefore satisfied that it has engaged constructively, actively and on an ongoing basis to maximise the effectiveness of the Local Plan and that every effort has been made to secure the necessary cooperation on strategic cross boundary matters.
APPENDIX 1

SPATIAL RELATIONSHIP AND DUTY TO COOPERATE MATTERS WITH STRATEGIC PARTNER ORGANISATIONS
### APPENDIX 1: SPATIAL RELATIONSHIP AND DUTY TO COOPERATE MATTERS WITH STRATEGIC PARTNER ORGANISATIONS

<table>
<thead>
<tr>
<th>Organisation</th>
<th>Spatial Relationship</th>
<th>Strategic Matters</th>
<th>Strategic Objectives</th>
<th>Engagement Methods</th>
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<tbody>
<tr>
<td>Derbyshire County Council (DCC)</td>
<td>Local highways authority for Derbyshire Dales. Waste and Minerals planning authority for Derbyshire Dales. Local flood authority for Derbyshire Dales. Key infrastructure provider for Derbyshire Dales: education, libraries, transport and green infrastructure.</td>
<td>Ensuring that the County Council are satisfied with the proposed settlement hierarchy and sustainability credentials of settlements identified. Ensuring that County Council led infrastructure (e.g. schools, highways, libraries, waste management) has sufficient capacity to accommodate planned growth. The desirability of maintaining a strategic gap between Matlock and Darley Dale. Ensuring that the Local Plan is informed by adequate evidence of the impacts of anticipated development on the highway network. Ensuring that the County Council consider that Middle Peak Quarry in Wirksworth has no future as a mineral site and that development does not compromise any workable mineral resources. The requirement to meet Objectively Assessed Needs for housing. Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA). Strategic partner within Derwent Valley Mills World Heritage Site. The opportunities to create large scale cross boundary green infrastructure that realises opportunities to create bigger, better less fragmented habitats that support climate change adaptation for wildlife. Ensuring that landscape character is enhanced.</td>
<td>SO1, SO2, SO5, SO6, SO7, SO8, SO10, SO13, SO14, SO15, SO16, SO17</td>
<td>Meetings. Consultation. Partnership working. Joint evidence base gathering.</td>
</tr>
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</table>

1 Defined in Localism Act 2011 as: “sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas, and (b) sustainable development or use of land in a two-tier area if the development or use (i)is a county matter, or (ii)has or would have a significant impact on a county matter.”
<table>
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<tr>
<th>Organisation</th>
<th>Spatial Relationship</th>
<th>Strategic Matters</th>
<th>Strategic Objectives</th>
<th>Engagement Methods</th>
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<tr>
<td>Peak District National Park Authority (PDNPA)</td>
<td>Neighbouring local planning authority. Neighbouring local planning authority for approximately 50% of the Derbyshire Dales administrative area. Parish and Town Councils that span the border of the National Park and the Derbyshire Dales Local Plan area. Main settlements within Derbyshire Dales Local Plan area function as service centres for communities and visitors in the National Park. Shared transport infrastructure links – A6, A515, numerous public rights of way, cycle trails and bridleways.</td>
<td>Contribution towards meeting objectively assessed needs for housing development for the whole of the Derbyshire Dales. Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting. Ensuring continued growth of the visitor economy. Ensuring protection for and further development of long distance trails and other access links into National Park, including the White Peak Cycle Loop. Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA).</td>
<td>SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO10, SO12, SO13, SO14, SO16</td>
<td>Meetings. Consultation. Partnership working. Joint evidence base gathering.</td>
</tr>
<tr>
<td>High Peak Borough Council</td>
<td>Neighbouring local planning authority separated from Derbyshire Dales area by Peak District National Park. Shared responsibility to have regard to the purposes of the Peak District National Park. Shared transport infrastructure links through the Peak District National Park – A6, A5615, public rights of way, cycle trails and bridleways.</td>
<td>Ensuring protection for, and further development of long distance trails and other access links into the National Park, including the White Peak Cycle Loop which will link Matlock in the Derbyshire Dales to Buxton in the High Peak. Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting and that there is a consistent approach to this issue in local plans bordering the National Park. Ensuring continued growth of the wider Peak District visitor economy. The requirement to meet Objectively Assessed Needs for housing. Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA).</td>
<td>SO1, SO2, SO6, SO7, SO8, SO14, SO16</td>
<td>Meetings. Consultation. Partnership working. Joint evidence base gathering.</td>
</tr>
<tr>
<td>Amber Valley Borough Council</td>
<td>Neighbouring local planning authority whose Housing Market Area overlaps Derbyshire Dales. Shared responsibility to have regard to the Derwent Valley Mills World Heritage site.</td>
<td>Ensuring that local plan policies are consistent across the area covered by the Derwent Valley Mills World Heritage Site. The requirement to meet Objectively Assessed Needs for housing. Ensuring that landscape character is enhanced. Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA).</td>
<td>SO2, SO6, SO7, SO16</td>
<td>Meetings. Consultation.</td>
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| Bolsover District Council            | Local authority whose Housing Market Area overlaps Derbyshire Dales. | - The requirement to meet Objectively Assessed Needs for housing.  
- Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA). | SO6, SO7            | Meetings.  
Consultation. |
| Chesterfield Borough Council         | Local authority whose Housing Market Area overlaps Derbyshire Dales. | - The requirement to meet Objectively Assessed Needs for housing.  
- Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA). | SO6, SO7            | Meetings.  
Consultation. |
| Derby City Council                  | Local authority whose Housing Market Area overlaps Derbyshire Dales. | - The requirement to meet Objectively Assessed Needs for housing.  
- Strategic partner within Derwent Valley Mills World Heritage Site.  
- Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA). | SO6, SO7,SO16       | Meetings.  
Consultation. |
| East Staffordshire Borough Council   | Neighbouring local planning authority.                    | - The requirement to meet Objectively Assessed Needs for housing.  
- Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting.  
- Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA). | SO6,SO7            | Consultation.        |
Consultation. |
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</table>
| North East Derbyshire District Council | ▪ Neighbouring local authority whose Housing Market Area overlaps Derbyshire Dales.  
▪ Shared responsibility to have regard to the purposes of the Peak District National Park. | ▪ Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting and that there is a consistent approach to this issue in local plans bordering the National Park.  
▪ The requirement to meet Objectively Assessed Needs for housing.  
▪ Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA). | SO2, SO6, SO7       | Meetings.  
▪ Consultation. |
| South Derbyshire District Council   | ▪ Neighbouring local authority whose Housing Market Area overlaps Derbyshire Dales. | ▪ The requirement to meet Objectively Assessed Needs for housing.  
▪ Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA). | SO6, SO7            | Meetings.  
▪ Consultation. |
| Staffordshire Moorlands District Council | ▪ Neighbouring local planning authority.  
▪ Shared responsibility to have regard to the purposes of the Peak District National Park. | ▪ Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting.  
▪ The requirement to meet Objectively Assessed Needs for housing. | SO2, SO6            | Consultation. |
| Sheffield City Council              | ▪ Neighbouring local authority whose Housing Market Area overlaps Derbyshire Dales.  
▪ Key infrastructure provider for Sheffield.  
▪ Local flood authority for Sheffield.  
▪ Shared responsibility to have regard to the purposes of the Peak District National Park. | ▪ Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting and that there is a consistent approach to this issue in local plans bordering the National Park.  
▪ The requirement to meet Objectively Assessed Needs for housing. | SO2, SO6            | Consultation. |
| Staffordshire County Council        | ▪ Key infrastructure provider for Staffordshire.  
▪ Local flood authority for Staffordshire. | ▪ The potential impacts arising from development in the Derbyshire Dales upon education establishments (Oldfields Hall Middle School and Thomas Alleyne’s High School in Uttoxeter) which currently accept pupils from Doveridge.  
▪ The impact of development in the Derbyshire Dales upon social services and other strategic services delivered by the County Council. | SO8                 | Consultation. |
<table>
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<tr>
<td>Sheffield City Region Local Enterprise Partnership</td>
<td>▪ Local Enterprise Partnership covering the local authority areas of Barnsley, Bassetlaw, Bolsover, Chesterfield, Derbyshire Dales, Doncaster, North East Derbyshire, Rotherham and Sheffield.</td>
<td>▪ Local Plan should reflect and assist in delivering the LEP’s objectives.</td>
<td>SO6, SO7, SO8, SO17</td>
<td>▪ Meetings. ▪ Consultation.</td>
</tr>
<tr>
<td>D2N2 (Derby, Derbyshire, Nottingham and Nottinghamshire Local Enterprise Partnership)</td>
<td>▪ Local Enterprise Partnership covering Derby, Derbyshire, Nottingham and Nottinghamshire.</td>
<td>▪ Local Plan should reflect and assist in delivering the LEP’s objectives.</td>
<td>SO6, SO7, SO8, SO17</td>
<td>▪ Meetings. ▪ Consultation.</td>
</tr>
<tr>
<td>Office of the Rail Regulator</td>
<td>▪ Independent safety and economic regulator for railways.</td>
<td>▪ The need to ensure that the policies and proposals of the Local Plan adequately protect the safety and economic viability of the rail network.</td>
<td>SO8, SO13</td>
<td>▪ Consultation.</td>
</tr>
<tr>
<td>Civil Aviation Authority</td>
<td>▪ Statutory body with responsibility for safety and management of UK airspace.</td>
<td>▪ Ensuring that the CAA is satisfied that the policies and proposals of the Local Plan cause no concerns in relation to aviation safety.</td>
<td>SO8</td>
<td>▪ Consultation.</td>
</tr>
<tr>
<td>Environment Agency</td>
<td>▪ Statutory body with responsibility for a range of environmental issues including flood risk, water quality and climate change in England.</td>
<td>▪ Ensuring that preparation of the Local Plan has been informed by a Strategic Flood Risk Assessment. ▪ Ensuring that the Local Plan has appropriate policy provision in respect of flood risk. ▪ Ensuring that the Local Plan has appropriate policy provision in respect of waste water infrastructure. ▪ Ensuring that Local Plan takes appropriate account of the Water Framework Directive.</td>
<td>SO2, SO5</td>
<td>▪ Meetings. ▪ Consultation.</td>
</tr>
<tr>
<td>Historic England</td>
<td>▪ Statutory body with responsibility for the historic environment in England.</td>
<td>▪ The need to ensure that the Local Plan contains appropriate policy provision for the historic environment. ▪ Ensuring that local plan policies are consistent across the area covered by the Derwent Valley Mills World Heritage Site. ▪ Ensuring that landscape character is enhanced.</td>
<td>SO2, SO3, SO4, SO16</td>
<td>▪ Meetings. ▪ Consultation.</td>
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<tr>
<td>Homes and Communities Agency</td>
<td>▪ Agency with responsibility for supporting delivery of affordable housing.</td>
<td>▪ Ensuring that the Homes and Communities Agency support local plan policy requirements in respect of affordable housing. ▪ Partner in the delivery of affordable housing.</td>
<td>SO7</td>
<td>▪ Consultation.</td>
</tr>
<tr>
<td>Natural England</td>
<td>▪ Statutory body responsible for the conservation, enhancement and management of the natural environment in England.</td>
<td>▪ The need to ensure that Local Plan policies afford adequate protection to European Designated Sites (Special Protection Areas and Special Areas of Conservation). ▪ Input on Habitats Regulation Assessment including potential impacts of development on European designated Sites. ▪ Increased air pollution arising from new development could impact on European sites of importance for nature conservation specifically Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) ▪ The need to ensure that the policies of the Local Plan would take account of recreational impacts on designated sites of nature conservation importance close to the District Council’s boundary ▪ The need to take account of the need to conserve the best and most versatile agricultural land especially when assessing sites for residential or employment development. ▪ Ensuring that landscape character is enhanced. ▪ The opportunities to create large scale crossboundary green infrastructure that realises opportunities to create bigger, better, less fragmented habitats that support climate change adaptation for wildlife</td>
<td>SO1, SO2, SO5</td>
<td>▪ Meetings. ▪ Consultation.</td>
</tr>
<tr>
<td>Lowland Derbyshire and Nottinghamshire Local Nature Partnership</td>
<td>▪ A Partnership of local organisations, landowners and businesses which aims to improve the local natural environment.</td>
<td>▪ The need to ensure that the local plan’s strategy and key policies relating to the natural environment are compatible with the developing strategy of the Local Nature Partnership.</td>
<td>SO1, SO2, SO5</td>
<td>▪ Consultation.</td>
</tr>
<tr>
<td>Peak District Local Nature Partnership</td>
<td>▪ A Partnership of local organisations, landowners and businesses which aims to improve the local natural environment.</td>
<td>▪ The need to ensure that the local plan’s strategy and key policies relating to the natural environment are compatible with the developing strategy of the Local Nature Partnership.</td>
<td>SO1, SO2, SO5</td>
<td>▪ Consultation.</td>
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<tr>
<td>National Health Service Commissioning Boards (NHS England)</td>
<td>▪ Statutory body with responsibility for commissioning primary health care and supporting Clinical Commissioning Groups (CCG’s) in England.</td>
<td>▪ The need to ensure that the policies and proposals of the Local Plan make adequate provision for health facilities where a need for improved or additional provision is identified.</td>
<td>SO8</td>
<td>▪ Meetings. ▪ Consultation.</td>
</tr>
<tr>
<td>North Derbyshire Clinical Commissioning Group</td>
<td>▪ Plan and purchase health care for residents in North Derbyshire including Bakwell, Darley Dale and Matlock.</td>
<td>▪ Provision of additional health care infrastructure and services to support growth where necessary.</td>
<td>SO8</td>
<td>▪ Meetings. ▪ Consultation.</td>
</tr>
<tr>
<td>South Derbyshire Clinical Commissioning Group</td>
<td>▪ Plan and purchase health care for residents in South Derbyshire including Ashbourne and Wirksworth.</td>
<td>▪ Provision of additional health care infrastructure and services to support growth where necessary.</td>
<td>SO8</td>
<td>▪ Meetings. ▪ Consultation.</td>
</tr>
<tr>
<td>East Staffordshire Clinical Commissioning Group</td>
<td>▪ Plan and purchase health care for residents in East Staffordshire including Doveridge, Sudbury and, Marston Montgomery.</td>
<td>▪ Provision of additional health care infrastructure and services to support growth where necessary.</td>
<td>SO8</td>
<td>▪ Meetings. ▪ Consultation.</td>
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APPENDIX 2

TIMELINE OF ENGAGEMENT WITH STRATEGIC PARTNER ORGANISATIONS AND PRESCRIBED BODIES
APPENDIX 2 : TIMELINE OF ENGAGEMENT WITH STRATEGIC PARTNER ORGANISATIONS AND PRESCRIBED BODIES

The following timeline provides a summary of engagement with strategic partner organisations and other prescribed bodies under the auspices of the Duty to Co-operate. It is not intended to be an exhaustive schedule of all discussions or exchanges of correspondence undertaken in respect of plan preparation, however it outlines the key discussions and agreements reached during the course of plan preparation since September 2014.

<table>
<thead>
<tr>
<th>Date</th>
<th>Parties Engaged</th>
<th>Nature of Engagement and Outcome</th>
<th>Doc No</th>
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</thead>
<tbody>
<tr>
<td>25/09/14</td>
<td>Peak District NPA</td>
<td>Email exchange between DDDC and PDNPA relating to imminent report to District Council starting a new local plan and enquiring about the possibility of joint working with the PDNPA on a Strategic Housing Land Availability Assessment.</td>
<td>1</td>
</tr>
<tr>
<td>12/11/14</td>
<td>Peak District NPA</td>
<td>Email advising on data to be assessed in Strategic Housing and Employment Land Availability Assessment.</td>
<td>2</td>
</tr>
<tr>
<td>13/01/15</td>
<td>Amber Valley BC Derby City Council Derbyshire County Council East Staffordshire BC South Derbyshire DC</td>
<td>HMA Co-ordination Meeting. DDDC indicated that it will not be able to meet Objectively Assessed Need so discussion will be needed regarding how unmet need can be accommodated by neighbours (once scale is known).</td>
<td>3</td>
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<tr>
<td>13/05/15</td>
<td>North East Derbyshire DC</td>
<td>Meeting with Planning Policy Manager for North East Derbyshire DC. Agreed that Housing Provision and Landscape Sensitivity are the two issues of most concern to both authorities. DDDC Local Plan Advisory Committee and NEDDC Local Plan Steering Group each to identify and agree any DTC issues – these are then exchanged between DDDC and NEDDC officers for consideration at a relevant Committee/Cabinet and formal views fed back. Following this a decision will be taken on whether there is any need for Members to meet and/or sign up to a formal Memorandum of Understanding between the two authorities</td>
<td>4</td>
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<tr>
<td>Date</td>
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<tr>
<td>24/09/15</td>
<td>Peak District NPA</td>
<td>Meeting between Planning Officers for the Derbyshire Dales DC and the Peak District National Park. Discussions centred on the findings of the DDDC Housing Needs Study and the estimated need for 95 dwellings a year arising from the National Park. This figure was not accepted by the PDNPA. Actions agreed as follows:</td>
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<td>1. PDNPA to provide an updated schedule of sites and opportunities in the Park to meet housing needs. This will include appraisal of SHLAA sites and information on historic completion and commitment data.</td>
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<td>2. Intelligence and evidence to support a windfall allowance will be documented and supplied.</td>
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<td>3. A statement on the statutory purposes of the National Park and the implications of constraint on the ability of the PDNPA to contribute towards the level of housing need identified in the GL Hearn Study and thus associated impact upon Derbyshire Dales District Council to meet the identified OAN will be provided and agreed by both parties.</td>
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<tr>
<td>25/09/15</td>
<td>Environment Agency</td>
<td>Letter from the Environment Agency which states that the Agency considers the existing SFRA is out of date as an evidence base document and requires updating.</td>
<td>6</td>
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<tr>
<td>25/09/15</td>
<td>Peak District NPA</td>
<td>Meeting between Chief Executives for the Derbyshire Dales DC and the Peak District National Park. Agreed that:- 1. Over the coming months Derbyshire Dales District Council and the Peak District National Park Authority will work together, during the preparation of the DDDC Local Plan, to prepare a joint case for a housing target for Derbyshire Dales District Council that reflects the strategic context of the National Park within the District. In particular, this will reflect the fact that there is not an expectation that the National Park will seek to meet a housing needs target. 2. DDDC will share with PDNPA a draft copy of the public consultation report, that is due to be published on 4 November 2015, to allow PDNPA an opportunity to comment on the draft and in particular the context on strategic principles to planning in the National Park. 3. In the longer-term, once the local plan draft is agreed in Feb/March 2016, DDDC and PDNPA to work together to consider what limited development might be appropriate within the National Park. Outcome of Meeting noted in email dated 29 Sep 2015.</td>
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<tr>
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<tr>
<td>29/09/15</td>
<td>Peak District NPA</td>
<td>Email from Chief Executive Peak District National Park Authority confirming agreement to joint working on key issues.</td>
<td>8</td>
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<tr>
<td>15/10/15</td>
<td>Environment Agency</td>
<td>Email from DDDC following meeting with Environment Agency offices on previous day to discuss EA comments on the brief for the Strategic Flood Risk Assessment.</td>
<td>9</td>
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<tr>
<td>11/11/15</td>
<td>Amber Valley BC</td>
<td>Letter from DDDC inviting participation from other relevant local planning authorities in a local plan workshop to look at the likely scenario of a shortfall in the District’s capacity to meet the objectively assessed housing need for the District. (The letter addressed to Amber Valley BC is attached as Document 9 in Appendix 2. Identical letters were sent to other invitees).</td>
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<td>Bolsover DC</td>
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<td>Chesterfield BC</td>
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<td>Derby City Council</td>
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<td>East Staffordshire BC</td>
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<td>Staffordshire Moorlands DC</td>
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<td>23/11/15</td>
<td>Derbyshire County Council</td>
<td>Letter to Derbyshire County Council seeking confirmation of the County Council’s position in respect of the provision of a Gypsy and Traveller site on land at Watery Lane Ashbourne.</td>
<td>11</td>
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<tr>
<td>26/11/15</td>
<td>Natural England</td>
<td>Letter from NE with no specific comments to make on Key Issues Consultation but which expects sufficient evidence to be provided, through the Sustainability Appraisal and Habitats Regulation Assessment, to justify site selection e.g. land allocations should avoid designated sites and landscapes and should consider the direct and indirect effects of development or land within the setting of designated landscapes.</td>
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| 04/12/15 | Amber Valley BC Bolsover DC Chesterfield BC Derby City Council Derbyshire County Council East Staffordshire BC High Peak BC North East Derbyshire DC Peak District NPA South Derbyshire DC | Workshop with planning officers from Derbyshire, East Staffordshire, and Sheffield. (Erewash BC and Staffordshire Moorlands BC were invited but were unable to attend) Purpose of the workshop was to:-  
• To provide an update on progress on the Local Plan  
• To consider detailed evidence for Derbyshire Dales on  
  – Housing Market Area  
  – Objectively Assessed Need for Housing  
  – SHLAA  
• To consider mechanisms for engagement on Duty to Co-operate  
  Doc A: Attendance Sheet  
  Doc B: Meeting Notes | 13 and 14 |
| 07/12/15 | Environment Agency                                                            | Letter from EA which responds to Key Issues Consultation and recommends changes to wording of Strategic Objectives.                                                                                                                                                                                     | 15     |
| 11/12/15 | Highways England                                                               | Letter from HE which responds to Key Issues Consultation and welcomes the inclusion of a strategic objective which will help to reduce vehicular demand on the strategic road network. Highways England notes that – dependent on the scale of growth - the Local Plan could have some impacts on the A50 which may need to be assessed. | 16     |
| 14/12/15 | Derbyshire County Council                                                      | Letter from DCC which responds to Key Issues Consultation. Comments relating to strategic matters include:  
• Support for Option 1 i.e. meeting the full Objectively Assessed housing need of the district;  
• Considers that the Housing and Economic Needs Assessment provides a robust basis on which to consider the District’s future housing and employment land needs.  
• Comments on transport, infrastructure, and gypsy and traveller issues. | 17     |
<p>| 07/01/16 | North Derbyshire CGC South Derbyshire CGC                                      | Meeting with officers from Clinical Commissioning Groups. Outcome of meeting noted in email of same date, which provides information on housing commitments as of that date.                                                                                                                                     | 18     |</p>
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<td>14/01/16</td>
<td>North Derbyshire CGC</td>
<td>Notes of 7th January meeting advising of the CCG position in respect of Matlock and Darley Dale General Practice Surgeries.</td>
<td>19</td>
</tr>
<tr>
<td>25/01/16</td>
<td>Derbyshire County Council</td>
<td>Meeting with Education Officer regarding school capacity.</td>
<td>20</td>
</tr>
<tr>
<td>10/02/16</td>
<td>Derbyshire County Council</td>
<td>Letter from Derbyshire County Council advising that the County Council are agreeable to the allocation of land at Watery Lane, Ashbourne in the Local Plan for the purposes of a Gypsy and Traveller site.</td>
<td>21</td>
</tr>
<tr>
<td>12/02/16</td>
<td>Peak District NPA</td>
<td>Email from Chief Executive of PDNPA enclosing copy of article regarding Local Plan for Park Life newsletter. The article draws attention to the forthcoming consultation on the Derbyshire Dales Local Plan and states that the PDNPA “have looked at the potential arising from the National Park over the Derbyshire Dales plan period and think that a contribution of 400 homes gives a reasonable indication of the likely number of houses that may be approved and built. This is neither a target nor a limit, but simply an estimate based on our knowledge of the sites and numbers of homes likely to come forward in the coming years.” The Newsletter can be viewed by clicking the following link <a href="http://www.peakdistrict.gov.uk/__data/assets/pdf_file/0007/731608/3613_Parklife_Issue-20_WEB.pdf">http://www.peakdistrict.gov.uk/__data/assets/pdf_file/0007/731608/3613_Parklife_Issue-20_WEB.pdf</a></td>
<td>22</td>
</tr>
<tr>
<td>23/02/16</td>
<td>Amber Valley Borough Council Erewash Borough Council High Peak Borough Council South Derbyshire District Council</td>
<td>Meeting between Council Leaders and Deputy Leaders during which the subject of Local Plans and the Duty to Co-operate was raised and in particular the need for Derbyshire Dales to explore every way of securing additional land for building. The initial reaction from Leaders of the other Councils was that they doubted the existence of any spare capacity.</td>
<td>23</td>
</tr>
<tr>
<td>24/02/16</td>
<td>South Derbyshire CCG</td>
<td>Meeting with South Derbyshire CCG to establish current CCG position. (For outcome of meeting see letter from DDDC of 2.03.16 – document 25)</td>
<td>24</td>
</tr>
<tr>
<td>02/03/16</td>
<td>South Derbyshire CCG</td>
<td>Letter sent by DDDC informing South Derbyshire CCG of the provisional allocations for residential development in the Draft Derbyshire Dales Local Plan and seeking confirmation of the CCG’s position.</td>
<td>25</td>
</tr>
<tr>
<td>15/03/16</td>
<td>The Dove River Practice</td>
<td>Letter from Dr. Tattersall in response to CCG discussions regarding General Practice provision in Sudbury and Doveridge</td>
<td>26</td>
</tr>
<tr>
<td>Date</td>
<td>Parties Engaged</td>
<td>Nature of Engagement and Outcome</td>
<td>Doc No</td>
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<tr>
<td>23/03/16</td>
<td>North Derbyshire CCG</td>
<td>Meeting with North Derbyshire CCG to establish current CCG position. (For outcome of meeting see letter of 1.04.16 – document 28)</td>
<td>27</td>
</tr>
<tr>
<td>01/04/16</td>
<td>North Derbyshire CCG</td>
<td>Letter sent by DDDC informing North Derbyshire CCG of the provisional allocations for residential development in the Draft Derbyshire Dales Local Plan and seeking confirmation of the CCG’s position.</td>
<td>28</td>
</tr>
<tr>
<td>07/04/16</td>
<td>Amber Valley BC</td>
<td>Letter sent by DDDC informing Amber Valley BC of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters. The letter also formally requests Amber Valley BC to consider whether it can accommodate some or all of the unmet housing need for Derbyshire Dales within its area.</td>
<td>29</td>
</tr>
<tr>
<td>07/04/16</td>
<td>Bolsover BC</td>
<td>Letter sent by DDDC informing Bolsover BC of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters. The letter also formally requests Bolsover BC to consider whether it can accommodate some or all of the unmet housing need for Derbyshire Dales within its area.</td>
<td>30</td>
</tr>
<tr>
<td>07/04/16</td>
<td>Chesterfield BC</td>
<td>Letter sent by DDDC informing Chesterfield BC of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters. The letter also formally requests Chesterfield BC to consider whether it can accommodate some or all of the unmet housing need for Derbyshire Dales within its area.</td>
<td>31</td>
</tr>
<tr>
<td>07/04/16</td>
<td>Derby City Council</td>
<td>Letter sent by DDDC informing Derby City Council of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters. The letter also formally requests Derby City Council to consider whether it can accommodate some or all of the unmet housing need for Derbyshire Dales within its area.</td>
<td>32</td>
</tr>
<tr>
<td>07/04/16</td>
<td>East Staffordshire BC</td>
<td>Letter sent by DDDC informing East Staffordshire BC of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters. The letter also formally requests East Staffordshire BC to consider whether it can accommodate some or all of the unmet housing need for Derbyshire Dales within its area.</td>
<td>33</td>
</tr>
<tr>
<td>07/04/16</td>
<td>Environment Agency</td>
<td>Letter sent by DDDC informing the Environment Agency of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters.</td>
<td>34</td>
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<tr>
<td>Date</td>
<td>Parties Engaged</td>
<td>Nature of Engagement and Outcome</td>
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<tr>
<td>07/04/16</td>
<td>Erewash BC</td>
<td>Letter sent by DDDC informing Erewash BC of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters. The letter also formally requests Erewash BC to consider whether it can accommodate some or all of the unmet housing need for Derbyshire Dales within its area.</td>
<td>35</td>
</tr>
<tr>
<td>07/04/16</td>
<td>High Peak BC</td>
<td>Letter sent by DDDC informing High Peak BC of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters. The letter also formally requests High Peak BC to consider whether it can accommodate some or all of the unmet housing need for Derbyshire Dales within its area.</td>
<td>36</td>
</tr>
<tr>
<td>07/04/16</td>
<td>Historic England</td>
<td>Letter sent by DDDC informing Historic England of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters.</td>
<td>37</td>
</tr>
<tr>
<td>07/04/16</td>
<td>Natural England</td>
<td>Letter sent by DDDC informing Natural England of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters.</td>
<td>38</td>
</tr>
<tr>
<td>07/04/16</td>
<td>North East Derbyshire DC</td>
<td>Letter sent by DDDC informing North East Derbyshire DC of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters. The letter also formally requests North East Derbyshire DC to consider whether it can accommodate some or all of the unmet housing need for Derbyshire Dales within its area.</td>
<td>39</td>
</tr>
<tr>
<td>07/04/16</td>
<td>Office of the Rail Regulator</td>
<td>Letter sent by DDDC informing the Office of the Rail Regulator of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters.</td>
<td>40</td>
</tr>
<tr>
<td>07/04/16</td>
<td>Peak District NPA</td>
<td>Letter sent by DDDC informing the Peak District NPA of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters. The letter also formally requests the Peak District NPA to consider whether it can accommodate some or all of the unmet housing need for Derbyshire Dales within its area.</td>
<td>41</td>
</tr>
<tr>
<td>07/04/16</td>
<td>Sheffield City Council</td>
<td>Letter sent by DDDC informing Sheffield City Council of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters. The letter also formally requests Sheffield City Council to consider whether it can accommodate some or all of the unmet housing need for Derbyshire Dales within its area.</td>
<td>42</td>
</tr>
<tr>
<td>07/04/16</td>
<td>South Derbyshire DC</td>
<td>Letter sent by DDDC informing South Derbyshire DC of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters. The letter also formally requests South Derbyshire DC to consider whether it can accommodate some or all of the unmet housing need for Derbyshire Dales within its area.</td>
<td>43</td>
</tr>
<tr>
<td>Date</td>
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<tr>
<td>07/04/16</td>
<td>Staffordshire Moorlands DC</td>
<td>Letter sent by DDDC informing Staffordshire Moorlands DC of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters. The letter also formally requests Staffordshire Moorlands DC to consider whether it can accommodate some or all of the unmet housing need for Derbyshire Dales within its area.</td>
<td>44</td>
</tr>
<tr>
<td>15/04/16</td>
<td>Environment Agency</td>
<td>Letter from the Environment Agency raising concerns about the draft Strategic Flood Risk Assessment.</td>
<td>45</td>
</tr>
<tr>
<td>18/04/16</td>
<td>Civil Aviation Authority</td>
<td>Letter sent by DDDC informing the Civil Aviation Authority of the publication of the Draft Derbyshire Dales Local Plan and seeking identification of agreement on strategic matters.</td>
<td>46</td>
</tr>
<tr>
<td>18/04/16</td>
<td>D2N2 Local Enterprise Partnership</td>
<td>Letter sent by DDDC informing the D2N2 LEP of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on strategic matters.</td>
<td>47</td>
</tr>
<tr>
<td>18/04/16</td>
<td>Derbyshire County Council</td>
<td>Letter sent by DDDC informing Derbyshire County Council of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters.</td>
<td>48</td>
</tr>
<tr>
<td>18/04/16</td>
<td>Highways England</td>
<td>Letter sent by DDDC informing Highways England of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on strategic matters.</td>
<td>49</td>
</tr>
<tr>
<td>18/04/16</td>
<td>Homes and Communities Agency</td>
<td>Letter sent by DDDC informing the Homes and Communities Agency of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on strategic matters.</td>
<td>50</td>
</tr>
<tr>
<td>18/04/16</td>
<td>Lowland Derbyshire and Nottinghamshire Local Nature Partnership Peak District Local Nature Partnership</td>
<td>Letter sent by DDDC informing the Local Nature Partnerships of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on strategic matters.</td>
<td>51A</td>
</tr>
<tr>
<td>18/04/16</td>
<td>NHS Commissioning Board</td>
<td>Letter sent by DDDC informing the NHS Commissioning Board of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters.</td>
<td>51B</td>
</tr>
<tr>
<td>18/04/16</td>
<td>Sheffield City Region LEP</td>
<td>Letter sent by DDDC informing the Sheffield City Region LEP of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on strategic matters.</td>
<td>52</td>
</tr>
<tr>
<td>18/04/16</td>
<td>Staffordshire County Council</td>
<td>Letter sent by DDDC informing Staffordshire County Council of the publication of the Draft Derbyshire Dales Local Plan and seeking agreement on identification of strategic matters.</td>
<td>53</td>
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<td>Date</td>
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| 19/04/16 | **Amber Valley BC**  
**Bolsover District Council**  
**Chesterfield Borough Council**  
**Derby City Council**  
**Derbyshire County Council**  
**Erewash Borough Council**  
**High Peak Borough Council**  
**North East Derbyshire District Council**  
**South Derbyshire District Council**  
**Staffordshire Moorlands BC** | Letter sent by DDDC to Council Leaders in authorities listed, informing them of the publication of the Draft Derbyshire Dales Local Plan and requesting that their Councils consider whether they can accommodate some or all of the unmet housing need for Derbyshire Dales within their areas. | 55     |
| 19/04/16 | **Amber Valley Borough Council**  
**Bolsover District Council**  
**Chesterfield Borough Council**  
**Derby City Council**  
**Derbyshire County Council**  
**Erewash Borough Council**  
**High Peak Borough Council**  
**North East Derbyshire District Council**  
**South Derbyshire District Council**  
**Staffordshire Moorlands BC** | Meeting of Derbyshire Strategic Leadership Forum. Leader of DDDC reminded all members of the duty to co-operate and that Local Planning Authorities are required to make every effort to secure the necessary co-operation on key strategic and / or cross boundary matters before they submit their Local Plans for examination. On behalf of Derbyshire Dales he handed out a letter to all Leaders requesting their cooperation in assisting Derbyshire Dales in meeting its Housing obligations. | 56     |
<table>
<thead>
<tr>
<th>Date</th>
<th>Parties Engaged</th>
<th>Nature of Engagement and Outcome</th>
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<tbody>
<tr>
<td>25/04/16</td>
<td>Erewash Borough Council</td>
<td>Letter of response on issue of housing shortfall from Erewash BC indicating that Erewash is not in a position to help address the unmet housing need.</td>
<td>57</td>
</tr>
<tr>
<td>26/04/16</td>
<td>Chesterfield Borough Council</td>
<td>Letter of response on issue of housing shortfall from Chesterfield BC requesting DDDC to set out what proportion of the unmet housing requirement of 425 dwellings DDDC consider that CBC should accommodate, over what period and on what evidence.</td>
<td>58</td>
</tr>
<tr>
<td>28/04/16</td>
<td>East Staffordshire CCG</td>
<td>Meeting with East Staffordshire CCG. Discussion centred on capacity issues in surgeries in East Staffordshire including the Dove River Practice which has premises in Tutbury and Sudbury.</td>
<td>59</td>
</tr>
<tr>
<td>28/04/16</td>
<td>East Staffordshire CCG</td>
<td>Letter sent by DDDC informing East Staffordshire CCG of the provisional allocations for residential development in the Draft Derbyshire Dales Local Plan and seeking confirmation of the CCG’s position.</td>
<td>60</td>
</tr>
<tr>
<td>28/04/16</td>
<td>Bolsover District Council, Chesterfield Borough Council, Derbyshire County Council, North East Derbyshire District Council</td>
<td>Meeting of the North Derbyshire Housing Market Area Local Plans Liaison Group. County Council drew attention of meeting to the request sent out by Derbyshire Dales relating to housing shortfall - under Item 9 of the Meeting. Councils decided to respond individually.</td>
<td>61</td>
</tr>
<tr>
<td>05/05/16</td>
<td>South Derbyshire CCG</td>
<td>Letter from South Derbyshire CCG confirming CCG’s position and asking the District Council to support any opportunities around obtaining Section 106 or CIL funding.</td>
<td>62</td>
</tr>
<tr>
<td>09/05/16</td>
<td>Peak District NPA</td>
<td>Letter from Peak District NPA confirming scope of strategic matters. In regard to housing the letter also requests the District Council to quantify the contribution of units that is anticipated from the National Park as 400 indicative in the Local Plan.</td>
<td>63</td>
</tr>
</tbody>
</table>
| 10/05/16   | Natural England                                                                  | Email from Natural England agreeing to the strategic matters identified by the District Council and suggesting five further matters:-  
  • Impacts from increased air pollution;  
  • Recreational impacts on designated sites close to the local authority boundary;  
  • Landscape character in relation to opportunities for enhancement;  
  • Larger scale green infrastructure and opportunities to increase habitats; create bigger, better joined habitats to support climate change adaptation for wildlife;  
  • Conservation of best and most versatile land, in relation to choice of sites for housing/employment | 64     |
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<tr>
<th>Date</th>
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<tr>
<td>13/05/16</td>
<td>Derbyshire County Council</td>
<td>Letter from the leader of Derbyshire County Council states that the County Council does not have statutory responsibilities for the production of Local Plans that make new provision for housing development. However, the County works collaboratively with other Councils in Derbyshire to assist them in their Local Plans, particularly with regard to housing provision. County Officers are represented on the Northern Housing Market Area Local Plans Liaison Group and with the Derby Housing Market Area Strategy Co-ordination Group. Both of these HMA areas adjoin Derbyshire Dales. The County Council have ensured that the issue of the housing shortfall within Derbyshire Dales has been discussed at both these groups. The letter also states that the County Council is assessing land and property in its ownership that might be suitable to accommodate new housing development.</td>
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<tr>
<td>18/05/16</td>
<td>Highways England</td>
<td>Letter confirms that Highways England’s principal interest is safeguarding the operation of the A50, which routes through the south of the area and the A38 to the east of the district. It is not considered that the proposals for approximately 150 dwellings around Doveridge, which is located in close proximity to the A50, will have significant impacts on the operation of the A50. The letter notes that the site at Ashbourne Airfield is proposed to accommodate 1,100 dwellings. However the site is over 8 miles to the north of the A50 and a similar distance from the A38 at Derby. Highways England consider that this site would not have a significant impact on the strategic road network, given that the A50/A515 junction used to access the A50 from Ashbourne is grade-separated and that Highways England is planning to implement a scheme for grade separation of the A38/A52 junction in Derby.</td>
<td></td>
</tr>
<tr>
<td>19/05/16</td>
<td>Amber Valley Borough Council</td>
<td>An electronic response to consultation on the Draft Local Plan from the Assistant Director (Planning and Regeneration) at Amber Valley Borough Council.</td>
<td></td>
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</tbody>
</table>
|            |                                | **Landscape Character**  
The Borough Council recognises the importance of a consistent approach across local authority boundaries towards the protection, enhancement and restoration of landscape character across local authority boundaries. The Landscape Types and Landscape Character Areas in the eastern part of Derbyshire Dales also relate to the western part of Amber Valley and much of this area comprises high quality landscape. The Borough Council therefore supports the wording in draft policy PD5.  

**Objectively Assessed Need**  
The Borough Council is committed to a housing target of 9,770 dwellings between 2011 and 2028, including a contribution of 2,375 dwellings towards the unmet need within Derby City. The potential for housing development in the western part of Amber Valley is restricted by environmental constraints. Land in the south west of the Borough, is already under substantial development |
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| 19/05/16   | Derbyshire County Council        | **Access Links with the National Park**  
Support given to the vision for the White Peak Loop set out in Paragraph 7.47 of the Draft Local Plan and to Policy EC 10: Protecting and Extending our Cycle Network.  
**Darley Dale Strategic Gap**  
The principle of Policy PD11 is supported but there is concern that only a few sections of land south of the A6 have been identified as open spaces.  
**Gypsy and Traveller Accommodation**  
Support given to the Gypsy and Traveller Accommodation Assessment and to Policy HC6. The land safeguarded by proposed Policy HC6 for Gypsies and Travellers at Watery Lane is owned by the County Council. However the County Council does not have any capital funding to develop the land. Consequently before any development of the land by any other party could take place, a lease or agreement would need to have been completed with the County Council. | 68     |

pressure and the Borough faces a significant challenge to meet its agreed contribution to Derby City’s unmet housing need.

The Belper urban area, which is the most accessible to Derbyshire Dales, has been identified as a location where housing growth within the Borough will take place. However the need to protect and enhance the environmental quality of the Belper area, together with the adjacent Green Belt, presents a significant challenge in terms of the potential for new housing development.

The other three urban areas, surrounding villages and countryside in the eastern part of Amber Valley are not well-related to Derbyshire Dales. Much of this part of the Borough outside the urban areas is also within the Green Belt. The Borough Council, therefore, considers that it would be not be able to accommodate any of the unmet housing need for Derbyshire Dales, within Amber Valley.

World Heritage Site
The response recognises the importance of a consistent approach across local authority boundaries towards the protection and enhancement of the historic environment. The Borough Council supports the wording in draft policy PD2, particularly in relation to the Derwent Valley Mills World Heritage Site and the need to ensure that development respects its Outstanding Universal Value and is in accordance with its Management Plan. The Borough Council suggest that the wording of the policy could recognise that the setting of heritage assets may include land outside the Plan area within an adjoining local authority area.
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<tr>
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<td></td>
<td>Middle Peak Quarry</td>
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<td>Although the reserves of Carboniferous Limestone at Middle Peak Quarry are not highly significant in the context of the overall land bank, the sterilisation of the reserves would still have implications, as the Limestone is an important resource in national terms. It is important that account is taken of national and local planning policies that seek to protect minerals resources of national and local importance. The supporting text to the strategic allocation and the proposed Strategic Policy DS7 should include reference to the national and local planning policy requirements above. Officers at the County Council would welcome the opportunity to discuss this issue further.</td>
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<td></td>
<td>Objectively Assessed Need</td>
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<td>Strategic Objective 6 of the Draft Plan, which relates to objectively assessed housing needs is welcomed and supported. The County consider that the OAN for the District has been appropriately set out in paragraph 4.30 of the Draft Local Plan, and that the Assessment of Housing and Economic Development Needs (AHEDN) was a comprehensive and robust piece of evidence. In view of the AHEDN’s conclusions on Housing Market Areas, the County consider that the District Council was justified in contacting all those authorities in the Northern and Derby HMAs regarding the housing shortfall.</td>
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<td>Settlement Hierarchy</td>
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<td>The Settlement Hierarchy is fully supported.</td>
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<td>Social Infrastructure</td>
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<td>Further clarity is requested on how the District Council envisages a Community Infrastructure Levy operating in conjunction with site specific Section 106 planning obligations. The letter makes a number of specific comments on the likely impact of development on schools capacity.</td>
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<td>Strategic Transport Network</td>
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<td>DCC and DDDC have appointed a consulting engineer to undertake a Transport Study to assess the implications of future land use development and its likely impacts upon the transportation network.</td>
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<td></td>
<td>World Heritage Site</td>
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<td>A number of policy provisions in respect of the Derwent Valley Mills World Heritage Site are welcomed but the County suggest that Policy PD2 should include a specific requirement that a Heritage Impact Assessment be submitted in support of any development proposals that are located within, or potentially impact on, the Site or its buffer zone and the Outstanding Universal Value. It is also suggested that Policy S4(g) and S5(i) should include a bullet point e.g. ‘it protects the Outstanding Universal Value of the Derwent Valley World Heritage Site and its buffer zone’.</td>
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<tr>
<td>19/05/16</td>
<td>Environment Agency</td>
<td>Letter responding to the invitation to comment on the Draft Local Plan. The Environment Agency (EA) welcomes the reference in the Plan to the Water Framework Directive (WFD) but asks for additional text to be included. The EA also request a series of amendments to Policy PD8 (Flood Risk and Water Quality) including the following: “Development will be supported where it is demonstrated that there is no deterioration in ecological status in line with the Water Framework Directive, either directly through pollution of surface or ground water or indirectly through overloading of the sewerage system and Wastewater Treatment Works.” With regards to waste water, the Agency request inclusion of the words: “Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.” within several site specific policies. The EA advise that due to possible capacity issues at Ashbourne Sewage Treatment Works water quality modelling may be required to determine the impacts of future treatment requirements and how this will be aligned to when the site allocations are built out. The EA advise that continued engagement with the utility provider will be vital to prevent deterioration in the environment as required by the Water Framework Directive. Furthermore the letter indicates possible capacity issues at Matlock and Brailsford Waste Water Treatment Works (WWTWs) that will require further investigation.</td>
<td>69</td>
</tr>
<tr>
<td>19/05/16</td>
<td>Environment Agency</td>
<td>Letter responding to the invitation to comment on the Sustainability Appraisal of the Draft Local Plan. The Agency welcomes the work that is underway to update the Strategic Flood Risk Assessment.</td>
<td>70</td>
</tr>
<tr>
<td>19/05/16</td>
<td>Historic England</td>
<td>Letter confirms that the need to ensure the Local Plan contains appropriate policy provision for the historic environment is a strategic matter for continued dialogue.</td>
<td>71</td>
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<td>Letter also identifies strategic landscape features and other designations as strategic issues (National Park and Derwent Valley Mills World Heritage Site in particular) and also cross boundary tourism is a strategic issue, again in respect of the National Park and Derwent Valley Mills World Heritage Site.</td>
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<tr>
<td>19/05/16</td>
<td>South Derbyshire District Council</td>
<td>Letter of response on issue of housing shortfall which states that due to the advanced stage of the South Derbyshire Plan it would not be appropriate to consider accommodating further growth from another Authority.</td>
<td>72</td>
</tr>
<tr>
<td>20/05/16</td>
<td>High Peak District Council</td>
<td>Letter confirming identification of strategic/cross boundary issues. With regards to the housing shortfall issue, the Borough Council states that it would be unable to assist in accommodating unmet housing needs arising in Derbyshire Dales. The letter notes that in his report on the Examination of the High Peak Local Plan, the Inspector agreed that the Borough Council was justified in declining a previous request on this matter.</td>
<td>73</td>
</tr>
<tr>
<td>Date</td>
<td>Parties Engaged</td>
<td>Nature of Engagement and Outcome</td>
<td>Doc No</td>
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<tr>
<td>20/05/16</td>
<td>Staffordshire Moorlands District Council</td>
<td>Letter confirms agreement on the need to ensure that policies in respective Local Plans manage the impact of development on the Peak District National Park and its setting. However, the Staffordshire Moorlands Strategic Housing Market Assessment (SHMA) completed in 2014 did not identify Derbyshire Dales as an area that shared material housing market relationships with the District. The Housing Requirement of 320 homes a year that is included in the 2016 Staffordshire Moorlands Preferred Options Consultation is a reflection of the constraints to development in the District. These include the Peak District National Park and Green Belt. In relation to the latter, the Council has prepared a comprehensive Green Belt Review to identify land that may be suitable for release in exceptional circumstances. Consequently the District Council is unable to assist in meeting the housing needs of Derbyshire Dales.</td>
<td>74</td>
</tr>
<tr>
<td>25/05/16</td>
<td>Derby City Council</td>
<td>Email from Spatial Group Planning Manager at Derby City Council states that Derby City is not able to meet its own housing needs in full and have been working with Amber Valley and South Derbyshire to address this. Consequently, the City is not in a position to help with meeting any other authority’s housing needs. In addition if another authority should agree to take part of the Derbyshire Dales housing need, then Derby City would not support this being located within or close to Derby’s urban area.</td>
<td>75</td>
</tr>
<tr>
<td>08/06/16</td>
<td>Derbyshire Dales DC Chesterfield BC North East Derbyshire DC Bolsover DC</td>
<td>Notes of Duty to Cooperate discussions between respective authorities. Duty to Cooperate matters as outlined in 7th April letter were agreed, Bolsover DC confirmed that they would be unable to meet any shortfall in Derbyshire Dales housing provision. Chesterfield BC and North East Derbyshire DC indicated that they were not averse in principle to making provision for a proportionate amount of housing to meet any DDDC shortfall.</td>
<td>76</td>
</tr>
<tr>
<td>14/06/16</td>
<td>North Derbyshire Clinical Commissioning Group</td>
<td>Letter states that the creation of new housing and consequent increase in population will particularly affect two existing GP providers in Matlock and one in Darley Dale. There is, therefore, significant likelihood that alternative premises or extension to existing sites will need to be sought should the Local plan be approved as proposed. The CCG would expect that developers who are given planning approval will be asked to contribute to the cost of any new or enhanced premises under a S106 arrangement (or via a Community infrastructure Levy)</td>
<td>77</td>
</tr>
<tr>
<td>24/06/16</td>
<td>Sheffield City Council</td>
<td>Letter makes the following points. There is a link in terms of commuting and housing market between Derbyshire Dales District and Sheffield, but comments that the link is primarily with the northern part of the District which is outside of the Local Plan Area. The National Park should not be expected to meet its own housing needs but should make a modest contribution. The Objectively Assessed Need figure of 322 per year looks ambitious. The figure is well above the jobs led steady growth scenario (ranging from 252 to 282 homes per annum) produced by Edge Analytics (2015). The shortfall in supply of 425 homes is insignificant in relation to the overall need. The City Council is not in a...</td>
<td>78</td>
</tr>
<tr>
<td>Date</td>
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<tr>
<td>29/06/16</td>
<td>Historic England</td>
<td>Meeting between Historic England and District Council Planning Policy Officers to discuss local plan policy content relating to the historic environment.</td>
<td>79</td>
</tr>
<tr>
<td>18/07/16</td>
<td>North Derbyshire CCG Lime Grove Medical Practice Imperial Road Medical Practice</td>
<td>Notes of meeting to discuss medical provision in Matlock. Agreed that the two medical practices would continue to discuss joint working arrangements and that they would involve the District Council at the appropriate time.</td>
<td>80</td>
</tr>
<tr>
<td>21/07/16</td>
<td>Derbyshire County Council</td>
<td>Letter confirms member support to, and reiterates comments made in a earlier letter of 19 May 2016, and also includes additional highway comments on the findings of the AECOM Transport Study dated June 2016, which was jointly commissioned by the County Council and Derbyshire Dales District Council. Having carefully considered the content of the Transport Study and other available evidence, the Highway Authority does not consider that it could sustain an objection to the quantum of development proposed or successfully demonstrate that the Plan was unsound as a consequence of the likely level of harm caused to the local highway network. The Transport Study identifies a possible mitigation strategy that depends upon the effectiveness of sustainable travel interventions, for example, seeking to minimise the number of vehicular trips generated, ensuring good access by sustainable transport modes, and travel plans. This strategy could be extended through the Local Plan to include initiatives to influence travel behaviour in existing communities.</td>
<td>81</td>
</tr>
<tr>
<td>26/07/16</td>
<td>Derbyshire Dales DC Derbyshire County Council</td>
<td>Letter from the Leader of Derbyshire Dales District Council (Cllr. Rose) to the Leader of Derbyshire County Council (Cllr. Western) with a request that Derbyshire county Council permit the allocation of 0.3ha of land at Watery Lane, Ashbourne for a Gypsy and Traveller site.</td>
<td>82</td>
</tr>
<tr>
<td>17/08/16</td>
<td>Derbyshire County Council</td>
<td>Letter from leader of the County Council confirms support for allocation of a 0.3 hectare site off Watery Lane Ashbourne for meeting the needs of Gypsies and Travellers.</td>
<td>83</td>
</tr>
<tr>
<td>15/09/16</td>
<td>East Staffordshire BC</td>
<td>Letter advising that the only Duty to Cooperate issue is the assessment of Gypsy and Traveller provision, possible education needs in Staffordshire arising from development in derbyshire Dales and the setting of Sudbury Hall.</td>
<td>84</td>
</tr>
<tr>
<td>19/09/16</td>
<td>Highways England</td>
<td>Letter advising that Highways England note the potential impacts arising from development in the Derbyshire Dales and reaffirm their previous position.</td>
<td>85</td>
</tr>
<tr>
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<tr>
<td>31/10/16</td>
<td>Derbyshire County Council</td>
<td>Report to Derbyshire County Council Cabinet Meeting agreeing to the formal allocation of 0.3ha of land in the Derbyshire Dales Local Plan for the provision of a Gypsy and Traveller site at Watery Lane, Ashbourne</td>
<td>86</td>
</tr>
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APPENDIX 3

COOPERATION OUTCOMES AND FUTURE ARRANGEMENTS
## APPENDIX 3: CO-OPERATION OUTCOMES AND FUTURE ARRANGEMENTS

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<thead>
<tr>
<th>Organisation</th>
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</table>
| Derbyshire County Council (DCC) | Ensuring that the County Council are satisfied with the proposed settlement hierarchy and sustainability credentials of settlements identified. | • Local Plan’s strategic approach to development and Policy S3 (Settlement Hierarchy) seek to concentrate development in the main market towns where infrastructure capacity or has greater capacity to extend.  
• DCC consider Policy S3 to be well conceived, justified and based on analysis of the range of services and facilities available within each settlement which could support potential growth.  
• DCC fully support the settlement hierarchy as it should ensure that new development, and particularly the scale of new development, will be directed towards the most sustainable locations in the District. | Implementation and monitoring of relevant policies |
|             | Ensuring that County Council led infrastructure (e.g. schools, highways, libraries, waste management) has sufficient capacity to accommodate planned growth. | • Current and future schools capacity was taken into account in defining the Settlement Hierarchy  
• Policies S8, S9 and S10 seek to safeguard sites for current or future educational purposes  
• Policy S11 (Local Infrastructure Provision and developer Contributions) states that development will only be permitted where necessary infrastructure is available or provided.  
• Policies DS1 to DS8 allocate strategic sites for development subject to developer contributions to education | Implementation and monitoring of relevant policies |
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<tr>
<td>Derbyshire County Council (DCC) (cont’d)</td>
<td>• Policy HC15 (Community Facilities and Services) would not support development leading to loss of a school unless it is no longer needed. &lt;br&gt;• Policy HC2 (Housing Land Allocations) and EC2 (Employment Land Allocations) list allocated sites informed by DCC feedback and analysis of infrastructure capacity including through the Transport Study and analysis of school capacity. &lt;br&gt;• Transport Study jointly commissioned with Derbyshire County Council to assess the impacts of development on the highway network.</td>
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<td>• The desirability of maintaining a strategic gap between Matlock and Darley Dale.</td>
<td>• Policy PD10 (Matlock to Darley Dale A6 Corridor) seeks to prevent the further coalescence of Matlock and Darley Dale by resisting development proposals which threaten open spaces identified on the Proposals Map. &lt;br&gt;• DCC fully support the principle of the policy.</td>
<td>Implementation and monitoring of relevant policies</td>
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<td></td>
<td>• Ensuring that the Local Plan is informed by adequate evidence of the impacts of anticipated development on the highway network.</td>
<td>• Transport Study jointly commissioned with Derbyshire County Council to assess the impacts of development on the highway network. &lt;br&gt;• DCC does not object to the quantum of development proposed in the Local Plan. &lt;br&gt;• Policy HC19 (Accessibility and Transport) supports highway and junction improvements required to address the cumulative impact of development across the Derbyshire Dales as identified in the Local Transport Study and Infrastructure Delivery Plan</td>
<td>Implementation and monitoring of relevant policies</td>
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<tr>
<td>Derbyshire County Council (DCC) (cont'd)</td>
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<td>• Policy HC19 (Accessibility and Transport) supports the further development of the Derwent Valley Rail line and Peak Rail</td>
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<td>• Policy HC19 (Accessibility and Transport) supports approval of developments provided that the capacity and design of the transport network will reasonably accommodate the anticipated increase in travel.</td>
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<td>• Policy HC20 (Managing Travel Demand) proposes a hierarchical approach to managing travel demand with measures to reduce travel by private car and incentives to use walking, cycling and public transport. Highway capacity enhancements will be sought to deal with residual car demand where these initiatives are insufficient to avoid significant additional car journeys.</td>
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<td>Ensuring that the County Council consider that Middle Peak Quarry in Wirksworth has no future as a mineral site and that development does not compromise any workable mineral resources.</td>
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<td>• Policy DS7 (Land at Middle Peak Quarry, Wirksworth) includes a specific reference to the need to have regard to the impact of development on the existing mineral resource.</td>
<td>Implementation and monitoring of relevant policies Consultation on planning applications</td>
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<td>The requirement to meet Objectively Assessed Needs for housing.</td>
<td>Implementation and monitoring of relevant policies</td>
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<td>• The Local Plan proposes that Derbyshire Dales meets its full housing needs within the Local Plan area. No further assistance is required from neighbouring authorities.</td>
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<td></td>
<td>Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA).</td>
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<td>• Confirmation received from Derbyshire County Council to allocate land in their ownership in the Local Plan.</td>
<td>Implementation and monitoring of relevant policies</td>
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<td>• Policy HC6 (Gypsy and Traveller Provision) makes provision for the allocation of land to meet the needs of the Local Plan area.</td>
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| Derbyshire County Council (DCC) (cont'd) | Strategic partner within Derwent Valley Mills World Heritage Site.                                                           | - Policy S8 (Matlock/Wirksworth/Darley Dale Development strategy) seeks to protect the Outstanding Universal Value of the World Heritage Site whilst realising its economic potential.  
- Policy PD2 (Protecting the Historic Environment) provides a commitment to conserving, managing and where feasible enhancing the World Heritage Site whilst seeking to ensure that development respects the Outstanding Universal Value of the World Heritage Site in accordance with the Management Plan.  
- Policy EC8 (Promoting Peak District Tourism and Culture) supports the growth of the World Heritage Site as a tourist destination  
- The opportunities to create large scale cross boundary green infrastructure that realises opportunities to create bigger, better less fragmented habitats that support climate change adaptation for wildlife | Implementation and monitoring of relevant policies  
Consultation on planning applications  
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<tr>
<td>Peak District National Park Authority (PDNPA)</td>
<td>Contribution towards meeting objectively assessed needs for housing development for the whole of the Derbyshire Dales.</td>
<td>• Agreement with PDNPA to count housing developed within the National Park in Derbyshire Dales towards the Local Plan housing requirement for the District. An agreed contribution of 400 dwellings (2013-2033) in the National Park is reflected in Local Plan Policy S6.</td>
<td>Liaison with PDNPA on future updates to evidence base studies in accordance with Memorandum of understanding. Implementation and monitoring of relevant local plan policies</td>
</tr>
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<td></td>
<td>Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting.</td>
<td>• Local Plan Strategic Objectives 2, 3, 4 and Key Issues 1 and 2 highlight the need to protect the character and setting of the National Park. • Policies S2 (Sustainable Development Principles), S4 (Development within Defined Settlement Boundaries), S5 (Development in the Countryside), PD1 (Design and Place Making), PD5 (Landscape Character), PD7 (Climate Change), EC8 (Promoting Peak District Tourism and Culture) all contain provisions designed to manage impacts on the National Park. The policies address a variety of issues including Peak District character, setting, and the purposes of the National Park. • Local Plan Landscape Sensitivity study considered impacts on the National Park and informed housing (Policy HC2) and employment land (Policy EC2) allocations</td>
<td>Implementation and monitoring of relevant local plan policies</td>
</tr>
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<td></td>
<td>Ensuring continued growth of the visitor economy.</td>
<td>• Policy EC1 (New employment Development) seeks to support visitor based service sector jobs in the local tourism industry • Policy EC8 (Promoting Peak District Tourism and Culture) supports proposals that would enhance the visitor economy whilst protecting the character of the wider Peak District.</td>
<td>Continued working through established partnerships including business Peak District, Marketing Peak District and Derbyshire and the wider Peak District cycle Strategy Steering Group.</td>
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| Peak District National Park Authority (PDNPA) (cont’d) | Ensuring protection for and further development of long distance trails and other access links into National Park, including the White Peak Cycle Loop.                                                                 | • Policy S8 (Matlock/Wirksworth / Darley Dale Development Strategy) supports the implementation of the Derwent Valley Cycleway and White Peak Loop  
• Policy PD4 (Green Infrastructure) commits the District Council to protection and enhancement of the green infrastructure network including the protection and extension of existing long distance trails and the improvement of access linkages to the Peak District National Park.  
• Policy EC11 Protecting and Enhancing our Cycle Network) will not permit development where it significantly harms an existing cycle route or prejudices the future implementation of new routes including the White Peak Cycle Loop and any other part of the cycle network highlighted through the Local Transport Plan. | Continued joint working through the White Peak District Cycle Strategy Steering Group.  
Consultation on future Local Plan reviews  
Implementation and monitoring of relevant policies |
| High Peak Borough Council            | Ensuring protection for, and further development of long distance trails and other access links into the National Park, including the White Peak Cycle Loop which will link Matlock in the Derbyshire Dales to Buxton in the High Peak. | • Policy S8 (Matlock/Wirksworth/Darley Dale Development Strategy) supports the implementation of the Derwent Valley Cycleway and White Peak Loop  
• Policy PD4 (Green Infrastructure) commits the District Council to protection and enhancement of the green infrastructure network including the protection and extension of existing long distance trails and the improvement of access linkages to the Peak District National Park. | Continued joint working through the White Peak District Cycle Strategy Steering Group.  
Consultation on future Local Plan reviews  
Implementation and monitoring of relevant policies |
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| High Peak Borough Council (cont’d) | • Policy EC11 Protecting and Enhancing our Cycle Network) will not permit development where it significantly harms an existing cycle route or prejudices the future implementation of new routes including the White Peak Cycle Loop and any other part of the cycle network highlighted through the Local Transport Plan. | • Derbyshire Dales Local Plan and High Peak Local Plan share common Strategic Objectives in relation to Protecting Peak District Character.  
• Policies in respective plans have regard to the purposes of the Peak District National Park. | Consultation on future Local Plan reviews  
Implementation and monitoring of relevant policies. |
| Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting and that there is a consistent approach to this issue in local plans bordering the National Park. | | Continued working through established partnerships including business Peak District, Marketing Peak District and Derbyshire and the wider Peak District cycle Strategy Steering Group. |
| Ensuring continued growth of the wider Peak District visitor economy. | • Policy EC1 (New employment Development) seeks to support visitor based service sector jobs in the local tourism industry.  
• Policy EC8 (Promoting Peak District Tourism and Culture) supports proposals that would enhance the visitor economy whilst protecting the character of the wider Peak District. | | |
| The requirement to meet Objectively Assessed Needs for housing. | • Initial joint consideration of housing requirements and affordable housing viability to inform the Joint Core Strategy  
• The Local Plan proposes that Derbyshire Dales meets its full housing needs within the Local Plan area. No further assistance is required from neighbouring authorities. | | Consultation on future evidence base updates and Local Plan reviews joint working when appropriate. |
<p>| Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA). | • Policy HC6 (Gypsy and Traveller Provision) makes provision for the allocation of land to meet the needs of the Local Plan area. | | Implementation and monitoring of relevant policies. |</p>
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| Amber Valley Borough Council       | Ensuring that local plan policies are consistent across the area covered by the Derwent Valley Mills World Heritage Site. | • Policy S8 (Matlock/Wirksworth/Darley Dale Development strategy) seeks to protect the Outstanding Universal Value of the World Heritage Site whilst realising its economic potential.  
• Policy PD2 (Protecting the Historic Environment) provides a commitment to conserving, managing and where feasible enhancing the World Heritage Site whilst seeking to ensure that development respects the Outstanding Universal Value of the World Heritage Site in accordance with the Management Plan. | Implementation and monitoring of relevant policies  
Consultation on planning applications  
Implementation and monitoring of the Derwent Valley Mills World Heritage Site Management Plan. Implementation and monitoring of relevant policies |
|                                    | The requirement to meet Objectively Assessed Needs for housing.                    | • The Local Plan proposes that Derbyshire Dales meets its full housing needs within the Local Plan area. No further assistance is required from neighbouring authorities.                                           | Consultation on future evidence base updates and Local Plan reviews joint working when appropriate                                                   |
|                                    | Ensuring that landscape character is enhanced.                                    | • Local Plan Policy PD5 gives the Council’s commitment to enhancing the landscape character of the Plan Area and requires development to protect or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park.  
• AVBC support Policy PD5.  | Implementation and monitoring of relevant policies  
Consultation on planning applications                                                                                                           |
<p>|                                    | Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA). | • Policy HC6 (Gypsy and Traveller Provision) makes provision for the allocation of land to meet the needs of the Local Plan area.                                        | Implementation and monitoring of relevant policies                                                                                                   |</p>
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<tr>
<td>Bolsover District Council</td>
<td>The requirement to meet Objectively Assessed Needs for housing.</td>
<td>• The Local Plan proposes that Derbyshire Dales meets its full housing needs within the Local Plan area. No further assistance is required from neighbouring authorities.</td>
<td>Consultation on future evidence base updates and Local Plan reviews joint working when appropriate</td>
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<tr>
<td></td>
<td>Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA).</td>
<td>• Policy HC6 (Gypsy and Traveller Provision) makes provision for the allocation of land to meet the needs of the Local Plan area.</td>
<td>Implementation and monitoring of relevant policies</td>
</tr>
<tr>
<td>Chesterfield Borough Council</td>
<td>The requirement to meet Objectively Assessed Needs for housing.</td>
<td>• The Local Plan proposes that Derbyshire Dales meets its full housing needs within the Local Plan area. No further assistance is required from neighbouring authorities.</td>
<td>Consultation on future evidence base updates and Local Plan reviews joint working when appropriate</td>
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<td>Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA).</td>
<td>• Policy HC6 (Gypsy and Traveller Provision) makes provision for the allocation of land to meet the needs of the Local Plan area.</td>
<td>Implementation and monitoring of relevant policies</td>
</tr>
<tr>
<td>Derby City Council</td>
<td>The requirement to meet Objectively Assessed Needs for housing.</td>
<td>• The Local Plan proposes that Derbyshire Dales meets its full housing needs within the Local Plan area. No further assistance is required from neighbouring authorities.</td>
<td>Consultation on future evidence base updates and Local Plan reviews joint working when appropriate</td>
</tr>
<tr>
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<td>Strategic partner within Derwent Valley Mills World Heritage Site.</td>
<td>• Policy S8 (Matlock/Wirksworth/Darley Dale Development strategy) seeks to protect the Outstanding Universal Value of the World Heritage Site whilst realising its economic potential.</td>
<td>Implementation and monitoring of relevant policies</td>
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<tr>
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<td>Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA).</td>
<td>• Policy HC6 (Gypsy and Traveller Provision) makes provision for the allocation of land to meet the needs of the Local Plan area.</td>
<td>Implementation and monitoring of relevant policies</td>
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| Derby City Council (cont'd) | • Policy PD2 (Protecting the Historic Environment) provides a commitment to conserving, managing and where feasible enhancing the World Heritage Site whilst seeking to ensure that development respects the Outstanding Universal Value of the World Heritage Site in accordance with the Management Plan.  
• Policy EC8 (Promoting Peak District Tourism and Culture) supports the growth of the World Heritage Site as a tourist destination | Implementation and monitoring of the Derwent Valley Mills World Heritage Site Management Plan. |
| East Staffordshire Borough Council | The requirement to meet Objectively Assessed Needs for housing. | The Local Plan proposes that Derbyshire Dales meets its full housing needs within the Local Plan area. No further assistance is required from neighbouring authorities. | Consultation on future evidence base updates and Local Plan reviews joint working when appropriate |
| | Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting. | Policies in respective plans have regard to the purposes of the Peak District National Park. | Consultation on future Local Plan reviews  
Implementation and monitoring of relevant policies |
| | Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA). | Policy HC6 (Gypsy and Traveller Provision) makes provision for the allocation of land to meet the needs of the Local Plan area. | Implementation and monitoring of relevant policies |
| North East Derbyshire District Council | Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting and that there is a consistent approach to this issue in local plans bordering the National Park. | Policies in respective plans have regard to the purposes of the Peak District National Park | Consultation on future Local Plan reviews  
Implementation and monitoring of relevant policies |
<p>| | The requirement to meet Objectively Assessed Needs for housing. | The Local Plan proposes that Derbyshire Dales meets its full housing needs within the Local Plan area. No further assistance is required from neighbouring authorities. | Consultation on future evidence base updates and Local Plan reviews joint working when appropriate |</p>
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<td>North East Derbyshire District Council (cont’d)</td>
<td>Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA).</td>
<td>• Policy HC6 (Gypsy and Traveller Provision) makes provision for the allocation of land to meet the needs of the Local Plan area.</td>
<td>Implementation and monitoring of relevant policies</td>
</tr>
<tr>
<td>South Derbyshire District Council</td>
<td>The requirement to meet Objectively Assessed Needs for housing.</td>
<td>• The Local Plan proposes that Derbyshire Dales meets its full housing needs within the Local Plan area. No further assistance is required from neighbouring authorities.</td>
<td>Consultation on future evidence base updates and Local Plan reviews joint working when appropriate</td>
</tr>
<tr>
<td>Staffordshire Moorlands District Council</td>
<td>Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting.</td>
<td>• Policies in respective plans have regard to the purposes of the Peak District National Park</td>
<td>Consultation on future Local Plan reviews</td>
</tr>
<tr>
<td>Sheffield City Council</td>
<td>Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting and that there is a consistent approach to this issue in local plans bordering the National Park.</td>
<td>• The Local Plan proposes that Derbyshire Dales meets its full housing needs within the Local Plan area. No further assistance is required from neighbouring authorities.</td>
<td>Consultation on future evidence base updates and Local Plan reviews joint working when appropriate</td>
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| Staffordshire County Council       | The potential impacts arising from development in the Derbyshire Dales upon education establishments (Oldfields Hall Middle School and Thomas Alleyne's High School in Uttoxeter) which currently accept pupils from Doveridge. | • Current and future schools capacity was taken into account in defining the Settlement Hierarchy  
• Policy S11 (Local Infrastructure Provision and developer Contributions) states that development will only be permitted where necessary infrastructure is available or provided.  
• Policy HC15 (Community Facilities and Services) would not support development leading to loss of a school unless it is no longer needed.  
• Policy HC2 (Housing Land Allocations) informed by SCC feedback and analysis of infrastructure capacity including an analysis of school capacity. | Implementation and monitoring of relevant policies  
Consultation on planning applications                                                                                                                       |
| The impact of development in the   |                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                        |                                                                                                       |
| Derbyshire Dales upon social       |                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                        |                                                                                                       |
| services and other strategic services delivered by the County Council.                                                                       |                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                        |                                                                                                       |
| Sheffield City Region Local        | Local Plan should reflect and assist in delivering the LEP’s objectives.                                                                                                                                                                                                   | • The Local Plan supports the growth aspirations of the LEP. The housing target includes 1,140 dwellings to support economic growth and Policy S7 makes provision for an additional 15 hectares of employment land.  
• Policies EC3, EC4 and EC5 support the delivery of the strategic priorities of the LEP. | Input into LEP initiatives at Officer and Member level.  
Implementation and monitoring of relevant policies                                                                                                         |
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<tr>
<td>D2N2 (Derby, Derbyshire, Nottingham and Nottinghamshire Local Enterprise Partnership)</td>
<td>Local Plan should reflect and assist in delivering the LEP’s objectives.</td>
<td>• The Local Plan supports the growth aspirations of the LEP. The housing target includes 1,140 dwellings to support economic growth and Policy S7 makes provision for an additional 15 hectares of employment land. • Policies EC3, EC4 and EC5 support the delivery of the strategic priorities of the LEP.</td>
<td>Input into LEP initiatives at Officer and Member level. Implementation and monitoring of relevant policies</td>
</tr>
<tr>
<td>Office of the Rail Regulator</td>
<td>The need to ensure that the policies and proposals of the Local Plan adequately protect the safety and economic viability of the rail network.</td>
<td>• Policy HC19 (Accessibility and Transport) encourages and promotes improvements to public transport networks in association with Network Rail and other providers. • Policy HC19 (Accessibility and Transport) supports the further development of the Derwent Valley Rail line and Peak Rail</td>
<td>Implementation and monitoring of Local Plan Policy HC19</td>
</tr>
<tr>
<td>Civil Aviation Authority</td>
<td>Ensuring that the CAA is satisfied that the policies and proposals of the Local Plan cause no concerns in relation to aviation safety.</td>
<td>• Civil Aviation Authority requirements have informed policy development.</td>
<td>Consultation on planning applications Implementation and monitoring of relevant Local Plan policies.</td>
</tr>
<tr>
<td>Highways England</td>
<td>The need to assess and evaluate the potential impacts of development on the A50 arising from the potential development of land for residential use in the village of Doveridge.</td>
<td>• Highways England input into the Local Plan evidence base which has informed policy and the development of strategy. • Policy HC19 (Accessibility and Transport) supports highway and junction improvements required to address the cumulative impact of development across the Derbyshire Dales as identified in the Local Transport Study and Infrastructure Delivery Plan. It also supports approval of developments provided that the capacity and design of the transport network will reasonably accommodate the anticipated increase in travel</td>
<td>Consultation on planning applications Consultation on future evidence base updates and Local Plan reviews Implementation and monitoring of relevant Local Plan policies.</td>
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<tr>
<td>Highways England (cont’d)</td>
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<td>• Policy HC20 (Managing Travel demand) proposes a hierarchical approach to managing travel demand with measures to reduce travel by private car and incentives to use walking, cycling and public transport. Highway capacity enhancements will be sought to deal with residual car demand where these initiatives are insufficient to avoid significant additional car journeys.</td>
<td></td>
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<tr>
<td>Environment Agency</td>
<td>Ensuring that preparation of the Local Plan has been informed by a Strategic Flood Risk Assessment.</td>
<td>• Findings of strategic Flood Risk Assessment have informed Local Plan policies.</td>
<td>Consultation on planning applications Adamant Local Plan policies. Consultation on future evidence base updates and Local Plan reviews</td>
</tr>
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<td>Ensuring that the Local Plan has appropriate policy provision in respect of flood risk.</td>
<td>• Outputs from the Flood Risk Assessment have informed the allocation of potential development areas, directing new development to areas of lowest risk.</td>
<td>Implementation and monitoring of relevant Local Plan policies.</td>
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<td>• Policy S2 (Sustainable Development Principles) seeks to direct development away from areas at highest risk of flooding and encourages the use of Sustainable Drainage Systems.</td>
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<td>• Policy PD8 (Flood Risk Management and Water quality) requires regard to be given to Catchment Flood Management Plans and the Local Flood Risk Management Strategy when considering planning applications</td>
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<td>• Policy PD8 will only allow development within areas at risk of flooding if certain specified requirements are met.</td>
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<tr>
<td>Environment Agency (cont'd)</td>
<td>Ensuring that the Local Plan has appropriate policy provision in respect of waste water infrastructure.</td>
<td>• Policy S11 (Local Infrastructure Provision and Developer Contributions) states that the availability of wastewater infrastructure will be ensured by working with utility providers to promote a coordinated approach to the delivery of development and future infrastructure works.</td>
<td>Consultation on planning applications. Consultation on future evidence base updates and Local Plan reviews. Implementation and monitoring of relevant Local Plan policies.</td>
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<td></td>
<td>Ensuring that Local Plan takes appropriate account of the Water Framework Directive.</td>
<td>• Policy S2 (Sustainable Development Principles) seeks use of sustainable drainage systems wherever possible to protect groundwater from potentially polluting development. • Policy PD7 (Climate Change) gives commitment to protecting and enhancing the quality of the District’s surface and groundwater resources and supports development which would not have an adverse effect on surface or groundwater. • Policy PD8 (Flood Risk Management and Water Quality) sets out a number of development requirements which will help safeguard water quality. • Policy DP9 (Pollution Control and Unstable Land) requires mitigation measures of developments that could pollute watercourses or groundwater.</td>
<td>Implementation and monitoring of relevant Local Plan policies.</td>
</tr>
<tr>
<td>Historic England</td>
<td>The need to ensure that the Local Plan contains appropriate policy provision for the historic environment.</td>
<td>• Policy PD2 (Protecting the Historic Environment) sets out a comprehensive and positive strategy for the conservation and enhancement of the Historic Environment. • Policies S4, S5, S8, S9, S10, PD5, PD7, HC6, EC5 also contain important considerations with regard to the historic environment, and are supplemented by numerous provisions relating to specific sites.</td>
<td>Consultation on planning applications. Implementation and monitoring of relevant Local Plan policies.</td>
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| Historic England (cont'd) | Ensuring that local plan policies are consistent across the area covered by the Derwent Valley Mills World Heritage Site. | • Policy S8 (Matlock/Wirksworth/Darley Dale Development strategy) seeks to protect the Outstanding Universal Value of the World Heritage Site whilst realising its economic potential.  
• Policy PD2 (Protecting the Historic Environment) provides a commitment to conserving, managing and where feasible enhancing the World Heritage Site whilst seeking to ensure that development respects the Outstanding Universal Value of the World Heritage Site in accordance with the Management Plan.  
• Policy EC8 (Promoting Peak District Tourism and Culture) supports the growth of the World Heritage Site as a tourist destination. | Implementation and monitoring of relevant policies  
Consultation on planning applications  
Implementation and monitoring of the Derwent Valley Mills World Heritage Site Management Plan. Implementation and monitoring of relevant policies |
|               | Ensuring that landscape character is enhanced. | • Policy S4 (Development within Defined Settlement Boundaries) would only permit development within settlement boundaries that preserves or enhances the character and appearance of the countryside, and which preserves or enhances the character of the Peak District National Park  
• Policy S5 (Development in the Countryside) gives the Council’s commitment to, where possible, enhancing the landscape’s intrinsic character and distinctiveness, including the setting of the Peak District National Park. Development will only be permitted if it preserves or enhances the character of the countryside and the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park |
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<td>Historic England (cont’d)</td>
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<td>• Policy PD1 (Design and Place Making) requires development on the edge of settlements to be of high quality design that reflects, enhances and/or restores landscape character</td>
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<td>• Policy PD5 (Landscape Character) gives the Council’s commitment to enhancing the landscape character of the Plan Area and requires development to protect or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park.</td>
<td></td>
</tr>
<tr>
<td>Homes and Communities Agency</td>
<td>Ensuring that the Homes and Communities Agency support local plan policy requirements in respect of affordable housing.</td>
<td>• Strategic Housing Land Availability and Community Infrastructure Levy Viability Study.</td>
<td>Implementation and monitoring of relevant Local Plan Policy HC4.</td>
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<td>• Policy HC4 (Affordable Housing) makes provision for the development of affordable housing</td>
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<td>Partner in the delivery of affordable housing.</td>
<td>Implementation and monitoring of relevant Local Plan Policy HC4.</td>
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<td></td>
<td>• Policy HC4 (Affordable Housing) makes provision for the development of affordable housing</td>
<td></td>
</tr>
<tr>
<td>Natural England</td>
<td>The need to ensure that Local Plan policies afford adequate protection to European Designated Sites (Special Protection Areas and Special Areas of Conservation).</td>
<td>• Policy PD3 (Biodiversity and the Natural Environment) seeks to conserve and enhance European designated sites and would not permit any development that would have an adverse effect on the integrity of a European site.</td>
<td>Consultation on planning applications</td>
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<td>• Policies S2, S8, S9, S10, PD4, PD7, DS5, DS6 and DS7 also reinforce need to protect European Sites.</td>
<td>Consultation on future evidence base updates and Local Plan reviews</td>
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<td>Implementation and monitoring of relevant Local Plan policies.</td>
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| Natural England (cont’d)         | Input on Habitats Regulation Assessment including potential impacts of development on European designated Sites. | • Findings of the Habitats Regulation Assessment have informed Local Plan policies.  
• Agreed with Natural England that the likelihood for significant effects on the following European sites should be considered within the HRA: Peak District Moors (South Pennine Moors Phase 1) Special Protection Area (SPA); South Pennine Moors Special Area of Conservation (SAC); Peak District Dales SAC; Gang Mine SAC; and Cannock Chase SAC.  
• Habitats Regulation Assessment concluded that Local Plan would not result in adverse effects on European Sites but further work was needed on potential effects on air quality from traffic resulting from the Local Plan’s policies and proposals.  
• Paragraph 5.25 of the Local Plan highlights activities which could result in potential adverse effects to European Sites. Measures to safeguard such sites are included in Biodiversity Policy PD3 and numerous other local plan policies. | Consultation on planning applications  
Consultation on future evidence base updates and Local Plan reviews  
Implementation and monitoring of relevant Local Plan policies. |
| Increased air pollution arising from new development could impact on European sites of importance for nature conservation specifically Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) | | • Policy PD3 (Biodiversity and the Natural Environment) requires that any proposals which could potentially result in adverse effects on European sites are assessed and mitigation is put in place to avoid adverse effects occurring.  
• Policy PD9 (Pollution Control and Unstable Land) requires developments to mitigate adverse effects of air pollution to an acceptable level. | Consultation on planning applications  
Consultation on future evidence base updates and Local Plan reviews  
Implementation and monitoring of relevant Local Plan policies. |
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| Natural England (cont'd)     |                                                                                                                                                                                                                  | • Policy DS5 (Land at Halldale Quarry) requires submission of an air quality assessment which identifies potential effects and any mitigation necessary to avoid adverse effects on the Peak District Dales SAC  
• Policies DS6 (Land off Middleton Road) and DS7 (Land at Middle Peak Quarry) require submission of air quality assessments which identify potential effects and any mitigation necessary to avoid adverse effects on the Gang Mine SAC | Consultation on planning applications  
Consultation on future evidence base updates and Local Plan reviews  
Implementation and monitoring of relevant Local Plan policies.                                                                                                                                                                                                 |
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| Natural England (cont'd) | The need to take account of the need to conserve the best and most versatile agricultural land especially when assessing sites for residential or employment development.                                                                                                                                                                                   | - Policy HC2 allocates two sites in Brailsford for development which are located on land of Grade 2 Agricultural quality. These are Sites HC2(e) Land to North of A52 and HC2(g) Land off Luke Lane.  
- Change made in Pre-Submission Local Plan to initial Draft Local Plan Policy PD9 Pollution Control to include soil pollution and soil disturbance within ambit of policy. | Consultation on planning applications  
Consultation on future evidence base updates and Local Plan reviews  
Implementation and monitoring of relevant Local Plan policies.                                                                                                                                                                                                                                                                                                                                                   |
|                   | Ensuring that landscape character is enhanced.                                                                                                                                                                                                                                                                                                         | - Policy S4 (Development within Defined Settlement Boundaries) would only permit development within settlement boundaries that preserves or enhances the character and appearance of the countryside, and which preserves or enhances the character of the Peak District National Park  
- Policy S5 (Development in the Countryside) gives the Council’s commitment to, where possible, enhancing the landscape’s intrinsic character and distinctiveness, including the setting of the Peak District National Park. Development will only be permitted if it preserves or enhances the character of the countryside and the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park  
- Policy PD1 requires development on the edge of settlements to be of high quality design that reflects, enhances and/or restores landscape character | Consultation on planning applications  
Consultation on future evidence base updates and Local Plan reviews  
Implementation and monitoring of relevant Local Plan policies.                                                                                                                                                                                                                                                                                                                                                   |
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<td><strong>Natural England (cont’d)</strong></td>
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<td>• Policy PD5 gives the Council’s commitment to enhancing the landscape character of the Plan Area and requires development to protect or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park.</td>
<td>Consultation on planning applications</td>
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</table>
| Lowland Derbyshire and Nottinghamshire Local Nature Partnership | The need to ensure that the local plan’s strategy and key policies relating to the natural environment are compatible with the developing strategy of the Local Nature Partnership.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | • Policy PD4 the District Council gives a commitment to working in partnership to develop, protect, enhance and secure the long term management of green infrastructure networks. This includes seeking opportunities for the creation of habitats that allow for the mitigation of the effects of climate change on species, including the enhancement of opportunities for species to migrate, establishing links between habitats and preventing habitat losses in line with Biodiversity Action Plans.                                                                                                                                                                                                 | Consultation on future evidence base updates and Local Plan reviews  
Implementation and monitoring of relevant Local Plan policies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Peak District Local Nature Partnership | The need to ensure that the local plan’s strategy and key policies relating to the natural environment are compatible with the developing strategy of the Local Nature Partnership.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | • Policy PD3 (Biodiversity and the Natural environment) includes a commitment to work with LNP’s.  
• No direct outcomes but Policy PD3 Makes provisions for the conservation and enhancement of biodiversity and geodiversity. The policy also includes a commitment for the Council to work with partners to help meet the objectives and targets in the Biodiversity Action Plan.                                                                                                                                                                                                                                                             | Implementation and monitoring of relevant Local Plan policies.  
Discussions regarding the Biodiversity Action Plan and other LNP projects when appropriate.  
Consultation on future evidence base updates and Local Plan reviews                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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<tr>
<td>Peak District Local Nature Partnership (cont’d)</td>
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<td>No direct outcomes but Policy PD3 Makes provisions for the conservation and enhancement of biodiversity and geodiversity. The policy also includes a commitment for the Council to work with partners to help meet the objectives and targets in the Biodiversity Action Plan.</td>
<td>Consultation on future evidence base updates and Local Plan reviews</td>
</tr>
<tr>
<td>National Health Service Commissioning Boards (NHS England)</td>
<td>The need to ensure that the policies and proposals of the Local Plan make adequate provision for health facilities where a need for improved or additional provision is identified.</td>
<td>Policy S11 (Local Infrastructure Provision and Developer Contributions) and Policy HC15 (Community Facilities and Services) include provisions to secure contributions towards health care improvements necessary to support growth when identified and the retention of existing services where they currently exist.</td>
<td>Consultation on planning applications Consultation on future evidence base updates and Local Plan reviews Implementation and monitoring of relevant Local Plan policies.</td>
</tr>
<tr>
<td>North Derbyshire Clinical Commissioning Group</td>
<td>Provision of additional health care infrastructure and services to support growth where necessary.</td>
<td>Local Plan policies S8, S9 and S10 commit to working with Clinical Commissioning Groups to facilitate improvements to health provision in Ashbourne, Darley Dale, Matlock and rural centres. Policy S11 (Local Infrastructure Provision and Developer Contributions) and Policy HC15 (Community Facilities and Services) include provisions to secure contributions towards health care improvements necessary to support growth when identified and the retention of existing services where they currently exist. Policy S11 commits to providing for health and social care facilities, in particular proposals that help to deliver the Derbyshire Health and Wellbeing Strategy and other improvements to support local Clinical Commissioning Groups</td>
<td>Consultation on planning applications Consultation on future evidence base updates and Local Plan reviews Implementation and monitoring of relevant Local Plan policies.</td>
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| South Derbyshire Clinical Commissioning Group | Provision of additional health care infrastructure and services to support growth where necessary. | • Local Plan policies S8, S9 and S10 commit to working with Clinical Commissioning Groups to facilitate improvements to health provision in Ashbourne, Darley Dale, Matlock and rural centres.  
• Policy S11 (Local Infrastructure Provision and Developer Contributions) and Policy HC15 (Community Facilities and Services) include provisions to secure contributions towards health care improvements necessary to support growth when identified and the retention of existing services where they currently exist.  
• Policy S11 commits to providing for health and social care facilities, in particular proposals that help to deliver the Derbyshire Health and Wellbeing Strategy and other improvements to support local Clinical Commissioning Groups  
• Infrastructure Delivery Plan | Consultation on planning applications  
Consultation on future evidence base updates and Local Plan reviews  
Implementation and monitoring of relevant Local Plan policies. |
| East Staffordshire Clinical Commissioning Group | Provision of additional health care infrastructure and services to support growth where necessary. | • Local Plan policies S8, S9 and S10 commit to working with Clinical Commissioning Groups to facilitate improvements to health provision in Ashbourne, Darley Dale, Matlock and rural centres.  
• Policy S11 (Local Infrastructure Provision and Developer Contributions) and Policy HC15 (Community Facilities and Services) include provisions to secure contributions towards health care improvements necessary to support growth when identified and the retention of existing services where they currently exist.  
• Infrastructure Delivery Plan | Consultation on planning applications  
Consultation on future evidence base updates and Local Plan reviews  
Implementation and monitoring of relevant Local Plan policies. |
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<tr>
<td>East Staffordshire Clinical Commissioning Group (cont’d)</td>
<td></td>
<td>• Policy S11 commits to providing for health and social care facilities, in particular proposals that help to deliver the Derbyshire Health and Wellbeing Strategy and other improvements to support local Clinical Commissioning Groups</td>
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APPENDIX 4

MEMORANDUM OF UNDERSTANDING
BETWEEN DERBYSHIRE DALES DISTRICT
COUNCIL AND THE PEAK DISTRICT NATIONAL
PARK AUTHORITY
DUTY TO CO-OPERATE

Memorandum of Understanding between Derbyshire Dales District Council and the Peak District National Park Authority

This Memorandum of Understanding establishes a framework for co-operation between Derbyshire Dales District Council and the Peak District National Park Authority. It primarily relates to the preparation of Development Plans in the two Local Planning Authority areas but also sets out a framework for future collaboration on identified strategic cross boundary planning issues. It is made within the context of the Duty to Co-operate as required under Section 110 of the Localism Act 2011.

Purposes

- Establish areas of agreement in relation to strategic planning and development issues between Derbyshire Dales District Council and the Peak District National Park Authority.
- Identify areas where further work is required.
- Set out a future work programme for areas of collaboration.

Scope

The scope of this Memorandum of Understanding is to cover:-

- Planning and monitoring housing provision across the Derbyshire Dales, including with the Derbyshire Dales’ part of the National Park.
- The protection of the setting of the Peak District National Park and recognition of the Park’s statutory purposes.
- Joint working on infrastructure planning.
- Joint working on evidence gathering to inform future planning policy reviews and strategies.
- Support for neighbourhood Plans that cover both Local Planning Authority areas.

Limitations

For the avoidance of doubt, this Memorandum shall not fetter the discretion of the Local Authorities in the determination of any planning application, or in the exercise of any of its statutory powers and duties, or in its response to consultations, and is not intended to be legally binding. The terms of the Memorandum of Understanding can be dissolved at the written request of either party.

Established Joint Working Arrangements

Derbyshire Dales District Council, the Peak District National Park Authority and High Peak Borough Council have worked jointly to commission evidence base studies which relate to the Peak Sub-Area¹ as identified in the former East Midlands Regional Plan. The Peak Sub-Area Local Planning Authorities have also jointly explored infrastructure requirements and potential funding arrangements in the form of joint workshops with infrastructure providers and the commissioning of a Community Infrastructure Levy Study.

Both Authorities are members of wider partnerships that help to inform and deliver Development Plans in the Derbyshire Dales and Peak District National Park. These include: Marketing Peak District and Derbyshire; Peak District Partnership; the Wider Peak District Cycle Strategy Steering Group and Business Peak District.

¹ Peak Sub-Area consisted of Derbyshire Dales District Council, High Peak Borough Council and the whole of the Peak District National Park Authority.
Regular communication is taking place and meetings have been held between the two Local Planning Authorities to discuss and agree strategic cross boundary planning matters in accordance with the Duty to co-operate as set out in statute and National Planning Policy Framework and Guidance.

Current Development Plan Position (December 2016)

The current position is as follows:-

- The Peak District National Park Core Strategy was adopted in 2011. It provides the spatial strategy policies for the National Park up to the year 2026.
- A Development Management Policies Development Plan document for the Peak District National Park Authority was published on the 18th November 2016. Along with the revised Policies Map this will form part 2 of the Local plan for the National Park and replace the saved policies of the Peak District National Park Local Plan 2001.
- The Derbyshire Dales Local Plan Pre Submission Draft was published on the 11th August 2016. The document sets out the overall vision and planning strategy for the Derbyshire Dales outside of the Peak District National Park, along with allocating all development sites and specifying development management policies.

Main Provisions

Planning monitoring and enabling housing provision across the Derbyshire Dales, including within the Peak District National Park.

Agreed

- The Derbyshire Dales Local Plan makes provision for at least 6,440 dwellings over the period 2013 – 2033 at an average annual development rate of 322 dwellings. The planned provision meets the full objectively assessed need for housing arising in the whole of the District, including the Peak District National Park (20 dwellings per annum as at December 2016).
- The Peak District National Park Authority support the proposed level of housing provision in the Derbyshire Dales Local Plan and will work closely with Derbyshire Dales District Council to establish and justify future needs and potential constraints in addressing the objectively assessed needs of the area as plans are reviewed. The Derbyshire Dales Local Plan includes an estimated contribution of 400 dwellings towards Derbyshire Dales’ housing needs which may be delivered within the part of the Derbyshire Dales which lies within the National Park. This figure relates to the Local Plan period 2013 – 2033 and is an estimate based on past delivery rates within the National Park. It does not represent a target for the Peak District National Park Authority. The figure will be subject to monitoring.
- The Peak District National Park Core Strategy does not include a target for housing development. Such development is strictly controlled in order to address the needs of communities in the National Park and ultimately to conserve and enhance the National Park.
- Housing Officers from the District Council will continue to reflect National Park purposes, policies and legal mechanisms when discharging their statutory housing functions in the National Park area, e.g. through the allocation of completed affordable homes to people who meet the terms of signed Section 106 Agreements. This is to ensure that future development implications are taken into consideration. Close liaison with both the National Park Authority and Parish Councils in the rural parts of the Local Plan area can ensure the future sustainability of schemes by addressing the needs of National Park communities in perpetuity.

Commitment to Future Work

- Data relating to housing commitments and completions across the whole of the Derbyshire Dales will be monitored and shared between the two Authorities on an annual basis in order
to effectively monitor housing provision to ensure that the 400 dwelling contribution identified in the Derbyshire Dales Local Plan remains an accurate estimate. This information will inform any future review of the Derbyshire Dales Local Plan. Use of the Derbyshire Local Planning Authority planning monitoring database (CDP Smart) will assist with this process.

- Derbyshire Dales District Council and the Peak District National Park Authority will continue to liaise and consult on future evidence gathering and Development Plan updates in relation to housing matters.

The protection of the setting of the Peak District National Park and recognition of the Park’s statutory purposes

Agreed

- Derbyshire Dales District Council recognises the duty to have regard to the purposes of the National Park as specified in the Environment Act 1995, namely:-
  (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; and
  (ii) to promote opportunities for the understanding and enjoyment of the special qualities [of the parks] by the public.

- The vision, objectives, spatial strategy and policies of the Derbyshire Dales Local Plan support the purposes of the National Park.

- In particular, the policies contained in the Derbyshire Dales Local Plan provide an appropriate degree of protection to the setting of the National Park. The policies and the sites to which they relate have been informed by the Derbyshire Dales Local Plan Landscape Sensitivity Study (August 2015). This assessment considered the impact of development sites on the setting of the National Park and recommended appropriate mitigation measures and policy responses to be included in the Derbyshire Dales Local Plan.

Commitment to Future Work

- Derbyshire Dales District Council will apply the policies of the Local Plan that relate to the protection of the setting of the National Park during the determination of planning applications. These include Policy S4 (Development within Defined Settlement Framework Boundaries), Policy S5 (Development in the Countryside), Policy PD1 (Design and Place Making), Policy PD5 (Landscape Character), Policy EC8 (Promoting Peak District Tourism and Culture) as set out in the Derbyshire Dales Local Plan Pre Submission Draft.

- Derbyshire Dales District Council will continue to consult with the National Park Authority on planning applications which adjoin or are in close proximity to the National Park boundary. Consultation on planning applications which are located away from the National Park boundary but which may have a significant impact on the National Park will also be undertaken.

- In accordance with the provisions of the Derbyshire Dales Local Plan Policy PD1, the District Council will encourage applicants to engage with the Peak District National Park Authority where relevant in the early stages of drafting proposals to discuss and agree appropriate designs, layouts, boundary treatments and other measures to mitigate landscape impacts and protect the setting and character of the countryside and National Park. When applicable, such matters will be discussed at the pre-application stage.

- Derbyshire Dales District Council and the Peak District National Park Authority will continue to consult and liaise on the progress being made on development sites close to the National Park boundary or which are located away from the National Park boundary but which may have a significant impact on the National Park in terms of the agreed policy positions regarding design and landscaping treatments to respect the urban / rural transition and the overall character and appearance of development and its impact on the setting of the National Park.

Joint Working on Infrastructure Planning
Agreed

- The Peak District National Park Core Strategy, Derbyshire Dales Local Plan and Derbyshire Dales Infrastructure Delivery Plan have been informed by joint working in relation to identifying infrastructure capacity, future requirements and the viability of introducing a Community Infrastructure Levy.
- Derbyshire Dales District Council and the Peak District National Park Authority will continue to work with and support partnerships that support and deliver infrastructure improvements.
- Derbyshire Dales District Council and the Peak District National Park Authority share many key services and facilities which serve local communities, including schools, health care, transport and green infrastructure.
- The Derbyshire Dales Local Plan provides policy support for the protection and enhancement of shared infrastructure and services.

Commitment to Future Work

- Derbyshire Dales District Council and the Peak District National Park Authority will liaise on future infrastructure planning to identify opportunities for further joint working.
- In the event that Derbyshire Dales District Council decides to implement a Community Infrastructure Levy, the scope to include Green Infrastructure shares with the Peak District National Park Authority on its Regulation 123 "Infrastructure List" would be considered and prioritised accordingly alongside other measures required to support growth.

Joint Working on Evidence Gathering to Inform Future Planning Policy Reviews and Strategies

Agreed

- Derbyshire Dales District Council and the Peak District National Park Authority have longstanding informal arrangements to jointly gather evidence to inform planning policies and strategies. Since 2007, the agreed basis for sharing the cost of commissions between the Authorities has been based on the split of population and the degree of benefit that commissioned evidence can bring to the work of each Authority. The District Council will utilise evidence to support planning, housing and economic development functions as opposed to the single planning purpose for the National Park Authority. A contribution of 10% from the National Park Authority towards commission costs has historically been agreed as logical and reasonable broadly based on the distribution of population between the two Local Planning Authority areas and contributions from other relevant Authorities.

Commitment to Future Work

- A joint programme will be agreed by both Authorities to outline the timetable for reviewing and updating joint evidence base studies. The cost will continue to be shared on a basis proportionate to the nature and scope of the study. When applicable, this will reflect the distribution of population between the two Local Planning Authority areas.

Support for Neighbourhood Plans that Cover Both Local Planning Authority Areas

Agreed

- Derbyshire Dales District Council and the Peak District National Park Authority support the preparation of Neighbourhood Plans that accord with the strategic policies of the Derbyshire Dales Local Plan (Pre Submission Draft) and the Peak District National Park Core Strategy.
- Neighbourhood Planning support for Town / Parish Councils and Neighbourhood Forums will be provided by both Derbyshire Dales District Council and the Peak District National Park Authority when a defined Neighbourhood Area spans the plan areas of each respective Local Planning Authority.
Where formal decisions are required by a Local Planning Authority in relation to the stages of neighbourhood planning as set out in the Neighbourhood Planning (General) Regulations 2012, the decisions will be taken by both Derbyshire Dales District Council and the Peak District National Park Authority. The Authorities will liaise over both Committee timetabling and the content and recommendations of committee reports. Decision statements will be issued jointly and publicised by both Authorities.

Publicising neighbourhood areas and draft neighbourhood plans for public consultation will be carried out jointly by both Authorities over the same timeframe.

The appointment of an independent Examiner will be made following agreement between both Authorities and the Town or Parish Council / Neighbourhood Forum.

Department for Communities and Local Government Neighbourhood Planning Grant will be claimed by Derbyshire Dales District Council. Following receipt of each quarter’s grant, the Peak District National Park Authority will invoice for a share, reflective of the distribution of population across the Peak District National park and Derbyshire Dales Local Plan areas within the neighbourhood area in question.

Commitment to Future Work

Derbyshire Dales District Council will continue to liaise with the Peak District National Park Authority over the preparation, publication, examination and referendum of neighbourhood plans that cross the boundary of both Local Planning Authorities.

Monitoring

Details of activities undertaken in relation to this Memorandum of Understanding shall be recorded and published in a monitoring report in accordance with the Town and Country Planning (Local Planning)(England) Regulations 2012.

Review

This Memorandum of Understanding shall be reviewed in whole or in part as required and at a minimum at the time of any relevant Development Plan update or Development Plan review.

Councillor Lewis Rose, OBE
Signed for Derbyshire Dales District Council
Dated: 8/12/16.

Councillor Lesley Roberts
Signed for Peak District National Park Authority
Dated: 8/12/16
APPENDIX 5

EVIDENCE OF DUTY TO COOPERATE
ENGAGEMENT
Hi Esther

Just in terms of a quick, in-principle response we’re happy to give a positive reply about joint working.

Clearly we would want to be closely involved in developing any criteria to support the site filter process in order to properly address the National Park context and clearly to discuss tenders and costs etc, but we’ll assume our close involvement in all that detail as it comes forward.

Many thanks for the invitation and we look forward to progressing this piece of work,

Best wishes
Brian

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From: Smith, Esther [mailto:Esther.Smith@derbyshiredales.gov.uk]
Sent: 25 September 2014 14:23
To: Taylor Brian
Cc: Hase, Mike; wilson, paul; Scott John
Subject: RE: Duty to Cooperate

Dear Brian,

As you may be aware on the 2nd October 2014 Council will be considering a report which will recommend in light of the Inspectors conclusions that the Derbyshire Dales Local Plan is withdrawn. The agenda papers for this meeting are available from the following link:

http://www.derbyshiredales.gov.uk/your-council/council-a-committee-meetings/latest-committee-papers

Taking the preparation of the Local Plan and its accompanying evidence base forward, the District Council intends to undertake a comprehensive review of the SHLAA. At the current time it is envisaged that the initial stage of this work will include a ‘Call for Sites’ likely to take place in October 2014.

In light of guidance within the NPPG and previous comments made in respect of joint working on SHLAA evidence I write to enquire whether you have had any further thoughts on undertaking an element of joint working for preparing SHLAA evidence across the area? It is recognised that a degree of joint working and sharing of knowledge and intelligence is required to ensure robust evidence is obtained upon the potential capacity and deliverability of land for housing across the Derbyshire Dales and Peak District National Park Authority area in the future.

I trust you find this informative. Should you have any further queries please do not hesitate to contact either Mike or I.
Kind regards
Esther Smith
Senior Planning Policy Officer
Derbyshire Dales District Council
Town Hall
Matlock
DE4 3NN

Tel: 01629 761241
Fax: 01629 761163
Email: esther.smith@derbyshiredales.gov.uk
Dear Ian,

Thank you for your time yesterday to discuss further work on the preparation of a new SHLAA and related issues of housing capacity and delivery within the Peak District National Park.

In terms of the sources of supply we will be assessing the following data (as recommended in the NPPG) in addition to site suggestions received through the call for sites exercise:

- Existing housing and economic development allocations and site briefs not yet with planning permission
- Existing allocations in the 2005 Local Plan e.g. employment sites
- Planning permissions for housing and economic development that are unimplemented or under construction
- Planning applications that have been refused or withdrawn
- Land in the local authority's ownership
- Surplus or likely to become surplus public sector land
- Vacant and derelict land and buildings, including empty homes, redundant/disused buildings, PD changes
- Additional opportunities in established uses e.g. making productive use of underutilised facilities such as garage blocks
- Business requirements and aspirations
- Sites in rural locations – e.g. rural exception sites

As agreed I also attach for your information details of the site suggestions received to date relating to sites within the National Park requiring assessment.

I trust you find this informative, should you have any further queries please do not hesitate to contact me.

Kind regards
Esther Smith
Senior Planning Policy Officer
Derbyshire Dales District Council
Town Hall
Matlock
DE4 3NN

Tel: 01629 761241
Fax: 01629 761163
Email: esther.smith@derbyshiredales.gov.uk
Present: Derek Stafford | (DS) Andrew Waterhouse (AW) Rob Thorley (RT) Stephen Jackson (SJ) Nicola Sworowski (NS) Sarah, Steve Lee (SL), Mike Hase (MH) Anna Miller (AM) Student

Apologies: Steve Buffery (SB),

East Staffs: (AM) update on SA work and work to meet Planning Inspectors requests following suspension. Hope for formal hearings to reconvene in March 2015 and hopeful no further delay, although acknowledges timescale is very tight. East Staffs plan period 2012 - 2031. Noted: Birmingham CS and high housing target having implication on LPAS progressing their CS/Local plans – including East Staffs unfortunately.

Derbyshire Dales: (MH) July 14 formal hearings; discussion centred upon OAN, DD’s economic ambitions, land supply (SHLAA) etc. DD Council decided to formally withdraw plan in October 2014. PP team now working on new SHLAA – with call for sites (ran Mid Oct- Dec 14). OAN work to be commissioned as part of wider study involving economic aspirations, infrastructure and CIL/viability. DD hoping for plan adoption to be in 2016.

MH expecting that DD will not be able to meet OAN; so discussion will be need regarding how unmet need can be accommodated by neighbours (once scale is known). Noted - DTC not an issue for DD; but future consultation regarding housing will be within wider geographical D2 area and within a combined authority context. DD local plan period to be 2014 – 2031. Noted: timescales for all authorities will be problematic; unlikely to marry up easily.

Combined Authority (CA) consultation papers on County webpages. Agreed housing element needs to be on the agenda for DEPOG etc. (meeting(s) Feb 2015?) Discussion around some sort of housing symposium/workshop to be convened to put some ‘flesh on the bones’ of the D2 draft papers.

AVBC - working to submit information requested d by Inspector Foster asap – (noted regard for SA work and legal opinion following SDDC hearings.) AVBC members very keen for potential delay to hearings to be minimised.

SDDC – about to commission some more work on viability – as recent hearings identified work required; other work – including SA being progressed as fast as possible. Noted concern at request for alternative method of calculation for 5yr supply - 20% buffer across all elements – unhelpful for SDDC.

DCC – still progressing with approval for Reg 19 consultation as planned. To be kept in loop regarding SA work by SDDC and AVBC. Currently

HMA Board – 20th Jan – agreed date not best placed for local meetings- suggest re-arrange for early Feb 2015. Sarah to pursue.

Growth Fund- Revenue: Sarah talked through latest forecast of HMA joint revenue budget. Paper detailing all to be included at next meeting of the HMA Board. Some funding still available for HMA joint work.

Growth Fund Capital: HMA partners to review existing allocations against spend – to explore if funds need to be redirected/reallocated to current rather than historical priorities. Sarah to issue latest position regarding capital spend or all partners with intention for variation and virements to be incorporated into HMA Board report for agreement.

Next meeting: 20th January – AVBC Ripley – Laura Simpson to provide Transport modelling update
Duty to Co-operate Discussion between Derbyshire Dales District Council & North East Derbyshire District Council.

Wednesday 13th May 2015

Mike Hase – Derbyshire Dales District Council

Helen Fairfax – North East Derbyshire District Council

Notes of Meeting

HF outlined that North East Derbyshire were continuing with the preparation of a 2 part Local Plan, Part 1 Strategic Policies & Initial Allocations and Part 2 – Detailed Policies & Sites Allocations, whilst their partners Bolsover DC had resolved to undertake the preparation of a full Local Plan following withdrawal of the Local Plan Strategy last Summer.

NEDDC had undertook consultation on the part 1 Plan in Feb/Mar 2015 and had received over 1000 individual representations, which are still being entered into a database.

Next stage for NEDDC is for consultation on preferred sites during the Summer, leading to publication of a Pre Submission Draft – in September/October. NEDDC is currently seeking legal advice in relation to whether it is appropriate to continue with a 2 part approach to plan preparation and the extent to which a review of the Green Belt is and should be undertaken at this stage.

Anticipated that Adoption to take place in 2016.

In terms of OAN NEDDC indicated that their overall requirement was 6000 dwellings over the plan period 2011-2031 and that the intention was that all of this amount would be met within NEDDC with no need to look to alternatives outside the District to meet that requirement.

However Sheffield City Council have raised concerns about the NEDDC Core Strategy on the basis that it does not make any provision for overspill from Sheffield which has indicated that it is capacity constrained and not necessarily able to meet future growth within its area. They are concerned that this may require a Green Belt review. However at this time Sheffield is not in a position to clearly demonstrate either its own capacity or quantify the level of overspill.

MH set out position with regards to Derbyshire Dales Local Plan – following the Local Plan EIP in July 2014 where the Inspector had indicated that the OAN for DDDC should be at least 6,500 and that the plan was unlikely to be found sound, despite satisfying the Duty to Co-operate requirements the District Council had withdrawn the plan in order to consider its options going forward.
DDDC have begun to refresh their evidence base including a comprehensive review of the SHLAA to identify the likely extent of capacity of deliverable sites to meet any future need for housing etc.

DDDC have now commissioned consultants to provide advice in the following areas:

- **Objectively Assessed Need** – Housing, Employment & Retail Needs including a refresh of the Housing Market Area.
- **Landscape Sensitivity** – To consider the scope and capacity of the settlements across the plan area to accommodate new development.
- **Infrastructure, CIL & Viability** – To identify infrastructure gaps, need for infrastructure going forward against options, and viability issues around potential SHLAA sites, CIL and whole plan viability.
- **Sustainability Appraisal & HRA** – To consider impacts against the relevant criteria.

Initial indications are that the housing range is likely to be in the order of 265-300 dwellings per annum ie approx 5035-5700 over a plan period 2012-2031. Comparing this to the Edge Analytics work undertaken for Sheffield City Region this would appear to be a mid point in the range included in their research, but below the figures for DDDC suggested for meeting the SCR SEP aspirations of 70,000 new jobs by 2025 – of approx. 401 dwellings per annum.

MH indicated that stakeholders would be invited to workshops to discuss work undertaken on HMA, and SHLAA, and OAN in order to share experience and outcomes and thereby actively involve stakeholders in the evidence base and development of the Derbyshire Dales Local Plan.

It was agreed that the following were the most pertinent strategic issues between DDDC and NEDDC:

- **Housing Provision**
- **Landscape Sensitivity – Assessment & Policy**

In terms of the above HF indicated that although there had been some previous discussions in respect of some DDDC provision in the future being met in NEDDC, this would be most appropriately located in the western part of the district. However HF explained that the north west area is constrained by the Green Belt and recent evidence for the NED Part 1 Plan has revealed limited capacity in and around the settlements in the non-Green belt areas, which is insufficient to meet Member’s aspirations for growth in this area. Consequently the Council will need to consider higher growth in other parts of the District to compensate for the lack of suitable sites and locations for growth in the West (assuming a Green Belt review is not undertaken).
The following process for agreeing issues between both Councils’ Members was agreed in principle:

DDDC Local Plan Advisory Committee and NEDDC Local Plan Steering Group each to identify and agree any DTC issues – these are then exchanged between DDDC and NEDDC officers for consideration at a relevant Committee/Cabinet and formal views fed back. Following this a decision will be taken on whether there is any need for Members to meet and/or sign up to a formal Memorandum of Understanding between the two authorities This matter will be kept under review.
Duty to Cooperate Meeting – Derbyshire Dales District Council and Peak District National Park Authority

24th September 2015 Derbyshire Dales District Council Offices, Matlock at 10am

Present

Mike Hase (MH) – Policy Manager Derbyshire Dales District Council

Esther Smith (ES) – Senior Planning Policy Officer Derbyshire Dales District Council

Brain Taylor (BT) – Peak District National Park Authority

Ian Fullilove (IF) – Peak District National Park Authority

Purpose

The District Council has recently published updated evidence on the assessment of housing and economic development need to inform the next stages of plan preparation. The aim of the meeting was to discuss assumptions about potential housing provision within the Peak District National Park part of the District over the plan period 2013-2033. In addition to discussion on the outcomes of the emerging evidence the main points for consideration were:

1. Level of past completion rates in five year tranches from 1991 to date
2. Level of existing commitments within Derbyshire Dales in the National Park (i.e. sites with planning permission) and likelihood of development
3. SHLAA sites with potential for development and intelligence on sources of supply
4. Overall Conclusions

Introduction

MH provided an update on progress with the revised evidence base for the emerging Derbyshire Dales Local Plan, principally work on the OAN for housing and economic development needs, landscape sensitivity study, infrastructure and CIL and settlement hierarchy. The emerging evidence is to be presented to meetings of the Local Plan Advisory Committee during September, with a meeting of Council scheduled for 12th October 2015 at which agreement to undertake a strategic consultation on the emerging findings of the evidence will be undertaken across the Derbyshire Dales authority area including within the Peak District National Park. A ‘newsletter’ identifying the key issues from the evidence for the Local Plan will be delivered to all households, with consultation scheduled to run from 2nd November – 14th December 15.

Derbyshire Dales District Council – Assessment of Housing and Economic Development Needs

MH outlined the findings of the OAN study, key points discussed include:

- **HMA** – Derbyshire Dales is not within a self-contained HMA, with the southern part of the District overlapping with the Derby HMA, the northern part of the District overlapping with Sheffield and middle having links to Derby, Chesterfield and Sheffield. The conclusions on HMA and links to neighbouring areas will help to inform
discussions under the Duty to Cooperate in terms of assistance to meet housing needs and any identified shortfall in provision. The study states that there are very limited links between Derbyshire Dales and High Peak Borough Council, reaffirming that the previous grouping under the RSS of a Peak Sub Region now has very limited weight.

- It is intended that a workshop is held with all neighbouring authorities to discuss the emerging evidence on the HMA of the Derbyshire Dales and objectively assessed need for housing.

- Due to the different stages of plan preparation in neighbouring authorities and that their evidence has been prepared on traditional HMA groupings – such as Derby HMA, further work will be required with partners to ensure that the wider influences of the identified Derbyshire Dales HMA are addressed to satisfy an Inspector.

- **Economic Influences** – BT queried the extent to which economic influences, including the growth aspirations of LEPs and the District Council had been reflected in the study. MH stated the consultants had considered two different forecasting models. The report recommends that the Local Planning Authority should take a more positive approach to economic growth and accordingly concludes that on the basis of all available data, a reasonable evidence based assessment of economic growth potential would be for employment growth of 1,700 jobs over the period 2013-2033, accordingly 57 additional dwellings would be required per annum to support economic growth.

- **Market Signals** - MH outlined the market signals considered in the OAN report in respect of affordable housing needs across the district, recommending that there is clear evidence to support an uplift on the overall housing requirement to address the affordable housing needs of the District.

- The report identified an Objectively Assessed Need for housing for 322 homes per year (2013-33) across the whole of the Derbyshire Dales (244 demographic + 57 economic growth + 21 affordable = 322).

- The final recommendations of the report state that the OAN should be split across the District, based upon a 65% and 35% split of population. Using these proportions the consultants have sought to calculate the need arising from within and outside the National Park, as 95 dwellings per annum in the PDNP and 227 within the Plan area.

- Emerging evidence on SHLAA capacity indicates a significant shortfall to meet the OAN across the Derbyshire Dales.

**Evidence of Supply within the Peak District National Park**

BT and IF outlined the special circumstances and statutory designations of the PDNP which limit the ability of the authority to assist with housing needs. National policy expects the designation of a National Park to restrict development and thus there is not an expectation that a National Park will seek to meet its objectively assessed housing needs in full, rather the policy focus is on meeting local needs with a specific aim to provide affordable housing in the Park.

BT questioned whether GL Hearn had considered the special circumstances when concluding that a 35% split and 95 dwellings per annum should be provided within the PDNP? BT made the point that simply apportioning a figure based on population split is not an adequate means of taking National Park purposes into account. It is not a reasonable
assumption to simply apply the same aspirational objectives for jobs growth and affordable housing uplift across the whole District, including the National Park. Moreover there was no consultation with the National Park Authority in developing this aspect of the evidence. As such the figure of 95 is not accepted. However MH stated this had been considered and it was agreed that the statutory purposes of the PDNP result in constraint and accordingly the PDNPA will be unable to deliver the 95 dwellings per annum identified in the GL Hearn report.

IF outlined intelligence on possible sources of housing supply within the Park, including the following:

- Redevelopment at Bradwell engineering for 55 dwellings. Agreement between the developer and community through the Neighbourhood Plan has informed the scheme for this site. BT stated that in policy terms a scheme for more than 55 units would have been supported in principle and still could if material considerations indicate otherwise.
- The Bradwell Neighbourhood Plan identifies a boundary for the settlement, BT outlined that there may be some scope for small scale infill within the boundary but this would only be to support local needs on an exception basis. 5 -10 dwellings may be brought forward in this context.
- Hartington Creamery scheme – recently refused and pending an appeal hearing. Application for 26 dwellings.
- Bakewell Riverside – mixed use scheme being promoted. Seek to retain employment uses on site with element of housing, retail and commercial uses
- Historical commitment data within the PDNP is not complete with gaps in evidence. BT acknowledged that this area of work needed to be reviewed and updated. IF agreed to provide MH with historical commitment data by mid October 15.
- Completions – IF agreed to provide MH with completion data by mid October 15.
- BT stated that work will be undertaken to review potential sources of future supply within the key settlements identified in the adopted PDNPA Core Strategy – notably Bakewell, Bradwell, Hartington, Tideswell and Hathersage.
- SHLAA evidence – IF has previously appraised all sites identified in the Peak Sub Region SHLAA published in 2009. It was agreed that a detailed review and schedule of sites from the previous SHLAA would be provided by IF. MH stated that the re-appraisal of historical SHLAA sites should be mindful of guidance in the NPPF/NPPG regarding demonstrating the availability, suitability and achievability of sites included in evidence of housing land supply.

Agreed Actions

The principle actions and next steps agreed at the meeting include:

1. PDNPA to provide an updated schedule of sites and opportunities in the Park to meet housing needs. This will include appraisal of SHLAA sites and information on historic completion and commitment data.
2. Intelligence and evidence to support a windfall allowance will be documented and supplied.
3. A statement on the statutory purposes of the National Park and the implications of constraint on the ability of the PDNPA to contribute towards the level of housing need
identified in the GL Hearn Study and thus associated impact upon Derbyshire Dales District Council to meet the identified OAN will be provided and agreed by both parties.

4. IF and BT agreed to provide the above information by Mid October.

**Date of Next Meeting**

Next meeting to be arranged for the beginning of November. ES to liaise with IF to arrange next meeting.
Ms. Esther Smith  
Derbyshire Dales District Council  
Planning Policy  
Town Hall  
Bank Road  
Matlock  
Derbyshire  
DE4 3NN  

Dear Esther,

DERBYSHIRE DALES DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT

Thank you for our meeting held at your Offices on 2 September 2015 for the purposes of discussing potential housing sites in the Strategic Housing Land Availability Assessment.

During our meeting, I resolved to consider the need to update the existing Derbyshire Dales District Council Level 1 Strategic Flood Risk Assessment (SFRA) which was published in September 2008.

Since our meeting, I’ve made internal enquiries to establish the extent of flood modeling data available since publication of the SFRA. I’ve found the following information of relevance to Derbyshire Dales (not an exhaustive list):

- Ashbourne Flood Alleviation Scheme, completed April 2012.
- Preliminary Flood Risk Assessment for Derbyshire, Derbyshire County Council, May 2011.
- Flood Map for Surface Water, 2010

I have also discussed the need to update the SFRA with Mr. James Biddlestone of the Flood Risk Team at Derbyshire County Council, as the Lead Local Flood Authority. I understand that since 2008 flooding has impacted upon the following Derbyshire Dales communities:

- Washgreen, Wirksworth
- Bolehill
- Stoney Middleton
- Eyam
- Boyleston
In 2008, there was also significant flooding on the River Dove and Henmore Brook which impacted upon properties in Ashbourne and led to construction of the flood alleviation scheme, and surface water flooding in Matlock.

Given there is substantial additional flooding information available since publication of the SFRA, the Environment Agency considers the existing SFRA is out of date as an evidence base document and requires updating.

Our position is in accordance with the recommendations of the existing SFRA which advises that the “SFRA should be retained as a ‘living’ document and reviewed on a regular basis in light of better flood risk information and emerging policy guidance. (Paragraph 11.7, Page 100)”

We’re also mindful of Paragraph 158 of the National Planning Policy Framework which advises that “Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.” We consider that the existing SFRA does not fulfil this requirement in that the flooding evidence is not up to date.

We welcome the opportunity to work with your Authority on preparation of an updated SFRA and we’re happy to help write the brief and review tender submissions should this be of assistance to you.

Please do not hesitate to contact me on 0115 846 2662 or 07880 055307 should you wish to further discuss the need to update the SFRA.

Yours sincerely

Mrs. Naomi Doughty
Planning Specialist (Derbyshire)

Direct dial: 0115 846 2662 / 07880 055307
Direct e-mail: naomi.doughty@environment-agency.gov.uk

Cc. Mr. James Biddlestone, Flood Risk Team, Derbyshire County Council
Duty to Co-operate Discussion
Peak District National Park Authority
25th September 2015

Attendance

Dorcas Bunton (Chief Executive - DDDC)
Paul Wilson (Corporate Director - DDDC)
Sarah Fowler (Chief Executive - PDNPA)
John Scott - (Director of Planning - PDNPA)

Location : Aldern House, Bakewell

Background

The meeting had been requested by Derbyshire Dales District Council in order to provide an opportunity to brief the new PDNPA Chief Executive and the Director of Planning in respect of the preparation of a revised Derbyshire Dales Local Plan.

PW summarised the position following the Examination in Public conducted in July 2014 and the decision of the Council to formally withdraw the Local Plan in October 2014. Following withdrawal, the Council had commissioned various pieces of work in order to update the evidence base. This evidence included a revised Assessment of Housing and Economic Development Needs (September 2015) and Landscape Sensitivity Study (August 2015).

Key issues emerging from the Assessment of Housing and Economic Development Needs (September 2015) were as follows:

Trend-based Demographic Projections

- Official 2012-based Sub-National Population Projections suggest that the District’s population will increase by 8.4% between 2013-33, but because of changes in the age structure of the population this will not support any growth in the workforce.

- Taking account of how households of different ages will occupy homes, and a level of vacant and second homes within the housing stock, the Assessment indicates that 244 dwellings per year would be required to accommodate this.

Economic Dynamics and Growth Potential

- The District has a high number of businesses, but has low wages and an above average representation of part-time jobs. There is an above average representation of employment in public administration, tourism/hospitality-related activities, mining/quarrying, and agriculture-related activities. It benefits from a high quality of life, but transport accessibility is low compared to other parts of Derbyshire or the Sheffield City Region.
The District’s economy has a low representation of key sectors, including business and professional services, which are expected to perform strongly in the medium/longer-term.

**Affordable Housing Need**
- The report includes an assessment has the housing needs arising from households who require financial support – these households would be eligible for affordable housing. This indicates that taking account of the current supply of affordable housing, 93 households will require support each year in meeting their housing need.
- The affordable housing need represents 38% of the need identified in the demographic-led projections, based on the 2012-based Household Projections.

**Objectively-Assessed Housing Need**
- The Assessment identifies an Objectively-Assessed Need (OAN) for 322 homes per year across Derbyshire Dales District between 2013-33.
- Derbyshire Dales District includes parts of the Peak District National Park. The Planning Authority for the National Park is the Peak District National Park Authority. Derbyshire Dales Local Plan will deal with the area outside of the National Park.
- GL Hearn consider that it would be a reasonable planning assumption to assume that the demographic-based need can be split on the basis of the current distribution of population within those parts of the District inside and outside the National Park.
- There is not an expectation that a National Park will seek to meet its objectively assessed housing needs in full. The policy focus is on meeting local needs with a specific focus on providing affordable housing within the Park; and working with local authorities to plan to meet housing needs across the wider Housing Market Areas.
- It is unrealistic to consider that sufficient housing provision is likely to be delivered in the PDNP to support workforce growth.
- Of the District’s population, it is estimated that based on the 2011 Census population that 35.9% live within the National Park. 64.1% live outside of the National Park.

**Timetable**
The timetable for the production of the Derbyshire Dales Local Plan is as follows:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Initial Consultation</td>
<td>November 2015</td>
</tr>
<tr>
<td>Draft Derbyshire Dales Local Plan consultation</td>
<td>February 2016</td>
</tr>
</tbody>
</table>
Submission Plan consultation    June / July 2016
Derbyshire Dales Local Plan submitted    September 2016
Examination in Public     Nov / Dec 2016

Agreed Actions

1. Derbyshire Dales to provide copy of the ‘Your Local Plan’ leaflet to PDNPA for comment prior to publication.

2. JS to contact colleagues at other National Parks in order to discuss their approach to ‘overlap’ areas and specifically, the distribution of housing land and housing targets relative to OAN.

3. DDDC and PDNPA to maintain in regular contact to review the approach to policy making and PDNPA impacts as part of the plan preparation process.

4. PDNPA to have regard to the implications of the Assessment of Housing and Economic Development Needs in any forthcoming review of PDNPA policies.

Paul Wilson
Corporate Director
From: Fowler Sarah [mailto:Sarah.Fowler@peakdistrict.gov.uk]
Sent: 29 September 2015 14:29
To: Bunton, Dorcas
Cc: Scott John
Subject: Housing needs

Dorcas

It was good to meet you and Paul Wilson on Friday to discuss your developing Local Plan and housing needs, thank you for your time. It was a good discussion and I thought it might be helpful to sum up the three key areas of agreement for joint working John and I took away from it, I hope you feel this is a fair reflection of our conversation:

1. Over the coming months Derbyshire Dales District Council and the Peak District National Park Authority with work together, during the preparation of the DDDC Local Plan, to prepare a joint case for a housing target for Derbyshire Dales District Council that reflects the strategic context of the National Park within the District. In particular, this will reflect the fact that there is not an expectation that the National Park will seek to meet a housing needs target.

2. DDDC will share with PDNPA a draft copy of the public consultation report, that is due to be published on 4 November 2015, to allow PDNPA an opportunity to comment on the draft and in particular the context on strategic principles to planning in the National Park.

3. In the longer-term, once the local plan draft is agreed in Feb/March 2016, DDDC and PDNPA to work together to consider what limited development might be appropriate within the National Park.

We agreed that for the next 6 months our officers time is best spent working together on bullet points 1. and 2. and we will return to a debate about bullet point 3. when the DDDC Local Plan is at its final stages early next year. I have agreed today with John Scott that our lead officer working with your team will be Brian Taylor, Policy Planning Manager

Regards
Sarah
Sarah Fowler
Chief Executive
Peak District National Park Authority
01629 816390
sarah.fowler@peakdistrict.gov.uk
Twitter: @peakchief

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Chief Executive
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01629 816390
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Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE t:01629 816200 www.peakdistrict.gov.uk Twitter: @peakdistrict
The Peak District: where beauty, vitality and discovery meet at the heart of the nation.

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http://www.claranet.co.uk
Dear Naomi,

Thank you for your and your colleagues time yesterday to assist with the preparation of a brief for the update of the Derbyshire Dales Strategic Flood Risk Assessment.

Please find attached a revised 'request for quotation' for the provision of an updated Derbyshire Dales Strategic Flood Risk Assessment. I hope to have encapsulated all the comments made during the meeting but would welcome any further comments on the brief both from the Agency and colleagues at Derbyshire County Council. I understand that you will circulate this to all those present for their input.

I would be also grateful if you could also please provide further contact details for the following organisations which were discussed:

AECOM/Capita Symonds
Halcrow
Jeremey Ben Associates
Motts Macdonald
Jackson Hyder
Jacobs

I would be most grateful if any comments or observations could be made by Friday 23rd October 2015. As advised I will be out of the office from 23rd October to 16th November, therefore please return any comments to Mike Hase - Policy Manager (mike.hase@derbyshire.gov.uk) and then work on this can progress in my absence.

Many thanks for your assistance.

Kind regards

Esther Smith
Senior Planning Policy Officer
Regeneration and Policy
Derbyshire Dales District Council
Town Hall
Matlock
DE4 3NN
Tel: 01629 761241
Email: esther.smith@derbyshiredales.gov.uk
BY E-MAIL ONLY

Dear Stephen

**Derbyshire Dales Local Plan – Duty to Cooperate**

I wanted to take this opportunity to thank you for agreeing to attend the Derbyshire Dales Local Plan Workshop on Friday 4th December 2015 which, as you will no doubt have surmised, will form part of our submissions to a future Examination in Public in respect of the requirements to meet the Duty to Cooperate.

I also wanted to take this opportunity to set out in advance of the workshop the scenario that I consider the District Council is most likely to be facing as we move forward with the preparation of the Derbyshire Dales Local Plan over the next few months.

You should have received an email from me at the end of October setting out details of the Key Issues that have emerged from the refresh of the evidence that has been undertaken since the District Council withdrew the Derbyshire Dales Local Plan in October 2014. If you wish to review this work you can find more details at [www.derbyshiredales.gov.uk/LocalPlan](http://www.derbyshiredales.gov.uk/LocalPlan)

The evidence clearly demonstrates that there is a complex set of relationships at play across the Derbyshire Dales. There are clearly economic and housing market relationships between the north of the District and Sheffield; and the south of the District and Derby. The central part of the District is slightly more complex, with a relationship between this area and a number of surrounding larger towns. The level of self-containment of migration is insufficient for the District to be regarded as a housing market area in its own right and the analysis suggests that different parts of the District fall in separate Housing Market Areas. The inter relationship between the Derbyshire Dales and surrounding Local Authorities is, therefore, a key consideration under the duty to cooperate.

In regard to housing provision, at this time the evidence is suggesting that the Objectively Assessed Need for Housing for the whole of the District for the period 2013-2033, should be in the order of 6,440 dwellings (322 dwellings per annum).

As you will no doubt be aware, the District Council is the Local Planning Authority for half of the District, with the Peak District National Park Authority being the Local Planning Authority for the remainder. The advice in the NPPF is that great weight should be given to

**Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI**
**Corporate Director**
**Town Hall, MATLOCK, Derbyshire. DE4 3NN**
For general enquiries telephone 01629 761100 or visit [www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

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conserving the landscape and scenic beauty of National Parks and that development should be restricted within them. As such, this places a considerable burden on the District Council as Local Planning Authority in that almost all the required new housing development has to be provided for within half the District Council area.

23rd November, 2015.

At this time we have estimated the following position taking account of all the information we have available:

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<tr>
<th>Description</th>
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<tr>
<td>OAN 2013-2033</td>
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<tr>
<td>Completions 2013-2015 DDDC</td>
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<tr>
<td>Completions 2013-2015 PDNPA</td>
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<tr>
<td>Commitments at 1st October 2015</td>
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<tr>
<td>Total Net Commitments</td>
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<tr>
<td>10% Discount for Non Implementation of Not Started Sites</td>
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<td>Net Figure</td>
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<tr>
<td>PDNPA Estimates 2013-2033</td>
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<td>PDNPA Estimates 2015-2033</td>
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<td>Windfall Allowance 2013-2033 Site Sizes 0-9</td>
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<td>Commitments on Sites Net Size 0-9 Dwellings</td>
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<tr>
<td>Net Windfall Allowance 2015-2033</td>
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<td>SHLAA Sites 10plus (Potential Allocation)</td>
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<tr>
<td>Anticipated Shortfall</td>
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Whilst there are a number of planning applications currently with the District Council for determination or at appeal which, if granted permission, will have the potential to reduce the anticipated shortfall, the calculation above assumes that all sites identified within the work we have undertaken on the SHLAA as having some potential to meet our housing needs would be allocated within the Local Plan.

In accordance with the Government’s Planning Practice Guidance, this letter advises you that the District Council wishes to commence constructive engagement with your Authority under the duty to cooperate. The first stage of this engagement will be the forthcoming workshop on Friday 4th December 2015.

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

Information communicated to the District Council may be disclosed to the public under the Freedom of Information Act 2000
Yours sincerely,

[Signature]

Mike Hase
Policy Manager
Dear Madam,

**Derbyshire County Council Land – Watery Lane, Ashbourne**  
**DDDC Planning Application : 15/00181/FUL**

Derbyshire Dales District Council is currently preparing a new Local Plan which will control the use and development of land outside the Peak District National Park for the period up to 2033. In this regard, it is a requirement of National Planning Policy that the Council make appropriate provision for the needs of Gypsies and Travellers.

The recent Derbyshire Gypsy and Traveller Assessment Report (2014) advises that there is a need for 6 pitches in the Derbyshire Dales in the period 2014 - 2019, with an additional requirement of 1 pitch every 5 years up to 2034.

In accordance with DCLG ‘Planning Policy for Traveller Sites’ (August 2015), the District Council is required to identify, and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets and to identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.

In this regard on 24th June 2015, the District Council granted planning permission for the change of use of land to Traveller Site with 4 no. family pitches at Watery Lane, Ashbourne (Application 15/00181/FUL). This is land which is in the ownership of Derbyshire County Council. The details of the application can be viewed on the Council’s website.

In order to inform the Local Plan process, I would be grateful if you could advise whether, Derbyshire County Council have engaged in any discussions with representatives of the Derbyshire Gypsy Liaison Group on the potential sale or lease of this land in order to facilitate implementation of the planning permission. If no discussions are currently ongoing, I would be grateful if you could formally advise me of Derbyshire County Council’s position as landowner, on the potential allocation of the site within the Local Plan for Traveller use.

Yours faithfully,

Paul Wilson  
Corporate Director

---

Judith Greenhalgh,  
Strategic Director of Corporate Resources,  
Derbyshire County Council,  
County Offices,  
Matlock,  
Derbyshire.  
DE4 3AG.  judith.greenhalgh@derbyshire.gov.uk

23rd November 2015.
Dear Mike

Thank you for consulting Natural England on the Derbyshire Dales Local Plan Key Issues Consultation. We have no specific comments to make on the questions that have been posed as part of this consultation but we advise that the Local plan’s development strategy should seek to avoid areas of high environmental value in accordance with the NPPF. Natural England expects sufficient evidence to be provided, through the SA and HRA, to justify the site selection process and to ensure sites of least environmental value are selected, e.g. land allocations should avoid designated sites and landscapes and should consider the direct and indirect effects of development or land within the setting of designated landscapes.

I have also attached a letter which sets out information on key themes to assist your authority in the development of policies and options.

If there is anything further that you would like to discuss on this matter please do not hesitate to contact me.

Kind Regards
Roslyn Deeming

Roslyn Deeming
Lead Adviser
Sustainable Development Team
East Midlands Area
Ceres House
2, Searby Road
Lincoln
LN2 4DT
0300 060 1524
roslyn.deeming@naturalengland.org.uk
<table>
<thead>
<tr>
<th>Name</th>
<th>Organisation</th>
<th>Signature</th>
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<tbody>
<tr>
<td>Rob Murfin</td>
<td>Derbyshire County Council</td>
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<tr>
<td>Helen Fairfax</td>
<td>North East Derbyshire District Council/District of Bolsover</td>
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<td>Mark James</td>
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<td>Ruth Wooddisse</td>
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<td>Stephen Jackson</td>
<td>Amber Valley Borough Council</td>
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<tr>
<td>Anna Miller</td>
<td>East Staffordshire District Council</td>
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<td>Richard Groves</td>
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<tr>
<td>Andy Waterhouse</td>
<td>Derby City Council</td>
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<tr>
<td>Brian Taylor</td>
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<tr>
<td>Alan Morey</td>
<td>Chesterfield Borough Council</td>
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<td>Steve Bufferey</td>
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<td>Ellie Roden</td>
<td>Sheffield City Council</td>
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<tr>
<td>Jon Fulford</td>
<td>Peak District National Park Authority</td>
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<tr>
<td>Nick Ireland</td>
<td>GL Mean</td>
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<tr>
<td>Andrew Waterhouse</td>
<td>Derby City Council</td>
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</table>
Minutes of Meeting 4th December 2015

Present:

Paul Wilson (Derbyshire Dales District Council- Corporate Director), Mike Hase (Derbyshire Dales District Council- Policy Manager) Danielle Kitchen (Derbyshire Dales District Council- Graduate Planning Policy Officer), Nick Ireland (G L Hearn), Helen Fairfax (North East Derbyshire District Council/ District of Bolsover), Mark James (High Peak Borough Council), Stephen Jackson (Amber Valley Borough Council), Anna Miller (East Staffordshire District Council), Richard Groves (South Derbyshire District Council), Andy Waterhouse (Derby City Council), Brian Taylor (Peak District National Park), Alan Morey (Chesterfield Borough Council), Steve Buffery (Derbyshire County Council), Ellie Roden (Sheffield City Council), Ian Fullilove (Peak District National Park Authority).

Apologies:

Rob Murfin (Derbyshire County Council), Ruth Wooddisse (Staffordshire Moorlands Borough Council)

Presentation by Mike Hase: - Outlining the purpose of the workshop and providing an update on where Derbyshire Dales District Council is in regards to the preparation of a Local Plan.

Round the Table update on progress of each local authority:

East Staffordshire:

Plan Period- 2012-2031

Adopted Plan Oct 2015. Just been through the High Court process unchallenged. Have updated their SHMA and are considered their own housing market area. Their OAN is up to date. They have gone with an employment led target which is higher than their OAN.

South Derbyshire:

Examination Hearings last year- main concerns the S.A from a Housing Market Area point of view and the 5 year supply. Have subsequently submitted an additional strategic site. Examination in Public next week

Derby: Included within HMA with Amber Valley and South Derbyshire. Needs figure for whole area agreed by inspector within other hearings. Plan to submit before Christmas with a view to a hearing in April.

High Peak: Plan to submit in January/February. Look to adopt next year. Updated SHMA last year- found to be almost self-contained.

Peak District National Park: Adopted Core Strategy within October 2011. Development Plan Documents to replace the saved local plan within early 2017- draft version approved by authority.

Staffordshire Moorlands: April next year to adopt. Looking to go for somewhere between 220 (demographic growth) and 460 (economic lead growth).
North East Derbyshire: Local plan consultation earlier this year. Found they were unable to deliver their housing needs. Evidence suggests that they will need to do a green belt review. Revised options consultation to take place in June.

Bolsover - Have a target of 250p/a and that they should have the supply for that.

Chesterfield: Adopted Core Strategy. Draft sites and boundaries plan anticipated late spring early summer. Low delivery and so have to have the 20% buffer. Although they have the supply their issue is with the delivery.

Amber Valley: same evidence as Derby. Plan period 2011-2028. Hearings were held in March 2014. These were suspended due to issues with OAN and 5 year supply. Since then have been working on delivering more strategic sites. Joint session held with South Derbyshire over the split of needs from the HMA. Overall figure agreed. Hearings 15th December. Numbers agreed in affect however split may change over site specific issues.

Sheffield: Currently out for citywide options consultation. Plan period up to 2034. 40-46 thousand. 2-3 thousand p/a. SHMA updated 2013. SHLAA suggests enough land for 23 thousand - look to provide for the rest through urban intensification and extension. This would mean moving some employment land. Want to meet their own need - this has yet to go through political approval.

Presentation by Nick Ireland: - outlining housing market area geographies

Discussion:

Derby- The CURDs study recommends a two tier system however this has not been agreed by government so it has no status. The relevance of this point is that the CURDs study is helpful, consistent and referenced by PAS and should be the starting point. Also note that CURDS do 20-30 different scenarios.

Need to be careful with the language used. HMA is more than the geographic/academic definition. To say there is a relationship is fine but to say there is a definite solid HMA is not.

North East- Can DDDC say which proportion of the unmet needs are in the North and which in the South and have we desegregated our needs?

Mike Hase- Northern and Southern built form follows two different patterns of development and it is not a simple exercise to say where the need is.

PDNP- the PDNP’s approach to development is different therefore when DDDC calculate their figures for economic growth the figures for within the PDNP should not be uplifted.

Derby- Have realised that DDDC is responsible for the whole of the district. Potential for DDDC to make an argument to the inspectorate that the constraining nature of the area should mean a lower OAN.

PDNP- PDNP actively takes off the level they provide. Rather than a housing target they provide an estimate of how much will be provided.
Derby- the need clearly lies within the North. DDDC need to be clear on where the shortfall is and how the PDNP constrains them.

Peak Park- Raises the issues that within the ‘your local plan’ leaflet it says the split between PDNP and DDDC planning area is 50/50 however this reflects only physical land not the population split.

Derby- It is difficult for those in the South to explain to their members etc why they are taking this need when it has actually come from the North of DDDC.

**Presentation by Nick Ireland:** - Assessing the OAN for Derbyshire Dales

**Discussion:**

North East- Reflective of SHMA’s up to now- interesting part is the affordable housing. Are DDDC still meeting the affordable housing need of 101? Does this inform DDDC’s affordable housing policy?

Nick Ireland- there are some legal issues over affordable housing- Kings Lynn two different outcomes. The affordable needs model used takes a lot of things into account including the release of properties with the affordable figure adjusted for this and the concealed homeless.

PDNP- Does this process drive the economic figures? Does DDDC have an aspiration for a modest growth or would they prefer something else?

Mike Hase- Everything is aligned. The level of growth forecast is the same as DDDC’s ambition. For the economy to grow need the people and the younger people as without this it would flat line.

PDNP- This allows the PDNP to say that theirs is a balanced approach as they are achieving their own objectives.

Derby- When considering the OAN and uplifted economy and affordable housing scenarios how does this come with the scenario of DDDC wanting to outsource the needs as you don’t have enough?

Mike Hase- DDDC are assessing where we can go and what we can do.

Derby- Uplift aspirations but not in DDDC’s own district.

Mike Hase- the economic uplift option may not be chosen if we do not have the land to support this.

Derby- Wouldn’t benefit DDDC as the houses wouldn’t be in the district. Would be difficult for Derby to take this option to their members as they would say find the space within your own district.

PDNP- Query regarding viability. Where is DDDC at with policy and the % for affordable housing contribution.

Mike Hase- Evidence suggest that policy will need to reduce to 30% to ensure that there is headroom for the potential introduction of CIL

Chesterfield-discussion mainly focused on moving housing to other boroughs. Should we also be doing the same for economic development. Need to plan for better infrastructure etc for commuting.
Amber Valley- Economic uplift and the wider strategic economic aspirations from LEP- issues for future policy on commuting

**Presentation by Mike Hase: Update on DDDC’s supply.**

**Discussion:**

North East- how accurate is the SHLAA table?

Mike Hase- It could well change. DDDC will be able to give a clearer figure in January.

Amber Valley- with the amenities is there a set criteria?

Mike Hase- Yes – this is based upon the work we have undertaken on our Settlement Hierarchy which identifies the extent of services and facilities within each settlement.

East Staffordshire- How many sites do you have on appeal?

Mike Hase- 60 units on appeal at the minute.

Derby- Are you assuming 0 demolitions?

Mike Hase- For each site with the benefit of planning permission the net figure takes account of the level of demolition on each site

DCC- Issues over sifting and the landscape. When there is a shortage of land supply Inspectors seem to be placing little emphasis on landscape matters.

Amber Valley- this is the same for amenities.

Chesterfield- If there is a shortfall will DDDC reassess failed sites? Chesterfield’s members will ask this before any discussion.

Mike Hase- One of the things we will look at is increasing densities, and other sites to see whether any failed sites may have some overall potential.

PDNP- Does the filter process have different scores for different parts of the landscape?

Mike Hase- The settlement hierarchy and site assessment takes account of the various categories of landscape sensitivity

Chesterfield- Chesterfield falls within the Northern HMA. When they did their work they assumed that they would go back through the process and reassess failed sites if they had a shortfall.

DCC-Keith Holland suggested that SHLAA could go to 6400. From experience elsewhere it would appear that Inspectors are actually placing little weight on landscape as part of their considerations

Derby- Need to be more explicit about the shortfall coming from the PDNP then it will be clear to the politicians why DDDC can’t provide the full amount.

Nick Ireland- quick calculation made. The plan area meets its own need, economic and 30% of the PDNP’s needs. NP need is 1900 and have a shortfall of 1500
Derby - this affects which authorities DDDC talk with - should sell it on this basis.

Sheffield – Question whether DDDC have any controversial sites within the SHLAA? Sheffield had issues on this when publicising theirs. This is when they ran into their biggest problems.

Mike Hase – No sites have yet been publicised but anticipate that there will be sites that will be controversial.

East Staffordshire-Don’t include a 10% non-implemention in calculation for Local Plan purposes only for five year supply. Have also used historic data on windfalls of 10+. This went through their EIP. Further detail sent through and will be reviewed as to applicability within DDDC.

PDNP-May be a political issue but there is a legal basis. Although the regional plan has now been abolished the legal basis and constraints associated with the national park haven’t changed.

Derby- Problem is the lack of strategic plan. Had not previously fully appreciated what DDDC do.

PDNP- This is DDDC saying that they are doing their Duty to Cooperate.

North East- the regional plan previously split it between everywhere.

PDNP- It does cover everywhere but as the largest part of the National Park DDDC do take the majority of development.

Derby- The shortfall is due to constraints and this is the only reason that the OAN can’t be met. York has argued this with their greenbelt. Could DDDC make a similar argument? Derby can’t meet its own needs let alone any extra from DDDC.

North East- is there an OAN for the PDNP?

PDNP-An OAN was included as part of the evidence base for their core strategy which was adopted in 2011. This will be updated. (Update will not be within the timescale available for DDDC to use this information to support them)

North East-Easier political sell made easier if PDNP do their own OAN. Could DDDC and PDNP do a joint letter explaining the situation for the purposes of the Duty to Cooperate.

Derby- This is a different dynamic than the usual Duty to Cooperate. Feel it should be the PDNPA who needs to cooperate with everyone rather than DDDC having to speak to each authority.
Dear Mr. Hase,

DERBYSHIRE DALES LOCAL PLAN – KEY ISSUES CONSULTATION

Thank you for your e-mail of 30 October 2015 notifying the Environment Agency of the updated evidence base to the emerging Local Plan and asking for comments on a number of identified key issues.

The Environment Agency has made representations using the on-line questionnaire, a copy of which is reproduced below for completeness.

Key Issues and Strategic Objectives

The Environment Agency welcomes the proposed retention of ‘Protecting Peak District Character’ as a theme for the emerging Local Plan. We consider that the natural environment and the setting of the Peak District National Park make Derbyshire Dales a distinctive and special place as well as being a valuable asset to be celebrated through positive planning.

The Environment Agency notes the proposed amendment to Strategic Objective 13 which relates to the risks posed by flooding; pollution; and climate change. However, we do not believe that these natural threats and hazards sit well with the risk posed by crime and the fear of crime. We recommend that the issues are separated into two different strategic objectives – perhaps with crime and the fear of crime being incorporated into Strategic Objective 3 on design.

We also consider that the starting point for Strategic Objective 13 should be to ‘avoid’ inappropriate development in areas at risk of flooding rather than ‘minimise’, which is in keeping with the advice contained in Paragraph 100 of the National Planning Policy Framework. The Environment Agency recommends that Strategic Objective 13 should be amended as follows:

“SO13. To support developments that avoid areas at risk of flooding; take account of the impacts of climate change; and do not pose an unacceptable risk of pollution to the natural environment.”

The Environment Agency does not have any comment to make on the remainder of the key issues identified for consultation.

Please do not hesitate to contact me on 07880 055307 should you wish to discuss the above representation.

Yours sincerely

Environment Agency
Trentside Offices Scarrington Road, West Bridgford, Nottingham, NG2 5FA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..
Mrs. Naomi Doughty
Planning Specialist (Derbyshire)

Direct dial: 0203 0253346 / 07880 055307
Direct e-mail: naomi.doughty@environment-agency.gov.uk
For the attention of Mike Hase

I refer to your e-mail of 30 October inviting Highways England to comment on the Local Plan Key Issues.

Highways England welcomes the opportunity to comment on Derbyshire Dales District Council’s Local Plan Key Issues document. It is Highways England’s role to maintain and safeguard the safe and efficient operation of the strategic road network whilst acting as a delivery partner to national economic growth. In relation to the Derbyshire Dales Local Plan, Highways England’s principal interest is safeguarding the operation of the A50, which runs through the southern section of the plan area. In July 2014, Highways England notes that the Local Plan was subject to an Examination in Public (EiP), at which the Inspector considered the Council’s position in respect of the Duty to Co-operate and the Objectively Assessed Need for housing. However, Highways England understands that in October 2014, the Council resolved to withdraw its Local Plan following recommendations from the Inspector. Since the withdrawal of the Local Plan, it is noted that work has been on-going to refresh the evidence base in order to ensure that the policies and proposals that are brought forward are up to date and that the Local Plan will be found sound at a future EiP.

Therefore Highways England understands that the purpose of this consultation document is to set out Key Issues that have emerged from the refresh of the evidence base that has been undertaken since October 2014.

Highways England notes that ten key issues were previously agreed before the Local Plan was withdrawn. Suggested amendments to these key issues are set out in the current consultation document however Highways England considers that it does not have any comments to provide. A series of strategic objectives were also agreed in the Local Plan document. Amongst the amendments to these objectives put forward by the Council is the inclusion of Strategic Objective 17: “To increase the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure”. Highways England welcomes the inclusion of this objective as a means of helping to reduce vehicular demand on the strategic road network.

Highways England acknowledges that a review of the Housing and Economic Development Needs of the Plan area has been undertaken to address comments made by the Inspector who stated that in setting its Objectively Assessed Need for Housing, the Council had not adequately taken account of providing for affordable housing needs nor the economic aspirations for growth set out within the Derbyshire Dales Local Plan. This review has led the District Council to formulate three different levels for housing growth between 2013-2033 (5,300, 6,440 or 7,200 dwellings) and a target of 15 hectares of new employment land across the district.
At this stage, Highways England is not in a position to comment on which option it would prefer however it would suggest that new development is to be best located in areas where infrastructure is already in place so as to accommodate growth in the most sustainable manner. It understands that the Council’s Strategic Housing Land Availability Assessment (SHLAA), which was published in November 2013 is currently subject to a comprehensive review following advice from the Planning Inspector. It notes that it is anticipated that the draft version of the SHLAA will be available from early 2016 and Highways England would welcome engagement in its consultation process.

A Settlement Hierarchy has also been developed in order to guide development to the most sustainable settlements across the plan area. The strategy in the new Local Plan is to seek to guide the majority of new development to higher tiered settlements. Highways England notes that both Sudbury and Doveridge, which are located in close proximity to the A50, have been identified as Tier Three settlements in the Settlement Hierarchy and as locations for employment growth. Similarly, Ashbourne which is also located in relative proximity to the A50 is identified as a Tier One settlement. Dependent upon the scale of growth planned to come forward at these locations, there could be some impacts on the A50 which may need to be assessed.

Highways England has no further comments and trusts that the above has been useful in the progression of the Derbyshire Dales District Local Plan.

Regards

Graham Broome
Asset Manager for Derbyshire
Dear Mr Hase,

**Derbyshire Dales Local Plan – Key Issues Consultation**

Thank you for consulting Derbyshire County Council (DCC) on the above key Issues Consultation (KIC). DCC’s officer technical comments on the KIC are set out below. On 18 September 2015, DCC submitted officer technical comments on the Derbyshire Dales Local Plan – Sustainability Appraisal Scoping Report (SASR), which are of relevance to the KIC and are referred to below as appropriate.

**Member Comments**

Local County Councillors with electoral divisions in Derbyshire Dales District were consulted on the KIC. No comments were received. Any comments received subsequently will be forwarded to you.

**Officer Comments**

**Housing**

**Strategic Objectives**

Table 3 in the KIC sets out Derbyshire Dales District Council’s (DDDC’s) proposals to revise the Strategic Objectives for the Local Plan. Objective SO10 seeks ‘To facilitate the required housing growth for the plan area in sustainable and accessible locations’.

It is of concern, however, that SO10 does not adequately meet the requirements of the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), which requires local planning authorities to seek to meet the full objectively assessed housing needs (OAHN) of their areas. This concern was previously raised by DCC in its response to the SASR.
The Inspector presiding over the examination of the recently withdrawn Derbyshire Dales Local Plan Submission (DDLPS) raised soundness concerns that the level of housing provision proposed in the Local Plan was considerably below that required to meet the full OAHN of the District (about 6,400 dwellings) based on the most up-to-date population and household projections that were available at the time. DDDC commissioned new evidence in its Assessment of Housing and Economic Development Needs (AHEDN) to address the Inspector’s concerns, particularly that the approach taken to setting its OAHN in the DDLPS did not adequately take account of the requirement for the affordable housing needs, and economic aspirations for growth, to be addressed. This new evidence concludes that the OAHN of the District, which takes into account future demographic growth in population and households, the requirement to meet affordable housing needs, and to meet the economic growth potential of the District, would justify an OAHN of 6,440 dwellings over the Plan period to 2033.

It may be a possibility (as indicated at the Local Plan workshop event at DDDC on 3 December 2015) that recent updated evidence, particularly the Strategic Housing Land Availability (SHLAA), may subsequently indicate that the land supply in the District may not be sufficient to meet fully the OAHN requirement of the District, when other environmental constraints are taken into consideration (see comments below). The outcome of that work, however, is yet to be completed and no evidence is presented in the KIC that would indicate that this is the case. It is important that the need for the Local Plan to seek to meet the OAHN of the District should be a key Strategic and Sustainability Objective of the revised Local Plan from the outset. A revised wording for SA10, therefore, is suggested below:

‘To meet the objectively assessed housing needs of the District, subject to consideration of other Strategic Objectives of the Local Plan.

Housing Market Area and Functional Economic Area

It is noted that a review of the District’s likely housing market area (HMA) and functional economic market area (FEMA) has been undertaken in the AHEDN. This indicates that the northern part of the District should be defined as falling within a Sheffield-focused HMA / FEMA with some inter-relationships between the north of the District and High Peak, particularly Buxton. The southern part of the District is considered to fall within a wider Derby-focussed HMA / FEMA. The central part of the District is considered to fall within an ‘area of overlap’ between the northern and southern HMAs / FEMA with influences from Sheffield, Chesterfield and Derby.

Having reviewed this evidence and attended the presentation on its findings held on 3 December 2015, it is considered that the assessment and conclusions on the HMA and FEMA in the AHEDN study provide a reliable and robust basis on which to consider the assessment of the District’s future housing and employment land needs.
Objectively Assessed Needs for Housing

In the context of the comments above, it is considered that the AHEDN is a comprehensive and robust piece of evidence because:

- it is fully compliant with the requirements of the NPPF and NPPG for OAHN studies;
- it is based on the up-to-date demographic data in the 2012-based Sub-National Household Projections and 2012-based Sub-National Population Projections, including appropriate sensitivity testing;
- it includes assessment of house price data in the area; and
- it applies a range of up-to-date economic forecast and other economic / employment data.

Applying all the assumptions above, the AHEDN concludes that the OAHN of the District would be 322 dwellings per annum (pa), comprising 244 pa dwellings to meet demographic growth; 21 pa dwellings to meet affordable housing needs; and 57 pa dwellings to meet economic growth.

Using outcomes and conclusions of the AHEDN work, paragraph 3.29 of the KIC sets out three options for consideration of the District’s future housing requirement, which include:

- Option 1: Meeting affordable housing needs = 265 dwellings per annum (total 5,300)
- Option 2: Meeting OAHNs = 322 dwellings pa (total 6,440)
- Option 3: Boosting the Derbyshire Dales economy = 360 dwellings pa (total 7,200).

In the context of the comments above on the Strategic Objectives of the Plan, and particularly the conclusions of the Local Plan Inspector on the DDLPS, it is considered that the Local Plan should seek to set out a housing requirement for the District of 6,440 dwellings, which would meet the OAHNs of the District over the Plan period (Option 2). This requirement would meet the demographic, affordable housing and economic growth needs of the District over the Plan period, which would not be met by Option 1. Option 3 would be unlikely to be deliverable or sustainable, given past housing delivery rates and the significant environmental constraints that exist within the District. The associated housing target of 7,200 dwellings would also be more than likely to require an element of the housing requirement to be met from outside the District, in adjoining local authority areas (see below).

Strategic Housing land Availability Assessment

It is noted in paragraph 4.5 that the District’s current SHLAA was published in November 2013 and provided evidence to justify the District’s housing provision requirement set out in the DDLPS. The Inspector who presided over the Local Plan examination, however, raised concerns about the robustness of the SHLAA and the quantum of deliverable and developable land that it had identified, which was well below the Inspector’s view on what a robust OAHN for the District (6,400
dwellings) should be. In this context, it is welcomed that DDDC is reviewing the SHLAA, including a new ‘call for sites’, which has identified 206 sites with potential for housing development.

Given the AHEDN has concluded that the OAHNs for the District is 6,440 dwellings, it is important that a thorough, robust assessment is carried out in the SHLAA of all the potential sites that have been identified for housing development and that the SHLAA, as far as possible, seeks to identify sufficient land to meet the OAHNs of the District.

Whether the SHLAA identifies sufficient land to meet the OAHNs of the District will be an important consideration under the ‘Duty to Cooperate’, particularly if the identified land supply proves insufficient to meet the OAHNs and part of the District’s housing need may need to be met in adjoining local authority areas. Early engagement with all relevant local authorities, including DCC, will be important.

**Transport / Highways Matters**

DCC’s Highways officers are working with DDDC’s officers to assist them in the development of the emerging Local Plan’s transportation evidence base. This includes a study of the potential traffic and transportation implications of the potential sites identified within the Call for Sites, and will form an important part of the overall assessment of the suitability of the sites for inclusion in the Local Plan as allocated sites.

**Infrastructure Matters**

The revised wording to Strategic Objective 12 “To protect and facilitate the necessary infrastructure, connectivity, services and facilities to support the development of the District and connectivity” is preferred to the previous wording of this Strategic Objective and is supported. However, it is suggested that the repeated words ‘..and connectivity’ in the revised Objective are deleted.

**Review of Infrastructure Needs and Plan Viability**

The acknowledgement of the importance of infrastructure provision as a driver behind sustainable development at paragraph 7.1 is welcomed and supported. DCC also welcomes the acknowledgement in paragraph 7.2 that the strategic infrastructure required to support new development includes not only transport and utilities but also County Council services such as education, waste and social care. It is also welcomed that DDDC has previously undertaken extensive work in this area, which will help inform the content and objectives of the Local Plan.

**Viability and Community Infrastructure Levy (CIL)**

It is noted that initial assessment works have been undertaken to assist DDDC to consider whether the adoption of a CIL would be viable within the District. In the event that DDDC does decide to adopt a CIL, DCC requests that the list of infrastructure included in the Regulation 123 List needs to be given careful
consideration. In particular, it is important that DDDC is specific about the type and nature of the infrastructure projects that are included in the List (major highways works etc) and those types of smaller infrastructure projects (for example, primary schools) that may reap greater benefits by continuing to secure contributions via the existing Section 106 Contributions route. DCC’s officers would be pleased to discuss this issue further with DDDC officers.

DCC’s officers wish to emphasise that affordable housing, similar to all other forms of housing, puts demand on infrastructure provision. Any decision on the balance between affordable housing and CIL charging should also take this issue into account.

**Landscape Matters**

The revised Strategic Objectives (SO1 to SO5) relating to the ‘Protection of Peak District Character’ are fully supported from a landscape point of view. These Objectives are especially important in a rural district such as Derbyshire Dales. The following Strategic Objectives are particularly given full support:

- **SO2**: To maintain, enhance and conserve the areas’ distinct landscape characteristics, biodiversity, and cultural and historic environment.
- **SO3**: To ensure that design of new development is of high quality, promotes local distinctiveness and integrates effectively with its setting.
- **SO4**: To protect and enhance the character, appearance and setting of the District’s towns and villages.

**Strategic Housing Land Availability Assessment**

It is welcomed that the SHLAA methodology for assessing sites will include appraisal of the landscape sensitivity of sites.

**Strategic Landscape Sensitivity Assessment**

The conclusions of the Strategic Landscape Sensitivity Assessment (SLSA) are set out in paragraph 5.13, which particularly concludes that:

‘The density of settlements increases towards the north, with the collection of settlements located on the A6 around Matlock comprising the most densely developed area. In this area physical coalescence has occurred between many of the settlements, such as Matlock and Upper Hackney, and Darley Dale and Two Dales, and it is difficult to identify the delineation of settlements on a map. However visual coalescence is prevented due to the presence of extensive screening vegetation, and open space alongside the A6. Land which prevents visual coalescence is therefore of high sensitivity, and it is important that this land remains undeveloped in order to maintain the perceived breaks between settlements’.

DCC’s Landscape officers would agree with, and support, the findings of the SLSA above. It is very important that the land between Matlock and Upper Hackney, and Darley Dale and Two Dales, remains undeveloped. Specific
findings of the SLSA, such as this, can underpin and should be translated into specific policies in the Local Plan to protect these very sensitive areas from development. The policies should be robust so that they can achieve this key finding and retain these strategically sensitive green wedges separating the urban areas.

Paragraph 5.13 indicates that the SLSA concludes that:

‘Land of high sensitivity in this area also relates to the proximity to the Peak District National Park. Many of the settlements, such as Rowsley and Northwood, are located on the opposite side of the Derwent Valley to the Peak District National Park. Therefore land surrounding them is visually prominent in views from the Park, and development could potentially adversely impact upon the setting of the Park’.

It is considered that this finding could also warrant a specific policy in the Local Plan to guide and control development in this sensitive location.

Paragraph 5.13 also indicates that the SLSA concludes that:

Areas of high sensitivity within the south predominantly related to visually prominent land which slopes down from the hilltop settlements, and land which contributes to the rural character of settlements. Sensitivity was also generally high in villages with heritage constraints, where the majority of the surrounding landscape was located within a Conservation Area, or was important for the setting of listed buildings.

Areas of low and medium sensitivity throughout the district were generally identified on land at a similar elevation to the adjacent settlement edge, which was enclosed or semi-enclosed with low visual prominence, and did not contribute to the character or setting of the settlement.”

Overall, it is clear from the study’s conclusions set out above that there are only a few, small pockets of land considered to be of low sensitivity in the District and that the majority of the areas in the study areas are of high landscape sensitivity.

It is important that the Local Plan preparation process ensures that the detailed findings in the SLSA:

- receive due consideration and weight in the SHLAA site assessment process; and
- inform and are translated into robust policies in the Local Plan that protect the extensive and highly sensitive landscape which surrounds the settlements in Derbyshire Dales.

Settlement Hierarchy

It is noted that the settlement hierarchy set out on page 35 identifies the status of 26 settlements in the District. A key issue identified on page 36 is whether small scale infill and consolidation in the villages not listed in the settlement hierarchy
should be an appropriate strategy to adopt. However, the villages not listed have not benefitted from a landscape sensitivity assessment. Any decision, therefore, on potential development in these villages should be supported by consideration of the sensitivity of the landscape and the potential landscape and visual effects of the proposed development.

Gypsy and Traveller Issues

It is welcomed that Section 8 in the KIC sets out details of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA), published in August 2015. The KIC appropriately notes that the GTAA sets out a requirement that provision should be made for 6 pitches in Derbyshire Dales District over the next five years and a further 1 additional pitch should be provided every five years thereafter up to 2034, equating to 9 pitches over the 20 year period. It is welcomed that this requirement is set out in the KIC and will form the basis of policies and identification of sites for Gypsies and Travellers in the Local Plan.

It is also welcomed that Section 8.10 sets out details of a number of recommendations in the GTAA relating to the preferred size and type of sites and pitches required to meet the accommodation needs of Travellers; and that local authorities should work jointly within their HMA-type groupings to examine their SHLAAs as well as other land availability documents to identify suitable locations for Traveller sites.

I hope the comments above are of assistance in the preparation of the Local Plan.

Yours sincerely,

(signed S Buffery)

Steve Buffery
Principal Planner
Policy and Monitoring
Many thanks for your time this morning, much appreciated.

As promised I have set out the sites which make up the 585 units where the District Council has resolved to granted planning permission but the permission has yet to be issues because the s106 obligations have not been signed.

<table>
<thead>
<tr>
<th>Sites with Resolution to Grant</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ashbourne Airfield (based on 40dpa starting on site 2017)</td>
<td>367</td>
</tr>
<tr>
<td>Leys Farm (15/00319/OUT) 115 dwellings, granted 22/07/2015</td>
<td>115</td>
</tr>
<tr>
<td>Harveydale Quarry, Matlock (15/00305/OUT) granted 14/07/2015</td>
<td>20</td>
</tr>
<tr>
<td>Land East of Bakers lane, Doveridge (15/00389/OUT) granted Committee 22/09/2015</td>
<td>70</td>
</tr>
<tr>
<td>Main Road, Brailsford (15/00043/OUT) granted 30/09/2015</td>
<td>13</td>
</tr>
</tbody>
</table>

The Table below sets out the extent of Commitments on a Settlement by Settlement Basis as at 1st December 2015

<table>
<thead>
<tr>
<th>Settlement</th>
<th>No. Commitments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alkmonton</td>
<td>1</td>
</tr>
<tr>
<td>Ashbourne</td>
<td>503</td>
</tr>
<tr>
<td>Atlow</td>
<td>1</td>
</tr>
<tr>
<td>Biggin</td>
<td>1</td>
</tr>
<tr>
<td>Bonsall</td>
<td>6</td>
</tr>
<tr>
<td>Boylestone</td>
<td>2</td>
</tr>
<tr>
<td>Bradbourne</td>
<td>1</td>
</tr>
<tr>
<td>Bradley</td>
<td>1</td>
</tr>
<tr>
<td>Darley Bridge</td>
<td>2</td>
</tr>
<tr>
<td>Darley Dale</td>
<td>107</td>
</tr>
<tr>
<td>Doveridge</td>
<td>8</td>
</tr>
<tr>
<td>Ednaston</td>
<td>3</td>
</tr>
<tr>
<td>Location</td>
<td>Count</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Hognaston</td>
<td>1</td>
</tr>
<tr>
<td>Hopton</td>
<td>1</td>
</tr>
<tr>
<td>Hulland Ward</td>
<td>7</td>
</tr>
<tr>
<td>Kirk Ireton</td>
<td>3</td>
</tr>
<tr>
<td>Longford</td>
<td>3</td>
</tr>
<tr>
<td>Marston Montgomery</td>
<td>1</td>
</tr>
<tr>
<td>Matlock</td>
<td>841</td>
</tr>
<tr>
<td>Matlock Bath</td>
<td>2</td>
</tr>
<tr>
<td>Middleton by Wirksworth</td>
<td>52</td>
</tr>
<tr>
<td>Osmaston</td>
<td>1</td>
</tr>
<tr>
<td>Rodsley</td>
<td>2</td>
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<tr>
<td>Rowsley</td>
<td>2</td>
</tr>
<tr>
<td>Snelston</td>
<td>1</td>
</tr>
<tr>
<td>Tansley</td>
<td>36</td>
</tr>
<tr>
<td>Wirksworth</td>
<td>47</td>
</tr>
<tr>
<td>Yeavely</td>
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</tr>
<tr>
<td>Yeldersley</td>
<td>6</td>
</tr>
<tr>
<td>Other Locations</td>
<td>3</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1723</strong></td>
</tr>
</tbody>
</table>

I trust that this meets with your satisfaction, and I look forward to working with you again in the future.

Would be grateful if you could provide a copy of the strategy as discussed this morning, a note on abatement, a contact for the Sudbury practice, and any comments on the information you have provided by no later than 16th January, in order that it can considered and as necessary reflected upon in time for LPAC on 18th January 2016.

I trust that this meets with your satisfaction.

Kind Regards

Mike Hase  
Policy Manager  

Derbyshire Dales District Council  
Town Hall  
Bank Road  
Matlock  
Derbyshire DE4 3NN  
e-mail [mike.hase@derbyshiredales.gov.uk](mailto:mike.hase@derbyshiredales.gov.uk)  

Tel No. 01629 761251  
Fax No. 01629 761163
NORTH DERBYSHIRE CCG

DERBYSHIRE DALES LOCAL PLAN – HOUSING TARGET

CCG Comments on the information provided re proposal for housing numbers.

The main impacts for north Derbyshire CCG will be on the General Practices covering the Darley Dale and Matlock localities.

Darley Dale
There is one GP in Darley Dale – Darley dale MC – the existing premises for this Practice are already at capacity and the CCG is urgently considering options for expansion or alternative accommodation for this Practice.

The information that potential increase in housing in the area will be over 300 by 2021 and over 400 by 2026 will be factored into the scale of the revised/new accommodation required for this Practice. Although we may seek to have the need for new Practice premises to be included in any S106 agreement for any large scale developments, the new accommodation will not be dependent on contributions from this.

Matlock
There are two General Practices in Matlock – Imperial Road Surgery and Lime Grove surgery.

In 2014 NHS England did a survey of GP premises in Derbyshire and compared the actual size of each Practice accommodation to a notional standard based on the number of patients registered with the practice. The existing premises of both these Practices was assessed as at only 70% or less of the standard. We were therefore already giving consideration to the need to improve the accommodation of the Practices.

The CCG has just identified funding to undertake an assessment of options for GP premises configuration in Matlock & Darley Dale. This will definitely take in to account the growth in local population expected form the level of housing growth identified in the information provided.

The CCG will formulate plans to allow for this growth when identifying the best solution for the Practice premises over the next 15-20 years. We will expect that S106 agreements entered into with developers of the larger schemes identified for Matlock include any element to contribute to expansion of GP accommodation; or if a CIL scheme is introduced that the CCG benefit form an element of any levy placed on developments in Matlock area.

Martin Colclough

14th January 2016
**Meeting with Derbyshire County Council - Education Authority**

25th January 2016

Attendees

Paul Wilson – Derbyshire Dales District Council
Mike Hase - Derbyshire Dales District Council
Dee Hill - Derbyshire County Council

**Notes of Meeting**

2 main areas of concern:
1. Ashbourne – Primary not Secondary
2. Matlock – Primary not Secondary

**Ashbourne** – Additional allocation at Airfield will require provision of Primary School; Falling rolls at QUEGS - even with additional development school not likely to be full within the next ten years. School reorganisation underway – first response to consultation to be DCC 2nd Feb 2016. To accommodate reorganisation expansion of existing primary schools required.

**Matlock** – All Saints Infants and Junior School at capacity but Castle View has capacity plus expansion – may need to change the normal area and/or redevelop the Castle View site to accommodate growth.

**Wirksworth** – Going to undertake review of Notified Site to determine whether 1 or 2 form entry form can be elsewhere at The Meadows sites doesn’t actually work for DCC and the landowner has been seeking clarification of intentions. Possibly Middleton Road allocation site?

**Brailsford** – 30 places above existing capacity at present – a lot of places taken by out of normal area pupils – focus on normal area will reduce demand – and extra places at new school will address any concerns about increasing number of housing in village.

**Doveridge** – Some capacity exists at school – Now seeing significant growth in Uttoexter and Staffs Schools and as result it is likely that school will retain more pupils in the future. There is also some scope for expansion at the school to accommodate additional housing within the village.

**Actions**

Dee Hill to provide DDDC with up to date list of notified sites
MH to provide Dee Hill with Draft Policies
Mr P Wilson  
Corporate Director  
Derbyshire Dales District Council  
Town Hall  
Matlock  
Derbyshire DE4 3NN

Dear Paul,

Derbyshire County Council Land – Watery Lane, Ashbourne  
DDDC Planning Application : 15/00181/FUL

I refer to your letter to Judith Greenhalgh dated 23rd November 2015 regarding the preparation of your new Local Plan. I apologise for the delay in responding.

In your letter you requested information relating to the above site which is in the ownership of Derbyshire County Council and on the District Council granted permission for a Traveller Site with 4 no. family pitches on 24th June 2015.

You asked whether the County Council had engaged in any discussions with representatives of the Derbyshire Gypsy Liaison Group on the potential sale or lease of this land in order to facilitate implementation of the planning permission and whether as landowner, the County Council would consider allowing the potential allocation of this site within the Local Plan for Traveller use.

With regard to contact with the applicant, Council representatives have had one meeting with the Derbyshire Gypsy Liaison Group, shortly after the granting of permission last summer and has since had no further contact with them with a view to agreeing a potential sale or lease of this land.

Members have however considered your request that the site be allocated within the Derbyshire Dales Local Plan for Traveller Use and have given their support to this.
I trust that this is helpful however if you require any further information please do not hesitate to contact me.

Yours sincerely,

Mike Ashworth
Strategic Director
Economy, Transport and Environment
Dorcas

We are currently finalising the next printed edition of ParkLife, which is our annual magazine for residents in the Peak District National Park. The magazine will be posted to residents. There is a short news item in this edition on our work with you supporting the development of your Local Plan, and I wanted to share with you the final copy of this article before it goes to print.

Regards
Sarah

Sarah Fowler
Chief Executive
Peak District National Park Authority
01629 816390
Sarah.Fowler@peakdistrict.gov.uk
Dear Paul,

As I mentioned to you last night, Cllr Rose and I had a meeting with the Leaders and Deputy Leaders of High Peak Borough Council, South Derbyshire District Council, Erewash Borough Council and Amber Valley District Council last Friday. During that meeting the subject of Local Plans was raised and we briefly discussed the Duty to Co-operate and in particular the need for Derbyshire Dales to explore every way of securing additional land for building. Although the Leaders of the other councils initial reaction was that they doubted the existence of any spare capacity we said we would be follow this up with a formal request in due course.

Regards

Albert Catt

Sent from my iPad
Duty to Co-operate Discussion

South Derbyshire Clinical Commissioning Group

24th February 2016

ATTENDANCE
Paul Wilson (Corporate Director - DDDC)
Mike Hase (Policy Manager – DDDC)
Robert Hill (Locality Manager)

AGENDA

1. Derbyshire Dales Local Plan Current position
2. Strategic Health Requirements
3. Existing Health Care Provision
4. Proposed Housing Allocations 2013-2033
5. CCG Future Plans
6. Assistance required from DDDC
7. Agreed Actions
Mr Robert Hill
Locality Manager – Amber Valley and South Derbyshire Dales
NHS Southern Derbyshire Clinical Commissioning Group
First Floor, Cardinal Square
10 Nottingham Road,
Derby
DE1 3QT
robert.hill@southernderbyshireccg.nhs.uk

Dear Robert,

DERBYSHIRE DALES LOCAL PLAN – PROVISION OF HEALTHCARE FACILITIES

I refer to our recent meeting Wednesday 24th February 2016 in respect of the above. I also refer to your previous discussions with the Councils Policy Manager – Mike Hase, which extend over a period of at least 18 months.

The purpose of our recent meeting was to bring you up-to-date on the District Council's preparation of a revised Derbyshire Dales Local Plan to cover the period 2013-2033. As you are aware, in October 2014 the District Council made a formal decision to withdraw the earlier version of the Derbyshire Dales Local Plan in response to concerns expressed by the Inquiry Inspector who conducted the Local Plan Examination in Public in July 2014 that insufficient land had been designated for residential development.

Following the withdrawal of the 2014 Plan, a significant amount of additional work has been undertaken in regard to establishing the Objectively Assessed Housing Need (OAN) for the Derbyshire Dales. Furthermore, approximately 250 potential housing sites have been assessed for development as part of the preparation a revised Strategic Housing Land Availability Assessment.

This has recently culminated in a series of reports being presented to the Council’s Local Plan Advisory Committee which seek to determine the Objectively Assessed Housing Need for the Derbyshire Dales, establish a Housing target for the period 2013-2033 (6,440 dwellings) and provisionally allocate land for residential development (6,015 dwellings) as part of a draft Local Plan to be published in April. I am aware that throughout this process, Mike Hase has kept you regularly informed of developments and that you are aware of the actions taken to date.

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
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For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

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The purpose of me writing to you now is to formally inform you of the provisional allocations for residential development within the Derbyshire Dales which are to be published in the draft Derbyshire Dales Local Plan and to invite the Clinical Commissioning Group’s response. I attach overleaf for your information, two tables which summarises the proposed provision of housing development across the district up to 2033.

On the basis of our discussions on 24th February 2016, my understanding of the current CCG position is that:

- There is a move nationally and regionally to encourage GP practices to operate more flexibly by extending opening hours and moving to 7 day working.
- Utilisation of technology and GP service transformation is seen as a means of improving capacity in the health care system as opposed to increasing the number of GP services.
- Initiatives in the community which avoid the need for people to call on GP services are increasingly seen as a more effective means of improving the health and well-being of people.
- There is a need for GP practices to work more collaboratively with each other in order to improve overall capacity within the health care system.

With specific regard to the Derbyshire Dales, you advised that at the present time, taking into account the scale of development proposed in the emerging Derbyshire Dales Local Plan, that you do not envisage the need to invest in any new build GP practices and that the four practices that currently serve the Southern Derbyshire Dales are adequate to meet future needs. However, you did advise that there may be a need to improve capacity at the existing practice serving Hulland Ward and that you would seek assistance from the District Council in this regard through s.106 contributions from permitted developments.

I would therefore be grateful if you could confirm that my understanding of the CCG position is correct. Furthermore, I would be grateful if you could outline the extent of any support that you may require from the district Council in order to adequately plan for the future health care needs of our community.

Yours sincerely,

Paul Wilson
Corporate Director
**POLICY HC2**

**Housing Land Allocations**

The following sites will be allocated for housing or mixed use development. The District Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

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**TOTAL PROVISION ON ALLOCATED SITES**

3177

*Development at this site will extend beyond 2033. Assumed completion of circa 800 dwellings 2017-2033.
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</table>
THE DOVE RIVER PRACTICE

Tutbury Health Centre, Tutbury, Staffs. DE13 2NA
Tel: 01283 812455 Fax: 01283 815187

Gib Lane, Sudbury, Ashbourne, Derbyshire. DE6 5HY
Tel: 01283 583215 Fax: 01283 585069

Mike Hase
Policy Manager
Derbyshire Dales District Council
Town Hall
Bank Road
Matlock
Derbyshire
DE4 3NN

15th March 2016

Dear Mr Hase,

Reference:- Potential Residential Development Babbs Lane

Thank you for speaking to our Practice Manager, Tracey Burt, in respect of prospective planning applications in Doveridge.

Our Sudbury surgery currently serves a population of 3,400 patients mainly from all the surrounding villages including Doveridge. We provide all the usual services that a modern GP practice would offer in addition to the dispensing of medication and the delivery of these to patients homes where patients have difficulty in collecting them.

We have an open list at present which is reasonably manageable but we have become increasingly busier over the last several years in respect of the services we contractually provide in primary care which is increasing e.g. NHS Health Checks, warfarin monitoring, phlebotomy services and so on. The Practice accommodation is at its maximum, we are in a converted mill dating back to the 1800’s and in the nineties we had an extension to the building which has served us well but for the future we have been looking at options to possibly extend or move.

We have other providers that work from within our surgery such as the midwife, counsellor, physio, alcohol advisory service, and so on.

We are under the impression that a few hundred homes have been proposed in Doveridge and if all the developments were to go ahead I suspect there would be an increase of at least a couple of hundred residents, possibly more.

We would certainly be interested in the opportunity of looking at potential funding streams that could benefit the Practice’s accommodation to help us deliver services in the future, especially were our list size to increase.

We would be more than happy to provide additional information if required.

Yours sincerely,

[Signature]

Dr E. P Tattersall
Senior Partner

Dr. E. PAUL TATTERSALL, Dr. JENNIFER M. ASHWORTH, Dr. A. MARTIN GILCHRIST,
Dr. RICHARD K. FULFORD, Dr ZUBAIDA SADIQ & Dr LYDIA N. JONES

PRACTICE MANAGER Mrs. TRACEY BURT MHSM DipHSM
Vat Registration No 976 6383 58
Duty to Co-operate Discussion

North Derbyshire Clinical Commissioning Group

23rd March 2016

ATTENDANCE
Paul Wilson (Corporate Director - DDDC)
Mike Hase (Policy Manager – DDDC)
Martin Colclough (Assistant Chief Finance Officer)

AGENDA

1. Derbyshire Dales Local Plan Current position
2. Strategic Health Requirements
3. Existing Health Care Provision
4. Proposed Housing Allocations 2013-2033
5. CCG Future Plans
6. Assistance required from DDDC
7. Agreed Actions
Mr Martin Colclough,
Assistant Chief Finance Officer,
North Derbyshire Clinical Commissioning Group,
CCG Headquarters,
Nightingale Close, off Newbold Road
Chesterfield
S41 7PF
martin.colclough2@northderbyshireccg.nhs.uk

Dear Martin,

DERBYSHIRE DALES LOCAL PLAN – PROVISION OF HEALTHCARE FACILITIES

I refer to our recent meeting Wednesday 23rd March 2016 in respect of the above. I also refer to your previous discussions with the Councils Policy Manager – Mike Hase, which extend over a period of at least 18 months.

The purpose of our recent meeting was to bring you up-to-date on the District Council's preparation of a revised Derbyshire Dales Local Plan to cover the period 2013-2033. As you are aware, in October 2014 the District Council made a formal decision to withdraw the earlier version of the Derbyshire Dales Local Plan in response to concerns expressed by the Inquiry Inspector who conducted the Local Plan Examination in Public in July 2014 that insufficient land had been designated for residential development.

Following the withdrawal of the 2014 Plan, a significant amount of additional work has been undertaken in regard to establishing the Objectively Assessed Housing Need (OAN) for the Derbyshire Dales. Furthermore, approximately 250 potential housing sites have been assessed for development as part of the preparation a revised Strategic Housing Land Availability Assessment.

This has recently culminated in a series of reports being presented to the Council’s Local Plan Advisory Committee which seek to determine the Objectively Assessed Housing Need for the Derbyshire Dales, establish a Housing target for the period 2013-2033 (6,440 dwellings) and provisionally allocate land for residential development (6,015 dwellings) as part of a draft Local Plan to be published in April. I am aware that throughout this process, Mike Hase has kept you regularly informed of developments and that you are aware of the actions taken to date.

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
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On the basis of our discussions on 23rd March 2016, my understanding of the current CCG position is that:

- There is a move nationally and regionally to encourage GP practices to operate more flexibly by extending opening hours and moving to 7 day working.
- Utilisation of technology and GP service transformation is seen as a means of improving capacity in the health care system as opposed to increasing the number of GP services.
- Initiatives in the community which avoid the need for people to call on GP services are increasingly seen as a more effective means of improving the health and well-being of people.
- There is a need for GP practices to work more collaboratively with each other in order to improve overall capacity within the health care system.

With specific regard to the Derbyshire Dales, you advised that at the present time, all 3 General Practice surgeries that serve the northern Derbyshire Dales are beyond their optimum patient levels. As a consequence of the scale of new residential development proposed in the emerging Derbyshire Dales Local Plan, there is likely to be a need to consider the existing arrangements in further detail.

During our discussions, I made you aware of public concerns expressed to me about the inability of members of the public to obtain appointments at the GP surgeries in Matlock. Whilst I appreciate that such concerns may not have been expressed direct to the CCG, I think you should be aware of these and I would encourage you to actively discuss such matters with the practices in question.

If there is a need to improve capacity at the existing practices serving the northern Derbyshire Dales, the District Council would be more than happy to pursue this through s.106 contributions from permitted developments or via a Community Infrastructure Levy.

I would therefore be grateful if you could confirm that my understanding of the CCG position is correct. Furthermore, I would be grateful if you could outline the extent of any support that you may require from the district Council in order to adequately plan for the future health care needs of our community.

Yours sincerely,

[Signature]

Paul Wilson
Corporate Director
Table 1 – Derbyshire Dales Local Plan Provisional Housing Land Allocations 2013-2033

**POLICY HC2**
**Housing Land Allocations**

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<td>Land at Sand Lane, Doveridge</td>
<td>18</td>
<td></td>
</tr>
<tr>
<td>HC2(s)</td>
<td>Land off Wheeldon Way, Hulland Ward</td>
<td>48</td>
<td></td>
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<tr>
<td>HC2(t)</td>
<td>Land East of Ardenes, Hulland Ward</td>
<td>18</td>
<td></td>
</tr>
<tr>
<td>HC2(u)</td>
<td>Land off A517 and Dog Lane, Hulland Ward</td>
<td>30</td>
<td></td>
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<tr>
<td>HC2(v)</td>
<td>Land off Gritstone Road / Pinewood Road, Matlock</td>
<td>500</td>
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<tr>
<td>HC2(w)</td>
<td>Land at Halldale Quarry / Matlock Spa Road, Matlock</td>
<td>220</td>
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<tr>
<td>HC2(x)</td>
<td>Land at Old Hackney Lane, Matlock</td>
<td>21</td>
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<tr>
<td>HC2(y)</td>
<td>Land to the North of Porter Lane / East of Main Street, Middleton by Wirksworth</td>
<td>24</td>
<td></td>
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<tr>
<td>HC2(z)</td>
<td>Land at Matlock Transport, Northwood Road, Northwood</td>
<td>14</td>
<td></td>
</tr>
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<td>HC2(aa)</td>
<td>Land at Snitterton Fields, West of Cawdor Quarry, South Darley</td>
<td>50</td>
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<tr>
<td>HC2(bb)</td>
<td>Former Permanite works, West of Cawdor Quarry, South Darley</td>
<td>50</td>
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<tr>
<td>HC2(cc)</td>
<td>Land at Thatchers Croft, Tansley</td>
<td>18</td>
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<tr>
<td>HC2(dd)</td>
<td>Land at Tansley House Gardens, Tansley</td>
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<tr>
<td>HC2(ee)</td>
<td>Land off Middleton Road / Cromford Road, Wirksworth</td>
<td>126</td>
<td></td>
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<tr>
<td>HC2(ff)</td>
<td>Land at Middle Peak Quarry, Wirksworth</td>
<td>220</td>
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</table>

**TOTAL PROVISION ON ALLOCATED SITES** 3177

*Development at this site will extend beyond 2033. Assumed completion of circa 800 dwellings 2017-2033*
## Table 2 – Distribution of Current Commitments / Proposed Allocations 2013-2033

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Existing Commitments</th>
<th>Potential Allocations 2013-2033</th>
<th>Resolution to Grant</th>
<th>Overall Increase</th>
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<tr>
<td>Alkmonton</td>
<td>1</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Ashbourne</td>
<td>504</td>
<td>883</td>
<td>482</td>
<td>1869</td>
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<tr>
<td>Allow</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Biggin</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Bonsall</td>
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<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Boylestone</td>
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<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Bradbourne</td>
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<tr>
<td>Bradley</td>
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<td>Brailsford</td>
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<tr>
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<td>Carsington</td>
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<tr>
<td>Clifton</td>
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<td>Cromford</td>
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<td>Darley Bridge</td>
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<td>Hopton</td>
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<td>Hulland Ward</td>
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<td>Kirk Ireton</td>
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<td>Marston</td>
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<td>Montgomery</td>
<td></td>
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<tr>
<td>Matlock</td>
<td>847</td>
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<td>Middleton by</td>
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<td>Wirksworth</td>
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<td>Osmaston</td>
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<tr>
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<td>Snelston</td>
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<td>Tansley</td>
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<td>Wirksworth</td>
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<td>465</td>
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<td>Yeldersley</td>
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<tr>
<td>Other Locations</td>
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<td><strong>Total</strong></td>
<td><strong>1740</strong></td>
<td><strong>2877</strong></td>
<td><strong>646</strong></td>
<td><strong>5263</strong></td>
</tr>
</tbody>
</table>
7th April 2016.

Mr. Derek Stafford,
Planning Policy Team Leader,
Amber Valley Borough Council,
Town Hall,
Market Place,
Ripley,
Derbyshire. DE5 3BT

Dear Derek,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

Information communicated to the District Council may be disclosed to the public under the Freedom of Information Act 2000
Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic / cross boundary matters which have been identified with your organisation are:-

- Ensuring that local plan policies are consistent across the area covered by the Derwent Valley Mills World Heritage Site.
- The requirement to meet Objectively Assessed Needs for housing.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
7th April 2016.

Mr. James Arnold,
Bolsover District Council,
The Arc,
High Street,
Clowne,
Derbyshire.
S43 4JY.

Dear James,

**DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE**

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at [www.derbyshiredales.gov.uk/LocalPlan](http://www.derbyshiredales.gov.uk/LocalPlan).

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……
2.
7th April, 2016.
Bolsover District Council,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

To date, no strategic / cross boundary matters have been identified between Derbyshire Dales and Bolsover District Council other than the requirement to meet Objectively Assessed Needs for housing. If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours faithfully,

Paul Wilson
Corporate Director
7th April 2016.

Mr. Alan Morey,
Planning Policy Manager,
Chesterfield Borough Council,
Town Hall,
Rose Hill,
Chesterfield,
Derbyshire. S40 1LP.

Dear Mr. Morey,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

• Housing and Economic Needs Assessment
• Strategic Housing Land Availability Assessment
• Settlement Hierarchy Assessment
• Retail Study
• Landscape Sensitivity Study
• Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……
2.
7th April, 2016.

Mr. Alan Morey,
Planning Policy Manager,
Chesterfield Borough Council,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

To date, no strategic / cross boundary matters have been identified between Derbyshire Dales and Chesterfield Borough Council other than the requirement to meet Objectively Assessed Needs for housing. If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
7th April 2016.

Mr. Andrew Waterhouse,
Policy Team Leader,
Derby City Council,
Council House,
Corporation Street,
Derby. DE1 2FS.

Dear Andrew Waterhouse,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
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All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

Information communicated to the District Council may be disclosed to the public under the Freedom of Information Act 2000
2.
7th April, 2016.

Mr. Andrew Waterhouse,
Policy Team Leader,
Derby City Council

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

To date, no strategic / cross boundary matters have been identified between Derbyshire Dales and Derby City Council other than the requirement to meet Objectively Assessed Needs for housing. If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
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- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director

---

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk
Information communicated to the District Council may be disclosed to the public under the Freedom of Information Act 2000
7th April 2016.

Ms. Anna Miller,
East Staffordshire Borough Council,
Moorlands House,
Stockwell Street,
Leek,
Staffordshire. ST13 6HQ.

Dear Ms. Miller,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

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2.
7th April, 2016.
Ms. Anna Miller,
East Staffordshire Borough Council,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

To date, no strategic / cross boundary matters have been identified between Derbyshire Dales and East Staffordshire Borough Council other than the requirement to meet Objectively Assessed Needs for housing. If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation. The strategic / cross boundary matters which have been identified with your organisation are:-

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
7th April 2016.

Ms. Naomi Doughty,
Environment Agency,
Trentside Offices,
Scarrington Road,
West Bridgford,
Nottinghamshire.
NG2 5BR.

Dear Naomi,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……
2.
7th April, 2016.

Ms. Naomi Doughty,
Environment Agency,
Trentside Offices,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic matters which have been identified with your organisation are:-

- Ensuring that preparation of the Local Plan has been informed by a Strategic Flood Risk Assessment
- Ensuring that the Local Plan has appropriate policy provision in respect of flood risk.
- Ensuring that the Local Plan has appropriate policy provision in respect of waste water infrastructure.
- Ensuring that Local Plan takes appropriate account of the Water Framework Directive.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
7th April 2016.

Mr. Adam Reddish,
Planning Policy Manager,
Erewash Borough Council,
Town Hall,
Wharncliffe Road,
Derbyshire. DE7 5RP.

Dear Mr. Reddish,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

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2.
7th April, 2016.
Mr. Adam Reddish,
Planning Policy Manager,
Erewash Borough Council,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

To date, no strategic / cross boundary matters have been identified between Derbyshire Dales and Erewash Borough Council. If you consider there to be any such matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
7th April 2016.

Mr. Dai Larner,
High Peak Borough Council
Town Hall,
Market Place,
Buxton,
Derbyshire. SK17 6EL.

Dear Dai,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at [www.derbyshiredales.gov.uk/LocalPlan](http://www.derbyshiredales.gov.uk/LocalPlan).

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk
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Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic / cross boundary matters which have been identified with your organisation are:-

- Ensuring protection for, and further development of long distance trails and other access links into the National Park, including the White Peak Cycle Loop which will link Matlock in the Derbyshire Dales to Buxton in the High Peak.
- Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting and that there is a consistent approach to this issue in local plans bordering the National Park.
- Ensuring continued growth of the wider Peak District visitor economy.
- The requirement to meet Objectively Assessed Needs for housing.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016. Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
7th April 2016.

Ms. Claire Season,
Historic England - East Midlands,
2nd Floor Windsor House,
Cliftonville,
Northampton.
NN1 5BE.

Dear Ms. Season,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPE-RATE

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……
2.
7th April, 2016.
Ms. Claire Season,
Historic England - East Midlands,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic matters which have been identified with your organisation are:-

- The need to ensure that the Local Plan contains appropriate policy provision for the historic environment.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
7th April 2016.

Ms. Roslyn Deeming,
Customer Services,
Natural England,
Hornbeam House,
Crewe Business Park,
Electra Way,
Crewe. CW1 6GJ.

Dear Ms. Deeming,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
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As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

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2.
7th April, 2016.
Ms. Roslyn Deeming,
Customer Services,
Natural England,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic matters which have been identified with your organisation are:-

- The need to ensure that Local Plan policies afford adequate protection to European Designated Sites (Special Protection Areas and Special Areas of Conservation).
- The need to carry out a Habitats Regulation Assessment on the effects likely to be generated by the Local Plan on European Sites and ways in which effects can be avoided.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
7th April 2016.

Ms. Helen Fairfax,
Planning Policy Manager,
North East Derbyshire District Council,
2013 Mill Lane,
Wingerworth,
Chesterfield,
Derbyshire. S42 6NG.

Dear Helen,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
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All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……
Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic / cross boundary matters which have been identified with your organisation are:-

- Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting and that there is a consistent approach to this issue in local plans bordering the National Park.
- The requirement to meet Objectively Assessed Needs for housing.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016. Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
7th April 2016.

Office of the Rail Regulator,
Grosvenor House,
Third Floor,
14 Bennetts Hill,
Birmingham.
B2 5RS.

Dear Sirs,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
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All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

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2.
7th April, 2016.
Office of the Rail Regulator,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and/or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic matters which have been identified with your organisation are:-

- The need to ensure that the policies and proposals of the Local Plan adequately protect the safety and economic viability of the rail network.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours faithfully,

Paul Wilson
Corporate Director
7th April 2016.

Mr. Brian Taylor,
Peak District National Park Authority,
Aldern House,
Baslow Road,
Bakewell,
Derbyshire. DE45 1AE.

Dear Brian,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……
Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic / cross boundary matters which have been identified with your organisation are:

- Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting.
- Ensuring protection for and further development of long distance trails and other access links into National Park, including the White Peak Cycle Loop.
- Ensuring continued growth of the visitor economy.
- The requirement to meet Objectively Assessed Needs for housing.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016. Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
7th April 2016.

Mr. Simon Vincent,
Interim Forward and Area Planning Manager,
Sheffield City Council,
Howden House,
1 Union Street,
Sheffield. S1 2SH.

Dear Simon,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council will be publishing a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……
Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and/or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic/cross boundary matters which have been identified with your organisation are:
- Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting and that there is a consistent approach to this issue in local plans bordering the National Park.
- The requirement to meet Objectively Assessed Needs for housing.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:
- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

Information communicated to the District Council may be disclosed to the public under the Freedom of Information Act 2000
7th April 2016.

Ms. Nicola Sworowski,
Planning Policy Manager,
South Derbyshire District Council,
Civic Office,
Civic Way,
Swadlincote,
Derbyshire. DE11 0AH.

Dear Nicola,

**DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE**

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at [www.derbyshiredales.gov.uk/LocalPlan](http://www.derbyshiredales.gov.uk/LocalPlan).

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

Information communicated to the District Council may be disclosed to the public under the Freedom of Information Act 2000
2.
7th April, 2016.
Ms. Nicola Sworowski,
Planning Policy Manager,
South Derbyshire District Council,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

To date, no strategic / cross boundary matters have been identified between Derbyshire Dales and South Derbyshire District Council other than the requirement to meet Objectively Assessed Needs for housing. If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

Information communicated to the District Council may be disclosed to the public under the Freedom of Information Act 2000
7th April 2016.

Mr. Gavin Clarke,
Staffordshire Moorlands District Council,
Moorlands House,
Stockwell Street,
Leek,
Staffordshire. ST13 6HQ.

Dear Gavin,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that today, Derbyshire Dales District Council has published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

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2.
7th April, 2016.
Mr. Gavin Clarke,
Staffordshire Moorlands District Council,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and/or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic / cross boundary matters which have been identified with your organisation are:-
- Ensuring that policies in the Local Plan manage the impact of development on the National Park and its setting.
- The requirement to meet Objectively Assessed Needs for housing.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-
- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

Information communicated to the District Council may be disclosed to the public under the Freedom of Information Act 2000
Dear Mr. Hase,

DERBYSHIRE DALES STRATEGIC FLOOD RISK ASSESSMENT UPDATE – CONSULTATION ON DRAFT REPORT AND APPENDICES

Thank you for the opportunity to comment on the draft Strategic Flood Risk Assessment (SFRA) Report and Appendices, received on 17 March 2016. Thank you also for granting us an extension of time to respond.

The Environment Agency has reviewed the draft SFRA Report and Appendices and we’re disappointed that the Report is generic and repetitive. We’re concerned that the length of the Report is a significant barrier that will dissuade people from using it. We also consider that the draft Report does not meet the following requirements as set out in the brief:

- Be a ‘living document’ and include explicit guidelines on the processes to ensure it is updated as and when required.
- The SFRA should not generally repeat evidence and information available elsewhere, unless it is directly relevant to support specific SFRA outputs.
- To present data on flood risk for potential sites, as an evidence base for use in the Local Plan.
- Identification of critical modelling and data gaps.
- Review and provide mapping of flood defences for the main towns of Matlock, Ashbourne and Wirksworth.

We also have concerns with the Appendices. For example, climate change flood outlines for Matlock have been omitted from Appendix C.

There appears to have been a misunderstanding about the geographical coverage for the SFRA which picks up those parts of the District that fall into Peak District National Park Authority. These sections should be deleted and the mapping amended which will go some way toward reducing the length of the document.

Please find enclosed a spreadsheet with our detailed comments. We’re happy to meet and further discuss our comments should you find it helpful to do so.

Yours sincerely

Mrs. Naomi Doughty
Planning Specialist (Derbyshire)

Direct dial: 0203 0253346 / 07880 055307
Direct e-mail: naomi.doughty@environment-agency.gov.uk

Environment Agency
Trentside Offices Scarrington Road, West Bridgford, Nottingham, NG2 5FA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..
Cc. Joanne Chillingworth, JBA Consulting Ltd.
Victoria Coombes, Derbyshire County Council (Flood Risk Management Team)

Enc. Excel Spreadsheet entitled ‘Derbyshire Dales Draft SFRA Comments’
18th April 2016.

Civil Aviation Authority,
45-59 Kingsway,
London.
WC2B 6TE.

Dear Sirs,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……
2.
18th April, 2016.

Civil Aviation Authority,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic matters which have been identified with your organisation are:-

- Ensuring that the CAA is satisfied that the policies and proposals of the Local Plan cause no concerns in relation to aviation safety.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours faithfully,

Paul Wilson

Corporate Director
Mr. David Ralph, 
D2N2 Local Enterprise Partnership, 
8 Experian Way, 
Nottingham. 
NG2 1EP.

Dear Mr. Ralph,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
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All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI  
Corporate Director  
Town Hall, MATLOCK, Derbyshire. DE4 3NN  
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk  
Information communicated to the District Council may be disclosed to the public under the Freedom of Information Act 2000
Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic matters which have been identified with your organisation are:-

- The need to ensure that the policies of the Local Plan help to achieve the strategic priorities of the LEP particularly in regard to economic development.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, we are taking the opportunity to formally invite all of our neighbouring authorities to consider whether they are able to accommodate some or all of the unmet housing need for Derbyshire Dales within their areas.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
18th April 2016.

Mr. S. Buffery,
Environmental Services,
Derbyshire County Council,
Shand House,
Dale Road South,
Matlock,
Derbyshire. DE4 3RY.

Dear Steve,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

As you are already aware, on 7th April 2016 Derbyshire Dales District Council will be publishing a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you will recall, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
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- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d ……
Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and/or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic/cross boundary matters which have been identified with your organisation are:-

- The desirability of maintaining a strategic gap between Matlock and Darley Dale.
- Ensuring that Local Plan policy reflects the outcome of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA).
- Ensuring that the Local Plan is informed by adequate evidence of the impacts of anticipated development on the highway network.
- Ensuring that County Council led infrastructure (e.g. schools, highways, libraries, waste management) has sufficient capacity to accommodate planned growth.
- Ensuring that the County Council consider that Middle Peak Quarry in Wirksworth has no future as a mineral site and that development does not compromise any workable mineral resources.
- Ensuring that the County Council acknowledges the District Council’s position on the difficulties of meeting the Objectively Assessed Housing Need in full.
- Ensuring that the County Council are satisfied with the proposed settlement hierarchy and sustainability credentials of settlements identified.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, we are taking the opportunity to formally invite all of our neighbouring authorities to consider whether they are able to accommodate some or all of the unmet housing need for Derbyshire Dales within their areas.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.
Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

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Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic matters which have been identified with your organisation are:-

- The need to assess and evaluate the potential impacts of development on the A50 arising from the potential development of land for residential use in the village of Doveridge.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours faithfully,

Paul Wilson
Corporate Director
18th April 2016.

Ms. Kate Reid,
Homes and Communities Agency,
3rd Floor,
Block C,
Cumberland Place,
Park Row,
Nottingham. NG1 6HJ.

Dear Ms. Reid,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

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cont’d ……

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

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2.
18th April, 2016.
Ms. Kate Reid,
Homes and Communities Agency,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic matters which have been identified with your organisation are:-

- Ensuring that the Homes and Communities Agency support local plan policy requirements in respect of affordable housing.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
18th April 2016.

Lowland Derbyshire & Nottinghamshire
Local Nature Partnership
8 Experian Way
ng2 Business Park
Nottingham
NG2 1EP

Dear Sir / Madam,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

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Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

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cont’d …..
2.
18th April, 2016.
Lowland Derbyshire & Nottinghamshire
Local Nature Partnership

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic matters which have been identified with your organisation are:-

- The need to ensure that the local plan’s strategy and key policies relating to the natural environment are compatible with the developing strategy of the Local Nature Partnership.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours faithfully,

Paul Wilson
Corporate Director
18th April 2016.

Peak District Local Nature Partnership
Aldern House
Bakewell
Derbyshire
DE45 1AE

Dear Sir / Madam,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

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cont’d ……
18th April, 2016.

Lowland Derbyshire & Nottinghamshire Local Nature Partnership

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic matters which have been identified with your organisation are:-

- The need to ensure that the local plan’s strategy and key policies relating to the natural environment are compatible with the developing strategy of the Local Nature Partnership.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours faithfully,

Paul Wilson
Corporate Director
18th April 2016.

NHS Commissioning Board,
Birch House,
Ransom Wood Business Park,
Southwell Road West,
Rainworth,
Nottingham,
NG21 0HJ

Dear Sir / Madam,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than what was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

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cont’d ……

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

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2.

18th April, 2016.

NHS Commissioning Board,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic matters which have been identified with your organisation are:-

- The need to ensure that the policies and proposals of the Local Plan make adequate provision for health facilities where a need for improved or additional provision is identified.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours faithfully,

Paul Wilson
Corporate Director
18th April 2016.

Chief Executive
Sheffield City Region LEP,
11 Broad Street West,
Sheffield,
S1 2BQ

Dear Sir,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

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cont’d ……
2.
18\textsuperscript{th} April, 2016.
Sheffield City Region LEP,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic matters which have been identified with your organisation are:-

- The need to ensure that the policies of the Local Plan helps to achieve the strategic priorities of the LEP particularly in regard to housing and economic development.

If you consider there to be any additional matters, I would be grateful if you could inform me accordingly in order that they may be taken into consideration as we progress plan preparation.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4\% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5\%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, we are taking the opportunity to formally invite all of our neighbouring authorities to consider whether they are able to accommodate some or all of the unmet housing need for Derbyshire Dales within their areas.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19\textsuperscript{th} May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours faithfully,

Paul Wilson  
Corporate Director
18th April 2016.

Mike Grundy,
Planning Policy and Development Control Manager
Staffordshire County Council
1 Staffordshire Place (Floor 2)
Stafford
ST16 2DH

Dear Sir,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation. The draft Plan is to cover a plan period of 2013 – 2033.

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Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Corporate Director
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquires telephone 01629 761100 or visit www.derbyshiredales.gov.uk

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18th April, 2016.
Mike Grundy,
Planning Policy and Development Control Manager
Staffordshire County Council,

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. I would, therefore, like to take this opportunity to agree with you the scope of those strategic and / or cross boundary matters which have been identified to date and to invite you to consider the draft policies published in the Derbyshire Dales Local Plan.

The strategic / cross boundary matters which have been identified with your organisation are:-

- The potential impacts arising from development in the Derbyshire Dales upon Oldfields Hall Middle School and Thomas Alleyne’s High School in Uttoxeter which currently accept pupils from Doveridge.
- The impact of development in the Derbyshire Dales upon social services and other strategic services delivered by the County Council.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
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- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, we are taking the opportunity to formally invite all of our neighbouring authorities to consider whether they are able to accommodate some or all of the unmet housing need for Derbyshire Dales within their areas.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016.

Should you wish to discuss any matters further then please contact the Planning Policy Team on 01629 761251 or localplan@derbyshiredales.gov.uk.

Yours sincerely,

Paul Wilson
Corporate Director
19th April 2016.

Councillor Alan Cox
Leader of Amber Valley Borough Council

Dear Alan,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation ending 19th May 2016. The draft Plan is to cover a plan period of 2013 – 2033.

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cont’d .....
Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. Officers of our respective authorities have been discussing those strategic and/or cross boundary matters which have been identified to date and these discussions are continuing.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
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- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016. Should you wish to discuss any matters further, please do not hesitate to contact me.

Yours sincerely,

Lewis Rose
Leader of Derbyshire Dales District Council
19th April 2016.

Councillor Ann Syrett
Leader of Bolsover District Council

Dear Ann,

**DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE**

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation ending 19th May 2016. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at [www.derbyshiredales.gov.uk/LocalPlan](http://www.derbyshiredales.gov.uk/LocalPlan).

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

**cont’d …..**

Lewis Rose
Leader of Derbyshire Dales District Council
Town Hall, MATLOCK, Derbyshire. DE4 3NN

For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

Information communicated to the District Council may be disclosed to the public under the Freedom of Information Act 2000
Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. Officers of our respective authorities have been discussing those strategic and / or cross boundary matters which have been identified to date and these discussions are continuing.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016. Should you wish to discuss any matters further, please do not hesitate to contact me.

Yours sincerely,

Lewis Rose
Leader of Derbyshire Dales District Council
19th April 2016.

Councillor John Burrows  
Leader of Chesterfield Borough Council

Dear John,

**DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE**

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation ending 19th May 2016. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

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Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. Officers of our respective authorities have been discussing those strategic and / or cross boundary matters which have been identified to date and these discussions are continuing.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

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- The need to provide or an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016. Should you wish to discuss any matters further, please do not hesitate to contact me.

Yours sincerely,

Lewis Rose
Leader of Derbyshire Dales District Council
19th April 2016.

Councillor Ranjit Banwait
Leader of Derby City Council

Dear Ranjit,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation ending 19th May 2016. The draft Plan is to cover a plan period of 2013 – 2033.

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Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

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Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. Officers of our respective authorities have been discussing those strategic and / or cross boundary matters which have been identified to date and these discussions are continuing.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:

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- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016. Should you wish to discuss any matters further, please do not hesitate to contact me.

Yours sincerely,

Lewis Rose
Leader of Derbyshire Dales District Council
19th April 2016.

Councillor Anne Western
Leader of Derbyshire County Council

Dear Anne,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation ending 19th May 2016. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

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cont’d .....
2. 19th April 2016.

Councillor Anne Western
Leader of Derbyshire County Council

Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. Officers of our respective authorities have been discussing those strategic and / or cross boundary matters which have been identified to date and these discussions are continuing.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:

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- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016. Should you wish to discuss any matters further, please do not hesitate to contact me.

Yours sincerely,

Lewis Rose
Leader of Derbyshire Dales District Council
19th April 2016.

Councillor Chris Corbett  
Leader of Erewash Borough Council

Dear Chris,

**DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE**

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation ending 19th May 2016. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate; objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

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Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. Officers of our respective authorities have been discussing those strategic and / or cross boundary matters which have been identified to date and these discussions are continuing.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:

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A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016. Should you wish to discuss any matters further, please do not hesitate to contact me.

Yours sincerely,

Lewis Rose
Leader of Derbyshire Dales District Council
19th April 2016.

Councillor Tony Ashton  
Leader of High Peak Borough Council

Dear Tony,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation ending 19th May 2016. The draft Plan is to cover a plan period of 2013 – 2033.

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Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:

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Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016. Should you wish to discuss any matters further, please do not hesitate to contact me.

Yours sincerely,

Lewis Rose
Leader of Derbyshire Dales District Council
19th April 2016.

Councillor Graham Baxter, MBE
Leader of North East Derbyshire District Council

Dear Graham,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation ending 19th May 2016. The draft Plan is to cover a plan period of 2013 – 2033.

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Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016. Should you wish to discuss any matters further, please do not hesitate to contact me.

Yours sincerely,

Lewis Rose  
Leader of Derbyshire Dales District Council
19th April 2016.

Councillor Bob Wheeler
Leader of South Derbyshire District Council

Dear Bob,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation ending 19th May 2016. The draft Plan is to cover a plan period of 2013 – 2033.

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cont’d …..

Lewis Rose
Leader of Derbyshire Dales District Council
Town Hall, MATLOCK, Derbyshire. DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk
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Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016. Should you wish to discuss any matters further, please do not hesitate to contact me.

Yours sincerely,

Lewis Rose
Leader of Derbyshire Dales District Council
19th April 2016.

Councillor Mrs. Sybil Ralphs, MBE,
Leader of Staffordshire Moorlands District Council,
Moorlands House,
Stockwell Street,
Leek,
Staffordshire.
ST13 6HQ.

Dear Sybil,

DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

I write to inform you that on 7th April 2016, Derbyshire Dales District Council published a Draft Derbyshire Dales Local Plan for a 6-week period of public consultation ending 19th May 2016. The draft Plan is to cover a plan period of 2013 – 2033.

As you are no doubt aware, in June 2013 the District Council published a Pre-Submission Draft Derbyshire Dales Local Plan to cover a plan period of 2006-2028. In July 2014, an Examination in Public was conducted by an Inspector appointed by the Secretary of State which initially considered three topics – the Duty to Co-operate: objectively assessed need for housing (OAN); and the plan making process. The Inspector’s preliminary conclusion on the issue of OAN and housing land provision was that the District Council’s proposals to accommodate 4,400 dwellings over the plan period, was approximately 2,000 dwellings less than what was required. The District Council, therefore, resolved in October 2014 to withdraw the Local Plan and to fundamentally review the evidence base with a view to publishing a revised Local Plan in due course.

Following the withdrawal of the Local Plan, the District Council has extensively revised the Local Plan evidence base through the preparation of the following documents:-

- Housing and Economic Needs Assessment
- Strategic Housing Land Availability Assessment
- Settlement Hierarchy Assessment
- Retail Study
- Landscape Sensitivity Study
- Gypsy and Traveller Accommodation Assessment

All of the above documents are available to view on the District Council’s website at www.derbyshiredales.gov.uk/LocalPlan.

As you will be aware, under the requirements of the duty to co-operate, Local Planning Authorities are required to make every effort to secure the necessary cooperation on key strategic and/or cross boundary matters before they submit their Local Plans for examination. Furthermore, the duty to cooperate applies to all Local Planning Authorities who are in the process of preparing and reviewing a Local Plan or even where a Local Planning Authority has an adopted Local Plan in place.

cont’d …..
Discussions have previously taken place between our respective organisations during the course of preparing the 2013 Draft Derbyshire Dales Local Plan and, in the majority of cases, these discussions have continued since. Officers of our respective authorities have been discussing those strategic and / or cross boundary matters which have been identified to date and these discussions are continuing.

The issue of housing land provision remains a key issue for the Derbyshire Dales. The Housing and Economic Development Needs Assessment (September 2015) indicates:-

- Population growth of 8.4% in the District between 2013-33. This is modestly below that projected for Derbyshire as a whole (9.5%), but above recent rates of population growth (2012-Sub-National Population Projections).
- The need to provide an average of 244 dwellings per annum over the 2013-33 period based on past trends in births, deaths, age-specific trends in migration and household formation.
- Additional provision of 57 dwellings per annum in order to meet the potential for employment growth of 1,700 jobs over the period 2013-2033.
- Additional provision of 21 dwellings per annum in order to meet future affordable housing needs of the District.
- Total Objectively-Assessed Need (OAN) for housing of 322 dwellings per annum or 6,440 dwellings over the plan period (2013-33).

A revised Strategic Housing Land Availability Assessment (SHLAA) has been undertaken for the District which indicates that the District Council is able to accommodate approximately 6,015 dwellings on suitable sites. However, there remains a shortfall of 425 dwellings which will need to be accommodated elsewhere.

Consequently, I would like to take this opportunity to invite you to formally consider whether your Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within your area.

I would be grateful to receive your response within the timescale of the current Local Plan consultation which closes on 19th May 2016. Should you wish to discuss any matters further, please do not hesitate to contact me.

Yours sincerely,

Lewis Rose
Leader of Derbyshire Dales District Council
DERBYSHIRE STRATEGIC LEADERSHIP FORUM (Minute Extract)

Notes of a meeting held at Derbyshire Dales District Council, Town Hall, Matlock at 11:30am on Tuesday 19 April 2016.

Present:

Cllr. Alan Cox & Julian Townsend - Amber Valley Borough Council
Cllr. Mary Dooley - Bolsover District Council
Dan Swaine - Bolsover & NE. Derbyshire District Council
Cllr. Graham Baxter - NE. Derbyshire District Council
Cllr. John Burrows & Huw Bowen - Chesterfield Borough Council
Cllr. Martin Rawson & Tim Clegg - Derby City Council
Cllr. Ann Western & Ian Stephenson - Derbyshire County Council
Cllr. Lewis Rose & Dorcas Bunton - Derbyshire Dales District Council
Cllr. Chris Corbett - Erewash Borough Council
Cllr. Tony Ashton & Simon Baker - High Peak Borough Council
Cllr. Bob Wheeler & Frank McArdle - South Derbyshire District Council

Also in Attendance:

Joe Battye and Frank Horsley - Derbyshire County Council
Cllr. Albert Catt & Simon Johnson - Derbyshire Dales District Council

Apologies:

Cllr. Ann Syrett - Bolsover District Council
Cllr. Ranjit Banwait & Paul Robinson - Derby City Council

Agenda Item 5. – Local Plan Updates / Duty to Co-operate.

Cllr. Lewis Rose (DDDC) reminded all members of the duty to co-operate and that Local Planning Authorities are required to make every effort to secure the necessary co-operation on key strategic and / or cross boundary matters before they submit their Local Plans for examination. On behalf of Derbyshire Dales he handed out a letter to all Leaders requesting their cooperation in assisting Derbyshire Dales in meeting its Housing obligations, he would look forward to receiving their responses.

Cllr. Martin Rawson (DCityC) informed members that Derby City Council was due to
submit its Local Plan for public examination on the week commencing 25/04/16.

Meeting Closed: 12:25pm
Dear Paul Wilson

Re: Derbyshire Dales Local Plan Duty to Cooperate

I am writing on behalf of Cllr Corbett, Leader of Erewash Borough Council, in response to Cllr Rose, Leader of Derbyshire Dales District Council’s letter of 19th April 2016 concerning the above.

In his letter, Cllr Rose requests that Erewash helps to contribute towards the 425 home shortfall in the provision of the draft Derbyshire Dales Local Plan. Unfortunately I do not think that Erewash is in a position to help in this regard, due to the following factors:

1) Erewash has an adopted Local Plan, the Erewash Core Strategy Adopted March 2014. As an early review of that plan is not expected, we are not in a position to change our housing provision to help meet your needs.

2) Erewash is in the Nottingham Housing Market Area. Though I note from your Assessment of Housing and Economic Development Needs 2015 report that you consider your housing market area to be diffuse, I find no mention therein that there is evidence to support Derbyshire Dales needs being met from the Nottingham area. Consequently it would not appear congruent with your evidence for Erewash to help meet your needs.

3) Erewash includes the critical part of the Nottingham-Derby Green Belt that actually separates Nottingham from Derby. This severely restrains the environmental capacity of the Borough. Consequently, though your views on the environmental capacity of your District are noted, it would appear illogical on that basis for Erewash to help meet your needs.
I am sorry that this response cannot be more constructive, and wish you well in your negotiations with other Local Planning Authorities who may be in a better position to help you.

Yours sincerely

Steve Birkinshaw
Head of Planning & Regeneration
Dear Mr Wilson,

**Derbyshire Dales Local Plan – Duty to Co-operate**

Thank you for your letter dated 7th April 2016 regarding the Derbyshire Dales Local Plan and the Duty to Co-operate issues regarding housing.

As you may be aware, Chesterfield Borough Council adopted a Local Plan Core Strategy in July 2013, including setting a housing target for the borough up to 2031. However, in the light of a revised SHMAA and household projections, and in order to set out housing allocations to demonstrate a five year supply of housing sites, we are currently working on a review of the plan with intention of publishing a draft Local Plan in autumn 2016.

We agree that, based on the evidence available to date, the Derbyshire Dales need to meet its objectively assessed need for housing is the only strategic cross-boundary issue that has been identified.

Given the stage we are at in our Local Plan preparation, this is perhaps the most appropriate time to address this issue. However I must point out that like many other authorities within the region, we are struggling to meet our own housing requirement, primarily as a result of private sector delivery rates remaining low following the recession and this will need to be reflected in our response.

In order to assist us in responding, it would be helpful if you could set out for us what proportion of Derbyshire Dales unmet housing requirement of 425 dwellings over the plan...
period need you would wish us to take into account, and over what time period, and the evidence to support this.

I should take this opportunity to set out that it is unlikely we will be in a position to give you a definitive answer on this issue in advance of the end of your Local Plan consultation on 19th May, given the stage we are at with our own housing target and the need to consult with members, but we are happy to engage in an ongoing dialogue on this issue.

I trust that this information is useful to you. If we can be of any further assistance please do not hesitate to contact me.

Yours sincerely,

[Signature]

Alan Morey

Strategic Planning and Key Sites Manager
Note of Meeting 28th April 2016

Attendees

Paul Wilson – DDDC
Mike Hase – DDDC
Julie Hughes – East Staffs CCG
Tracey Burt – Dove River Practice, Sudbury

Purpose of Meeting

The purpose of the meeting was to discuss the future requirements and provision of medical facilities in the area of Derbyshire Dales covered by the East Staffordshire CCG

Meeting Discussion

PW – Began by outlining the position with regards to the Local Plan, the housing requirements that the District Council has to find over the plan period 2013-2033 of 6440 and how that had generally been distributed across the plan area – focusing upon the situation within Doveridge, where the Local Plan has allocated 3 sites with a total of 149 dwellings – and also where planning permission has been granted for a further 78 dwellings – giving an overall total of 227 new homes. This didn’t take into account the 175 dwellings for which planning permission has been applied for on land at Babbs Lane, which includes the potential offer of land for a new medical practice within the village.

PW –Outlined that Local Plan was out for consultation until 19th May and would be moving forward to submission of the plan to Secretary of State towards the end of the year.

JH – Set out the context within which the East Staffs CCG were operating which was to sustain the primary care provision over the next 20 years taking account of the NHS Primary Care Strategy. JH also advised that there were 18 practices in the East Staffs CCG many of whom were facing considerable pressure from new development within the East Staffs Borough Council area, let alone the development within Derbyshire Dales.

JH advised that in terms of the CCG Estate Strategy this was being prepared on a Pan Staffordshire basis and that the emerging approach was to work towards in appropriate situation co-location of practices to make beneficial use of joint space ACTION – JH TO PROVIDE DDDC WITH COPY OF ESTATES STRATEGY WHEN COMPLETE

TB – Outlined the position with regards to the Dove River Practice; A shared practice with premises in Tutbury & Sudbury, with the Sudbury branch is a dispensing practice serving 3,400 patients and a further 5,000 patients served from the Tutbury branch. Of those using the Sudbury practice 99.9% can be served by the dispensing part of the practice. TB advised that although not a
closed list the Sudbury practice is at capacity, and an additional 450 patients generated by development in Doveridge would have a significant impact upon the practice.

**TB** – Advised that the Sudbury practice was located within a freehold building purchased from the Vernon Estate, and consisted of a converted mill, and whilst there was some land adjacent to the site there was a preference for relocation. One possibility that had been considered was for the building to be handed back to the Vernon Estate in exchange for land elsewhere.

**JH** – Advised that the CCG had been envisaging a 2% increase in population in the medium to long term but this had already been 2.5% in the past 12 months primarily as a result of migration into Burton upon Trent.

**JH** – Further advised that as of last week there was an shortage of 8.4 GPs and that an additional 11 GPs were required to take account of the additional development within East Staffs Borough Council

**JH** – Advised that in terms of the Dove River Practice that the need to provide additional space did not fall within realms of the CCG Estates Strategy co-location where appropriate to do so as this was unique in that provision was being sought for a single building as part of a practice. However any work to bring forward a new surgery building until 2017 will need to considered with NHS England Area Team for Joint Commissioning as East Staffs CCG do not have fully delegated functions as South Derbyshire already do.

**PW** – Advised that the planning system could not make up existing deficiencies rather it could only seek to address the needs emerging from new development. PW indicated that he would add the CCG to the consultee list for major development within their catchment area.

**JH** – indicated that they had a formula that could be applied to determine the level of financial contribution that would be required for individual development proposals **ACTION JH TO PROVIDE DETAILS OF FORMULA**

**PW** – Agreed to write to JH and have an agreed position statement with East Staffs CCG in preparation for submission of Examination in Public.
Mrs Julie Hughes  
Primary Care Manager  
East Staffordshire Clinical Commissioning Group  
Edwin House  
Second Avenue  
Burton-on-Trent  
DE14 2WF  
Julie.hughes@northstaffs.nhs.uk

Dear Julie,

DERBYSHIRE DALES LOCAL PLAN – PROVISION OF HEALTHCARE FACILITIES

I refer to our meeting today in respect of the above. I also refer to your previous discussions with the Council’s Policy Manager – Mike Hase, which extend over a period of at least 18 months.

The purpose of our meeting was to bring you up-to-date on the District Council’s preparation of a revised Derbyshire Dales Local Plan to cover the period 2013-2033. As you are aware, in October 2014 the District Council made a formal decision to withdraw the earlier version of the Derbyshire Dales Local Plan in response to concerns expressed by the Inquiry Inspector who conducted the Local Plan Examination in Public in July 2014 that insufficient land had been designated for residential development.

Following the withdrawal of the 2014 Plan, a significant amount of additional work has been undertaken in regard to establishing the Objectively Assessed Housing Need (OAN) for the Derbyshire Dales. Furthermore, approximately 250 potential housing sites have been assessed for development as part of the preparation of a revised Strategic Housing Land Availability Assessment.

This has recently culminated in a series of reports being presented to the Council’s Local Plan Advisory Committee which seek to determine the Objectively Assessed Housing Need for the Derbyshire Dales, establish a Housing target for the period 2013-2033 (6,440 dwellings) and provisionally allocate land for residential development (6,015 dwellings) as part of a draft Local Plan to be published in April. I am aware that throughout this process, Mike Hase has kept you regularly informed of developments and that you are aware of the actions taken to date.

28th April 2016
The purpose of me writing to you now is to formally inform you of the provisional allocations for residential development within the Derbyshire Dales which are published in the draft Derbyshire Dales Local Plan and to invite the Clinical Commissioning Group’s response. I attach overleaf for your information, two tables which summarises the proposed provision of housing development across the district up to 2033.

On the basis of our discussions, my understanding of the current CCG position is that:

- In response to development pressures in East Staffordshire, there is a need to increase capacity for health care provision across the CCG area.
- Proposed developments envisaged in Doveridge will place increased pressure on the existing Dove River Practice (Sudbury).
- Options for the potential expansion and/or relocation of the Dove River (Sudbury) Practice need to be explored with the Practice Partners and CCG in order to accommodate an expected increase in patient numbers over the plan period.

I would be grateful if you could confirm that my understanding of the CCG position is correct. Furthermore, I would be grateful if you could outline the extent of any support that you may require from the District Council in order to adequately plan for the future health care needs of our community. It would also be appreciated if you could provide me with details of the patient funding formulae that you apply in the negotiation of financial contributions under the provisions of s.106 of the Town and Country Planning Act 1990.

As we discussed, at the present time there are a number of planning applications within the Doveridge area for which I would be pleased to receive the views of the CCG. I have therefore made arrangements for you to be consulted on these and would welcome your views in due course.

I trust the above is of assistance.

Yours sincerely,

Paul Wilson
Corporate Director
Table 1 – Derbyshire Dales Local Plan Provisional Housing Land Allocations 2013-2033

POLICY HC2
Housing Land Allocations

The following sites will be allocated for housing or mixed use development. The District Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Location</th>
<th>Site Area</th>
<th>No. of Dwellings</th>
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</thead>
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<tr>
<td>HC2(a)</td>
<td>Land at Lathkill Drive, Ashbourne</td>
<td>35</td>
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<tr>
<td>HC2(b)</td>
<td>Former Mirage Hotel, Derby Road, Ashbourne</td>
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<tr>
<td>HC2(c)</td>
<td>Land at Ashbourne Airfield, Ashbourne *</td>
<td>1100</td>
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<tr>
<td>HC2(d)</td>
<td>Land off Cavendish Drive, Ashbourne</td>
<td>28</td>
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<tr>
<td>HC2(e)</td>
<td>Land to North of A52, Brailford</td>
<td>32</td>
<td></td>
</tr>
<tr>
<td>HC2(f)</td>
<td>Land to North of Main Road, Brailsford</td>
<td>45</td>
<td></td>
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<tr>
<td>HC2(g)</td>
<td>Land off Luke Lane, Brailsford</td>
<td>26</td>
<td></td>
</tr>
<tr>
<td>HC2(h)</td>
<td>Land at Luke Lane / Mercaston Lane, Brailsford</td>
<td>47</td>
<td></td>
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<tr>
<td>HC2(i)</td>
<td>Land at Slinter Mining Ltd, Cromford Hill, Cromford</td>
<td>28</td>
<td></td>
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<tr>
<td>HC2(j)</td>
<td>Land at Bridge Garage, Darley Bridge</td>
<td>13</td>
<td></td>
</tr>
<tr>
<td>HC2(k)</td>
<td>Land off Old Hackney Lane, Darley Dale</td>
<td>10</td>
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<tr>
<td>HC2(l)</td>
<td>Land off Old Hackney Lane, Darley Dale</td>
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<td>HC2(m)</td>
<td>Land to the Rear of former RBS premises, Darley Dale</td>
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<td>HC2(n)</td>
<td>Land off Normanhurst Park, Darley Dale</td>
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<td>HC2(o)</td>
<td>Land at Stancliffe Quarry, Darley Dale</td>
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<td>HC2(p)</td>
<td>Land at Cavendish Cottage, Doveridge</td>
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<td>HC2(q)</td>
<td>Land at Derby Road / Hall Drive, Doveridge</td>
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<td>HC2(r)</td>
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<td>HC2(w)</td>
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<td>Land at Old Hackney Lane, Matlock</td>
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<td>HC2(y)</td>
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<td>HC2(z)</td>
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<td>HC2(aa)</td>
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<td>HC2(bb)</td>
<td>Former Permanite works, West of Cawdor Quarry, South Darley</td>
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<td>HC2(cc)</td>
<td>Land at Thatchers Croft, Tansley</td>
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<tr>
<td>HC2(dd)</td>
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<td>HC2(ee)</td>
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<tr>
<td>HC2(ff)</td>
<td>Land at Middle Peak Quarry, Wirksworth</td>
<td>220</td>
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**TOTAL PROVISION ON ALLOCATED SITES** 3177

*Development at this site will extend beyond 2033. Assumed completion of circa 800 dwellings 2017-2033
Table 2 – Distribution of Current Commitments / Proposed Allocations 2013-2033

<table>
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<th>Settlement</th>
<th>Existing Commitments</th>
<th>Potential Allocations 2013-2033</th>
<th>Resolution to Grant</th>
<th>Overall Increase</th>
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<td>Biggin</td>
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### MEETING TITLE
LOCAL PLAN LIAISON GROUP

### PURPOSE OF MEETING
- Update and exchange of information between planning policy officers in the North Derbyshire and Bassetlaw Housing Market Area and Nottinghamshire and Derbyshire County Councils

<table>
<thead>
<tr>
<th>Meeting Logistics</th>
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<tr>
<td><strong>Location</strong></td>
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<tr>
<td>Meeting Room 1 NEDDC Offices, 2013 Mill Lane</td>
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<tr>
<td><strong>Date</strong></td>
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<tr>
<td>28th April 2016</td>
</tr>
<tr>
<td><strong>Time</strong></td>
</tr>
<tr>
<td>10:00 - 12:00</td>
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<tr>
<td><strong>Note taker</strong></td>
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<tr>
<td>Adele Rhodes</td>
</tr>
<tr>
<td><strong>Lead or Chair (if appropriate)</strong></td>
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<tr>
<td>Helen Fairfax</td>
</tr>
<tr>
<td><strong>Invited Speakers (if appropriate)</strong></td>
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<table>
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<th>Participants &amp; Apologies</th>
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<tbody>
<tr>
<td><strong>Name</strong></td>
</tr>
<tr>
<td>Andrew Grayson</td>
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<tr>
<td>Chris Maidment</td>
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<tr>
<td>Adele Rhodes</td>
</tr>
<tr>
<td>Alan Morey</td>
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<tr>
<td>Lauren Dempsey</td>
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<tr>
<td>Chris Massey</td>
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<tr>
<td>Helen Fairfax</td>
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<tr>
<td><strong>Apologies</strong></td>
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<tr>
<td>Tom Bannister</td>
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<tr>
<td>Lisa Bell</td>
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### Preparation (if appropriate)
- Review Action List From Previous Meeting and Update
- Please Read
- Please Bring

### AGENDA (if appropriate)

<table>
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<th>Item No</th>
<th>Description</th>
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<tr>
<td>1</td>
<td>Apologies - as above</td>
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<tr>
<td>2</td>
<td>Minutes of previous meeting including Action Points</td>
<td>HF</td>
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<tr>
<td>3</td>
<td>Memorandum of Understanding</td>
<td>AM</td>
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<tr>
<td>4</td>
<td>Duty to Co-operate Implications of Local Plan Expert Group</td>
<td>AR</td>
</tr>
<tr>
<td>5</td>
<td>Housing/ Developer Stakeholder Workshops</td>
<td>LD</td>
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### Agenda Item | Note of Issues Discussed (including any issues agreed)
--- | ---
2 Minutes of previous meeting including Action points | • No changes to minutes  
• CCG information circulated  
• North Midlands Devolution Deal Briefing Note circulated  
• Derbyshire Local Plan updates - latest position on progress circulated
3 MoU Refresh | • AM circulated a draft revised Memorandum of Understanding  
• Discussion on how to progress this workstream. Suggested that a ‘live’ Action Plan could be developed to sit behind the MoU, with responsibility to keep up to date being carried out on a rolling basis one year at a time.
4 DtC implications of LPEG | • AR described the issues in relation to possible intervention by the SoS where local authorities were not considered to be making reasonable progress by early 2017 on the production of a post NPPF local plan raised by the draft recommendations in the report of the Local Plan Expert Group.  
• Recommendation 1 of the report is that where no local plan has been produced by early 2017 the Government will in consider intervening to arrange for the local plan to be written in consultation with local people. Recommendation 12 also makes provision for the Government to direct the preparation of a local plan where authorities in a HMA have failed to reach sufficient agreement on meeting and distributing housing needs by March 2017.  
• As none of the authorities in the HMA are likely to meet the deadline for early 2017, it is considered that it would be prudent to reach agreement on reaching on meeting and distributing housing needs.  
• General discussion on housing numbers followed, with CBC currently looking at a housing target based on sensitivity figures; Bass DC are also looking at a housing target based on sensitivity figures; BDC looking to meet OAN; and NEDDC looking to meet OAN, but also awaiting the outcome of the Green Belt Review, before setting a definitive target.  
• Agreed that there is a need to update the SHMA by further sensitivity testing. Discussed the most appropriate time to carry this out. General agreement that this should be after the latest (2014 based) population and household projections (due for
release on 26\textsuperscript{th} May 2016 according to the ONS website), but before the first local plan in the HMA is submitted for examination.

- CBC take the minutes of these (Local Plan Liaison Group) Meetings to their Steering Group as a way of involving members in cross boundary issues. Discussion on whether this would be a useful way of increasing member involvement in DtC issues.

### 5 Housing/Developer Workshops

- LD advised that a housing/developer workshop looking at housing requirements; standards; and feedback on delivery was due to take place.
- HF advised that NEDDC & BDC held a developer forum meeting on 18\textsuperscript{th} April. One of the items on the agenda (& the subject of a presentation) was the low levels of house building in the districts. Developers were asked for their views on why this was, and what measures the council could put in place to help developers.
- General discussion on the lack of delivery by housebuilders over the HMA, and possible reasons for this.
- CM asked if Harriett Fisher could come to the Developer Forum Meetings when Infrastructure was being discussed.

### 6 Sheffield City Region/D2N2 - Devolution Update

- AM advised that CBC had re-affirmed their decision to join the SCR combined authority. Key reasons were that there was an existing good working relationship, and that the SCR had an existing attractive deal with the government. SCR have welcomed CBC's application. As far as joint working is concerned, the only impact is likely to be in relation to the Transport Plan.
- Bass DC have also applied to join the SCR combined authority.

### 7 Self Build Register

- AR advised that registers had been set up for both BDC & NEDDC, but that so far there had been little public interest in applying to go on the registers.

### 8 Engagement with Clinical Commissioning Groups/ NHS England

- LD outlined the need for evidence to inform the provision of healthcare facilities, explaining that CBC falls within two Clinical Commissioning Groups, and that she intended to set up a meeting. BDC & NEDDC expressed a wish to also attend such a meeting. LD hoping to set up a meeting before the school holidays in July.

### 9 Update on Local Plans Progress and Local Development Schemes

- BDC are working on a draft Plan with (non statutory) consultation in September/October.
- NEDDC working on Green Belt Review.
- CBC working on sites with pre-submission consultation early in 2017.
- Bass DC are working towards their first (preferred options style) consultation.
- CM advised that Derby City were in the process of examination into their Local Plan, and that Derbyshire Dales (DDDC) were consulting on their Local Plan.
- DDDC have written to other authorities in the county asking if they can contribute to the unmet need for 425 dwellings that the district has. CM asked if authorities wanted to respond on an individual basis or to submit a joint response through DCC.
10 Joint Evidence Base Updates

- CBC are setting up an inception meeting for the joint Retail Study shortly.
- A travellers issues working group met on 12th April, and considered evidence on transit sites, and emergency stopping places.
- NCC are no longer funding CPD Smart.
- AG to contact DCC regarding the use of accession accessibility mapping.
- CM reported that DCC are looking at a partial review of their Infrastructure Plan, with a view to making a more succinct document. This will be a DCC document, rather than a D2N2 document.

11 Green Belt Reviews/ Functionality Studies

- NEDDC are in the process of carrying out a Green Belt review, with a report due in the next couple of weeks.
- CBC are considering an exercise to confirm the existing boundary of the Green Belt.

12 AOB

- None

13 Date and place of Next Meeting

- 14th July 10:00 - 12:00 NEDDC Offices, Mill Lane, Wingerworth

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### ACTION LIST

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<tr>
<th>AGENDA ITEM NO</th>
<th>DESCRIPTION</th>
<th>ASSIGNED TO</th>
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<tr>
<td>3</td>
<td>Comments on revised MoU to AM</td>
<td>All</td>
<td>asap, but in time for a draft by next LPLG meeting in July</td>
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<tr>
<td>3</td>
<td>Preparation and circulation of draft Action Plan to sit behind MoU</td>
<td>LD</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Circulate the response made by CBC to the Technical Consultation on Implementation of Planning Changes by DCLG</td>
<td>AM</td>
<td>asap (done)</td>
</tr>
<tr>
<td>5</td>
<td>LD to send through information from housing developer stakeholder workshops</td>
<td>LD</td>
<td>by next LPLG meeting in July</td>
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<tr>
<td>5</td>
<td>HF to make enquiries as to whether the Developer Forum could be expanded to include Chesterfield BC.</td>
<td>HF</td>
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<tr>
<td>8</td>
<td>LD to set up a joint meeting with the 3 Derbyshire authorities and the CCG</td>
<td>LD</td>
<td>Before end of July</td>
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### Next Steps...

<table>
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<td>When?</td>
</tr>
<tr>
<td>Where?</td>
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<tr>
<td>List and attach any relevant</td>
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<td>background papers before filing note</td>
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Thursday 5 May 2016

Dear Mr Wilson,

Re: Derbyshire Dales Local Plan Consultation

Thank you for your letter dated 2 March 2016 regarding provision of GP services in the South Dales area in view of potential housing developments across the area. I appreciate the time and effort taken to keep us engaged and informed in your planning process.

You are correct in the key issues you mentioned in the letter and in the main around the current state of GP premises in the area. I would therefore confirm as requested that your understanding of the CCG position is correct.

To clarify a couple of points, the GP practices in the area are, in the main, beginning to reach capacity and need to consider how they work to meet increasing and changing healthcare needs. They may in the future need to increase capacity through premises developments but at this stage we cannot commit to any plans as some capacity is there and new models of working are being developed. St Oswald's for instance, is not at full capacity and has a GP practice as part of those premises.

You rightly mention Hulland Ward but this is part of provision from the Brailsford and Hulland Ward practice and a solution to capacity related issues is likely to result in plans to extend the Hulland Ward branch and to consider how both of their premises work for patients across that area.

 Provision of health services is complex, and as a responsible commissioner, we need to ensure that services are fit for purpose and will meet future need. This means that we need to work with current GP providers (who are businesses in their own right) to develop local services. We also need to bear in mind the national picture which is moving towards a more collaborative approach to service provision and ‘placed based care’. For local practices, this could mean a complete change in the way they work; and requires a great deal of planning and negotiation.

SDCCG recognise that the South Dales area will require additional and changing healthcare provision over the coming years and we intend to work with practices to develop a cohesive plan. The work to develop the plan will take into consideration national policy, new developments, demographics and proximity to other services as well as discussing with practices their future business plans.

Southern Derbyshire Clinical Commissioning Group (SDCCG) therefore, would request that your district Council continues to keep us informed in the planning process and the implications on increased population. Also that it continues to support any opportunities around obtaining Section 106 or CIL funding.
Yours sincerely

Robert Hill

Robert Hill LLB, MBA.
Locality Manager – Amber Valley and South Derbyshire Dales

T: 01332 868929  M: 07823 520911
E: robert.hill@southernderbyshireccg.nhs.uk
W: www.southernderbyshireccg.nhs.uk
DERBYSHIRE DALES LOCAL PLAN - DUTY TO CO-OPERATE

Dear Paul,

Thank you for your letter dated 7 April 2016. We can confirm that the matters indicated represent a correct summary of the strategic cross boundary matters identified with the Peak District National Park Authority.

The National Park Authority has considered its position with regard to the requirement for Derbyshire Dales to meet Objectively Assessed housing need. We note that your Draft Local Plan includes a figure for delivery from sites of over 10 units, and that it also includes figures for completions and commitment and windfall opportunities on sites of less than 10 units. However, whilst your Plans Advisory Group papers from February 2016 include a table showing the 400 indicative figure for the National Park (made up of commitments between 2013 – 2015, plus an indicative figure for 2015 – 2033), the Draft Local Plan does not. The NPA requests that you quantify the contribution that is anticipated from the National Park as 400 indicative in the Local Plan.

The figure of 400 has been carefully worked out taking into account our intelligence of sites most likely to come forward during the plan period. Reference to this figure will helpfully show the agreed quantum anticipated in the National Park area. As you will know the National Park operates an exceptions approach to housing development in order to reflect the statutory purposes and duty of National Park designation. As such it is not possible for the Authority to plan for a different figure with any degree of certainty, be it high or lower. Monitoring consistently reveals that fluctuations take place within housing commitments reflecting, for example, changing economic cycles, government spending programmes and the speculative nature of larger redevelopment opportunities driven by our conservation and enhancement purposes.

However, the figure also reflects the fact that since the adoption of the Core Strategy in 2011, work to establish capacity for development in the larger villages in the National Park, plus adopted neighbourhood plans, suggests that there may be marginally less scope for new housing on some sites than was evident in 2011. This is partly because the anticipated numbers set out in the 2009 SHLAA have had to be reassessed, e.g. those numbers anticipated for sites in Bakewell, Bradwell and Hartington have all been reduced following local community input into...
planning decisions or via the Neighbourhood Plan process. So it is not unreasonable to consider that numbers might actually decrease rather than increase.

As such it is felt that the indicative figure of 400 remains the best estimate for delivery and this should be formally reflected in the Derbyshire Dales Local Plan. To simply set an arbitrarily higher figure in order to accommodate unmet needs in the remainder of the Derbyshire Dales is the wrong spatial logic when considering the impact of National Park purposes. This is a position the Authority has expressed consistently in duty to cooperate discussions with the other constituent authorities that share the area of the Peak District National Park.

The National Park Authority considers that both positive and negative factors will influence its ability to permit housing up to 2033, and that on balance those factors justify retention of the 400 indicative figure.

The National Park Authority stresses that the indicative figure is neither a target nor a limit, and the Authority will continue to co-operate with Derbyshire Dales District Council to provide figures for housing commitments and delivery, in so far as that is reasonable given its own monitoring capability.

Yours sincerely

Brian Taylor
Policy Planning Manager

Cc John Scott and Sarah Fowler
Mike Hase  
Policy Manager  
Derbyshire Dales District Council  
localplan@derbyshiredales.gov.uk

Dear Mike  

Planning consultation: Derbyshire Dales Local Plan (Draft); Duty to Co-operate; Habitats Regulations; Sustainability Appraisal  

Thank you for your consultation which was received by Natural England on 12 April 2016.  

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.  

We have reviewed and made comments on the following documents:  
1. Derbyshire Dales Local Plan  
2. Duty to Co-operate  
3. Habitats Regulations  
4. Sustainability Appraisal  

**1. Derbyshire Dales Local Plan – Draft Plan**  

Natural England welcomes the Draft Local Plan and considers in general that it satisfactorily covers our interests in the natural environment. We would however like to make the following detailed comments:  

**Portrait of the Derbyshire Dales**  
We consider that this chapter sets out a clear portrait of the natural environment within the Derbyshire Dales. We particularly welcome the sections on Landscape and Natural Heritage and Environmental Quality and Health.  

**Vision**  
We note that the Vision covers the protection of the Derbyshire Dales landscape, the mitigation for climate change and the enhancement of greenspace areas which is welcome. However we would like to see a stronger reference to the protection and enhancement of biodiversity and nature conservation within the vision.  

**Strategic Objectives**  
We particularly support the following objectives – SO1: to protect and enhance the Green Infrastructure network; SO2: to maintain enhance and conserve the District's distinct landscape characteristics, biodiversity and cultural and historic environment; and SO5 to address, mitigate and adapt to effects of climate change.
Policy S2: Sustainable Development Principles
We welcome this policy as it establishes a framework for the achievement of sustainable development. We particularly welcome the principles of preserving and enhancing the Peak District character; minimising damage to nature conservation and ensuring suitable mitigation; ensuring no adverse effects on European sites; and the enhancement of ecological sites and green infrastructure to achieve a net increase in biodiversity.

Policy S4 Development within defined Settlement Boundaries
We welcome the provision in this policy at bullet point (d) to protect locally valued habitats and wildlife. In addition we acknowledge that this policy protects the special qualities and purposes of the Peak District National Park.

Policy S5 Development in the Countryside
Natural England is pleased to note that Best and most Versatile Agricultural land would be protected by this policy which follows the advice in paragraph 112 of the NPPF.

Policy PD3 Biodiversity and the Natural Environment
Natural England generally welcomes Policy PD3 and considers that it will provide a valuable framework for the protection and enhancement of the natural environment, however we do have a number of suggestions which may strengthen and clarify the policy wording:

We note that a list of nature conservation sites has been set out but we suggest that the policy wording should distinguish more clearly between the international, national and local sites so appropriate protection can be established commensurate with their status. We also suggest that it should be clarified that the bullet points a – c refer generally to biodiversity and not just to regionally and locally designated sites as the wording currently implies.

We welcome the provisions set out in the last two bullet points which encourage a net gain in biodiversity across the District, to establish and protect ecological networks and the restoration of natural habitats. We suggest that you may want to include the consideration of biodiversity at a landscape scale across local authority boundaries to comply with the guidance set out at paragraph 117 of the NPPF.

We also suggest that you may wish to consider making reference to the value of ecosystem services within the text of this policy.

We note that species protection has been mentioned in the accompanying text for this policy but we suggest that specific policy wording should also be included regarding the protection and recovery of priority species populations linked to national and local targets in order to reflect the guidance set out at paragraph 117 of the NPPF.

We note that the Habitat Regulations Assessment (HRA) identified likely significant effects on a number of European sites and acknowledge that Policy PD3 requires that these sites are assessed and appropriate mitigation put in place in order to avoid any adverse effects. (Please note that the HRA is discussed in further detail below.)

PD4 Green Infrastructure
Natural England welcomes the positive approach that this policy takes to the protection and enhancement of green infrastructure. We acknowledge that the potential requirement for HRA for some GI projects has been included in the policy wording. We suggest that the wording should include the need for GI to be considered at the outset of the planning process so that it is fully integrated into development proposals. We acknowledge that the approach to GI supports a similar approach for ecological networks as set out policy PD3. We also welcome the reference to how GI can mitigate for the effects of climate change.
PD5 Landscape Character
We welcome reference to the Derbyshire’s Landscape Character Assessment and the table of landscape character types. We also acknowledge reference to the Peak District National Park Authority’s Landscape Strategy and Action Plan which is particularly relevant when considering development which may impact on the setting of the National Park.

You may also wish to refer to the National Character Areas (NCAs) which divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. For more information on NCA please see the gov.uk website as follows: https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making

The Local Plan should also give consideration to areas of tranquillity where appropriate. Tranquillity is an important landscape attribute and there may be areas worthy of protection within the District.

PD6 Trees, Hedgerows and Woodlands
We welcome this policy particularly the reference to veteran trees but we would suggest that the policy wording should specifically include “ancient woodland” which has a specific definition.

PD7 Climate Change
Natural England supports this policy and welcomes the acknowledgement that HRA would be required if a renewable energy installation would have an adverse effect on the integrity a European site. We also welcome the reference to Green Infrastructure which can help to mitigate the effects of climate change.

PD8 Flood Risk Management and Water Quality
We generally welcome this policy particularly the acknowledgement that sustainable drainage can provide valuable areas for biodiversity and green infrastructure.

PD9 Pollution Control and Unstable Land
We generally support this policy but suggest that it should also specifically mention the protection of soils. Soils are a finite resource and it is important that they are protected and used sustainably. The plan should recognise that development usually has an irreversible adverse impact on soils and mitigation should aim to minimise soil disturbance and to retain as many ecosystem services as possible through careful soils management during the construction process.

HC2 Housing Land Allocations (see comments on strategic site allocations below)

Policy HC13 Open Space and Outdoor Recreation Facilities
Natural England generally supports this policy but suggest that you may want cross reference it to Policy PD4 on Green Infrastructure. One important function of GI is the provision of new opportunities for access to open space. Natural England’s ‘standards for accessible natural greenspace’ (ANGSt) provides a set of benchmarks, which should be used to ensure new and existing residential development has access to nature. More information can be found on Natural England’s publication, ‘Nature Nearby, Accessible Greenspace Guidance’ (March 2010), available on our website publication reference NE265.

EC1A Employment Land Allocations (see comments on strategic site allocations below)

Strategic Site Allocations

DS1 Land at Ashbourne Airfield
We welcome the provision of a comprehensive landscape plan including a landscape buffer which
will offer some protection to the Bradley Wood Local Wildlife Site. We also welcome the enhancement of Green Infrastructure links throughout the site.

**DS3 Stancliffe Quarries**
We have concerns with impact that this development may have on the setting of the Peak District National Park which is less than 1km away and therefore advise that a Landscape & Visual Impact Assessment would be required.

**DS5 Land at Halldale Quarry**
This proposal is adjacent to Cawdor Quarry SSSI; it is also in close proximity to Peak District National Park boundary, the Peak District Dales SAC (Matlock Woods SSSI), the Masson Hill SSSI and the Limestone Way. We acknowledge that the policy requires an assessment of air quality and hydrogeological assessment which will identify any potential effects and mitigation measures necessary to avoid adverse effects on the SAC. We also suggest that a Landscape and Visual Impact Assessment should be a requirement for this site.

**DS6 Land of Middleton Road /Cromford Road Wirksworth**
We note that the HRA report identified this policy as having a likely significant effect on the Gang Mine SAC. We note that this policy therefore includes the requirement for an assessment of air quality and recreation which will identify any potential effects and mitigation measures necessary to avoid adverse effects on the SAC.

**DS7 Land at Middle Peak Quarry, Wirksworth**
We note that the HRA report identified this policy as having a likely significant effect on the Gang Mine SAC. We note that this policy therefore includes the requirement for an assessment of air quality and recreation which will identify any potential effects and mitigation measures necessary to avoid adverse effects on the SAC.

2. **Duty to Co-operate**

Thank you for the separate consultation regarding Duty to Co-operate. Natural England agrees that the strategic matters relevant to our organisation should include the matters that your authority has identified i.e:

- The need to ensure that Local Plan policies afford adequate protection to European Designated Sites (SPA and SAC).
- The need to carry out a HRA on the effects likely to be generated by the Local Plan on European Sites and way in which effects can be avoided.

In addition other potential strategic matters which you may want to consider include the following:

- Impacts from increased air pollution
- Recreational impacts on designated sites close to the local authority boundary
- Landscape character in relation to opportunities for enhancement
- Larger scale green infrastructure and opportunities to increase habitats; create bigger, better joined habitats to support climate change adaptation for wildlife
- Conservation of best and most versatile land, in relation to choice of sites for housing/employment

Generally our role under the Duty to Co-operate will be fulfilled by responding to statutory consultations on the Local Plan and the supporting documents including Sustainability Appraisal and the Habitats Regulations Assessment but if further co-operation is required to advise on other matters then we will do our best to accommodate this.
3. Habitat Regulations Assessment

Natural England welcomes the opportunity to provide comments on the Habitats Regulations Assessment Report (including the supplementary memo received from ClearLead Consultants on 18/04/16) for the Derbyshire Dales Local Plan, as a statutory consultee on the application of the Conservation of Habitats and Species Regulations 2010 (The ‘Habitats Regulations’).

We acknowledge the reasons, set out on page 10 of the report, for not including the Bees Nest and Green Claypits SAC within the HRA report. We also confirm that we agree with the list of European sites that have been selected for consideration within the HRA.

We note that as a result of the screening assessment it was identified that there would be a risk of adverse effects on the listed European Sites and therefore further investigation would be required (Appropriate Assessment).

Following the further assessments we acknowledge that the HRA report has been able to conclude that the Draft Derbyshire Dales Local Plan will not result in any adverse effects on the identified European sites with regards to water demand and changes to the water environment, increased recreational pressure and urban effects. We also note that the supplementary memo, which was submitted separately to the main HRA report, concludes that the policies within the Local Plan will not result in an adverse effect on the integrity of the Peak District Dales SAC with regards to effects of increased traffic on air quality.

We are satisfied that the Report fully covers our concerns and consider that the emerging draft policies of the Local Plan have undergone a full Habitats Regulations Assessment in line with appropriate legislation and guidance. We can therefore confirm that we agree with the Report’s conclusions that the Derbyshire Dales Draft Local Plan will not result in any likely significant effects on the identified European sites either alone or in combination with other plans or projects, and no further assessment work is required at this stage.

4. Sustainability Appraisal

Natural England welcomes the Sustainability Appraisal report and we are generally satisfied that the methodology and baseline information used to inform the report appears to meet the requirements of the SEA Directive (2001/42/EC) and associated guidance.

We note that our comments and suggestions made at the Scoping consultation have been addressed within this document and we therefore have no further comments to add at this stage.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Roslyn Deeming on 02080268500. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely
Councillor Lewis Rose  
Leader of Derbyshire Dales District Council  
Town Hall  
Matlock  
Derbyshire DE4 3NN

Councillor Anne Western  
Leader of the Council &  
Cabinet Member for Strategic Policy, Economic Development & Budget  
County Hall  
Matlock  
Derbyshire DE4 3AG

County Hall: (01629) 536004  
E-mail: anne.western@derbyshire.gov.uk  
County Councillor for the Barlborough and Clowne Electoral Division (Labour)  
AW53/BJH  
13 May 2016

Dear Lewis

Derbyshire Dales Local Plan – Duty to Cooperate

Thank you for your letter of 19 April 2016, in respect of the above and your request for Derbyshire County Council (DCC) to formally consider whether the Authority is able to accommodate some or all of the unmet housing need for Derbyshire Dales within its area. It is noted that the objectively assessed housing need (OAHN) for Derbyshire Dales District is for 6,440 new dwellings over the plan period 2013 to 2033 and that land to potentially accommodate 6,015 dwellings of this need has been identified in the District Council’s Strategic Housing Land Availability Assessment (SHLAA). This leaves an unmet shortfall of 425 dwellings.

As you will be aware, DCC does not have statutory responsibilities for the production of Local Plans or Core Strategies that make provision for new housing development. However, under the requirements of the ‘Duty to Cooperate’ set out in the Localism Act 2011 and National Planning Policy Framework (NPPF), DCC works jointly and collaboratively with the city and all the district and borough councils in Derbyshire to assist them to prepare their Local Plans and Core Strategies, particularly relating to housing provision. To this end, DCC’s officers are represented on the Northern Housing Market Area (HMA) Local Plans Liaison Group (LPLG), with officers from Bolsover District, Chesterfield Borough, North East Derbyshire District and Bassettlaw District Councils; and the Derby HMA Core Strategy Coordination Group (CSCG), with officers from Amber Valley Borough, Derby City and South Derbyshire District Councils. Both of these HMAs adjoin Derbyshire Dales District.

Cont ...
In the spirit of joint working outlined above, Derbyshire County Council has sought to assist your Council in the following ways:

On 26 April 2016, DCC officers attended a meeting of the Northern HMA LPLG and drew attention to your letter of 19 April 2016. The issue of the housing shortfall in Derbyshire Dales District was discussed by the Group in the context of the Local Plans being prepared in their areas. The Group agreed that the issue would be considered further by the respective local authorities, with a view to responding to your Council’s request by the Draft Local Plan Consultation deadline of 19 May 2016.

On 5 May 2016, officers also contacted colleagues on the Derby HMA CSCG to make them aware of your letter and to suggest that the Group meets urgently to discuss the housing shortfall issue, with a view to providing your Council with an indication of whether there is scope within the Derby HMA to accommodate some or all of Derbyshire Dales’ housing shortfall. As I’m sure you are aware, the preparation of the Local Plans / Core strategies in Amber Valley, Derby City and South Derbyshire, however, is at a sensitive stage. The Derby City Local Plan Part 1 was recently subject to an Examination in Public (EIP), with hearings held between 26 April and 5 May 2016. The EIP into the South Derbyshire Local Plan Part 1 was completed in December 2015 and it is anticipated the Inspector’s report will be published imminently. The Amber Valley Local Plan Part 1 Core Strategy was withdrawn by the Borough Council in December 2015 and work has now commenced on the preparation of a new Local Plan.

More directly, we are currently assessing all the land and property in the County Council’s ownership with a view to identifying any land and property that might be suitable to accommodate new housing development, depending on the location of any suitable land, this potentially could help meet some of the housing shortfall in Derbyshire Dales District. The assessment is now being finalised and will be forwarded to your Council’s Planning Policy Manager by Friday 13 May 2016, at the latest.

My officers are also currently assessing the Derbyshire Dales Draft Local Plan in detail, particularly the Plan’s proposed housing allocations to assess their likely impacts on the strategic and local highway network; school place planning provision; public health and specialist care provision; the future need for minerals extraction; and the landscape and landscape character of the District. It is hoped that the outcome of these assessments will be helpful to your Council in progressing the Local Plan and finalising the proposed housing allocations.

Our comprehensive response to your Draft Local Plan consultation will be submitted in advance of the 19 May 2016 statutory deadline. It will cover all the above issues, including details of the outcome of discussions with other city, district and borough council officers on the Northern HMA LPLG and Derby HMA CSCG. A report on DCC’s response will also be submitted to a forthcoming Cabinet Member Meeting - Highways, Transport and Infrastructure, seeking authority to send a formal response to your Council on the Draft Local Plan.
I hope the outcome of the above initial working by DCC will assist your Council in its pursuit of meeting the housing shortfall in the District. My officers will continue to work with your officers to address this matter as the Local Plan progresses towards submission to the Secretary of State.

Yours sincerely

[Signature]

Anne Western
Leader of Derbyshire County Council
Dear Mike

Highways England welcomes the opportunity to comment on the Derbyshire Dales Draft Local Plan which covers the period up to 2033. The Plan sets out the overall vision, objectives and policies for the future development of the parts of the Derbyshire Dales that lie outside of the Peak District National Park. Highways England understands that Derbyshire Dales District Council (DDDC) previously submitted a Pre Submission Draft Local Plan to the Secretary of State in May 2014. An Examination in Public (EiP) was opened in July 2014 for two days where the Inspector considered DDDC’s position in respect of the Duty to Co-operate and Objectively Assessed Need for housing. As a result of the report published by the Inspector, the Council resolved to withdraw the Derbyshire Dales Local Plan in October 2014. Therefore this current consultation document constitutes the second stage in the preparation of a revised Local Plan, following the publication of a Key Issues document in November 2015, to which Highways England provided comments.

It is the role of Highways England to maintain the safe and efficient operation of the strategic road network whilst acting as a delivery partner to national economic growth. In relation to the Derbyshire Dales Local Plan, Highways England’s principal interest is safeguarding the operation of the A50, which routes through the south of the area and the A38 to the east of the district.

Highways England notes that a number of issues are set out which need to be addressed through the Local Plan, to ensure the sustainable development of Derbyshire Dales. It is noted that Issue “KI5: Managing Travel Demand and Improving Accessibility” acknowledges the high dependence on the use of the private car as a result of the dispersed nature of the District and therefore the importance of locating new development in areas which are accessible to services and facilities in order to reduce travel demand. Highways England considers this to be evidence of good strategic planning and this is welcomed. Indeed “Policy S2: Sustainable Development Principles” seeks to address this identified issue through stating that development will be supported that minimises the need to travel by promoting development in locations with minimal reliance on the private car.

Similarly Strategic Objective “SO13: To increase the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure” is welcomed as a means of reducing demand to travel by private car.

It is stated in “Policy S6: Strategic Housing Development” that the District Council will accommodate at least 6,015 dwellings over the period 2013-2033, of which 2,877 dwellings are to come forward on new sites. This is a shortfall of 425 dwellings on the identified Objectively Assessed Need (OAN) and the Highways England notes that the District Council is in discussion with neighbouring local planning authorities under the auspices of the Duty to Cooperate to try and accommodate this identified shortfall. Highways England notes that the new sites being put forward for development are listed in Policy HC2. It is noted that there are proposals for approximately 150 dwellings to come forward around Doveridge, which is located in close proximity to the A50. However given the scale of development, it is not considered that there will be significant impacts on the operation of the A50.

At the same time, the site at Ashbourne Airfield is proposed to accommodate 1,100 dwellings. However the site is over 8 miles to the north of the A50 and a similar distance from the A38 at Derby. It is considered that this site would not have a significant impact on the strategic road network, given that the A50/A515 junction used to access the A50 from Ashbourne is grade-separated and that Highways England is planning to implement a scheme for grade separation of the A38/A52 junction in Derby.
Highways England welcomes the reference to partnership working with the Council in order to ensure that highway issues are not created as a result of new development but notes that “the Highways Agency” is quoted as the name of the organization throughout the document. It should be noted that from April 2015, “the Highways Agency” became a government owned company, under the new name – “Highways England” and it considers that the document should be amended in this regard.

Regards

Graham Broome
Asset Manager for Derbyshire
Q1: Your contact details
Name: Derek Stafford
Address: Amber Valley Borough Council
Address 2: Town Hall Market Place
City/Town: Ripley
Postcode: DE5 3BT
Email Address: derek.stafford@ambervalley.gov.uk
Phone Number: 01773 841581

Q2: Which aspect of the Draft Local Plan would you like to comment on first? (You will get an opportunity to comment on all 3 aspects if you wish)
Policy

Q3: Please choose as many as you wish
S6 Strategic Housing Development
Object
Amber Valley Borough Council acknowledges the concerns of Derbyshire Dales District Council that the provision of new housing development will have a significant impact on the character and appearance of the towns and villages within the area. The Borough Council accepts that it has a duty to cooperate with the District Council, in circumstances where the District Council has concluded that it cannot make provision to meet all of the housing need arising within Derbyshire Dales, by considering whether some or all of its unmet housing need could be accommodated within Amber Valley. The Borough Council has considered this matter, having regard to the conclusions of the Derbyshire Dales Housing & Economic Development Needs Assessment, undertaken by GL Hearn Limited on behalf of the District Council. Following the withdrawal of the emerging Amber Valley Core Strategy (Part 1 of the Local Plan) in December 2015, the Borough Council remains committed to securing an up to date Local Plan for Amber Valley, with a target date for adoption by March 2018. The Borough Council also remains committed to a housing target of 9,770 dwellings between 2011 and 2028,
which relates to an Objectively Assessed Housing Need (OAN) of 7,395 dwellings within Amber Valley, together with a contribution of 2,375 dwellings towards the unmet housing need arising within Derby City, over that time period. The western part of Amber Valley, which borders Derbyshire Dales, comprises large areas of countryside, with a limited number of villages, smaller settlements and isolated dwellings. Much of this area is of high quality landscape, together with a number of Listed Buildings and Conservation Areas and other heritage assets and is similar in character and appearance to much of the eastern part of Derbyshire Dales. The potential for further housing development in this part of Amber Valley will therefore be restricted by a range of environmental constraints. Furthermore, land in the south west of the Borough, immediately adjoining Derby City, is already under substantial development pressure and the Borough Council will face a significant challenge to meet its agreed contribution to Derby City’s unmet housing need, given these environmental constraints. The Belper urban area, which within Amber Valley is the closest and most accessible to Derbyshire Dales, has previously been identified in the emerging Amber Valley Core Strategy as one of the four locations where most of the housing growth within the Borough will take place. However, the Borough Council has also recognised the quality of the environment within the Belper urban area and its surrounding countryside, particularly in relation to landscape and heritage. The need to protect and enhance this environmental quality, together with the fact that much of the countryside around the urban area is within the Green Belt, will also present a significant challenge in terms of the potential for new housing development. The other three urban areas, surrounding villages and countryside in the eastern part of Amber Valley are not considered to be well-related to Derbyshire Dales. Much of this part of the Borough outside the urban areas is also within the Green Belt and the Borough Council will face a significant challenge to meet its own objectively assessed housing need, as well as its agreed contribution to Derby City’s unmet housing need. For the reasons set out above, the Borough Council therefore considers that it would be not be able to accommodate any of the unmet housing need for Derbyshire Dales, within Amber Valley. However, the Borough Council remains committed to ongoing discussion with the District Council, under the requirements of the duty to cooperate, in relation to this matter and any other matters of a strategic and/or cross-boundary nature.
PD2 Protecting the Historic Environment
Comment: Amber Valley Borough Council recognises the importance of a consistent approach across local authority boundaries towards the protection and enhancement of the historic environment. The Borough Council therefore supports the wording in policy PD2, particularly in relation to the Derwent Valley Mills World Heritage Site and the need to ensure that development respects its Outstanding Universal Value and is in accordance with its Management Plan. The Borough Council would however suggest that the wording of the policy could be clarified to recognise that the setting of heritage assets may include land outside the Plan area within an adjoining local authority area.

PD5 Landscape Character
Comment: Amber Valley Borough Council recognises the importance of a consistent approach across local authority boundaries towards the protection, enhancement and restoration of landscape character across local authority boundaries, both for its own intrinsic beauty and for its benefit to economic, environmental and social well-being. The Landscape Types and Landscape Character Areas in the eastern part of Derbyshire Dales also relate to the western part of Amber Valley and much of this area comprises high quality landscape. The Borough Council therefore supports the wording in policy PD5.

Q4: Would you like to comment on another aspect of the Plan? No thanks

Q5: Please choose as many as you wish
Respondent skipped this question

Q6: Would you like to comment on another aspect of the Plan? Respondent skipped this question

Q7: Please type in the box below the reference number of the paragraph you would like to comment on; e.g. 2.19: Respondent skipped this question

Q8: Do you... Respondent skipped this question

Q9: Would you like to comment on another paragraph? Respondent skipped this question

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<td>Q15: Would you like to add any further comments</td>
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Dear Mr Wilson

Derbyshire Dales Draft Local Plan Consultation

Thank you for consulting Derbyshire County Council (DCC) on the Derbyshire Dales Draft Local Plan (DDDLP). DCC’s provisional Member and Officer technical comments are set out below. A report on the DDDLP will be considered at DCC’s Cabinet Member Meeting - Highways, Transport and Infrastructure on 12 July 2016. In the meantime, in order to meet your statutory deadline, I should be grateful if you would accept these comments until I confirm the decision made on the report at the Cabinet Member Meeting following a five-day call-in period. I will, therefore, contact you again at that time to confirm DCC’s formal comments.

On 14 December 2015, DCC submitted extensive comments to Derbyshire Dales District Council (DDDC) on its Key Issues Consultation (KIC). Reference is made to these comments where appropriate below.

Member Comments

Local County Councillors with electoral divisions in Derbyshire Dales District were consulted on the DDDLP.

Councillor Irene Ratcliffe, Local County Council Member for Wirksworth Electoral Division, has made the overall comments below. A more detailed statement has also been made by Councillor Ratcliffe, which is in Appendix 1 to this letter.

‘The Government Inspectorate in refusing the previous draft plan asked Derbyshire Dales District Council to revise their housing figures upwards to meet the objectively assessed need total of some 6400 homes to be constructed over the plan period. But as the draft plan states it excludes all of the land in DDDC under the Peak District National Park Authority, some 40% of the geographic area. Unless the District’s partnering authorities like Derbyshire County Council
and the PDNPA or the Government’s own Planning Inspectorate recognise and assist the 400 shortfall it will make it difficult to reach this level. This would have a greater impact and give open season for “strategically unplanned” development within the area of Derbyshire Dales that sits outside the PDNPA without the District Council’s other policies within the local plan which aims to promote and protect development control under its democratically elected members.

The impact on the honey pot villages and the market towns of Ashbourne, Matlock and Wirksworth of such rapid increase in growth will have a detrimental impact on residents and visitors alike without the infrastructure improvements, resources and protection needed.

I support DCC’s response and appreciated being able to contribute to it as the elected Member for the Wirksworth Division’.

Officer Comments

1) Housing Policies and Objectively Assessed Housing Need (OAHN)

Strategic Objectives

In its comments on the KIC, DCC’s officers expressed concern that Strategic Objective S010 did not adequately meet the requirements of the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), which requires local planning authorities (LPAs) to seek to meet the full OAHN of their areas through their development plans. DCC’s comments highlighted the importance of the need for the Local Plan to seek to meet the OAHN of the District and that this should be a Key Strategic and Sustainability Objective of the Local Plan. DCC’s comments suggested a proposed wording for the Strategic Objective as follows:

‘To meet the objectively assessed housing needs of the District, subject to consideration of other Strategic Objectives of the Local Plan’.

It is welcomed and supported that Strategic Objective SO6 of the DDDLP includes this suggested wording in full, which is consistent with the requirements of the NPPF and NPPG.

Objectively Assessed Housing Needs and Housing Land Provision and Supply

The Inspector presiding over the examination of the withdrawn Derbyshire Dales Local Plan Submission (DDLPS) raised fundamental soundness concerns that the level of housing provision proposed in the Local Plan was considerably below that required to meet the full OAHN of the District (about 6,400 dwellings) based on the most up-to-date population and household projections that were available at the time. New evidence in the Assessment of Housing and Economic Development Needs (AHEDN) has been commissioned by DDDC to address the Inspector’s concerns, particularly that the approach taken by DDDC to setting its OAHN in the DDLPS did not adequately take account of the requirement for the affordable housing needs, and economic aspirations for growth, to be addressed.
The new evidence concludes that the OAHN of the District, which takes into account future demographic growth in population and households, the requirement to meet affordable housing needs, and to meet the economic growth potential of the District, would justify an OAHN of 6,440 dwellings over the Plan period to 2033.

It is supported that this OAHN for the District is appropriately set out in paragraph 4.30 of the DDDLP. In its comments on the KIC, DCC’s officers considered that the AHEDN was fully compliant with the requirements of the NPPF and that the study was a comprehensive and robust piece of evidence.

It is noted that paragraphs 4.30 and 4.32 make reference to the Derbyshire Dales Strategic Housing Land Availability Assessment (SHLAA), which indicates that:

- there are insufficient sites in suitable locations to meet this OAHN requirement;
- to release additional land for housing would have a significant impact upon the high quality environment of the plan area;
- there is capacity on sites of 10 or more dwellings to accommodate 2,877 dwellings up to 2033; and
- taking account of the contribution of completions from the Peak District National Park area, existing completions and commitments in Derbyshire Dales, and windfall development on sites of less than 10 dwellings, the District Council has identified sufficient land for 6,015 dwellings up to 2033, leaving a shortfall of 425 dwellings against the OAHN.

DCC’s officers fully support DDDC’s intentions to seek to meet as much of the OAHN requirement as is possible within the District, given the land supply and significant environmental constraints that exist in the area. The District’s proposed housing provision target of 6,015 is set out in Policy S6: Strategic Housing Development. This housing target would meet over 93% of the District’s OAHN, the vast majority of the requirement.

Under the requirements of the ‘Duty to Cooperate’ set out in the Localism Act 2011 and NPPF, it is welcomed and supported that paragraph 4.33 indicates that DDDC is in discussion with its neighbouring LPAs to determine the extent to which these LPAs are able to accommodate some of the identified shortfall of 425 dwellings.

In this context, you will be aware that Councillor Lewis Rose, Leader of DDDC, wrote to Councillor Anne Western, Leader of DCC on 19 April 2016, setting out the issues above, to ask DCC to formally consider whether the County Council was able to assist DDDC by accommodating some or all of the identified housing shortfall in the District. Councillor Western’s letter of response dated 13 May 2016 indicated that the County Council would be able to assist DDDC in the following ways:

- Although DCC does not have statutory responsibilities for the production of Local Plans or Core Strategies that make provision for new housing development, under the requirements of the Duty to Cooperate, DCC works jointly with the city and all the district and borough councils in
Derbyshire to assist them prepare their Local Plans and Core Strategies, particularly relating to housing provision;

• In this context, DCC’s officers are represented on the Northern Housing Market Area (HMA) Local Plan Liaison Group (LPLG) with officers from Bolsover District, Chesterfield Borough, North East Derbyshire and Bassetlaw District Councils. At its meeting on 26 April 2016, DCC’s officers had raised the housing shortfall issue for discussion and further consideration of the LPLG. On 5 May 2016, DCC’s officers also contacted officers at Amber Valley Borough, Derby City and South Derbyshire District Councils on the Derby HMA Core Strategy Coordination Group (CSCG) to ask the Group to consider the issue further with a view to providing an indication to DDDC whether there was scope in the Derby HMA to accommodate some or all of the housing shortfall; and

• More directly from DCC’s point of view, the Authority’s officers have assessed the land and property in DCC’s ownership with a view to identifying any that might be suitable to accommodate new housing development. On 13 May 2016, DCC’s officers provided an assessment to DDDC of four potential sites that might be suitable to accommodate housing (and/or employment) development for further consideration by DDDC.

Through its representation on the LPLG and CSCG, DCC’s officers will continue to work jointly with city, district and borough council’s officers on these Groups to consider the housing shortfall in Derbyshire Dales further.

The AHEDN included a review of the District’s HMA and functional economic market area (FEMA). This issue had been the subject of extensive discussions during the EIP into the withdrawn DDLPS. The AHEDN indicates that the northern part of the District should be defined as falling within a Sheffield-focused HMA/FEMA with some inter-relationships between the north of the District and High Peak, particularly Buxton. The southern part of the District is considered to fall within a wider Derby-focused HMA/FEMA. The central part of the District is considered to fall within an ‘area of overlap’ between the northern and southern HMAs/FEMAs with influences from Sheffield, Chesterfield and Derby.

In this context, it is considered to be a justified approach that DDDC has contacted all those local authorities in adjoining areas in the Northern HMA and Derby HMA to investigate whether any of the District’s housing shortfall could be accommodated in their areas, given the evidenced HMA and FEMA linkages between Derbyshire Dales District and these nearby areas.

Local Plan Housing Allocations

Policy HC2: Housing Land Allocations identifies 32 sites which are proposed to be allocated to accommodate a total of 3,177 dwellings up to 2033. Many of these sites will have implications for a range of infrastructure requirements that will be required to ensure that they are delivered in a timely manner. Many of the sites will also have potential environmental impacts that may need to be mitigated to ensure that the sites provide for sustainable development. More detailed comments are provided below on the key strategic infrastructure implications of
many of the sites and potential implications and impacts for key environmental constraints, particularly relating to landscape and landscape character and the Derwent Valley Mills World Heritage Site (DVMWHS) and its buffer zone. A number of the proposed allocations are in existing quarry sites, which will also raise issues relating to existing mineral reserves on the sites and requirements to potentially safeguard the sites for future minerals extraction.

Each of the above factors will have implications for the delivery of the proposed housing sites within the Plan period up to 2033 and potential need for on and off-site mitigation.

**Affordable Housing**

The need for affordable housing has been a long-standing key issue in the District due to the high cost of housing in the area relative to other areas in Derbyshire and the wider East Midlands. DCC has been very supportive of the policy approach adopted by DDDC to address this important need over the last few decades in successive Local Plans.

Evidence provided in the AHEDN indicates that there continues to be a significant need for affordable housing in the District of around 100 dwellings per annum. It is also noted in Paragraph 6.8 that the conclusions of the Local Plan Strategic Housing Land Availability and Community Infrastructure Levy (CIL) Viability Study (Sept 2015) indicated that in the high and medium value areas of the District, delivering 33% to 45% affordable housing would not have any undue impact upon the potential to introduce a CIL but by reducing the policy requirement for the provision of affordable housing to 30%, the potential introduction of CIL across the whole Plan area would not undermine development viability.

In this context, Policy HC4: Affordable Housing is fully supported, which requires all residential developments of 3 dwellings or more on sites of 0.1 ha or more to provide at least 30% of the net dwellings proposed as affordable housing; and that where the proposed provision of affordable housing is below the requirements, DDDC will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision.

The provision of necessary infrastructure to support new housing development, and the viability of development, particularly when other infrastructure costs are taken into account, is an important consideration for DCC, whether new development is funded though developer contributions or CIL (see below). In this context and the extensive evidence set out above, the approach to affordable housing in Policy HC4 is fully supported.

2) **Settlement Hierarchy**

The definition of a Settlement Hierarchy in Policy S3 and the supporting text in paragraphs 4.12 to 4.21 is well conceived, justified and based on analysis of the range of services and facilities available within each settlement, which could support potential growth. Five tiers are identified in the hierarchy, which includes the market towns of Ashbourne, Matlock and Wirksworth being the first tier where
larger scale growth will be accommodated; and Darley Dale being a second tier settlement, where growth of a lesser scale could be accommodated. A range of other settlements are identified in tiers 3, 4 and 5 where more limited scales of growth would be appropriate. The Settlement Hierarchy is fully supported as it should ensure that new development, and particularly the scale of new development, will be directed towards the most sustainable locations in the District, which should help to reduce the need to travel.

Although DCC’s officers would not wish to comment on the detailed definition of the physical extent of the Settlement Framework boundaries for settlement tiers 1, 2 and 3 in the Proposals Maps, the principle of the definition of settlement boundaries is fully supported. It should provide more clarity and certainty to the public and development industry as to which areas of land fall within and outside the settlement boundaries and the appropriate policy approach which will be applied in Policies S4 and S5.

3) Highways

DCC, as Highway Authority, is currently working with DDDC to assess the likely highways impacts of the areas for growth proposed in the DDDLP. DCC and DDDC have appointed a consulting engineer to undertake a Transport Study to assess the implications of future land use development and its likely impacts upon the transportation network. The Study covers the whole of the Derbyshire Dales District (outside of the National Park) and is intended to provide recommendations as to the scope of mitigation work which would hopefully ameliorate potential impacts arising from new development. Work is ongoing in this respect, although it is anticipated that its findings will be made available to the councils shortly.

4) Infrastructure

Policy S11: Local Infrastructure Provision and Developer Contributions helpfully covers a wide range of strategic infrastructure and services including health and social care; education; transport; energy and utilities; telecommunications; flood management; open space, sports and recreation, new waste management; and waste. This is welcomed.

The policy goes on to state that development will only be permitted where necessary infrastructure is available or provided via planning obligations or conditions attached to a planning permission. This is fully supported.

The policy also states that a Community Infrastructure Levy (CIL) will support investment in infrastructure required to address the cumulative impact of household and population growth. Further clarity on how DDDC envisages a CIL operating in conjunction with site specific Section 106 planning obligations, however, would be helpful. Only infrastructure that is not provided via Section 106 planning obligations can be funded by CIL, and therefore it would be helpful if DDDC could clarify exactly what infrastructure is expected to be delivered via Section 106 obligations, and for which sites. Any Section 106 planning obligations
must relate to a very specific project to ensure that there is still scope for CIL to fund more general projects that address a wider need or cumulative impact.

**Waste**

DCC is currently reviewing its assessment of waste management services in relation to new housing development. Its approach to advising on the need for financial contributions to mitigate the impact on existing waste management facilities is also under review. However, both Ashbourne and Northwood Household Waste Recycling Sites are facilities which operate well and have sufficient capacity. It is likely that both facilities would have sufficient surplus capacity to accommodate additional demand from new housing development in the future.

**Travel Plans**

The strategic site allocation policies DS1 to DS8 include the need for the development to provide suitable means of access, and for applicants or site promoters to prepare a transport assessment and travel plan. However, the policies should also seek to make sure that provision should be made for the monitoring of any travel plan that is put in place.

**Broadband**

The Digital Derbyshire programme in conjunction with BT is investing in the delivery of high speed broadband connections for existing residents and businesses in Derbyshire. The Government has recently announced funding available to developers via BT Openreach to enable developers to provide high speed fibre connections to serve new housing development. Developers should be encouraged to take up this provision through the Local Plan, pre-application discussions, and advisory / informative notes attached to planning permissions.

**Education**

The following comments provide a summary with regards to education provision in each settlement of the District. DCC’s officers provided detailed comments on education provision relating to each of the proposed housing allocations to Fore Consulting Limited (consultants acting for DDDC) on 31st March 2015.

In Ashbourne, housing development within the normal area of Hill Top Infant and Nursery School and Parkside Community Junior School will probably trigger the need to provide additional places at both schools, secured either via Section 106 planning obligations or CIL. DCC has already responded to planning applications for residential development at a number of the proposed site allocations requesting contributions towards the provision of primary school places at these schools. Queen Elizabeth’s Grammar School (QEGS) is the designated normal area secondary school (see comments below).

In Doveridge, it is likely that current planning applications will utilise the available surplus and projected surplus capacity at the primary school. In future, any further
residential development will likely result in a requirement for the provision of additional primary school places, to be funded by developers. At secondary level, QEGS is defined as the normal area school (although exercising parental preference for places in Staffordshire may be the usual practice – see comments below).

In Hulland Ward, any further development will result in a requirement for additional primary school places at Hulland Primary School. QEGS is the normal area secondary school.

In Brailsford, construction of a new primary school will provide accommodation for new primary school pupils from development already benefitting from planning permission. Any further development in this area may result in a need for additional places at Brailsford Primary School or contributions towards additional provision at the new school site. QEGS is the designated normal area secondary school.

QEGS is projected to have a small amount of surplus capacity and could accommodate some additional secondary pupils from a small level of housing development. However, significant housing growth within the normal area of QEGS would see the small amount of projected surplus capacity taken up. There would be a need for developer contributions (secured either via Section 106 planning obligations or CIL) to provide additional secondary places in order to mitigate the cumulative impact of housing development in the QEGS normal area.

The primary schools serving the Darley Dale planning area are all at capacity or over-subscribed currently, and projections are showing rising pupil numbers for all but one primary school in this area. Therefore, any residential development in this area will result in a need for the provision of additional primary places, to be funded either via Section 106 planning obligations or CIL. Highfields School is the normal area school for secondary provision (see below).

In Matlock, further housing development would result in the need for provision of additional primary school places at All Saints Infant School, All Saints Junior School and Castle View Primary School. However, the site of All Saints Infant School is limited in its potential for expansion. Therefore, there may be a requirement for an alternative site for the provision of either an infant school or primary school for Matlock. Highfields School is the normal area school for secondary provision.

In Tansley, housing development would result in the need for provision of additional primary school places which could be delivered subject to funding from developers via Section 106 planning obligations or CIL. Highfields School is the normal area school for secondary provision.

Highfields School is the normal area school for secondary provision in Matlock, Darley Dale and Tansley and is projected to have sufficient surplus capacity to accommodate additional secondary pupils from future housing development in these areas.
In Wirksworth, additional primary school places would be required to accommodate additional pupils from housing development. However, neither infant school site can be expanded, although there is some space at the junior school. It is not clear how additional infant places could be provided. DCC would look to negotiate a site for a primary school in the Wirksworth area (see comments below on Middle Peak Quarry). Anthony Gell School is the designated normal area school for secondary provision and is projected to have sufficient surplus capacity to accommodate additional secondary pupils from future housing development in its normal area.

In Middleton, housing development would result in the need for provision of additional primary school places at Middleton Community Primary School which could be delivered, subject to funding from developers via Section 106 planning obligations or CIL. Anthony Gell School is the designated normal area school for secondary provision and is projected to have sufficient surplus capacity to accommodate additional secondary pupils from future housing development in its normal area.

5) Landscape and Landscape Character Issues

Detailed comments on strategic landscape issues, landscape character, the visual amenity, landscape sensitivity and ability to accept change are contained in Appendix 2 to this letter.

These issues are all fundamental to the Spatial Vision, Aims and Objectives of the DDDLP ‘that the Peak District will be a distinctive high quality rural environment’.

The detailed comments support the spatial vision but indicate there is a need to ensure that the vision is delivered, in particular:

The landscape of the Derbyshire Dales is a complex combination of physical and cultural elements, developed over centuries to produce a landscape of particularly high quality which will be protected and enhanced.

The character of the Derbyshire Dales will be protected and enhanced with care taken to ensure new development is well integrated with its surroundings.

The integrity of our towns and villages will be maintained by ensuring that there is appropriate separation between settlements, in particular between Matlock and Darley Dale along the A6 corridor.

The need to protect and enhance the high quality and character of the landscape of the District is the main thread of DCC’s detailed comments, which can be summarised as follows:

- Policy PD11: Matlock to Darley Dale A6 corridor. The principle of the policy is fully supported, which indicates that in order to safeguard the intrinsic character and quality of the open spaces through the Derwent Valley between Matlock and Darley Dale, and to prevent the further coalescence
of the settlements, DDDC will resist development proposals which threaten the open spaces identified on the Proposals Map. However, there is concern about the successful delivery of the objective to protect and enhance the landscape and maintain the separation of the settlements, as only a few sections of land south of the A6 have been identified.

- Some housing, mixed-use and employment land allocations lie within high landscape sensitive zones and Areas of Multiple Environmental Sensitivity (AMES). There is concern that their suitability and potential impact on the landscape combined with a reduced capacity to accept change may not be able to be adequately mitigated or addressed in these locations;

- Detailed comments are included where additional factors raise wider landscape concerns for specific allocated housing, mixed use and employment land.

6) Heritage Issues

Derwent Valley Mills World Heritage Site

It is welcomed and supported that appropriate reference is made in paragraphs 5.15 and 5.16 to the Derwent Valley Mills World Heritage Site (DVMWHS) (and its buffer zone) and its Outstanding Universal Value (OUV); that particular scrutiny will be given to proposals relating to development in the DVMWHS (or its buffer zone), which have the potential to impact on the OUV; and that proposals for significant development may be referred, where appropriate, to the World Heritage Site Partnership for detailed appraisal. It is also welcomed and supported that accompanying Policy PD2: Protecting the Historic Environment, lists the DVMWHS specifically as a heritage asset that DDDC will seek to conserve, manage and, where feasible, enhance; and that DDDC will ensure that development respects the OUV of the DVMWHS and is in accordance with the DVMWHS Management Plan.

However, it is also important that Policy PD2 (and supporting background text) should include a specific requirement that a Heritage Impact Assessment (HIA) should be submitted in support of any development proposals that are located within, or potentially impact on, the DVMWHS and / or its buffer zone and the OUV. This requirement should particularly apply to proposed housing allocations HC2 (i): land at Slinter Mining Ltd, Cromford Hill, Cromford; and employment allocation EC4 at Middleton Road / Cromford Road, Wirksworth. Specific reference to this requirement should be included in Strategic Allocation Policy DS6 and the supporting text; and paragraphs 5.15 and 5.16 relating to Policy PD2.

It is also suggested that Policies S4 (g): Development within Defined Settlement Boundaries and S5 (i) Development in the Countryside should include an additional bullet point for the DVMWHS in a similar way to the Peak District National Park, e.g. ‘it protects the Outstanding Universal Value of the Derwent Valley World Heritage Site and its buffer zone’.
7) Town and Local Centres

Policy EC5: Town and District Centres is fully supported, which seeks to ensure that the vitality and viability of town centres, district centres and local centres (as defined on the Proposals Map) is maintained, and where possible, enhanced in accordance with their function, scale and identified development needs. This is fully in accordance with the policy requirements for town centres and retailing in paragraph 23 the NPPF. The policy also appropriately incorporates the sequential and retail impact tests set out in the NPPF. The requirement in the policy for retail proposals of 200 square metres (sq m) (net sales) or more located outside of the defined town centres to be supported by a retail impact test, is fully supported. Given the relatively small scale nature of the defined town centres in the District, the 200 sq m threshold appears to be wholly appropriate and is compliant with advice in paragraph 26 of the NPPF, which permits local authorities to set their own locally derived thresholds for requiring impact assessments with applications for retail proposals outside town centres.

Overall, the policy approach above should ensure that the vitality and viability of the District’s defined town centres, district centres and local centres is maintained and enhanced and that retail proposals located outside these centres are of an appropriate scale and nature, which does not undermine the vitality and viability of the centres. The definition of the physical extent of the town, district and local centres is also fully supported as this will provide clarity and certainty to the public and developers as to how the policy approach will be applied within and around the centres.

Darley Dale is appropriately defined as a District Centre. However, retail and service provision in the settlement is very limited and fragmented between the Broadwalk and Chesterfield Road areas. The settlement has no focus or hub for retail and service provision. Given the existing size of the population of the settlement and the potential growth in the population in the future as a result of the housing allocations which have been identified for the settlement, it is considered that the settlement should accommodate new retail and service provision to meet the needs of the growing population over the plan period.

In this respect, Policy DS2 and housing allocation HC2 (m) identify land to the rear of the former RBS premises in Darley Dale to accommodate 143 new dwellings. The policy indicates that there will be a requirement for a comprehensive masterplan for the development of the site incorporating ‘community facilities’ proportionate to serve the needs of the local community. It is considered that this site provides significant potential for the establishment of a new focus or hub for new retail and service provision to serve the wider settlement, particularly as the site already directly adjoins the existing defined District Centre area of Chesterfield Road, which could be expanded and consolidated. DDDC is therefore requested to give further consideration to this issue in consultation with the site promoter.
8) Minerals and Waste Issues

Middle Peak Quarry, Wirksworth for 220 dwellings

This quarry is now inactive and has been for around 20 years. DCC’s officers have been informed by the quarry’s owners (Tarmac Ltd) that they do not have any plans to restart working minerals at this quarry in the foreseeable future. There are remaining reserves of around 29 million tonnes of Carboniferous Limestone in the quarry. The total land bank of aggregate limestone in Derbyshire is around 750 million tonnes. Although the reserves at Middle Peak Quarry are not highly significant, therefore, in the context of the overall land bank, the sterilisation of the reserves would still have implications, as the Carboniferous Limestone is an important resource in national terms. It will be important that this issue is taken fully into account in the assessment of the suitability of this proposal.

In the context of the above, DDDC’s attention is drawn to Policy MP17 of the adopted Derby and Derbyshire Minerals Local Plan (DDMLP): Safeguarding Resources. This policy states that:

*The mineral planning authority will resist proposals for any development which would sterilise or prejudice the future working of important economically workable mineral deposits except where:*

1) **There is an overriding need for the development; and**

2) **Where prior extraction of the mineral cannot be reasonably undertaken, or is unlikely to be practicable or environmentally acceptable.**

Where the development of land for non-mineral purposes is considered essential and proven mineral deposits would be permanently sterilised, planning permission for prior extraction will be granted provided this does not prejudice the timing and viability of the proposed development and does not lead to unacceptable effects.

DDDC’s attention is also drawn to the national policy in the NPPF and NPPG and emerging Derby and Derbyshire Minerals Local Plan (EDDMLP), which proposes to safeguard all the resource of Carboniferous Limestone in Derbyshire.

Government policy in the NPPF sets out a requirement that mineral resources should be considered equally alongside all other natural assets when determining planning applications for new development. The NPPF requires, therefore, that all mineral planning authorities define Mineral Safeguarding Areas (MSAs) so that known locations of specific mineral resources of local and national importance are not needlessly and unnecessarily sterilised by non-mineral development.

The NPPG states that minerals are a non-renewable resource, and that minerals safeguarding ensures that non-minerals development does not needlessly prevent the future extraction of mineral resources, which are of local and national importance. It states that minerals should be safeguarded in designated and
urban areas where considered necessary, and that policies may be included that encourage the prior extraction of minerals if it is necessary for non-mineral development to take place in MSAs.

In November 2014, DCC and Derby City Council published a consultation paper entitled: Towards a Strategy for Safeguarding Minerals Resources. The paper includes a draft policy for minerals safeguarding as follows:

SMP6: Draft Emerging Approach for Mineral Safeguarding

1. *The Minerals Local Plan will aim to provide a clear approach to minerals safeguarding in Derbyshire and Derby. It will seek to safeguard minerals, which are considered to be of national and local importance.*

2. *It is proposed to safeguard all the resource of the Carboniferous Limestone, Fluorspar, Permian Limestone, alluvial sand and gravel and surface mined coal (with associated Fireclay) by virtue of their national and local importance, but to take a more selective approach to safeguarding areas of sandstone for building and roofing purposes, Sherwood Sandstone and clays which will involve safeguarding the mineral resource around existing mineral workings.*

3. *Development within mineral safeguarding areas should demonstrate that proven mineral resources of economic importance will not be sterilised as a result of a non-mineral development and that the development would not pose a risk to future mineral extraction in the vicinity.*

4. *Where this cannot be demonstrated, and where a clear need for the non-minerals development is shown, prior extraction of the mineral will be sought, where practicable.*

It is important that DDDC takes into account the above national and local planning policies that seek to protect minerals resources of national and local importance, in taking forward the proposed allocation of land at Middle Peak Quarry. The supporting text to the strategic allocation in paragraphs 8.23 to 8.28 and the proposed Strategic Policy DS7: Land at Middle Peak Quarry, Wirksworth should include reference to the national and local planning policy requirements above. DCC’s officers would welcome the opportunity to discuss this issue further with DDDC’s officers.

Potential to accommodate a new school

As noted in the education comments above, the scale of new housing growth proposed for Wirksworth would require additional primary school places to be provided to accommodate additional pupils from the proposed housing developments. However, neither infant school site can be expanded, although there is some space at the junior school. DCC has previously safeguarded land at The Meadows in Wirksworth for a potential new school site but the physical extent of the site is insufficient to accommodate a new school of the scale
required to meet housing growth in Wirksworth. The site has since been de-notified by DCC.

Given the scale and extent of Middle Peak Quarry and the proposed area that has been identified in the allocation, it is considered that the proposed allocation may have potential to accommodate a new primary school to meet the future growth needs that are proposed in the Plan for Wirksworth. DCC’s officers would welcome the opportunity to explore this potential further with DDDC.

The scale of the site in the proposed allocation could also potentially accommodate other uses, such as business and commercial uses which, together with the 220 dwellings and potential site for a school, could provide for a sustainable mixed-use development.

**Stancliffe Quarry, Darley Dale for 100 dwellings**

This quarry produces stone for building and roofing purposes. There are remaining reserves of 165,000 tonnes of high quality mineral. It is currently inactive. As above, it is proposed to safeguard the resource at this quarry in the EDDMLP. The same issues apply as referred to above, i.e. it will be important for DDDC to take full account of the mineral reserve in the assessment of this proposal for non-minerals development and appropriate reference should be made in both the supporting text to the Policy in paragraphs 8.9 to 8.11 and Policy DS3 to these national and local planning policy considerations. DCC’s officers would welcome the opportunity to discuss this issue further with DDDC’s officers.

This quarry site was previously proposed to accommodate up to 60 dwellings in the DDLPS. It is noted that Policy DS3 now proposes to allocate the site to accommodate approximately 100 dwellings. The availability of sufficient land at the quarry to accommodate such a number of dwellings will need to be given careful consideration by DDDC as it is constrained by:

- the existing land form and the quarry floor which comprises quarry tipped material;
- a Tree Preservation Order; and
- the need to stabilise the rock face below Stancliffe Hall, which is currently subject to an ongoing Breach of Condition Notice served by DCC, with which DCC is seeking compliance.

**Land at Halldale Quarry / Matlock Spa Road, Matlock for 220 dwellings**

This quarry has been inactive for a significant period of time and is now listed as dormant. At the time mineral working ceased, there were reserves of 2,750,000 tonnes of Carboniferous Limestone for aggregate use. This is not a significant amount in terms of the overall land bank, but the issues of national and local planning policy safeguarding set out above still apply and should be taken into account in the assessment of this proposal. Reference to these national and local planning policy requirements should be made in the supporting text in paragraphs
8.15 to 8.17 and in Policy DS5. DCC’s officers would welcome the opportunity to discuss this issue further with DDDC’s officers.

9) Gypsy and Traveller Issues

It is welcomed and supported that paragraph 6.12 in the DDDLP sets out details of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA), which was published in August 2015 and jointly commissioned by DCC, Derby City Council, the eight district and borough councils in Derbyshire, the Peak District National Park Authority (PDNPA), East Staffordshire Borough Council and the Derbyshire Gypsy Liaison Group (DGLG). Paragraph 6.13 and Policy HC6: Gypsy and Traveller Provision appropriately sets out a requirement that provision should be made for 9 pitches over the period 2014 to 2034 in the District, which was recommended by the GTAA and is therefore supported.

Policy HC6 indicates that DDDC will safeguard land at Watery Lane, Ashbourne as identified on the Local Plan Proposals Map, for the provision of a Gypsy and Traveller Site provided there remains a need for these uses within the Local Plan area. Please note that DCC owns the land which is subject to the proposed allocation site at Watery Lane, and that planning permission was granted in June 2015 subject to conditions for a proposed use of the site for 4 Gypsy and Traveller pitches under an application by DGLG.

DCC does not, however, have any capital funding available to develop the land in accordance with the proposed policy allocation. Having regard to DCC’s interest as land owner, before any development of the land by any other party could take place, a lease or agreement would need to have been completed with DCC on terms satisfactory to DCC.

It should be noted that the Mid Derbyshire Badger Group has previously indicated that there are likely to be badger setts located in the vicinity of the site. This issue will require further investigation prior to any use of the site, in consultation with Natural England, whose consent may be necessary to mitigate the existence of badgers on the site.

10) Recreation / Public Open Space Issues

Land at The Meadows, Wirksworth

Policy HC13: Open Space and Outdoor Recreation Facilities, sets out DDDC’s aim to seek to protect, maintain, and where possible, enhance existing open spaces, sport and recreational buildings and land including playing fields in order to ensure their continued contribution to the health and wellbeing of local communities.

In this respect, County Councillor Irene Ratcliffe has drawn attention to the fact that land at The Meadows in Wirksworth was a notified school site but has been de-notified by DCC as it is too small to accommodate a new school of the size needed in Wirksworth. Councillor Ratcliffe considers that the site is the only flat
area of open space left in the centre of Wirksworth, and that it is important this area of open land is protected as Public Open Space and formally allocated in the Local Plan as an area of Public Open Space and a Community Asset. Given the importance of this area of open space to the local community in Wirksworth, it is requested that DDDC give further consideration to this issue in consultation with DCC.

**White Peak Loop**

DCC is promoting the development of the White Peak Loop, sections of which have recently been granted planning permission. It is welcomed that paragraph 7.47 sets out details of the vision for the White Peak Loop, which is to create a 60 mile circuit connecting the existing High Peak, Tissington and Monsal Trails into Buxton, Bakewell and Matlock. The vision includes the creation of links between Matlock and the Monsal Trail to the north, and the High Peak Trail to the south via Cromford.

In the context of the above, Policy EC10: Protecting and Extending our Cycle Network is fully supported, which seeks to ensure that development will not be permitted where it significantly harms an existing cycle route or prejudices the future implementation of new routes including the White Peak Cycle Loop.

11) **Health and Wellbeing**

It is welcomed that maintaining and improving the health and wellbeing of individuals and communities is recognised and promoted throughout the DDDLP. The following suggestions are made to strengthen this:

1. **Introduction**

On page 5, 1.11, it is requested that the ‘Strategic Statement Planning and Health across Derbyshire and Derby’ is mentioned.

2. **Portrait of the Derbyshire Dales**

In 2.37, you may wish to add a description of the health of residents in the District including, for example life expectancy, Index of Multiple Deprivation, fuel poverty, health issues particularly related to an ageing population, weight and lifestyle factors that have cross-cutting implications that are being addressed through your draft LP. It is welcomed that the value of the Green Infrastructure (GI) network is recognised for the good health and wellbeing of communities in 2.23 and 2.35. In the same way, the link could be given greater emphasis in 2.37 between health and wellbeing and enhancing job opportunities and protecting the District’s good air and water quality, high quality landscape and rich cultural, heritage and recreational assets to benefit the health, wellbeing and quality of life of residents, workers and visitors.

**Key Issues for Local Plan**

It is suggested that flood risk is mentioned in KI 3 Addressing the Challenges of Climate Change.
3. Spatial Vision, Aims and Objectives

Vision
The Spatial Vision is supported. It is suggested that on page 23 in the 5th paragraph the words underlined are added ‘...will be supported by the protection and enhancement of areas of open and green space within and around them’.

Strategic Objectives
All objectives will benefit the health, wellbeing and quality of life of all sectors of the community. It is welcomed that there is a specific objective, SO10, to promote healthy lifestyles.

4. The Spatial Strategy

The following draft Policies are supported in terms of their positive benefits for health and wellbeing:

- S2: Sustainable Development Principles
- S4: Development within Defined Settlement Boundaries
- S5: Development in the Countryside
- S8, S9 and S10: Area Development Strategy policies, in particular the explicit references to working with partner organisations and the Clinical Commissioning Group (CCG) to achieve health and wellbeing, educational, recreational, active travel, cultural and leisure objectives.
- S11: Local Infrastructure Provision and Developer Contributions, in particular the explicit references to the Derbyshire Health and Wellbeing Strategy, support to the CCG and maintaining and improving the health and wellbeing of local communities.

5. Protecting Derbyshire Dales Character

The following draft Policies are supported in terms of their positive benefits for health and wellbeing:

- PD1: Design and Place Making, which is comprehensive
- PD2: Protecting the Historic Environment
- PD3: Biodiversity and the Natural Environment, including reference to working with partners to protect and enhance watercourses
- PD4: Green Infrastructure, including its reference to role of GI in flood risk management
- PD7: Climate Change, PD8: Flood Risk Management and Water Quality, and PD9: Pollution Control and Unstable Land, which are comprehensive.

6. Healthy and Sustainable Communities

The following draft Policies are supported in terms of their positive benefits for health and wellbeing:

- PD HC10, 11, 13, 14, 15 and 17.
7. **Strengthening the Economy**

The following draft Policies are supported in terms of their positive benefits for health and wellbeing:

- EC5: Town Centres and Local Centres
- EC10: Protecting and Extending our Cycle Network.

I hope the comments above are of assistance to DDDC. Please contact my officer, Steve Buffery by email at steve.buffery@derbyshire.gov.uk or telephone 01629 539808 if you wish to discuss them further.

Yours sincerely

[Signature]

Rob Murfin
Planning Service Manager – Economy, Transport and Communities
Overall Housing Target

- The overall housing target of 6,015 dwellings is supported.
- I accept that the housing need in Derbyshire Dales is 6,400, given the decision of the Local Plan Inspector on the previously withdrawn Local Plan. It is important and right that all areas of the District take their fair share of new housing growth.
- If the shortfall of 400 dwellings is to be provided to meet the overall requirement of 6,400 dwellings, more resources will be required to support this level of growth, particularly Government resources.
- The level of growth needs to be matched by a significant increase in provision of supporting infrastructure.
- It is essential that all the strategic sites have a thorough Development Brief to ensure that they are developed properly and actually brought forward for development.
- It should be kept in mind that Derbyshire Dales is a rural District. Therefore, impact assessments should be required for even the smaller sites of less than 50 dwellings.
- The shortfall of 400 dwellings should be met by more housing provision in the Peak District National Park such as in the larger settlements e.g. Hathersage and also in the smaller villages, which would help them be more sustainable settlements.
- DCC should also investigate whether it has any surplus land in its ownership in Derbyshire Dales, which could be used for housing, especially affordable housing, to help meet the shortfall of 400 dwellings.
- There is an acute shortage of family housing and affordable housing in Wirksworth and the District as a whole. The Local Plan needs to ensure that sufficient family and affordable housing is provided on the two strategic sites at Middle Peak Quarry and Middleton Road.

Middle Peak Quarry Wirksworth Strategic Allocation

- The Local Plan allocates the quarry site for 220 dwellings but Tarmac has ambitions to build 1,200 dwellings. 1,200 dwellings would be unacceptable as it would be totally out of scale with the settlement of Wirksworth and the existing range of services and facilities it has available.
- The roads around the site and the wider area of Wirksworth, such as the A6, are not physically suitable or able to cope with a large increase in traffic that would be generated by large scale housing development in the quarry. It is still not clear where the main road access would be created to serve the site.
- Large-scale housing development would have significant impacts on drainage and sewerage treatment.
- Development would need to be carefully planned to ensure that it did not have adverse impacts on the landscape and protected trees and woodland on the site. Part of the site is also a Site of Special Scientific Interest that will need to be protected.
• 250 dwellings is the maximum capacity for the site for it to be sustainable development.
• The site should also be used for other uses, including new employment development and a new school.
• The Local Plan sees quarry sites as being suitable redevelopment brownfield sites. But many quarry sites are not brownfield sites where they have been dormant for a long time and have been assimilated into the landscape. They are therefore greenfield sites.

**Education Issues**

• Existing primary schools in Wirksworth are at, or near to, capacity already.
• The two strategic sites at Middle Peak Quarry and Middleton Road / Cromford Road, Wirksworth are proposed for a total of 346 houses.
• Existing schools would not be able to accommodate the new pupils that would be generated by these two developments so a new school would need to be built in Wirksworth.
• A major issue is ‘academisation’. If a new school was built in Wirksworth it would have to become an academy. The County Council would have no control over the running of the school and its intake of pupils. There would be no certainty that the new school would take all the pupils generated by the two new strategic sites. This is a significant sustainability issue.
• It is essential that the new school was built before development started on the strategic sites.
• The Middle Peak Quarry site should be used to accommodate the new school, given that the site at The Meadows in Wirksworth has been de-notified by the County Council.

**The Meadows De-Notified School Site**

• Land at The Meadows in Wirksworth was a notified school site but has been de-notified by the County Council as it is too small to accommodate a new school of the size needed in Wirksworth.
• This is the only flat area of open space left in the centre of Wirksworth. It has two Rights of Way crossing the site.
• It is important that this area of open land is protected as Public Open Space. The Local Plan should formally allocate the site for Public Open Space and a Community Asset.
• The Wirksworth Neighbourhood Plan proposes that The Meadows area should be protected as Public Open Space with some housing around the periphery.

**Employment Issues**

• There are two important employment sites in Wirksworth at Kingsfield and Ravenstor. The Kingsfield site does not have room to expand but it could be redeveloped within its boundary to create more jobs. It is
important that these two sites are protected for employment purposes, especially as the Middletown Road / Cromford Road site was an employment land allocation but is now proposed for housing.

- The Middle Peak Quarry site should also be used for some employment development.
- The Breasley Mill employment site is a significant employer in the town. Should it be reused, the site has the potential to be used for other employment uses that would not need to be served by HGVs.
- It is important that the Local Plan ensures that there is economic growth in Derbyshire Dales District and that it is matched by the provision of new housing.
- There is an important need to increase the number of jobs in the District and the level of incomes. There are a lot of people in the District who are on low incomes, which needs to be addressed by more better paid jobs.

**Health Issues**

- The growth planned for Wirksworth and the other main towns needs to be matched by and supported by an increase in primary health care facilities. There is a need for all partners to work together with the NHS Trusts to maintain and improve health care provision, particularly extra care and elderly care facilities;
- The importance of the use of community buildings should be highlighted as being an asset to facilitate the need for thriving families, as local Government loses its funding from Central Government for its Children Centres.

**Environment Issues**

- The use of cars is a major problem in the District, given its rural nature. It is essential that there should be a good level of public transport provision. It is a concern that major growth is being planned for the District at a time when the County Council is reducing its support for community transport and rural bus provision due to Government funding cuts.
- There is a need to ensure that measures are set out in the Local Plan to reduce pollution such as by the increased use of sustainable transport e.g. more charging points for electric cars.
- It is important that growth in the District is matched by an improvement in accessibility by improvements to the road and public footpath network.
- It is also important that the railway and canal system in the District is maintained and improved.

**Gypsies and Travellers**

- It is supported that the Local Plan recognises the need to provide sites for Gypsies and Travellers in the District and has identified a potential site for allocation in the Plan.
APPENDIX 2: Detailed Landscape and Landscape Character Comments

The comments below are made without prejudice on strategic landscape issues, landscape character, visual amenity, landscape sensitivity and ability to accept change. These issues are fundamental to the Spatial Vision, Aims and Objectives ‘that the Peak District will be a distinctive high quality rural environment’.

The spatial vision is supported but there is a need to ensure that it is delivered in particular:

The landscape of the Derbyshire Dales is a complex combination of physical and cultural elements, developed over centuries to produce a landscape of particularly high quality which will be protected and enhanced.

The character of the Derbyshire Dales will be protected and enhanced with care taken to ensure new development is well integrated with its surroundings.

The integrity of our towns and villages will be maintained by ensuring that there is appropriate separation between settlements, in particular between Matlock and Darley Dale along the A6 corridor.

Protecting and enhancing the high quality and character of the landscape is the main thread of the comments below. These comments can be summarised as follows:

- Policy PD11 – Matlock to Darley Dale A6 corridor. The principle is fully supported. However, there is concern about the successful delivery of the objective to protect and enhance the landscape and maintain the separation of the settlements, as only a few sections of land south of the A6 have been identified.

- Some housing, mixed-use and employment land allocations lie within high landscape sensitive zones and AMES. Their suitability and potential impact of the landscape combined with a reduced capacity to accept change may not be able to be adequately mitigated or addressed in these locations.

- Detailed comments are included where additional factors raise wider landscape concerns for specific allocated housing, mixed-use and employment land.

A comprehensive analysis of the issues raised by the Local Plan is set out below.

Full support is expressed for the strategic objectives of ‘Protecting Derbyshire Dales Character’, which includes:

- **SO1**: To protect and enhance the Green Infrastructure Network
- **SO2**: To maintain, enhance and conserve the areas distinct landscape characteristics, biodiversity, and cultural and historic environment
• SO3: To ensure that design of new development is of high quality, promotes local distinctiveness and integrates effectively with its setting
• SO4: To protect and enhance the character, appearance and setting of the District’s towns and villages.

At paragraph 5.1, it is stated that ‘The landscape of the plan area is some of the most highly sensitive and attractive outside of the Peak District National Park …’.

Protecting Derbyshire Dales Character is a highly commendable theme followed through to key issues and strategic objectives. It is considered that the links between Key Issues and Strategic Objectives set out in Table 2 on page 27 are clearly defined. However, there are concerns as to the actual delivery of this objective of protection and management, especially in relation to the Matlock to Darley Dale A6 Corridor and some housing, mixed use and employment allocations.

Spatial Strategy Policy S5: Development in the Countryside, underpins the protection of the Matlock Darley Dales corridor and the wider landscape of the District. It states that:

‘Outside defined settlement development boundaries, and sites allocated for development as defined on the Proposals Map, the District Council will seek to ensure that new development is strictly controlled in order to protect and where possible, enhance the landscape’s intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development. Planning permission will therefore, only be granted for development if: ….’

The spatial strategy describes the following:
• (4.44) ‘Darley Dale, is situated to the north-west of Matlock and comprises several linear settlements that extend up the hillside to the north-east, beyond which is some of the highest quality landscape in Derbyshire’
• (4.46) The Peak Sub Region Open Space study (2009) identified that local residents support and are keen that the District Council continue to protect the open spaces along the A6 Corridor between Matlock and Darley Dale. The local plan seeks to ensure that the open spaces protect the identity of the two settlements and ensure that there is no coalescence (see Policy PD11 in Section 5).

In addition Policy S8: Matlock / Wirksworth / Darley Dale Development Strategy states that:
• Maintaining a strategic gap between Matlock and Darley Dale through the protection of important open spaces in order to avoid the coalescence of Matlock and Darley Dale.

The Spatial Strategy, along with Policies S5 and S8, help to underpin Policy PD11: Matlock to Darley Dale A6 corridor.
5.68 Accordingly, it is important that the most sensitive areas of land between Matlock and Darley Dale, remains open. The following policy seeks to protect these sensitive areas from inappropriate development.

Policy PD11 – Matlock to Darley Dale A6 corridor.

In order to safeguard the intrinsic character and quality of the open spaces through the Derwent Valley between Matlock and Darley Dale, and to prevent the further coalescence of the settlements of Matlock and Darley Dale, the District Council will resist development proposals which threaten the open spaces identified on the Proposals Map unless:

a) the development is required for the purposes of agriculture, forestry or outdoor recreation; or
b) the development does not have an adverse impact upon the character of the area including views into and out from the Derwent Valley.

Firstly, it is considered that the wording of the policy should be changed to a) ‘and’ b) and not ‘or’, otherwise development required for agriculture, forestry or outdoor recreation could be approved but potentially have an adverse impact upon the character of the areas including views into and out from the Derwent Valley.

Secondly, whilst the aspiration in the policy is considered to be commendable, there are concerns about the actual delivery of the policies aims, as only a few areas on the south side of the A6 have been included in this policy. The DDDC Landscape Sensitivity Study (LSS) (August 2015) identifies many other landscape sensitive areas along the valley corridor not just a few on the south side of the A6 as shown in red on the Proposals Map. The corridor also includes scattered hamlets such as those along Old Hackney Lane separated by fields / green spaces which, if developed, could increase the coalescence of the settlements and potentially have an adverse impact on the exiting distinct settlement character, the landscape and views into the Derwent Valley.

The LSS identified ‘highly sensitive landscape sites’ but some of them are now included as housing allocations. Some of these sites play a very important role by physically, and visually, separating exiting settlement sprawl and prevent coalition. They provide important visual and green gaps that link to the hillside and countryside beyond. These include:

HC2 (l) Land off Old Hackney Lane, Darley Dale for 27 dwellings
HC2(x) Land at Old Hackney Lane, Matlock for 21 dwellings

The LSS states (6.5.8) that ‘Land to the north-west is important in preventing coalescence between Upper Hackney and Darley Dale’. The development of these two sites could infill the small hamlets on the valley side, and merge neighbourhoods. Whilst only providing a small number of dwellings it could have a significant adverse effect on the character of the area, without appropriate mitigation.
The hillside above the expanding development of the former St Elphin’s school is another landscape sensitive area that could be considered for inclusion in Policy PD11 to prevent coalescence and adverse visual impacts.

The allocation of extension of HC2 (n) Land off Normanhurst Park, Darley Dale for 20 dwellings would extend south-westwards to the railway line. This could have impacts on a highly sensitive landscape and separate the physical and visual continuity of the green space along the valley corridor. Development at present stands off from the recreational railway and the proposed White Peak multiuser trial. Careful consideration would need to be given to how these potential impacts could be adequately mitigated as part of any development proposals for the site.

These areas are not exclusive and there may be other such suitable sites for inclusion in this Policy.

**Landscape Character**

Paragraph 5.36 states that:

*The landscapes of the Derbyshire Dales are some of the defining characteristics of the plan area. They define the sense of place, have a strong influence on local distinctiveness, and have been instrumental in shaping local settlement patterns. Local communities value their beauty, their variety, their tranquillity, their accessibility and the contribution they make to the quality of life. They are an important resource in attracting people to live and work in the area as well as driving the local tourist economy.*

In paragraph 5.38, however, reference should be made to the latest ‘2014’ version of the Landscape Character of Derbyshire and not the 2003 version.

In Table 4: Landscape Character Types in Derbyshire Dales, there appears to be a typo error as the *Dark Peak, Open Moorland* should be *Open Moors*.

An up-to-date map of the Landscape Character of the District can be made available should DDDC wish to use it in the Draft Local Plan, or a variation on this.

Policy PD5: Landscape Character, states that:

*‘The District Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area’.*

This policy is fully supported. However, there are concerns that some of the housing, mixed-use and employment land allocations could have a detrimental effect on landscape character and quality, without appropriate mitigation.
Location of New Housing Development - Housing Land and Mixed-Use Allocations

These comments set out below on the housing land and mixed-use allocations are without prejudice and relate landscape and visual impact issues with reference to:

- DDDC LSS; and
- Strategic AMES as defined by the Landscape Character of Derbyshire 2014.

DDDC Landscape Sensitivity Study August 2015

The aim of the study was to assess the sensitivity of the landscape surrounding settlements to housing development. The LSS provided a strategic context for landscape capacity and impact assessments undertaken at the field level, and form part of the evidence base for the Local Plan. It includes references to visual prominence. Land within the areas of search is assessed as being of high, medium or low sensitivity. Where relevant, potential measures that could be undertaken to reduce the sensitivity of land or improve the settlement edge were also identified.

DCC Strategic Areas of Multiple Environmental Sensitivity (landscape, ecology & the historic environment), as defined by the DCC Landscape Character of Derbyshire 2014.¹

In general terms, those landscapes of highest sensitivity to change will be areas where the landscape remains intact both visually and structurally, have strong historic and cultural identity, and contain many widespread semi-natural habitats with associated linkages appropriate to the character of the area. Those areas of ‘Primary Sensitivity’ are considered to be the most sensitive areas of landscape, which are most likely to be negatively affected by change or development and will attract a strong focus on the Protection (Conservation) of their environmental assets. Those areas of ‘Secondary Sensitivity’ are still considered to have environmental sensitivities but are potentially weaker in one area (landscape, ecology or historic).

Areas of landscape that are not identified as being strategically sensitive through this assessment process will be the areas that might be less sensitive to change.

There are concerns about the landscape and visual sensitivity of some of the proposed allocations, their ‘suitability’ for development and the potential adverse effect on landscape and visual amenity. The list below identifies those allocations identified as both high landscape sensitivity by the LSS study and where they are of secondary or primary sensitivity in the AMES. These are:

HC2(a) Land at Lathkill Drive, Ashbourne 35 (dwellings)
HC2(d) Land off Cavendish Drive, Ashbourne 28
HC2(f) Land to North of Main Road, Brailsford 45*

¹ http://www.derbyshire.gov.uk/environment/conservation/landscapecharacter/default.asp
Technical support document 1 AMES.
HC2(h) Land at Luke Lane / Mercaston Lane, Brailsford 47*
HC2(k) Land off Old Hackney Lane, Darley Dale 10
HC2(l) Land off Old Hackney Lane, Darley Dale 27 *
HC2(n) Land off Normanhurst Park, Darley Dale 20 *
HC2(o) Land at Stancliffe Quarry, Darley Dale 100
HC2(r) Land at Sand Lane, Doveridge 18
HC2(t) Land East of Ardennes, Hulland Ward 18
HC2(u) Land off A517 and Dog Lane, Hulland Ward 30
HC2(x) Land at Old Hackney Lane, Matlock 21 *
HC2(aa) Land at Snitterton Fields, West of Cawdor Quarry, South Darley 50*
HC2(bb) Former Permanite works, West of Cawdor Quarry, South Darley 50*
HC2(cc) Land at Thatchers Croft, Tansley 18
* see additional detailed comments below.

Summary of Comments and Issues

These proposed allocations add up to provision of about 500 houses on fifteen, high landscape sensitive sites across the district. These sites, due to their landscape sensitivity, have a reduced capacity to accept change. Several strategies, objectives and policies identify the need to protect and conserve the high quality of the landscape of the District, limit potential negative impacts on local visual amenity and landscape character.

In addition, all allocation sites should refer to the detailed comments in the LSS, as some provide positive mitigation suggestions such as:

Doveridge 6.3: Additional planting on the northern boundary of these fields could further reduce their visual prominence, and create a strong, vegetated settlement edge.

Overall, there are concerns about potential negative landscape effects and the potential inability for them to be mitigated to an acceptable level.

Additional detailed comments on Housing, Mixed Use and Employment allocation

Brailsford - all four site allocations could have a cumulative effect that increases the size and extent where the new housing subsumes the original scale and character of the village. The cumulative effect may not fulfil the criteria in Policy S10: Rural Parishes Development Strategy, which states that:

‘The District Council will 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. This will be achieved by:

a) Promoting and maintaining the distinct identity of the settlements which make up the rural parishes by:

• Protecting the character and local distinctiveness of the villages and hamlets’
HC2(l) Land off Old Hackney Lane, Darley Dale 27 (dwellings)
HC2(x) Land at Old Hackney Lane, Matlock 21
See previous comments.

HC2(n) Land off Normanhurst Park, Darley Dale 20
See previous comments.

HC2(o) Land at Stancliffe Quarry, Darley Dale 100

Whilst this is identified as of high landscape sensitivity it is recognised that it is a brownfield site. Any development should consider maintaining the treed frontage to the A6 and valley side to minimise potential visual impacts.

HC2(aa) Land at Snitterton Fields, West of Cawdor Quarry, South Darley 50

This is a field in a high sensitive landscape location, only 150m to the west of the PDNP and a cluster of grade two listed buildings that are Snitterton Hall and hamlet. It is isolated and detached from any existing settlement. It is of concern whether the potential negative impact on the landscape character, PDNP and visual amenity could be addressed by landscape mitigation and design.

HC2 (bb) Former Permanite works, West of Cawdor Quarry, South Darley 50

Whilst previously an industrially developed site, it is detached and isolated, set amongst a highly sensitive landscape and close to the PDNP.

HC2 (ee) Land off Middleton Road / Cromford Road, Wirksworth 126

Located on the western side of this site are historic strip fields of pasture and scrub enclosed by drystone walls which are key characteristics of the White Peak, Limestone Slopes landscape character type. This is a historically and visually sensitive area and bordered by Conservation Areas to the north and south. This land was not part of the first Derbyshire Dales Local Plan Draft in 2002 and it is of concern whether this western section could accommodate housing without a detrimental impact on this historical sensitive and visually prominent land. However, the land to the east, which is previously disturbed land and was included as general industrial and business development in the 2002 Draft Local Plan, could have more capacity to accept change and be able to accommodate development with appropriate landscaping and design.

HC2 (ff) Land at Middle Peak Quarry, Wirksworth 220

Policy DS7: Land at Middle Peak Quarry, Wirksworth

It should be noted that there is an existing mineral planning permission with an approved landscape restoration scheme. The land in the south-east (Dale Quarry) part of the site is part of Wirksworth Conservation area. Any development should not prejudice the approved landscape restoration of the quarry but could also provide the opportunity to further enhance the restoration of the site.
Policy EC1A: Employment Land Allocations
EC1A (e) Land at Porter Lane / Cromford Road, Wirksworth 1ha B1c

The LSS identifies this area as being of high landscape sensitivity. The site is a field enclosed by dry stone walls characteristic of the White Peak, in a highly visible location and it makes a significant contribution to the separation of the historic and distinct settlements of Cromford, Bolehill and Wirksworth. This allocation would significantly add to the cumulative effect with the exiting industrial sheds. In addition, this allocation could have a negative effect on the separation of settlement indeed it would contribute to the creeping coalescence between Cromford, Bolehill and Wirksworth. The high visual amenity of this location with the provision of the High Peak multi user trail and Black Rocks beauty spot attract a high volume of visitors for walking, cycling, riding and climbing. It is of concern that the proposal could cause an unacceptable visual impact on the local character in terms of its siting, scale, materials and site coverage, which could not necessarily be mitigated to an acceptable level.

EC1A (d) Land off Middleton Road / Cromford Road, Wirksworth (2ha B1c, B2)
Strategic Policy DS6: Land off Middleton Road/Cromford Road, Wirksworth
See previous comments under the housing allocation.
Dear Mrs Lindley

Derbyshire Dales District Council - Sustainability Appraisal Report

I refer to the invitation to comment on the Sustainability Appraisal Report (SA) for Derbyshire Dales Draft Local Plan which was received on the 6th April 2016.

Our principal aim is to protect and improve the environment and to promote sustainable development. We therefore welcome the opportunity to comment further on this current consultation in order that we may provide a positive contribution to the SA process.

We have reviewed the Sustainability Appraisal and it is welcomed that our advice (provided in our response to the Sustainability Appraisal Scoping Report dated 18th September 2015) has been embedded into the SA Framework objectives and decision making criteria within Annex C and referenced within Annex D.

We wish to advise however that the Review of Relevant Policies, Plans and Programmes will need to be amended to reflect some recent updates to plans. We ask that these be incorporated into Annex A as follows:

Humber River Basin Management Plan (RBMP)

We note that reference to the draft Humber River Basin Management Plan (2014) has been used to update the baseline data in Annex B and to the SA framework Objective 17 and within Annex A.

The second cycle of the Humber River Basin Management Plan has now been published and this information should now be used. The RBMPs are designed to protect and improve the quality of our water environment. Good quality water is essential for wildlife, agriculture and business to thrive. And is one of the means for boosting regeneration (both structural and economic), recreation and tourism.

This information can be found at: https://www.gov.uk/government/collections/river-basin-management-plans-2015#humber-river-basin-district-rbmp-2015

Humber Flood Risk Management Plan (FRMP)

The Humber FRMP was published in its final form in March 2016 and explains the risk of flooding from rivers, the sea, surface water, groundwater and reservoirs. The FRMP sets out how risk management authorities will work with communities to manage flood risk over the next 6 years.
The new plan can be found at: https://www.gov.uk/government/publications/humber-river-basin-district-flood-risk-management-plan

Additional information - Derbyshire Dales Strategic Flood Risk Assessment (SFRA) - Update 2016

The Environment Agency has been working with Derbyshire Dales District Council and JBA Consulting on the preparation of the update to the existing SFRA. The 2016 update will have regard to more recent flooding information than the 2008 version it will replace. The SA report correctly states that the current SFRA is out of date. The new SFRA is welcomed and will assist the SA process by addressing the data gap that has been identified within the SA.

Yours sincerely

Mr Joseph Drewry
Planning Advisor

Direct dial 02030 253277
Direct e-mail joe.drewry@environment-agency.gov.uk
Dear Mr Hase

Derbyshire Dales District Council – Draft Local Plan

Thank you for notifying the Environment Agency of your consultation on the Draft Local Plan (April 2016) for Derbyshire Dales District, which we received on 4th April 2016.

Our principal aim is to protect and improve the environment and to promote sustainable development. We therefore welcome the opportunity to comment on the emerging Plan in order that we may provide a positive contribution to the plan making process.

2. Portrait of Derbyshire – Paragraph 2.21

We welcome that this section of the Plan details the Water Framework Directive (WFD). We advise however that a more comprehensive review of WFD would be of benefit to the Plan and we ask for the following addition text to be included:

The Water Framework Directive aims to achieve ‘Good’ Status for all surface and ground waters. It is managed through River Basin Districts, each River Basin District has its’ own River Basin Management Plans (RBMPs). RBMPs set out how organisations, stakeholders & communities will work together to protect and improve the water environment. Local authorities provide a key role in the management of the water environment. The Water Framework Directive and the River Basin Management Plans must be taken into account to ensure sustainable development.

We also welcome that Table 1 sets out the ecological status of the water bodies within the District. We advise that table is outdated, due to the recent release of the second cycle of River Basin Management Plans. New classifications for water bodies have been released in 2015 and the updated information is provided below to reflect these changes.

<table>
<thead>
<tr>
<th>Ecological Status</th>
<th>Water bodies within Derbyshire Dales District</th>
</tr>
</thead>
</table>
| Good ecological status | Bradford Catchment  
|                     | Bar Brook |
| Moderate ecological status | Hilton Brook  
|                          | Markeaton Brook  
|                          | Bentley Brook (trib of the Derwent)  
|                          | River Lathkill (source to Bradford)  
|                          | River Lathkill (Bradford to Wye)  
|                          | River Wye |
### Poor ecological status
- Foston Brook
- Bentley Brook (trib of the Dove)
- River Dove (Manifold to Churnet)

### Bad ecological status
- Marston Brook

(Please note the spelling of Markeaton and Ecclesborne)

The most recent status of the relevant waterbodies can be viewed via [http://environment.data.gov.uk/catchment-planning/](http://environment.data.gov.uk/catchment-planning/)

### Key Issues for Local Plan

We note that the spatial vision seeks to address the key issues that have been informed from the spatial portrait and set the context for the strategic objectives and policies within the draft Plan.

### Key Indicator 3 & Paragraph 5.47

We support that carbon reduction will be addressed as a key issue, however we advise that climate change impacts should have a wider focus than carbon emissions in isolation. The climate will continue to change, irrespective of any reductions to greenhouse gas. Increased flooding is expected as a result of climate change and will affect people, properties, infrastructure and the environment. Biodiversity is already declining due to habitat loss through new development and diffuse pollution and climate change places even more pressure on wildlife. Additionally, climate change impacts on the demand for water as well as its availability and quality. Derbyshire Dales District Council is a co-deliver for the Water Framework Directive and an enhanced water environment should feature as a key indicator for the benefit of people and wildlife.

### Spatial Vision

The spatial vision in its current form does not sufficiently identify the main environmental issues and opportunities for the District and is not an ambitious representation of the improvements to the natural environment that could be achieved over the Plan period. It is not clear from the spatial vision how the environment will be protected and enhanced.

Derbyshire Dales District has many watercourses that are important natural assets in need of protection and enhancement for the benefit of people and wildlife. The vision needs to include the aspiration for the District’s waterbodies to reach and maintain good ecological status.
New development can present opportunities to work with the water environment and we ask that the vision be clear on its intentions to bring about positive environmental change whilst supporting the social and economic objectives of Plan.

**Strategic Objectives**

We welcome and support the range of environmental issues identified, however we ask for the following amendments to be included to Table 2 which shows the links between the key issues and the Strategic objectives:

SO9 contains elements of both social and environmental themes which are not intrinsically linked. The Plan would benefit greatly if the water environment is considered as an environmental objective. We ask that references to flooding, and climate change are included under SO5 (as shown below) and a new standalone objective created under the theme ‘Protecting Derbyshire Dales Character’ as follows:

To promote development that does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through overloading of the sewerage system and Wastewater Treatment Works.

SO1 - To protect enhance and expand the Green / Blue Infrastructure Network.

SO2: To maintain, enhance, conserve and protect the areas distinct landscape characteristics including (rivers, canals, reservoirs, streams, ditches, drains, ponds and wetland areas) biodiversity, and cultural and historic environment.

SO5: To address, mitigate and adapt to the effects of climate change on people, wildlife and places, matching the vulnerability of land use to identify flood risk, manage surface water in a sustainable manner and make the most efficient use of natural resources (including water) to reduce the causes of climate change.

We have reviewed the policies and supporting text within the Plan and ask for the following amendments to be incorporated:

**Policy S2 – Sustainable Development Principles**

Point 8, amend text to read - ‘Avoid’ the risk of damage to areas of importance for nature conservation and/or landscape value, both directly and indirectly and ensuring that ‘where avoidance is not possible,’ there is suitable mitigation to address any adverse effects;

Point 9, amend text to read – Encouraging the protection and prudent use of natural resources (including water), by promoting water efficiency, water conservation, pollution prevention and minimising waste and increasing recycling;

Point 11, amend text to read - Seeking to secure high quality, locally distinctive and inclusive design ‘and layout’ in all development;

Point 12, amend text to read - ‘Taking into account the impacts of climate change by’ following a sequential approach to flood risk that directs development away from areas
at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere;

Point 13, amend text to read - ‘Giving priority to’ the use of Sustainable Drainage Systems to limit surface water run-off, provide local amenity value, and improve and protect the District’s water quality and groundwater resources from potentially polluting development in line with the objectives of the Water Framework Directive.

Point 17, amend text to read - Encouraging development proposals to protect, conserve and promote the enhancement of ecological sites, blue and green infrastructure and achieve a net increase in biodiversity overall.

Policy S8 (Matlock Strategy) Policy S9 (Ashbourne Strategy) & Policy S10 (Rural Parishes Strategy)

We note that the first point under (a) for S8 & S9 and the second point for S10 do not include non designated sites which play an important role in linking green / blue infrastructure. We ask that ‘non designated sites’ be added to these policies.

Policy S11 – Local Infrastructure provision and Developer Contributions

With regard to point 7, we advise that flood risk infrastructure must be considered up front and the policy should make this clear. There must also be a clear distinction between surface water drainage and flood defence infrastructure in this policy. In light of this, we ask for an addition point to be included for enhancement and clarity of the policy:

Ensuring the availability of water, flood risk infrastructure (including maintenance to flood defences) and wastewater by working with utility providers’, the Environment Agency and Derbyshire County Council as Lead Local Flood Authority’ to promote a coordinated approach (including the use of CIL or Section 106 agreements) to the delivery of development and future infrastructure works

5. Protecting Derbyshire Dales Character (Paragraph 5.6)

Amend text to read - ....The use of sustainable design and construction methods (including flood resistant/resilient measures) will be supported as means of reducing the direct and indirect impacts on the natural environment.

Policy PD3 – Biodiversity and the Natural Environment

Amend introduction to read - The District Council will seek to protect, manage, and where possible enhance the biodiversity and geological resources of the Plan Area and its surroundings by ensuring that development proposals will not result in harm to ‘the water environment’, biodiversity or geodiversity interests of the following statutory and local environmental designations:

Please include the following wording as an additional point within the policy.

This will be achieved by:

*Ensuring development proposals take into account the objectives of the Humber River Basin Management Plan*
Point 5, amend text to read - Working with partners to help meet the objectives and targets in the Peak District Biodiversity Action Plan, its successor ‘and the Peak District Local Nature Partnership’.

We welcome and support the commitment to working with partners as set out in this policy. We suggest there is more scope to highlight the catchment based approach and its role in setting and delivering WFD improvements to DDDC water environments.

The work of the Derbyshire Derwent Catchment Partnership is hosted by the Derbyshire Wildlife Trust and has an important role in delivering WFD and other multiple benefits centred around five objective themes that deliver for the environment (1 Improvement of the water environment (urban and rural), 2 Support community action 3 Improve biodiversity 4 Climate change and Urban 5 Support sustainable development).

The current focus for the partnership is on developing these themes and Projects groups have been set up to help deliver the partnership objectives by addressing these key issues.

Further information on the work of the partnership can be found at:

http://www.catchmentbasedapproach.org/index.php?option=com_k2&view=item&layout=item&id=32&Itemid=247

http://www.derbyshirewildlifetrust.org.uk/what-we-do/projects/derbyshire-derwent-catchment-partnership

Green Infrastructure

We ask that this section includes references to both green and blue infrastructure as this better reflects that all rivers, canals, reservoirs, streams, ditches, drains, ponds and wetland areas are included as part of the ecological infrastructure network.

We also ask that all references to green infrastructure within the Plan are amended to ‘green and blue’ infrastructure for the reasons stated above.

Policy PD4 – Green Infrastructure

As above, we ask that a change to the policy heading to ‘Green and Blue Infrastructure’ as this better reflects that all rivers, canals, reservoirs, streams, ditches, drains, ponds and wetland areas are included as part of the ecological infrastructure network.

Amend introduction to read - The District Council will through partnership working, develop, protect, enhance, ‘create’ and secure the long term management of green infrastructure networks.

Point 7, amend text to read - Identifying and protecting key wildlife and‘ river ‘corridors and stepping stones that connect sites of importance for biodiversity, including creating or restoring habitats of nature conservation value.

Please include the following wording as an additional point within the policy.
Development will be supported where it is demonstrated that there is no deterioration in ecological status in line with the Water Framework Directive.

**Policy PD7 – Climate Change**

Point 4, amend text to read - Promoting the use of sustainable design and construction techniques *(including flood resistance/resilient measures)* including the use of recycled materials in construction.

We ask that point 3 and point 10 be reworded into a single positively written statement:

*Supporting developments that avoid (wherever possible) flood risk and minimise and mitigate against future flood risk and which protects and enhances the quality of the District’s surface and groundwater.*

Point 11, amend text to read - Promoting energy ‘and water’ efficiency and the use of renewable / low carbon energy in new development and through retro-fitting or refurbishment of existing buildings.

Point 15, amend to read - ‘Supporting the’ use of green and ‘blue’ infrastructure to help mitigate the effects of climate change and ensure climate change adaptation and resilience.

We ask that the following addition point be incorporated into the policy. The word ‘ing’ has been removed from Policy PD8 as we are of the opinion that it fits better under the issue of climate change.

*Supporting development that promotes water efficiency measures and incorporates water conservation techniques, including rainwater harvesting and grey water recycling.*

**Policy PD8 – Flood Risk Management and Water Quality**

We ask that some text in the introductory paragraph be removed from the policy wording as it weakens the overarching principle of flood risk avoidance.

The District Council will support development proposals that avoid areas of current or future flood risk and which does not increase the risk of flooding elsewhere, where this is viable and compatible with other polices aimed at achieving a sustainable pattern of development.

Please also include additional wording as follows - When considering planning applications, the District Council will also have regard to the ‘Humber Flood Risk Management Plan, the Humber River Basin Management Plan’ and the Local Flood Risk Management Strategy.

This policy includes in its heading ‘Water Quality’, however the content does not make reference to improvements in water quality and has some factual errors. We therefore ask for the following amendments and additions to enhance the policy:

*Development will be supported where it is demonstrated that there is no deterioration in ecological status in line with the Water Framework Directive, either directly through
pollution of surface or ground water or indirectly through overloading of the sewerage system and Wastewater Treatment Works.

Part a, amend to read - a sequential test as set out in the 'National Planning Practice Guidance' to the NPPF ‘and in accordance with the updated Derbyshire Dales Strategic Flood Risk Assessment’ demonstrates that this is the only site where the development can be located;

Part c, amend to read - where necessary an ‘Exception Test’ as set out in the ‘National Planning Practice Guidance’ to the NPPF demonstrates that the proposed development can be accommodated with an acceptable degree of safety;

Part d, amend to read - a site specific flood risk assessment shows that the site is protected adequately from flooding, or the scheme includes adequate flood defences or flood risk management measures ‘and takes account of the predicted impact of climate change’

Part e, amend to read - it does not damage or inhibit ‘access to watercourses for maintenance or’ existing flood defence and flood risk management structures or measures; and

Points 1 and 5 of Part f mention ‘ecological flood storage value of the water environment ‘ and ‘It uses the natural environment including woods and trees to deliver sustainable solutions’ which are processes of natural flood risk management (NFM). The policy would be enhanced by expanding on the benefits of NFM i.e. reductions to flood peaks and timings and the restoration, enhancement and alteration of natural features without using traditional flood defence hard engineering that can disrupt these natural processes. Environmental, social and other benefits (such as reduced soil erosion) can be provided simultaneously with reducing flood risk. Along with making existing flood defences more resilient to climate change, NFM also helps in achieving Water Framework Directive, Floods Directive and biodiversity goals. NFM measures typically cost less to implement and maintain than traditional ‘hard’ engineered defences.

Working with all catchment stakeholders is fundamental to the delivery of NFM and we refer you to our comments on the Catchment Based Approach for Policy PD3.

Point 2, amend to read - It opens up any culverted watercourse and/or removes all redundant structures within the watercourse (such as weirs, outfalls, and bridge abutments) where safe and practicable to reduce flood risk, provide flood plain storage, create a wildlife and/or green access corridor.

Point 3, amend to read - It improves flood risk and water efficiency through incorporating appropriate water conservation rainwater harvesting and grey water recycling.

Point 4, amend to read - It discharges surface run-off ‘sustainably, giving preference to the use of Sustainable Drainage Systems having regard to the surface water disposal hierarchy’.

Sustainable Drainage Systems (SUDs) are key to managing flood risk by the control of the flow rate and volume of surface runoff to reduce the risk of flooding and water
pollution. SUDs also reduce pressure on the sewerage network and can improve biodiversity and local amenity.

Point 6, amend to read - It connects ‘wastewater’ to the main foul sewer network where possible.

Paragraph 4, amend text as follows - ‘SuDs schemes will require the approval of Derbyshire County Council the Lead Local Flood Authority. the SuDS approval body for the area.

Policy PD9 – Pollution Control and Unstable Land

We ask that the following addition point be incorporated into Policy PD9.

Promoting the use of appropriately located brownfield land.

This wording has been taken from Policy PD7 as our advice is that it fits better under a theme of land contamination and pollution.

Whilst we have reviewed Policy PD9, we are of the opinion that it does not set out in a sufficient and clear manner what is to be expected for future planning applications, with particular reference to land contamination. A much stronger policy is needed that sets out when applications will be supported or resisted. We note one of the key messages from the Review of Policies, Plans and Programmes that have arisen from the Sustainability Appraisal process is to reduce land contamination. There is however, no specific overarching policy for land contamination and there are many other historic land uses in addition to quarrying and mineral extraction that can lead to contamination of underlying aquifers.

We advise that a standalone policy for land contamination is appropriate for the Plan and we have provided the following suggested wording.

Planning permission will be granted for development on land potentially affected by land contamination provided effective and sustainable measures are taken to assess, treat, contain or control the contamination so as to ensure that it does not:

(a) expose the environment or occupiers of the development and neighbouring land users to any unacceptable risk;

(b) lead to or allow the contamination of any watercourse (rivers, canals, reservoirs, streams, ditches, ponds or wetlands) or groundwater;

(c) cause or allow the contamination of adjoining land.

The District Council will impose conditions relating to the assessment of remediation and verification processes where appropriate.

Policy DS1 - Land at Ashbourne Airfield (Phase 1)

Point 16, amend to read - ecological assessment (i.e. desk based assessments, habitats/species assessments/mitigation proposals)
Please include the following wording as an additional point within the policy.

*Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.*

**Policy DS2 - Land to the rear of former RBS premises, Darley Dale**

*Point 9*, amend to read - ecological assessment *(i.e. desk based assessments, habitats/species assessments/mitigation proposals)*

Please include the following wording as an additional point within the policy.

*Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.*

**Policy DS3 - Land at Stancliffe Quarry, Darley Dale**

*Point 11*, amend to read - ecological assessment *(i.e. desk based assessments, habitats/species assessments/mitigation proposals)*

Please include the following wording as an additional point within the policy.

*Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.*

We note that some existing woodland is to be removed as part of this proposal, which seems at odds with Policies PD3 & PD4 that seek net overall gains for biodiversity*. It is not clear whether mitigation for the loss is to be included in the Woodland and Landscaping Management Plan and the policy should detail the mitigation proposals for the loss.

**Policy DS4 - Land off Gritstone Road/Pinewood Road, Matlock**

The Environment Agency has received anecdotal evidence of flood risk in the area and as part of our strategic overview role for flood risk, we advise that any impacts both on and off site should be investigated further Policy DS4 should highlight this issue and the following information should be added.

*Point 11*, amend to read - ecological assessment *(i.e. desk based assessments, habitats/species assessments/mitigation proposals)*

Please include the following wording as additional points within the policy.

*A site specific flood risk assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment and focuses on other sources of flooding (including surface water and groundwater)*

*Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.*

**Policy DS5 - Land at Halldale Quarry/Matlock Spa Road, Matlock**
Point 13, amend to read - ecological assessment (i.e. desk based assessments, habitats/species assessments/mitigation proposals)

Please include the following wording as an additional point within the policy.

*Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.*

**Policy DS6: Land at Middleton Road/Cromford Road, Wirksworth**

The Sustainability Appraisal states ‘the land at Middleton Road allocation site could result in potential significant negative effects relating to biodiversity as the development is likely to result in the irreversible loss of open mosaic habitats.

*This policy must accord with Policies PD3 & PD4 and ensure that mitigation is required and a net increase in biodiversity sought.*

Point 14, amend to read - ecological assessment (i.e. desk based assessments, habitats/species assessments/mitigation proposals)

Please include the following wording as additional points within the policy.

*Site specific hydrogeological assessment into the potential impacts of the development and mitigation measures required to ensure the ongoing protection of groundwater in the underlying Source Protection Zone 1 of a public water supply.*

**Policy DS7: Land at Middle Peak Quarry, Wirksworth**

The Sustainability Appraisal states ‘the land at Middleton Road allocation site could result in potential significant negative effects relating to biodiversity as the development is likely to result in the irreversible loss of open mosaic habitats.

*This policy must accord with Policies PD3 & PD4 and ensure that mitigation is required and a net increase in biodiversity sought.*

Please include the following wording as an additional point within the policy.

*Site specific hydrogeological assessment into the potential impacts of the development and mitigation measures required to ensure the ongoing protection of groundwater in the underlying Source Protection Zone 1 of a public water supply.*

Point 14, amend to read - ecological assessment (i.e. desk based assessments, habitats/species assessments/mitigation proposals)

**Policy DS8 – Land at Ashbourne Airfield (Phase 2) Ashbourne**

*We advise that due to possible capacity issues at Ashbourne Sewage Treatment Works water quality modelling may be required to determine the impacts of future treatment requirements and how this will be aligned to when the site allocations are built out. We advise that continued engagement with the utility provider will be vital to prevent deterioration in the environment as required by the WFD.*
Point 11, amend to read - ecological assessment (i.e. desk based assessments, habitats/species assessments/mitigation proposals)

**Strategic Site allocations**

We advise that there are possible capacity issues at Matlock, Brailsford and Ashbourne Sewage treatment works (WWTWs) that will require further investigation. We have no indication from the Plan as to which sewage treatment works these sites will ultimately discharge to, therefore our comments for DS8 are an indication for where there may be environmental capacity pressures and these comments should be taken into account for all of the relevant site allocations that impact these WWTWs.

**Employment allocations**

**Policy EC1 – New Employment Development**

Point 19, amend to read - Enable provision of infrastructure in ways consistent with cutting carbon dioxide emissions and adapting to changes in climate (including ‘flood risk’, SuDS and green infrastructure).

**Policy EC8 – Holiday Chalets, Caravan and Campsites**

Please include the following wording as an additional point within the policy.

*The site is not situated within an area of unacceptable flood risk.*

**HC12 – Agricultural and Rural Workers Workers Dwellings**

Please include the following wording as an additional point within the policy.

*The site is not situated within an area of unacceptable flood risk.*

**Housing allocations**

**HC2 (a) – for Land at Lathkill Drive, Ashbourne**

Within the Sustainability Appraisal it states ‘A potential significant negative effect has been identified in relation to SA3 (biodiversity). The Wildlife Trust gives the site high nature conservation value. The site supports flower rich grassland and a small area of open mosaic habitat. A number of UK BAP butterflies are present. This is unusual habitat for this area and one of the only known meadows of this diversity remaining in the area. Loss to development could not be mitigated and the residual effect is still potentially significant negative.

A planning application reference (15/00060/OUT) has been submitted for this site for residential development. Compensatory habitat is likely to be required in agreement with Derbyshire Wildlife Trust.

*This policy must accord with Policies PD3 & PD4 and ensure that mitigation is required and a net increase in biodiversity sought.*

I would be pleased to discuss any aspect of our consultation response in further detail. Please contact me on the number below should you require any further information.
Yours sincerely

Mr Joseph Drewry
Planning Advisor

Direct dial 02030 253277
Direct e-mail joe.drewry@environment-agency.gov.uk
Mr Paul Wilson  
Derbyshire Dales District Council  
Town Hall  
Matlock  
Derbyshire  
DE4 3NN  
19 May 2016

Dear Mr Wilson

RE: Derbyshire Dales Local Plan - Duty to Co-operate

Thank you for your letter of 7 April 2016 in relation to the above.

I can confirm that Historic England agrees that the need to ensure that the Local Plan contains appropriate policy provision for the historic environment is a strategic matter for continued dialogue between our organisations.

We would also suggest that strategic landscape features and other designations are likely to continue to be strategic issues (National Park and Derwent Valley Mills World Heritage Site in particular) and we would wish to reserve the right to continue working with Derbyshire Dales District Council on these matters during the plan process where appropriate.

In addition, we consider that cross boundary tourism is a strategic issue, again in respect of the National Park and Derwent Valley Mills World Heritage Site, and we would wish to reserve the right to continue working with the District Council on this issue during the plan process where appropriate.

I hope this information is of use at this time.

Yours sincerely,

Rosamund Worrall  
Historic Environment Planning Adviser  
Rosamund.worrall@historicengland.org.uk
Dear Mike

**Derbyshire Dales Local Plan**

South Derbyshire are currently awaiting formal adoption of their Local Plan Part 1 within which allocations are made to meet the full housing need arising from the District but also just over 3,000 dwellings that arise from Derby City being unable to meet their own needs fully.

Due to the advanced stage that the South Derbyshire Plan is at then it would not be appropriate at this stage to consider accommodating further growth from another Authority. However, South Derbyshire will continue its Duty to Cooperate dialogue with Derbyshire Dales and Derby HMA partners. Given the limited functional links between Derbyshire Dales and South Derbyshire it is not considered necessary to comment on any other parts of the Plan.

Yours sincerely

Nicola Sworowski
Planning Policy Manager
Dear Paul

RE. DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

Thank you for your correspondence dated 7 April regarding the Derbyshire Dales Local Plan. I note the details of the consultation and the extensive range of new evidence that has been prepared to support the proposals.

High Peak Borough Council does not have any comments to make regarding the current proposals in the consultation.

In relation to the strategic / cross boundary matters that you identify for High Peak and Derbyshire Dales, I can confirm that they are broadly consistent with those identified in the Duty to Co-operate Statement prepared by the Borough Council and considered as part of the recent High Local Plan examination.

For your information, a copy of the High Peak Duty to Co-operate Statement can be found online: [http://highpeak.objective.co.uk/file/3105167](http://highpeak.objective.co.uk/file/3105167)

You will be aware the Borough Council adopted the High Peak Local Plan on 14 April 2016. The Local Plan makes provision for the average annual housing delivery of 350 homes per year up to the year 2031. This housing requirement was informed by the High Peak Strategic Housing Market Assessment (SHMA) and subsequent updates. The SHMA did identify that High Peak and Derbyshire Dales share some housing market relationships. However, for High Peak, stronger relationships in terms of migration and commuting were identified with neighbouring local authorities to the North West.

A further factor that informed the housing requirement in the adopted Local Plan was the availability of suitable sites given the implications of the Peak District National Park, Green Belt and other constraints identified across the Borough.

For these reasons, the Borough Council has previously stated that it would be unable to assist in accommodating unmet housing needs arising in Derbyshire
Dales. In his report on the Examination of the High Peak Local Plan, the Inspector agreed that the Borough Council was justified in declining this previous request.

Given that these issues still apply and the recent adoption of the High Peak Local Plan, the Borough Council again confirms that it is unable to assist Derbyshire Dales District Council in meeting its housing needs in full. Nevertheless, I would be happy to maintain an ongoing dialogue over housing and other cross boundary matters over the course of the plan period.

If you have any further queries, please do not hesitate to contact me.

Yours sincerely,

Dai Larner
Executive Director
High Peak Borough Council
Dear Paul

RE. DERBYSHIRE DALES LOCAL PLAN – DUTY TO CO-OPERATE

Thank you for your correspondence dated 7 April regarding the Derbyshire Dales Local Plan. I note the details of the consultation and the extensive range of new evidence that has been prepared to support the proposals.

Staffordshire Moorlands District Council does not have any comments to make regarding the current proposals in the consultation.

In relation to the strategic / cross boundary matters that you identify for Staffordshire Moorlands and Derbyshire Dales, I can confirm that we agree upon the need to ensure that policies in our respective Local Plans manage the impact of development on the Peak District National Park and its setting. In order to assist with this process, the District Council is liaising with the National Park Authority on an ongoing landscape and heritage assessment of potential allocations in the emerging Staffordshire Moorlands Local Plan.

However, the Staffordshire Moorlands Strategic Housing Market Assessment (SHMA) completed in 2014 did not identify Derbyshire Dales as an area that shared material housing market relationships with the District. The housing needs identified in the SHMA were updated in 2016 and identified a need for an average of 250 to 440 homes per year up to the year 2031. The Council subsequently agreed a housing requirement of 320 homes per year in March 2016 that forms part of the current Preferred Options consultation for the new Staffordshire Moorlands Local Plan.

This decision was in part a reflection of the constraints to development in the District. These include the Peak District National Park and Green Belt. In relation to the latter, the Council has prepared a comprehensive Green Belt Review to identify land that may be suitable for release in only exceptional circumstances. In order to help meet the housing needs of the District, the current Preferred Options consultation
identifies several areas for housing development that would require Green Belt release.

Unfortunately, given the matters raised above, the District Council is unable to assist you in meeting the housing needs of Derbyshire Dales. Nevertheless, I would be happy to maintain an ongoing dialogue over relevant cross boundary matters as our respective Local Plans progress towards adoption and beyond.

Finally, please note that Gavin Clarke left the authority in 2014. Please direct future correspondence regarding the Local Plan to myself and Mark James (mark.james@highpeak.gov.uk).

If you have any further queries, please do not hesitate to contact me.

Yours sincerely,

Dai Larner
Executive Director
Staffordshire Moorlands District Council
Hi Mike,

Hope you are well.

I think you will have had replies from both Amber Valley and South Derbyshire by now. From Derby City’s perspective, as you know we are not able to meet our own housing needs in full and have been working with those two authorities to address this. Given this, the City is obviously not in a position to help with meeting any other authority’s housing needs. I would add that should another authority agree to take part of your housing need, we would not support this being located within or close to Derby’s urban area.

That said, we will be very happy to continue talking to Derbyshire Dales both under the duty and as part of more general planning issues as they arise.

Andy

Andrew Waterhouse | Spatial Planning Group Manager | Planning Services|
Communities and Place Directorate | Derby City Council, The Council House,
Corporation Street, Derby DE1 2FS. Telephone 01332 642124 | www.derby.gov.uk

Proud of Derby
Note of Meeting – Derbyshire Dales Local Plan Duty to Co-operate

Derbyshire Dales District Council, Chesterfield Borough Council & North East Derbyshire District Council (Bolsover District Council)

8th June 2016 – Town Hall, Chesterfield Borough Council

Attendees

Mike Hase DDDC
Alan Morey CBC
Helen Fairfax NEDDC/BDC

**DDDC Update**

Derbyshire Dales Local Plan withdrawn in October 2014 and work to progress a new Derbyshire Dales Local Plan had been on-going since that time.

Consultation on Derbyshire Dales Draft Local Plan completed on 19th May 2016 – in terms of housing numbers OAN had been identified for the plan period 2013-2033 of 6,440 but a plan target of 6,015 had been set taking into account completions and commitments – this figure having come from the detailed assessment of sites through the SHLAA process. On the basis of advice all relevant local planning authorities had been consulted about the extent to which they could assist with accommodating the 425 shortfall.


**NEDDC Update**

Core Strategy has been withdrawn and work commenced on a single Local Plan for NEDDC. Green Belt review underway – this has identified a number of areas where land could be taken out of the Green Belt, but essentially a significant part should remain because it meets Green Belt purposes. Of the land with potential for removal from the Green Belt only a small amount is likely to be able to provide for some additional housing requirements in the future in sustainable locations.

Following receipt of letter from DDDC request was reported verbally to Local Plan Steering Group on 11th May 2016 – minutes of which will be reported to Cabinet as appropriate, and provided to DDDC as and when available.

Key concern is that NEDDC are unsure of whether they are going to be able to meet their own OAN figure within the Local Plan area, and the extent to which there may be any scope to accommodate any DDDC shortfall.

**Bolsover Update**

Progressing with preparation of Local Plan.
Following receipt of letter from DDDC request was reported verbally to Local Plan Steering Group on 17th May 2016 – minutes of which will be reported to Cabinet as appropriate, and provided to DDDC as and when available.

**CBC Update**

CBC have an adopted Core Strategy but are working on the preparation of a single Local Plan, anticipated timetable:

- Draft Plan November 2016
- Pre-Submission Plan – March 2017
- Submission – Summer 2017

Currently in the process of assessing sites as part of review of SHLAA, but had recent drop in level of completions and concerned about the impact of backlog development from previous under provision.

Request for involvement in DTC presented verbally to Local Plan Steering Group – concerns raised by Members about the impact that this might have on CBC ability to deliver a 5 year supply of land for housing. Minutes of meeting to be made available to DDDC as and when available.

**DTC Discussion**

It was agreed on the basis of the very limited relationship between BDC and DDDC that for the purposes of the DTC that it would be inappropriate for any shortfall in housing provision.

Both CBC and NEDDC indicated that on the basis of the previous workshop held in 4th December 2015 that they were satisfied that the methodology used for the DDDC SHLAA was appropriate, and that the results of the site assessment process were acceptable to both authorities.

Both CBC and NEDDC indicated that the issues identified in the letter from Paul Wilson identified the strategic matters adequately. It was recognised that there was a relationship between both authorities in terms of overlapping Housing Market Areas, and as such recognised that they could have role to play in terms of assisting DDDC in meeting the currently identified shortfall of 425 units. CBC suggested that the relationship with DDDC might in fact be slightly stronger than that of NEDDC because of the extent of greater movements between the 2 local authorities.

Both CBC and NEDDC indicated that whilst not averse in principle to making provision for a proportionate amount of housing to meet the DDDC shortfall at this time because of the uncertainty over their own housing land availability situation, they both could not offer to make any provision.

It was however agreed that it would be appropriate for a Memorandum of Understanding to be signed, at Member level, that set out that the 3 local planning authorities would continue to engage in a dialogue over the DTC matters, and that in the event that CBC and NEDDC were in a position to assist further then an agreed methodology and mechanism for apportioning development between the three local planning authorities would be agreed.

Mike Hase; 9th June 2016
Dear Mr Wilson,

DERBYSHIRE DALES LOCAL PLAN

Thank you for your letter of 23 March, advising the CCG of the upcoming publication of the Council’s Local plan 2016-2033 and inviting comments on the proposed housing developments, in relation to the provision of healthcare services in the area.

We note from the detail provided with your letter in respect of current commitments/proposed allocations that there will be significant numbers of new houses in the Darley Dale, Matlock and Wirksworth areas, these are areas in which the CCG responsibility for commissioning healthcare for the residents. It is very helpful to us to be advised of the planned growth in population arising from housing development and the process of regular meetings between our own officers and officers of the Council’s Planning department has been beneficial in facilitating the provision of this information.

The creation of the new housing and consequent increase in population will have an impact on the demand for primary care (GP services) in these localities. This will have particularly affect three existing GP providers two located in Matlock and one in Darley Dale. The CCG has assessed the current premises of these Practices using a standard NHS England measure and all are operating at below the optimum space required for their existing registered patient number. The influx of an additional 4,000+ residents in to Matlock over period of the Local plan the from the extra housing proposed will bring this position well below satisfactory levels, for the two GP providers if all new residents register with one of these Practices. There is, therefore, significant likelihood that alternative premises or extension to existing sites will need to be sought should the Local plan be approved as proposed. The CCG would expect that developers who are given planning approval will be asked to contribute to the cost of any such new or enhanced premises under a S106 arrangement (or via a Community infrastructure Levy); I am aware from meeting between our respective officers that this is a view that the Council supports and that you reiterate this in your letter. The position in respect of Daley Dale GP practice would also worsen over this period form the additional 1000+ new residents. We are though already planning,
in conjunction with the Practice, for alternative premises for this GP provider, again we have an expectation that the Council will seek S106 contributions form developers who are granted planning approvals for sites in the Darley dale area under the local plan.

We are grateful for the invitation to make comment on the draft Local plan and look forward to seeing the Submission Plan when it has been considered by the Council and issued in August.

Yours

Martin Colclough
Assistant Chief Finance Officer
Dear Paul,

Thank you for your letter dated 7 April regarding the Derbyshire Dales Local Plan. I apologise for the delay in replying.

We have had a chance to consider the contents of your letter and your specific question about whether Sheffield could accommodate some unmet housing need arising in Derbyshire Dales. My officers have also examined the relevant Local Plan documentation, including 'The Assessment of Housing and Economic Development Needs' (HEDN) paper. Our observations are as follows:

- There are clearly links between Derbyshire Dales District and Sheffield, both in terms of commuting and the housing market. However, this relationship is primarily with the northern part of the district which is in the Peak District National Park and, therefore, not within the Derbyshire Dales Local Plan area. Sheffield’s Strategic Housing Market Assessment 2013 shows that (in 2012) there was a net outflow of 100 people per year from Sheffield to Derbyshire Dales (an outflow from Sheffield of around 240 people and an inflow of 140). These migration flows are relatively small when compared to other migration movements within SCR, though Derbyshire Dales is the 6th largest receptor of households from Sheffield overall.

- The HEDN paper (para 17.13) is clear that the northern part of the district should be defined as falling within a Sheffield focussed Housing Market Area/Functional Economic Area. This includes Bakewell and Hathersage. The conclusion of the section is that Derbyshire Dales District is not in itself a self-contained HMA but relates to others around it, so this is not surprising and seems to support our own findings that there is a link between Sheffield and Derbyshire Dales. Geographically it makes sense that the link is with the north.
We note that the Objective Assessment of Housing Need (OAN) covers the entire district including the areas of Derbyshire Dales District within the Peak District National Park. We agree with the conclusion in the HEDN paper, that the Peak District National Park should not be expected to necessarily meet its own housing needs. However, we think it would be reasonable to assume there would be a modest contribution towards the Derbyshire Dales needs from within the national park, particularly because it includes the larger settlements of Bakewell and Hathersage.

We understand that the total OAN of 322 is made up of 244 homes per annum based on the latest population/household projections, plus 77 homes per annum for improved economic growth and a further 21 to respond to market signals to improve affordability. This fits within the range of figures produced by Edge Analytics (2015) who were commissioned by the SCR local authorities to produce demographic forecasts for all the SCR districts. Whilst it is lower than the jobs-led 'aspirational' scenarios in the SCR report (which ranged from 369 to 401 homes per annum), it is well above the jobs-led 'steady growth' scenarios (ranging from 252 to 282 homes per annum). We also note that, since 2006/07, completions have only exceeded 200 per annum twice, so a figure of 322 per year looks quite ambitious.

In terms of how the potential shortfall in supply of 425 homes over the period 2013-2033 could be met, we think the following considerations are relevant:

- The shortfall in supply is insignificant (about 20 dwellings per year (6%)), particularly in the context of a proposed housing target (which is 32% higher than the latest household projection) and when set against the overall SCR requirement. If the OAN was 300 per year, this would still be 23% higher than the latest household projection and there would be no shortfall in supply;

- We are not yet in a position to say whether Sheffield could meet the shortfall because we are still assessing whether Sheffield is in a position to meet all its own needs. However, we would make the point that 20 dwellings/year equates to less than 1% of Sheffield's annual need (as identified in the Sheffield Plan Citywide Options for Growth document (November 2015)). Consequently, if the city were to meet the Derbyshire Dales shortfall, it would make little material difference to Sheffield's housing target. The effect of meeting this need would be to reduce net migration from Sheffield to Derbyshire Dales by about 50% (i.e. Sheffield would retain more of its household growth);

- We cannot speak on behalf of the other SCR local authorities but we think it would be reasonable to assume that the 425 dwelling shortfall over the period 2013-2033 could be absorbed elsewhere in SCR and/or in the Derbyshire/Nottinghamshire City Region. Furthermore, for the
reasons set out above, it would be reasonable to assume that a small amount of the Derbyshire Dale’s housing need would be met in the Peak District National Park. In light of this, we have copied this response to the Heads of Planning in the other SCR local authorities and the Peak District National Park Authority.

I hope you find the above comments helpful but please contact me again if you would like to discuss any of the issues further. If your officers have any technical queries, please ask them to contact Simon Vincent on 0114 273 5259.

Yours sincerely

[Signature]

Mike Hayden
Head of Planning
MINUTES
Derbyshire Dales Local Plan
Meeting with Historic England 29th June 2016

Present
Mike Hase (MH) - Policy Manager Derbyshire Dales District Council
Esther Lindley (EL) - Senior Planning Policy Officer Derbyshire Dales District Council
Mark Askey (MA) - Design and Conservation Officer Derbyshire Dales District Council
Danielle Kitchen (DK) - Graduate Planning Policy Officer
Rosamund Worrall (RW) - Historic England

Matters Arising
Update on Derbyshire Dales Local Plan Preparation and Timetable
MH outlined that the previous plan was withdrawn in 2014 in order to provide the District Council with adequate time to update the evidence base and address issues raised through the EIP relating to OAHN. It is anticipated that a revised Local Plan will be submitted to the Secretary of State in December 2016 for Examination. As part of this process an updated SHELAA has been produced in order to inform the housing allocations for the Local Plan. DDDC officers worked closely with Claire Searson at Historic England to devise and agree upon the methodology for assessing sites for their impact on the historic environment to enable the impact of heritage assets to be undertaken consistently by the District Council’s Conservation Officers.

Review of Historic England Comments to Local Plan Policies
Historic England have provided comments upon a number of the policies within the Derbyshire Dales Draft Local Plan. Summarised below are the issues raised for specific policies and plan wide matters.

Paragraph 3.4
HE suggests changes to paragraph 3.4 to reflect that set out in KI1.

<table>
<thead>
<tr>
<th>Suggested Revised Wording</th>
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<tbody>
<tr>
<td>Amend paragraph 3.4 to read:</td>
</tr>
<tr>
<td>“…natural, built and historic environment and their character are conserved and enhanced.”</td>
</tr>
</tbody>
</table>

Action: Agreed that these changes will be made in the Pre Submission Draft.

Policy S2: Sustainable Development Principles
HE recommend that the fourth bullet point begins with ‘Conserving’ in line with NPPF terminology for the historic environment as this would address all heritage assets.
concisely. ‘Preserve’ by itself could be interpreted as relating to conservation areas only rather than all heritage assets.

<table>
<thead>
<tr>
<th>Suggested Revised Wording</th>
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</thead>
<tbody>
<tr>
<td>Amend fourth bullet point of policy S2 to read: “Conserving, and where possible enhancing…”</td>
</tr>
</tbody>
</table>

**Policy S4: Development with Defined Settlement Boundaries**

HE indicated that the reference to the historic environment within part (g) of this policy is welcomed. However, HE is concerned that the wording of the historic environment text does not make provision for other aspects included in NPPF Para 133 which would be relevant in respect of the World Heritage Site within the area as well as other heritage assets in terms of information required to demonstrate a case for loss.

**Action:** No change to policy. MH outlined that the Plan will be read as a whole and these matters will be adequately addressed through policies within the Plan.

**Policy S5: Development in the Countryside**

HE indicated that part (h) ‘acknowledged importance’ is not clear. Revised wording or further explanation of what this would constitute is recommended.

**Action:** Agreed to deletion “of acknowledged importance” within Pre Submission Draft

It is unclear why the second bullet of policy S5 only refers to designated heritage assets.

**Action:** Agreed to deletion of “designated” within Pre Submission Draft

**Policy S11: Local Infrastructure Provision and Developer Contributions**

HE recommends that the conservation and enhancement of the historic environment, as well as public realm and ‘green infrastructure’ should be mentioned within the policy. It is also recommended that reference to the historic environment is included as part of the policy for consistency.

**Action:** No change to policy. Policy and Plan as a whole adequately addresses such issues, any heritage issues to be dealt with on an ad hoc basis.

**Paragraph 5.21**

HE recommends that the first sentence is changed to include the setting of heritage assets.

<table>
<thead>
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<th>Suggested Revised Wording:</th>
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</thead>
<tbody>
<tr>
<td>“…impact upon the significance of a heritage asset and/or its setting will be required…”</td>
</tr>
</tbody>
</table>
**Action:** Agreed that these changes will be made within the Pre Submission Draft.

**Policy PD2: Protecting the Historic Environment**

HE recommend that the sixth bullet point makes provision to other aspects included in the NPPF (para 133) which could be required to demonstrate a case for the loss of a heritage asset.

**Action:** Change accepted. Revised policy wording prepared by MA as the authorities Conservation Officer to be used for policy PD2 within the Pre Submission Plan. HE happy with revised wording proposed by MA.

**Policy PD7: Climate Change**

HE recommend that towards the end of the policy the point making reference to ‘historic features’ be replaced with ‘the historic environment and heritage assets as well as their setting’.

**Suggested Revised Wording:**
Point (a) amended to read “… water quality and flood risk, the historic environment and heritage assets as well as their setting and biodiversity.”

**Action:** Agreed that these changes will be made within the Pre Submission Draft.

**Policy PD8: Flood Risk Management and Water Quality**

HE recommend that an additional bullet point be added to the ‘will only be permitted if’ list to address the impact on the historic environment.

**Suggested Revised Wording:**
Additional bullet point to read: ‘It conserves and/or enhances the historic environment, or it can be demonstrated that any adverse impact on the historic environment can be mitigated’

**Action:** No change to policy to be made, considered that this issue is dealt with sufficiently elsewhere within the Plan and all policies are to be read as a whole.

**Policy EC4: Regenerating an Industrial Legacy**

Typing error in that all bullets are labelled ‘a’ rather than ‘a-d’.

**Action:** Error to be changed, bullets to be renumbered within Pre Submission Draft
MH outlined that the revised policy wording incorporating the changes agreed from this meeting will go to a meeting of the Local Plan Advisory Committee on the 13th July 2016, following which a meeting of full Council will take place to endorse the Pre Submission Plan for consultation. Consultation will take place between 11th August and 22nd September 2016.

**Review of Historic England comments to site allocations and SHLAA methodology evidence base**

Concern raised by RW that more clarity is needed that the Wardell Armstrong Landscape Sensitivity Study has been incorporated into the allocation of sites for residential development through the SHLAA. RW stated that the evidence needed to clearly explain how this strategic study translates into site specific assessments and how it has been included within the methodology of the SHLAA.

RW also recommends that the involvement of HE in devising the methodology is made available within the public domain. Although HE are happy with the methodology used to assess sites for their impact upon the historic environment it is recommended that this needs to be made clearer within the methodology section of the SHLAA.

MH expressed concern that including the historic assessment forms for each site which show the in-depth historical environment assessment will make the document too lengthy when the precis of the assessment is already provided for all sites which were appraised at Stage B of the SHLAA. However MH agreed that additional wording could be included within the methodology statement of the SHLAA to provide clarity and further details on the involvement of HE in devising the historic environment section of the assessment and the joint working and approach undertaken to appraise the suitability of sites for allocation within the Local Plan.

**Action:** Additional wording providing clarity on the involvement of HE within the methodology of the SHLAA to be added.

RW also recommended that it should be made clear that in some cases the allocation sites are smaller than the original sites submitted. A sentence somewhere in the plan would provide the clarity needed.

**Action:** Commentary to be provided within the SHLAA on the assessment of entire SHLAA sites and the reason that in some instances only part of the site is allocated.

RW raised concern with SHLAA380- Hc2 (aa) and the cross boundary issues which occur on this site. Particularly of concern is the impact of development on the setting of the Grade 1 Snitterton Hall which lies beyond the District boundary and how the SHLAA has appraised this issue and addressed it through the site allocations.
MA – Explained that as part of the assessment of the site the Conservation Officer had reviewed and provided comments upon the impact of development on the setting of heritage assets, however as an asset beyond the Authorities boundary it was agreed that this would need to be reappraised. It was agreed that additional wording be inserted into the Plan to ensure that any resultant planning application is required to provide a historic environment assessment to consider the impact of development on Snitterton Hall.

**Action**: Site to be reassessed with regard to impact on Snitterton Hall and additional wording requiring a Historic Environment Assessment to be included within the Pre Submission Plan.

**Duty to Cooperate**

HE are happy that they have been continually consulted and that DDDC have worked with them on the issues raised within their consultation response. The only cross boundary issues from their perspective is Hc2 (aa) however this is to be dealt with through previously discussed re-assessment.

**Action**: Agreement to continual working together and for DDDC to share the minutes of this meeting.

**Sustainability Appraisal**

RW questioned why the SA has not assessed the allocation areas and only those submitted through the SHLAA. This would provide an opportunity for DDDC to demonstrate that where sites have constraints that these have been overcome by reducing the site size.

**Action**: Agreed that commentary will be included within the SA to state that the appraisal of sites has looked at SHELAA site boundaries and that reduced areas are proposed for allocation to address the need for mitigation or the extent of the site area considered to be developable through the SHELAA.

**Any Other Business**

Views on the suitability of land at the Whitworth Centre, Darley Dale as a SHELAA site sought from RW. Additional information has been provided by the applicant. Site has Landscape, heritage and TPO constraints. The background information on this site is that it is owned by the Whitworth Trust who have previously sold land in order to raise funds for the Centre. The Whitworth are currently wishing to sell further land to provide additional revenue funding. The site is currently considered to be unsuitable for development due to heritage and landscape constraints.

RW agrees with the initial assessment that the site is undevelopable due to constraints on the site and expressed concern about the potential harm that could be caused by residential development on the registered park and garden and
associated heritage assets at the Whitworth. Issues surrounding the viability and feasibility of the centre should be dealt with at planning application stage.
Note of Meeting – 18th July 2016

Present

Mike Hase DDDC
Martin Colclough North Derbyshire CCG
Hannah Belcher North Derbyshire CCG
Neil Fray GP Lime Grove
Martin Donahue Practice Manager Imperial Road
David Gibbs Local Medical Committee

NOTES

MH – Queried David Gibbs attendance

DG – Explained that his role was to support practices across the whole of Derbyshire and that as there was likely to be many similar issues across the County he felt it appropriate to attend and understand the situation plus he had been asked to attend by Neil Fray.

MH – Set out the District Council’s position that the CCG & NHS are a statutory consultees and that there is legal obligation to discuss medical facilities with any of the practices – this was done in order to ensure that the CCG could provide an overview of strategic needs. Also advised that we are there to help but can only help in relation to Capital costs associated with growth, and not in respect of revenue support for the provision of services and GPs etc. Also advised that the District Council was aware of the sensitivities of Government seeking changes to working practices nationally that wasn’t universally popular, however these have to be taken into account in considered what the future shape of medical facilities will required to address existing and new patients as a result of the new residential development may look like.

MC – Set out that the CCG now had responsibility for Estate Planning and had prepared an 5 Year Estates Strategy – Interim version produced in December which takes account of Local Plan development – he also advised that Practices were ask to comment of which MD from Imperial Road responded.

HB – Advised that revenue support for increasing list sizes is the source of funding for Practices to support growth in GPS numbers etc

NF – Concerned about increasing list size currently have 8200 patients on the Isit and because of housing growth may reach a point where may need to shut list or the practice. He advised that a number of the partners at the Lime Grove practice are nearing retirement. Need to consider how best to take matters forward to ensure patient are provided with correct level of healthcare from GPS through both primary and secondary care.
MD – Although it may not appear so discussions between the 2 Matlock practices have been on-going, but maybe they need hasten discussions in light of current situation – various options being discussed including merging of practices.

MC – The Estates Strategy seeks to give priority funding to those areas where the pressure points are for resources and he would welcome 1:1 discussions about proposals be they extension to existing premises or to merge into one single building. There is some NHS Transformation funding and the possibility of DDDC developer contributions towards capital costs – but when the solutions are emerging from the practices.

HB – CCG has recently had delegated authority for co-commissioning

MC – Any growth must be fully recognised and that the space within buildings used efficiently before there is any potential to look at expansion of existing premises.

All agreed to continue to discuss joint working arrangements etc between the 2 practices and for CCG and DDDC to be involved at appropriate time in the future.
Paul Wilson  
Corporate Director  
Planning and Housing Services  
Derbyshire Dales District Council  
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Telephone: (01629) 539808  
Facsimile: (01629) 533308  
Our Ref: PM/SB/2106.2  
Your Ref:  
Date: 21 July 2016

Also for the Attention of Mike Hase

Dear Mr Wilson

Derbyshire Dales Draft Local Plan Consultation

I write to confirm that, at the Cabinet Member Meeting - Highways, Transport and Infrastructure (HTi) held on 12 July 2016, it was resolved to send a formal response to your Council on the above consultation in line with:

a) my informal response of 20 May 2016 referred to in the HTi report; and

b) the comments made at the meeting by Local Members and members of the public.

I have also included additional technical highway comments referred to in the HTi report on the findings of the AECOM Transport Study dated June 2016, which was jointly commissioned by our Councils and considered at your Local Plan Advisory Committee meeting held on 11 June 2016. I should be grateful, therefore, if you would consider the detailed comments set out below to be Derbyshire County Council's (DCC) formal comments on the Derbyshire Dales Draft Local Plan (DDDLP).

On 14 December 2015, DCC also submitted extensive comments to Derbyshire Dales District Council (DDDC) on its Key Issues Consultation (KIC). Reference is made to these comments where appropriate below.

Member Comments

Local County Councillors with electoral divisions in Derbyshire Dales District were consulted on the DDDLP.

Councillor Irene Ratcliffe, Local County Council Member for Wirksworth Electoral Division, has made the overall comments below. Her more detailed statement is in Appendix 1 to this letter.
‘The Government Inspectorate in refusing the previous draft plan asked Derbyshire Dales District Council to revise their housing figures upwards to meet the objectively assessed need total of some 6400 homes to be constructed over the plan period. But as the draft plan states it excludes all of the land in DDDC under the Peak District National Park Authority, some 40% of the geographic area. Unless the District’s partnering authorities like Derbyshire County Council and the PDNPA or the Government’s own Planning Inspectorate recognise and assist the 400 shortfall it will make it difficult to reach this level. This would have a greater impact and give open season for “strategically unplanned” development within the area of Derbyshire Dales that sits outside the PDNPA without the District Council’s other policies within the local plan which aims to promote and protect development control under its democratically elected members.

The impact on the honey pot villages and the market towns of Ashbourne, Matlock and Wirksworth of such rapid increase in growth will have a detrimental impact on residents and visitors alike without the infrastructure improvements, resources and protection needed.

I support DCC’s response and appreciated being able to contribute to it as the elected Member for the Wirksworth Division’.

Councillor Ratcliffe reiterated her comments at the Cabinet Member Meeting – HTi on 12 July 2016 relating to:

- Her support for the overall housing target but emphasising that the Peak District National Park (PDNP) area of the District should contribute its fair share of new housing growth and, in so doing, help provide for more sustainable settlements in the PDNP. If not, the number of houses in the District should be reduced because of its special landscape and character.
- The level of growth needs to be matched by the timely planned provision of supporting infrastructure including, for example, highways and doctors’ surgeries.
- In view of the rural nature of the District, impact assessments should be required for proposed housing sites of less than 50 dwellings.
- Land at The Meadows in Wirksworth should be protected as Public Open Space.
- Her support for the proposed allocation of a site for Gypsies and Travellers.

Councillor Simon Spencer, Local County Council Member for Dovedale Electoral Division, expressed the following concerns at the Cabinet Member Meeting:

- More housing should be provided in the PDNP area. Each settlement in the PDNP area of the District should contribute, for example, three or four affordable dwellings per year that, cumulatively, would contribute a fair share towards housing provision in the District.
- The number of dwellings proposed in the DDDLP at Ashbourne would double its size, thus increasing the need for a by-pass. The proposed allocation of a site at Watery Lane would adversely affect his preferred route for an
Ashbourne by-pass (DCC supports a feasibility study for a by-pass being undertaken).
- Key issues are infrastructure provision to address traffic growth and lack of public transport.

Comments from Members of Tansley Parish Council and the Public

The Chair and a member of Tansley Parish Council who attended the Cabinet Member Meeting - HTi made the following comments:

- There were significant concerns about the increased scale of the proposed housing allocations at Tansley from 99 to 137 dwellings, which were seen as unfair and did not take highway safety and congestion into account.
- In particular, there were serious concerns about the proposed allocation of a housing site opposite The Royal Oak because of the risk to highway and pedestrian safety.
- There was the need to provide sufficient capacity at Doctors’ surgeries, which was seen as not being addressed in a planned way.

A member of the public submitted a written statement commenting on the Transport Study regarding trip distribution, journey purpose and traffic growth.

DCC’s Highways Officer who attended the Cabinet Member Meeting, addressed many of the points raised above relating to the highways impact implications of the DDDLP. In summary, his views were that that the level of highways and transportation analysis applied to the consultation so far had been reasonable and proportionate given the information available from DDDC. DCC’s responses to date (either for individual sites or for the wider strategic network) had considered pertinent issues including pedestrian movement where appropriate but more detailed assessment has not been requested or possible at this stage as it requires the support of further data which would only be provided via a Transport Statement or Assessment (as appropriate) and these were not generally provided (and had not been in this case) to the Highway Authority as part of Local Plan consultations.

Officer Comments

1) Housing Policies and Objectively Assessed Housing Need (OAHN)

Strategic Objectives

In its comments on the KIC, DCC’s officers expressed concern that Strategic Objective S010 did not adequately meet the requirements of the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), which requires local planning authorities (LPAs) to seek to meet the full OAHN of their areas through their development plans. DCC’s comments highlighted the importance of the need for the Local Plan to seek to meet the OAHN of the District and that this should be a Key Strategic and Sustainability
Objective of the Local Plan. DCC’s comments suggested a proposed wording for the Strategic Objective as follows:

‘To meet the objectively assessed housing needs of the District, subject to consideration of other Strategic Objectives of the Local Plan’.

It is welcomed and supported that Strategic Objective SO6 of the DDDLP includes this suggested wording in full, which is consistent with the requirements of the NPPF and NPPG.

Objectively Assessed Housing Needs and Housing Land Provision and Supply

The Inspector presiding over the examination of the withdrawn Derbyshire Dales Local Plan Submission (DDLPS) raised fundamental soundness concerns that the level of housing provision proposed in the Local Plan was considerably below that required to meet the full OAHN of the District (about 6,400 dwellings) based on the most up-to-date population and household projections that were available at the time. New evidence in the Assessment of Housing and Economic Development Needs (AHEDN) has been commissioned by DDDC to address the Inspector’s concerns, particularly that the approach taken by DDDC to setting its OAHN in the DDLPS did not adequately take account of the requirement for the affordable housing needs, and economic aspirations for growth, to be addressed. The new evidence concludes that the OAHN of the District, which takes into account future demographic growth in population and households, the requirement to meet affordable housing needs, and to meet the economic growth potential of the District, would justify an OAHN of 6,440 dwellings over the Plan period to 2033.

It is supported that this OAHN for the District is appropriately set out in paragraph 4.30 of the DDDLP. In its comments on the KIC, DCC’s officers considered that the AHEDN was fully compliant with the requirements of the NPPF and NPPF and that the study was a comprehensive and robust piece of evidence.

It is noted that paragraphs 4.30 and 4.32 make reference to the Derbyshire Dales Strategic Housing Land Availability Assessment (SHLAA), which indicates that:

- There are insufficient sites in suitable locations to meet this OAHN requirement;
- To release additional land for housing would have a significant impact upon the high quality environment of the plan area;
- There is capacity on sites of 10 or more dwellings to accommodate 2,877 dwellings up to 2033; and
- Taking account of the contribution of completions from the Peak District National Park area, existing completions and commitments in Derbyshire Dales, and windfall development on sites of less than 10 dwellings, the District Council has identified sufficient land for 6,015 dwellings up to 2033, leaving a shortfall of 425 dwellings against the OAHN.
DCC’s officers fully support DDDC's intentions to seek to meet as much of the OAHN requirement as is possible within the District, given the land supply and significant environmental constraints that exist in the area. The District’s proposed housing provision target of 6,015 is set out in Policy S6: Strategic Housing Development. This housing target would meet over 93% of the District’s OAHN, the vast majority of the requirement.

Under the requirements of the ‘Duty to Cooperate’ set out in the Localism Act 2011 and NPPF, it is welcomed and supported that paragraph 4.33 indicates that DDDC is in discussion with its neighbouring LPAs to determine the extent to which these LPAs are able to accommodate some of the identified shortfall of 425 dwellings.

In this context, you will be aware that Councillor Lewis Rose, Leader of DDDC, wrote to Councillor Anne Western, Leader of DCC on 19 April 2016, setting out the issues above, to ask DCC to formally consider whether the County Council was able to assist DDDC by accommodating some or all of the identified housing shortfall in the District. Councillor Western’s letter of response dated 13 May 2016 indicated that the County Council would be able to assist DDDC in the following ways:

- Although DCC does not have statutory responsibilities for the production of Local Plans or Core Strategies that make provision for new housing development, under the requirements of the Duty to Cooperate, DCC works jointly with the city and all the district and borough councils in Derbyshire to assist them prepare their Local Plans and Core Strategies, particularly relating to housing provision;
- In this context, DCC’s officers are represented on the Northern Housing Market Area (HMA) Local Plan Liaison Group (LPLG) with officers from Bolsover District, Chesterfield Borough, North East Derbyshire and Bassetlaw District Councils. At its meeting on 26 April 2016, DCC’s officers had raised the housing shortfall issue for discussion and further consideration of the LPLG. On 5 May 2016, DCC’s officers also contacted officers at Amber Valley Borough, Derby City and South Derbyshire District Councils on the Derby HMA Core Strategy Coordination Group (CSCG) to ask the Group to consider the issue further with a view to providing an indication to DDDC whether there was scope in the Derby HMA to accommodate some or all of the housing shortfall; and
- More directly from DCC’s point of view, the Authority’s officers have assessed the land and property in DCC’s ownership with a view to identifying any that might be suitable to accommodate new housing development. On 13 May 2016, DCC’s officers provided an assessment to DDDC of four potential sites that might be suitable to accommodate housing (and/or employment) development for further consideration by DDDC.

Through its representation on the LPLG and CSCG, DCC’s officers will continue to work jointly with city, district and borough councils’ officers on these Groups to consider the housing shortfall in Derbyshire Dales further.
The AHEDN included a review of the District’s HMA and functional economic market area (FEMA). This issue had been the subject of extensive discussions during the EIP into the withdrawn DDLPS. The AHEDN indicates that the northern part of the District should be defined as falling within a Sheffield-focused HMA/FEMA with some inter-relationships between the north of the District and High Peak, particularly Buxton. The southern part of the District is considered to fall within a wider Derby-focussed HMA/FEMA. The central part of the District is considered to fall within an ‘area of overlap’ between the northern and southern HMAs/FEMAs with influences from Sheffield, Chesterfield and Derby.

In this context, it is considered to be a justified approach that DDDC has contacted all those local authorities in adjoining areas in the Northern HMA and Derby HMA to investigate whether any of the District’s housing shortfall could be accommodated in their areas, given the evidenced HMA and FEMA linkages between Derbyshire Dales District and these nearby areas.

Local Plan Housing Allocations

Policy HC2: Housing Land Allocations identifies 32 sites which are proposed to be allocated to accommodate a total of 3,177 dwellings up to 2033. Many of these sites will have implications for a range of infrastructure requirements that will be required to ensure that they are delivered in a timely manner. Many of the sites will also have potential environmental impacts that may need to be mitigated to ensure that the sites provide for sustainable development. More detailed comments are provided below on the key strategic infrastructure implications of many of the sites and potential implications and impacts for key environmental constraints, particularly relating to landscape and landscape character and the Derwent Valley Mills World Heritage Site (DVMWHS) and its buffer zone. A number of the proposed allocations are in existing quarry sites, which will also raise issues relating to existing mineral reserves on the sites and requirements to potentially safeguard the sites for future minerals extraction.

Each of the above factors will have implications for the delivery of the proposed housing sites within the Plan period up to 2033 and potential need for on and off-site mitigation.

Affordable Housing

The need for affordable housing has been a long-standing key issue in the District due to the high cost of housing in the area relative to other areas in Derbyshire and the wider East Midlands. DCC has been very supportive of the policy approach adopted by DDDC to address this important need over the last few decades in successive Local Plans.

Evidence provided in the AHEDN indicates that there continues to be a significant need for affordable housing in the District of around 100 dwellings per annum. It is also noted in Paragraph 6.8 that the conclusions of the Local Plan Strategic
Housing Land Availability and Community Infrastructure Levy (CIL) Viability Study (Sept 2015) indicated that in the high and medium value areas of the District, delivering 33% to 45% affordable housing would not have any undue impact upon the potential to introduce a CIL but by reducing the policy requirement for the provision of affordable housing to 30%, the potential introduction of CIL across the whole Plan area would not undermine development viability.

In this context, Policy HC4: Affordable Housing is fully supported, which requires all residential developments of 3 dwellings or more or on sites of 0.1 ha or more to provide at least 30% of the net dwellings proposed as affordable housing; and that where the proposed provision of affordable housing is below the requirements, DDDC will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision.

The provision of necessary infrastructure to support new housing development, and the viability of development, particularly when other infrastructure costs are taken into account, is an important consideration for DCC, whether new development is funded through developer contributions or CIL (see below). In this context and the extensive evidence set out above, the approach to affordable housing in Policy HC4 is fully supported.

2) Settlement Hierarchy

The definition of a Settlement Hierarchy in Policy S3 and the supporting text in paragraphs 4.12 to 4.21 is well conceived, justified and based on analysis of the range of services and facilities available within each settlement, which could support potential growth. Five tiers are identified in the hierarchy, which includes the market towns of Ashbourne, Matlock and Wirksworth being the first tier where larger scale growth will be accommodated; and Darley Dale being a second tier settlement, where growth of a lesser scale could be accommodated. A range of other settlements are identified in tiers 3, 4 and 5 where more limited scales of growth would be appropriate. The Settlement Hierarchy is fully supported as it should ensure that new development, and particularly the scale of new development, will be directed towards the most sustainable locations in the District, which should help to reduce the need to travel.

Although DCC’s officers would not wish to comment on the detailed definition of the physical extent of the Settlement Framework boundaries for settlement tiers 1, 2 and 3 in the Proposals Maps, the principle of the definition of settlement boundaries is fully supported. It should provide more clarity and certainty to the public and development industry as to which areas of land fall within and outside the settlement boundaries and the appropriate policy approach which will be applied in Policies S4 and S5.

3) Highways

As you know, since responding to you on 19 May 2016 our Councils have received the AECOM Transport Study jointly commissioned of your behalf which
assesses the implications of future land use development and its likely impacts upon the strategic transport network in the District (outside the National Park). Its findings and recommendations on the scope of mitigation work that would seek to ameliorate potential impacts arising from the development were considered at the Highways Transport and Infrastructure Cabinet Member meeting on 12 July, together with representations made at the meeting which are referred to later in this letter.

The Highway Authority is mindful of the housing growth requirements being proposed for the District which were highlighted by the Planning Inspectorate during consideration of the earlier iteration of the Local Plan and in the current consultation. Having carefully considered the content of the latest Transport Study, individual site assessments and other available evidence, the Highway Authority does not consider that it could sustain an objection to the quantum of development proposed in the current draft Local Plan or successfully demonstrate that the Plan was unsound as a consequence of the likely level of harm caused to the local highway network in the context of the wider Derbyshire network.

For the avoidance of doubt, the Highway Authority is not suggesting that the impact of the proposed level of development will be without consequences and that whilst there will be mitigating interventions (both physical and in terms of travel management) which will help limit the effects of the additional traffic, nonetheless an increase in congestion in some locations is probable. Rebalancing of development locations could help lessen the impact of traffic on certain parts of the network and is something which the Highway Authority continues to be open to considering in conjunction with the District Council, however it is appreciated that the choice of potential site locations rests with the Local Planning Authority and traffic impact is only one factor under consideration. Against the background of the District’s Local Plan preparation to date, what the Highway Authority cannot demonstrate is that the significance of the extra congestion would have consequences so great as to constitute severe harm and that a subsequent rejection of the proposals or justification for a lesser quantum of development on technical highway and transport grounds would be defensible.

There are clearly measures which can be taken to help ameliorate traffic impacts and improve connectivity which the District Council may wish to consider for inclusion within its emerging Local Plan policies. These were referred to in the above mentioned Cabinet Member meeting together with the following comments and actions:

- The Transport Study presents a number of potential scenarios for consideration by DDDC as it develops the emerging Local Plan, and identifies a number of constraints on the highway network across the district. Increases in development related traffic inevitably will adversely affect congestion and, all things being equal, would be undesirable. However, in assessing whether the level of impact of development proposed in the Local Plan was unsustainable on transportation grounds, DCC would need to consider this in
the context of the whole of its highway network. Whilst there is evidence in the Transport Study indicating that congestion would worsen in some locations, overall, in balancing the needs for housing and, bearing in mind the conditions on its road network in other parts of Derbyshire, it is highly unlikely that DCC will contest the soundness of the Local Plan on the basis of localised congestion alone.

- The Transport Study identifies a possible mitigation strategy and this inevitably depends upon the effectiveness of sustainable travel interventions that could be developed through the Local Plan, for example seeking to minimise the number of vehicular trips generated, ensuring good access by sustainable transport modes, and travel plans. This strategy could be extended through the Local Plan to include initiatives to influence travel behaviour in existing communities, a process referred to in the Report as ‘trip banking’, whereby personal travel planning is used to reduce existing trips, and produce additional network capacity that could be used to accommodate development-related traffic. Such wider sustainable travel interventions could further reduce the level of capacity reduction identified in the Transport Study, although this could also be supplemented by local junction improvements.

- Chapter 4 of the DDDLP sets out its proposed Spatial Strategy, citing the strategic approach to development across the plan area. The Spatial Strategy seeks to concentrate development in the Market Towns, focusing as much development as is feasible on previously developed sites. The Market Towns are the largest settlements in the plan area comprising of Matlock, Ashbourne and Wirksworth, and these accommodate the majority of the District’s population, services and facilities. The Spatial Strategy seeks to focus future growth in these settlements. However, and as the Transport Study suggests, the transport network in Matlock and Ashbourne would give rise to increased levels of congestion. In view of this, DDDC should give consideration to the potential rebalancing of the proposed distribution of housing across the three Market Towns.

- Highway officers will continue to work jointly with DDDC in more detail based upon the above principles.

Based upon the findings of the Transport Study, DCC as Highway Authority does not consider that it could sustain an objection to the proposed levels of development in the DDDLP solely on technical grounds. However, inevitably there will be consequences in the operation of the transport network as a result of the traffic generated from new development. These consequences will require management and mitigation that could take a number of forms, the timing of which would need to be determined in response to decisions regarding individual planning applications.

The Transport Study indicates that physical engineering interventions alone may not fully mitigate the additional traffic generated by the proposed Local Plan developments. The Highway Authority concurs with the view that the primary
method of trip generation mitigation should be required via sustainable travel interventions developed through Local Plan policies. Not only should this cover modal shift strategies for each new development, but potentially a wider Local Plan strategy to introduce or fund initiatives to influence travel behaviour in existing communities (a process referred to in the Transport Study as 'trip banking', whereby personal travel planning is used to reduce existing vehicle trips and create additional network capacity).

Further advice can be provided via the following links:

http://www.ratransport.co.uk/images/MakingPTPworkCaseStudies.pdf


Policy 14: Managing Travel Demand in Erewash Borough Council’s Core Strategy (2014) may offer further insight into how policies to manage travel demand could be developed.

In providing consultation advice, the Highway Authority accepts that, in order to facilitate economic growth and meet future housing needs, inevitably some impact upon the highways network may have to be tolerated. Even allowing for all mitigating effects of the above mentioned interventions, some increases in congestion can still be anticipated. However, based upon all the data and evidence available, the Highway Authority is not in a position to demonstrate that this would constitute severe harm to the operation of the network (particularly in the contexts of other parts of DCC’s transport network) and for this reason objection has not been raised to the quantum of development proposed in the Draft Local Plan.

During the Cabinet Member meeting, the Cabinet Member was asked whether allocation of the proposed Watery Lane Gypsy and Traveller’s site would conflict with the potential route of a possible Ashbourne Bypass. Clearly any feasibility study into a possible Ashbourne Bypass would need to consider the transportation, economic, engineering, environmental and existing land use and travel considerations. These, by definition, would need to consider potential impacts upon existing land and its users.

The consideration of sustainable transportation intervention measures, and development of policies through the Local Plan to encourage them, is actively recommended by DCC in its response to the Transport Study.

Individual high level appraisals carried out by the Highway Authority in support of the emerging Local Plan conducted through individual site consultations from the District Council included the proposed sites in Tansley. Mention was made of the need to consider pedestrian movement as the gross quantum of development was unknown at this stage. Clearly, progressing the development of these sites will require further supporting analysis through the submission of transportation
statements or assessments and travel plans where the scale of development warrants this as set out in Policy HC17: Accessibility and Transport of the Draft Local Plan.

In summary, the Highway Authority fully understands and appreciates the tensions and anxieties which Local Plan development proposals cause both the District Council and Local Communities in terms of impact upon the highway network. In its role as a consultee and advisor to the Local Planning Authority tasked with preparing the Local Plan, it seeks to provide balanced and objective technical advice to assist the District Council in its decision making process. The level of technical analysis carried out to date in support of the Local Plan process has been considerable but it is important to remember that the process is not yet complete and each development proposal will warrant further assessment in the form of Transportation Statements or Assessments to properly establish development impacts and local mitigation. The Highway Authority will continue to work closely with the District Council to assist in further development of its Local Plan.

4) Infrastructure

Policy S11: Local Infrastructure Provision and Developer Contributions helpfully covers a wide range of strategic infrastructure and services including health and social care; education; transport; energy and utilities; telecommunications; flood management; open space, sports and recreation, new waste management; and waste. This is welcomed.

The policy goes on to state that development will only be permitted where necessary infrastructure is available or provided via planning obligations or conditions attached to a planning permission. This is fully supported.

The policy also states that a Community Infrastructure Levy (CIL) will support investment in infrastructure required to address the cumulative impact of household and population growth. Further clarity on how DDDC envisages a CIL operating in conjunction with site specific Section 106 planning obligations, however, would be helpful. Only infrastructure that is not provided via Section 106 planning obligations can be funded by CIL, and therefore it would be helpful if DDDC could clarify exactly what infrastructure is expected to be delivered via Section 106 obligations, and for which sites. Any Section 106 planning obligations must relate to a very specific project to ensure that there is still scope for CIL to fund more general projects that address a wider need or cumulative impact.

Waste
DCC is currently reviewing its assessment of waste management services in relation to new housing development. Its approach to advising on the need for financial contributions to mitigate the impact on existing waste management facilities is also under review. However, both Ashbourne and Northwood Household Waste Recycling Sites are facilities which operate well and have
sufficient capacity. It is likely that both facilities would have sufficient surplus capacity to accommodate additional demand from new housing development in the future.

**Travel Plans**
The strategic site allocation policies DS1 to DS8 include the need for the development to provide suitable means of access, and for applicants or site promoters to prepare a transport assessment and travel plan. However, the policies should also seek to make sure that provision should be made for the monitoring of any travel plan that is put in place.

**Broadband**
The Digital Derbyshire programme in conjunction with BT is investing in the delivery of high speed broadband connections for existing residents and businesses in Derbyshire. The Government has recently announced funding available to developers via BT Openreach to enable developers to provide high speed fibre connections to serve new housing development. Developers should be encouraged to take up this provision through the Local Plan, pre-application discussions, and advisory / informative notes attached to planning permissions.

**Education**
The following comments provide a summary with regards to education provision in each settlement of the District. DCC’s officers provided detailed comments on education provision relating to each of the proposed housing allocations to Fore Consulting Limited (consultants acting for DDDC) on 31st March 2015.

In Ashbourne, housing development within the normal area of Hill Top Infant and Nursery School and Parkside Community Junior School will probably trigger the need to provide additional places at both schools, secured either via Section 106 planning obligations or CIL. DCC has already responded to planning applications for residential development at a number of the proposed site allocations requesting contributions towards the provision of primary school places at these schools. Queen Elizabeth’s Grammar School (QEGS) is the designated normal area secondary school (see comments below).

In Doveridge, it is likely that current planning applications will utilise the available surplus and projected surplus capacity at the primary school. In future, any further residential development will likely result in a requirement for the provision of additional primary school places, to be funded by developers. At secondary level, QEGS is defined as the normal area school (although exercising parental preference for places in Staffordshire may be the usual practice – see comments below).

In Hulland Ward, any further development will result in a requirement for additional primary school places at Hulland Primary School. QEGS is the normal area secondary school.
In Brailsford, construction of a new primary school will provide accommodation for new primary school pupils from development already benefitting from planning permission. Any further development in this area may result in a need for additional places at Brailsford Primary School or contributions towards additional provision at the new school site. QEGS is the designated normal area secondary school.

QEGS is projected to have a small amount of surplus capacity and could accommodate some additional secondary pupils from a small level of housing development. However, significant housing growth within the normal area of QEGS would see the small amount of projected surplus capacity taken up. There would be a need for developer contributions (secured either via Section 106 planning obligations or CIL) to provide additional secondary places in order to mitigate the cumulative impact of housing development in the QEGS normal area.

The primary schools serving the Darley Dale planning area are all at capacity or over-subscribed currently, and projections are showing rising pupil numbers for all but one primary school in this area. Therefore, any residential development in this area will result in a need for the provision of additional primary places, to be funded either via Section 106 planning obligations or CIL. Highfields School is the normal area school for secondary provision (see below).

In Matlock, further housing development would result in the need for provision of additional primary school places at All Saints Infant School, All Saints Junior School and Castle View Primary School. However, the site of All Saints Infant School is limited in its potential for expansion. Therefore, there may be a requirement for an alternative site for the provision of either an infant school or primary school for Matlock. Highfields School is the normal area school for secondary provision.

In Tansley, housing development would result in the need for provision of additional primary school places which could be delivered subject to funding from developers via Section 106 planning obligations or CIL. Highfields School is the normal area school for secondary provision.

Highfields School is the normal area school for secondary provision in Matlock, Darley Dale and Tansley and is projected to have sufficient surplus capacity to accommodate additional secondary pupils from future housing development in these areas.

In Wirksworth, additional primary school places would be required to accommodate additional pupils from housing development. However, neither infant school site can be expanded, although there is some space at the junior school. It is not clear how additional infant places could be provided. DCC would look to negotiate a site for a primary school in the Wirksworth area (see comments below on Middle Peak Quarry). Anthony Gell School is the designated normal area school for secondary provision and is projected to have sufficient
surplus capacity to accommodate additional secondary pupils from future housing development in its normal area.

In Middleton, housing development would result in the need for provision of additional primary school places at Middleton Community Primary School which could be delivered, subject to funding from developers via Section 106 planning obligations or CIL. Anthony Gell School is the designated normal area school for secondary provision and is projected to have sufficient surplus capacity to accommodate additional secondary pupils from future housing development in its normal area.

5) Landscape and Landscape Character Issues

Detailed comments on strategic landscape issues, landscape character, the visual amenity, landscape sensitivity and ability to accept change are contained in Appendix 2 to this letter.

These issues are all fundamental to the Spatial Vision, Aims and Objectives of the DDDLP ‘that the Peak District will be a distinctive high quality rural environment’.

The detailed comments support the spatial vision but indicate there is a need to ensure that the vision is delivered, in particular:

The landscape of the Derbyshire Dales is a complex combination of physical and cultural elements, developed over centuries to produce a landscape of particularly high quality which will be protected and enhanced.

The character of the Derbyshire Dales will be protected and enhanced with care taken to ensure new development is well integrated with its surroundings.

The integrity of our towns and villages will be maintained by ensuring that there is appropriate separation between settlements, in particular between Matlock and Darley Dale along the A6 corridor.

The need to protect and enhance the high quality and character of the landscape of the District is the main thread of DCC’s detailed comments, which can be summarised as follows:

- Policy PD11: Matlock to Darley Dale A6 corridor. The principle of the policy is fully supported, which indicates that in order to safeguard the intrinsic character and quality of the open spaces through the Derwent Valley between Matlock and Darley Dale, and to prevent the further coalescence of the settlements, DDDC will resist development proposals which threaten the open spaces identified on the Proposals Map. However, there is concern about the successful delivery of the objective to protect and enhance the landscape and maintain the separation of the settlements, as only a few sections of land south of the A6 have been identified.
• Some housing, mixed-use and employment land allocations lie within high landscape sensitive zones and Areas of Multiple Environmental Sensitivity (AMES). There is concern that their suitability and potential impact on the landscape combined with a reduced capacity to accept change may not be able to be adequately mitigated or addressed in these locations;

• Detailed comments are included where additional factors raise wider landscape concerns for specific allocated housing, mixed use and employment land.

6) Heritage Issues

Derwent Valley Mills World Heritage Site

It is welcomed and supported that appropriate reference is made in paragraphs 5.15 and 5.16 to the Derwent Valley Mills World Heritage Site (DVMWHS) (and its buffer zone) and its Outstanding Universal Value (OUV); that particular scrutiny will be given to proposals relating to development in the DVMWHS (or its buffer zone), which have the potential to impact on the OUV; and that proposals for significant development may be referred, where appropriate, to the World Heritage Site Partnership for detailed appraisal. It is also welcomed and supported that accompanying Policy PD2: Protecting the Historic Environment, lists the DVMWHS specifically as a heritage asset that DDDC will seek to conserve, manage and, where feasible, enhance; and that DDDC will ensure that development respects the OUV of the DVMWHS and is in accordance with the DVMWHS Management Plan.

However, it is also important that Policy PD2 (and supporting background text) should include a specific requirement that a Heritage Impact Assessment (HIA) should be submitted in support of any development proposals that are located within, or potentially impact on, the DVMWHS and / or its buffer zone and the OUV. This requirement should particularly apply to proposed housing allocations HC2 (i): land at Slinter Mining Ltd, Cromford Hill, Cromford; and employment allocation EC4 at Middleton Road / Cromford Road, Wirksworth. Specific reference to this requirement should be included in Strategic Allocation Policy DS6 and the supporting text; and paragraphs 5.15 and 5.16 relating to Policy PD2.

It is also suggested that Policies S4 (g): Development within Defined Settlement Boundaries and S5 (i) Development in the Countryside should include an additional bullet point for the DVMWHS in a similar way to the Peak District National Park, e.g. ‘it protects the Outstanding Universal Value of the Derwent Valley World Heritage Site and its buffer zone’.
7) Town and Local Centres

Policy EC5: Town and District Centres is fully supported, which seeks to ensure that the vitality and viability of town centres, district centres and local centres (as defined on the Proposals Map) is maintained, and where possible, enhanced in accordance with their function, scale and identified development needs. This is fully in accordance with the policy requirements for town centres and retailing in paragraph 23 the NPPF. The policy also appropriately incorporates the sequential and retail impact tests set out in the NPPF. The requirement in the policy for retail proposals of 200 square metres (sq m) (net sales) or more located outside of the defined town centres to be supported by a retail impact test, is fully supported. Given the relatively small scale nature of the defined town centres in the District, the 200 sq m threshold appears to be wholly appropriate and is compliant with advice in paragraph 26 of the NPPF, which permits local authorities to set their own locally derived thresholds for requiring impact assessments with applications for retail proposals outside town centres.

Overall, the policy approach above should ensure that the vitality and viability of the District’s defined town centres, district centres and local centres is maintained and enhanced and that retail proposals located outside these centres are of an appropriate scale and nature, which does not undermine the vitality and viability of the centres. The definition of the physical extent of the town, district and local centres is also fully supported as this will provide clarity and certainty to the public and developers as to how the policy approach will be applied within and around the centres.

Darley Dale is appropriately defined as a District Centre. However, retail and service provision in the settlement is very limited and fragmented between the Broadwalk and Chesterfield Road areas. The settlement has no focus or hub for retail and service provision. Given the existing size of the population of the settlement and the potential growth in the population in the future as a result of the housing allocations which have been identified for the settlement, it is considered that the settlement should accommodate new retail and service provision to meet the needs of the growing population over the plan period.

In this respect, Policy DS2 and housing allocation HC2 (m) identify land to the rear of the former RBS premises in Darley Dale to accommodate 143 new dwellings. The policy indicates that there will be a requirement for a comprehensive masterplan for the development of the site incorporating ‘community facilities’ proportionate to serve the needs of the local community. It is considered that this site provides significant potential for the establishment of a new focus or hub for new retail and service provision to serve the wider settlement, particularly as the site already directly adjoins the existing defined District Centre area of Chesterfield Road, which could be expanded and consolidated. DDDC is therefore requested to give further consideration to this issue in consultation with the site promoter.
8) Minerals and Waste Issues

Middle Peak Quarry, Wirksworth for 220 dwellings

This quarry is now inactive and has been for around 20 years. DCC’s officers have been informed by the quarry’s owners (Tarmac Ltd) that they do not have any plans to restart working minerals at this quarry in the foreseeable future. There are remaining reserves of around 29 million tonnes of Carboniferous Limestone in the quarry. The total land bank of aggregate limestone in Derbyshire is around 750 million tonnes. Although the reserves at Middle Peak Quarry are not highly significant, therefore, in the context of the overall land bank, the sterilisation of the reserves would still have implications, as the Carboniferous Limestone is an important resource in national terms. It will be important that this issue is taken fully into account in the assessment of the suitability of this proposal.

In the context of the above, DDDC’s attention is drawn to Policy MP17 of the adopted Derby and Derbyshire Minerals Local Plan (DDMLP): Safeguarding Resources. This policy states that:

The mineral planning authority will resist proposals for any development which would sterilise or prejudice the future working of important economically workable mineral deposits except where:

1) There is an overriding need for the development; and

2) Where prior extraction of the mineral cannot be reasonably undertaken, or is unlikely to be practicable or environmentally acceptable.

Where the development of land for non-mineral purposes is considered essential and proven mineral deposits would be permanently sterilised, planning permission for prior extraction will be granted provided this does not prejudice the timing and viability of the proposed development and does not lead to unacceptable effects.

DDDC’s attention is also drawn to the national policy in the NPPF and NPPG and emerging Derby and Derbyshire Minerals Local Plan (EDDMLP), which proposes to safeguard all the resource of Carboniferous Limestone in Derbyshire.

Government policy in the NPPF sets out a requirement that mineral resources should be considered equally alongside all other natural assets when determining planning applications for new development. The NPPF requires, therefore, that all mineral planning authorities define Mineral Safeguarding Areas (MSAs) so that known locations of specific mineral resources of local and national importance are not needlessly and unnecessarily sterilised by non-mineral development.

The NPPG states that minerals are a non-renewable resource, and that minerals safeguarding ensures that non-minerals development does not needlessly...
prevent the future extraction of mineral resources, which are of local and national importance. It states that minerals should be safeguarded in designated and urban areas where considered necessary, and that policies may be included that encourage the prior extraction of minerals if it is necessary for non-mineral development to take place in MSAs.

In November 2014, DCC and Derby City Council published a consultation paper entitled: Towards a Strategy for Safeguarding Minerals Resources. The paper includes a draft policy for minerals safeguarding as follows:

**SMP6: Draft Emerging Approach for Mineral Safeguarding**

1. The Minerals Local Plan will aim to provide a clear approach to minerals safeguarding in Derbyshire and Derby. It will seek to safeguard minerals, which are considered to be of national and local importance.

2. It is proposed to safeguard all the resource of the Carboniferous Limestone, Fluorspar, Permian Limestone, alluvial sand and gravel and surface mined coal (with associated Fireclay) by virtue of their national and local importance, but to take a more selective approach to safeguarding areas of sandstone for building and roofing purposes, Sherwood Sandstone and clays which will involve safeguarding the mineral resource around existing mineral workings.

3. Development within mineral safeguarding areas should demonstrate that proven mineral resources of economic importance will not be sterilised as a result of a non-mineral development and that the development would not pose a risk to future mineral extraction in the vicinity.

4. Where this cannot be demonstrated, and where a clear need for the non-minerals development is shown, prior extraction of the mineral will be sought, where practicable.

It is important that DDDC takes into account the above national and local planning policies that seek to protect minerals resources of national and local importance, in taking forward the proposed allocation of land at Middle Peak Quarry. The supporting text to the strategic allocation in paragraphs 8.23 to 8.28 and the proposed Strategic Policy DS7: Land at Middle Peak Quarry, Wirksworth should include reference to the national and local planning policy requirements above. DCC’s officers would welcome the opportunity to discuss this issue further with DDDC’s officers.

**Potential to accommodate a new school**

As noted in the education comments above, the scale of new housing growth proposed for Wirksworth would require additional primary school places to be provided to accommodate additional pupils from the proposed housing developments. However, neither infant school site can be expanded, although
there is some space at the junior school. DCC has previously safeguarded land at The Meadows in Wirksworth for a potential new school site but the physical extent of the site is insufficient to accommodate a new school of the scale required to meet housing growth in Wirksworth. The site has since been de-notified by DCC.

Given the scale and extent of Middle Peak Quarry and the proposed area that has been identified in the allocation, it is considered that the proposed allocation may have potential to accommodate a new primary school to meet the future growth needs that are proposed in the DDDLP for Wirksworth. DCC’s officers would welcome the opportunity to explore this potential further with DDDC.

The scale of the site in the proposed allocation could also potentially accommodate other uses, such as business and commercial uses which, together with the 220 dwellings and potential site for a school, could provide for a sustainable mixed-use development.

**Stancliffe Quarry, Darley Dale for 100 dwellings**

This quarry produces stone for building and roofing purposes. There are remaining reserves of 165,000 tonnes of high quality mineral. It is currently inactive. As above, it is proposed to safeguard the resource at this quarry in the EDDMLP. The same issues apply as referred to above, i.e. it will be important for DDDC to take full account of the mineral reserve in the assessment of this proposal for non-minerals development and appropriate reference should be made in both the supporting text to the Policy in paragraphs 8.9 to 8.11 and Policy DS3 to these national and local planning policy considerations. DCC’s officers would welcome the opportunity to discuss this issue further with DDDC’s officers.

This quarry site was previously proposed to accommodate up to 60 dwellings in the DDLPS. It is noted that Policy DS3 now proposes to allocate the site to accommodate approximately 100 dwellings. The availability of sufficient land at the quarry to accommodate such a number of dwellings will need to be given careful consideration by DDDC as it is constrained by:

- The existing land form and the quarry floor which comprises quarry tipped material;
- A Tree Preservation Order; and
- The need to stabilise the rock face below Stancliffe Hall, which is currently subject to an ongoing Breach of Condition Notice served by DCC, with which DCC is seeking compliance.

**Land at Halldale Quarry / Matlock Spa Road, Matlock for 220 dwellings**

This quarry has been inactive for a significant period of time and is now listed as dormant. At the time mineral working ceased, there were reserves of 2,750,000 tonnes of Carboniferous Limestone for aggregate use. This is not a significant
amount in terms of the overall land bank, but the issues of national and local planning policy safeguarding set out above still apply and should be taken into account in the assessment of this proposal. Reference to these national and local planning policy requirements should be made in the supporting text in paragraphs 8.15 to 8.17 and in Policy DS5. DCC’s officers would welcome the opportunity to discuss this issue further with DDDC’s officers.

9) Gypsy and Traveller Issues

It is welcomed and supported that paragraph 6.12 in the DDDLP sets out details of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA), which was published in August 2015 and jointly commissioned by DCC, Derby City Council, the eight district and borough councils in Derbyshire, the Peak District National Park Authority (PDNPA), East Staffordshire Borough Council and the Derbyshire Gypsy Liaison Group (DGLG). Paragraph 6.13 and Policy HC6: Gypsy and Traveller Provision appropriately sets out a requirement that provision should be made for 9 pitches over the period 2014 to 2034 in the District, which was recommended by the GTAA and is therefore supported.

Policy HC6 indicates that DDDC will safeguard land at Watery Lane, Ashbourne as identified on the Local Plan Proposals Map, for the provision of a Gypsy and Traveller Site provided there remains a need for these uses within the Local Plan area. Please note that DCC owns the land which is subject to the proposed allocation site at Watery Lane, and has planning permission granted in June 2015 subject to conditions for a proposed use of the site for 4 Gypsy and Traveller pitches under an application by DGLG.

DCC does not, however, have any capital funding available to develop the land in accordance with the proposed policy allocation. Having regard to DCC’s interest as land owner, before any development of the land by any other party could take place, a lease or agreement would need to have been completed with DCC on terms satisfactory to DCC.

It should be noted that a local wildlife group has previously indicated that there are likely to be protected species located in the vicinity of the site. This issue will require further investigation prior to any use of the site, in consultation with Natural England, whose consent may be necessary to mitigate the impact of development upon any protected species on the site.

10) Recreation / Public Open Space Issues

Land at The Meadows, Wirksworth

Policy HC13: Open Space and Outdoor Recreation Facilities, sets out DDDC’s aim to seek to protect, maintain, and where possible, enhance existing open spaces, sport and recreational buildings and land including playing fields in order
to ensure their continued contribution to the health and wellbeing of local communities.

In this respect, County Councillor Irene Ratcliffe has drawn attention to the fact that land at The Meadows in Wirksworth was a notified school site but has been de-notified by DCC as it is too small to accommodate a new school of the size needed in Wirksworth. Councillor Ratcliffe considers that the site is the only flat area of open space left in the centre of Wirksworth, and that it is important this area of open land is protected as Public Open Space and formally allocated in the Local Plan as an area of Public Open Space and a Community Asset. Given the importance of this area of open space to the local community in Wirksworth, it is requested that DDDC give further consideration to this issue in consultation with DCC.

White Peak Loop

DCC is promoting the development of the White Peak Loop, sections of which have recently been granted planning permission. It is welcomed that paragraph 7.47 sets out details of the vision for the White Peak Loop, which is to create a 60 mile circuit connecting the existing High Peak, Tissington and Monsal Trails into Buxton, Bakewell and Matlock. The vision includes the creation of links between Matlock and the Monsal Trail to the north, and the High Peak Trail to the south via Cromford.

In the context of the above, Policy EC10: Protecting and Extending our Cycle Network is fully supported, which seeks to ensure that development will not be permitted where it significantly harms an existing cycle route or prejudices the future implementation of new routes including the White Peak Cycle Loop.

11) Health and Wellbeing

It is welcomed that maintaining and improving the health and wellbeing of individuals and communities is recognised and promoted throughout the DDDLP. The following suggestions are made to strengthen this:

1. Introduction

On page 5, 1.11, it is requested that the ‘Strategic Statement Planning and Health across Derbyshire and Derby’ is mentioned.

2. Portrait of the Derbyshire Dales

In 2.37, you may wish to add a description of the health of residents in the District including, for example life expectancy, Index of Multiple Deprivation, fuel poverty, health issues particularly related to an ageing population, weight and lifestyle factors that have cross-cutting implications that are being addressed through your DDDLP. It is welcomed that the value of the Green Infrastructure (GI) network is recognised for the good health and wellbeing of communities in 2.23 and 2.35. In
the same way, the link could be given greater emphasis in 2.37 between health and wellbeing and enhancing job opportunities and protecting the District’s good air and water quality, high quality landscape and rich cultural, heritage and recreational assets to benefit the health, wellbeing and quality of life of residents, workers and visitors.

Key Issues for Local Plan
It is suggested that flood risk is mentioned in KI 3 Addressing the Challenges of Climate Change.

3. Spatial Vision, Aims and Objectives

Vision
The Spatial Vision is supported. It is suggested that on page 23 in the 5th paragraph the words underlined are added ‘...will be supported by the protection and enhancement of areas of open and green space within and around them’.

Strategic Objectives
All objectives will benefit the health, wellbeing and quality of life of all sectors of the community. It is welcomed that there is a specific objective, SO10, to promote healthy lifestyles.

4. The Spatial Strategy

The following draft Policies are supported in terms of their positive benefits for health and wellbeing:

- S2: Sustainable Development Principles
- S4: Development within Defined Settlement Boundaries
- S5: Development in the Countryside
- S8, S9 and S10: Area Development Strategy policies, in particular the explicit references to working with partner organisations and the Clinical Commissioning Group (CCG) to achieve health and wellbeing, educational, recreational, active travel, cultural and leisure objectives.
- S11: Local Infrastructure Provision and Developer Contributions, in particular the explicit references to the Derbyshire Health and Wellbeing Strategy, support to the CCG and maintaining and improving the health and wellbeing of local communities.

5. Protecting Derbyshire Dales Character

The following draft Policies are supported in terms of their positive benefits for health and wellbeing:

- PD1: Design and Place Making, which is comprehensive
- PD2: Protecting the Historic Environment
- PD3: Biodiversity and the Natural Environment, including reference to working with partners to protect and enhance watercourses
- PD4: Green Infrastructure, including its reference to role of GI in flood risk management
• PD7: Climate Change, PD8: Flood Risk Management and Water Quality, and PD9: Pollution Control and Unstable Land, which are comprehensive.

6. Healthy and Sustainable Communities

The following draft Policies are supported in terms of their positive benefits for health and wellbeing:
• PD HC10, 11, 13, 14, 15 and 17.

7. Strengthening the Economy

The following draft Policies are supported in terms of their positive benefits for health and wellbeing:
• EC5: Town Centres and Local Centres
• EC10: Protecting and Extending our Cycle Network.

I understand that, following consideration of the representations made in respect of the latest consultation, DDDC will produce a Pre-Submission Draft of the Local Plan which will be subject to a further period of public consultation from 11 August to 22 September 2016 prior to an Examination in Public anticipated late 2016. This will presumably include an updating of the Transport Study to include any deletions or additions to proposed development allocations to reflect your Pre-Submission Draft Local Plan and upon which the Highway Authority will be pleased to offer further advice.

I can confirm that DCC will be happy continue to work with you in your preparation of a complementary delivery strategy for sustainable transport interventions across the Plan area. May I suggest that in the meantime, however, you give early consideration as to how such a strategy can be developed, bearing in mind your ambitious Local Plan programme.

I hope the comments above are of assistance to DDDC. Please contact my officer, Steve Buffery by email at steve.buffery@derbyshire.gov.uk or telephone 01629 539808 if you wish to discuss them further.

Yours sincerely

Councillor Dean Collins
Cabinet Member for Highways Transport and Infrastructure
APPENDIX 1: Detailed Statement from Councillor Irene Ratcliffe, Local County Councillor for Wirksworth Electoral Division

Overall Housing Target

- The overall housing target of 6,015 dwellings is supported.
- I accept that the housing need in Derbyshire Dales is 6,400, given the decision of the Local Plan Inspector on the previously withdrawn Local Plan. It is important and right that all areas of the District take their fair share of new housing growth.
- If the shortfall of 400 dwellings is to be provided to meet the overall requirement of 6,400 dwellings, more resources will be required to support this level of growth, particularly Government resources.
- The level of growth needs to be matched by a significant increase in provision of supporting infrastructure.
- It is essential that all the strategic sites have a thorough Development Brief to ensure that they are developed properly and actually brought forward for development.
- It should be kept in mind that Derbyshire Dales is a rural District. Therefore, impact assessments should be required for even the smaller sites of less than 50 dwellings.
- The shortfall of 400 dwellings should be met by more housing provision in the Peak District National Park such as in the larger settlements e.g. Hathersage and also in the smaller villages, which would help them be more sustainable settlements.
- DCC should also investigate whether it has any surplus land in its ownership in Derbyshire Dales, which could be used for housing, especially affordable housing, to help meet the shortfall of 400 dwellings.
- There is an acute shortage of family housing and affordable housing in Wirksworth and the District as a whole. The Local Plan needs to ensure that sufficient family and affordable housing is provided on the two strategic sites at Middle Peak Quarry and Middleton Road.

Middle Peak Quarry Wirksworth Strategic Allocation

- The Local Plan allocates the quarry site for 220 dwellings but Tarmac has ambitions to build 1,200 dwellings. 1,200 dwellings would be unacceptable as it would be totally out of scale with the settlement of Wirksworth and the existing range of services and facilities it has available.
- The roads around the site and the wider area of Wirksworth, such as the A6, are not physically suitable or able to cope with a large increase in traffic that would be generated by large scale housing development in the quarry. It is still not clear where the main road access would be created to serve the site.
- Large-scale housing development would have significant impacts on drainage and sewerage treatment.
- Development would need to be carefully planned to ensure that it did not have adverse impacts on the landscape and protected trees and woodland on...
the site. Part of the site is also a Site of Special Scientific Interest that will need to be protected.

- 250 dwellings is the maximum capacity for the site for it to be sustainable development.
- The site should also be used for other uses, including new employment development and a new school.
- The Local Plan sees quarry sites as being suitable redevelopment brownfield sites. But many quarry sites are not brownfield sites where they have been dormant for a long time and have been assimilated into the landscape. They are therefore greenfield sites.

**Education Issues**

- Existing primary schools in Wirksworth are at, or near to, capacity already.
- The two strategic sites at Middle Peak Quarry and Middleton Road / Cromford Road, Wirksworth are proposed for a total of 346 houses.
- Existing schools would not be able to accommodate the new pupils that would be generated by these two developments so a new school would need to be built in Wirksworth.
- A major issue is ‘acadamisation’. If a new school was built in Wirksworth it would have to become an academy. The County Council would have no control over the running of the school and its intake of pupils. There would be no certainty that the new school would take all the pupils generated by the two new strategic sites. This is a significant sustainability issue.
- It is essential that the new school was built before development started on the strategic sites.
- The Middle Peak Quarry site should be used to accommodate the new school, given that the site at The Meadows in Wirksworth has been de-notified by the County Council.

**The Meadows De-Notified School Site**

- Land at The Meadows in Wirksworth was a notified school site but has been de-notified by the County Council as it is too small to accommodate a new school of the size needed in Wirksworth.
- This is the only flat area of open space left in the centre of Wirksworth. It has two Rights of Way crossing the site.
- It is important that this area of open land is protected as Public Open Space. The Local Plan should formally allocate the site for Public Open Space and a Community Asset.
- The Wirksworth Neighbourhood Plan proposes that The Meadows area should be protected as Public Open Space with some housing around the periphery.

**Employment Issues**

- There are two important employment sites in Wirksworth at Kingsfield and Ravenstor. The Kingsfield site does not have room to expand but it could be
redeveloped within its boundary to create more jobs. It is important that these two sites are protected for employment purposes, especially as the Middletown Road / Cromford Road site was an employment land allocation but is now proposed for housing.

- The Middle Peak Quarry site should also be used for some employment development.
- The Breasley Mill employment site is a significant employer in the town. Should it be reused, the site has the potential to be used for other employment uses that would not need to be served by HGVs.
- It is important that the Local Plan ensures that there is economic growth in Derbyshire Dales District and that it is matched by the provision of new housing.
- There is an important need to increase the number of jobs in the District and the level of incomes. There are a lot of people in the District who are on low incomes, which needs to be addressed by more better paid jobs.

**Health Issues**

- The growth planned for Wirksworth and the other main towns needs to be matched by and supported by an increase in primary health care facilities. There is a need for all partners to work together with the NHS Trusts to maintain and improve health care provision, particularly extra care and elderly care facilities;
- The importance of the use of community buildings should be highlighted as being an asset to facilitate the need for thriving families, as local Government loses its funding from Central Government for its Children Centres.

**Environment Issues**

- The use of cars is a major problem in the District, given its rural nature. It is essential that there should be a good level of public transport provision. It is a concern that major growth is being planned for the District at a time when the County Council is reducing its support for community transport and rural bus provision due to Government funding cuts.
- There is a need to ensure that measures are set out in the Local Plan to reduce pollution such as by the increased use of sustainable transport e.g. more charging points for electric cars.
- It is important that growth in the District is matched by an improvement in accessibility by improvements to the road and public footpath network.
- It is also important that the railway and canal system in the District is maintained and improved.

**Gypsies and Travellers**

- It is supported that the Local Plan recognises the need to provide sites for Gypsies and Travellers in the District and has identified a potential site for allocation in the Plan.
APPENDIX 2: Detailed Landscape and Landscape Character Comments

The comments below are made without prejudice on strategic landscape issues, landscape character, visual amenity, landscape sensitivity and ability to accept change. These issues are fundamental to the Spatial Vision, Aims and Objectives ‘that the Peak District will be a distinctive high quality rural environment’.

The spatial vision is supported but there is a need to ensure that it is delivered in particular:

The landscape of the Derbyshire Dales is a complex combination of physical and cultural elements, developed over centuries to produce a landscape of particularly high quality which will be protected and enhanced.

The character of the Derbyshire Dales will be protected and enhanced with care taken to ensure new development is well integrated with its surroundings.

The integrity of our towns and villages will be maintained by ensuring that there is appropriate separation between settlements, in particular between Matlock and Darley Dale along the A6 corridor.

Protecting and enhancing the high quality and character of the landscape is the main thread of the comments below. These comments can be summarised as follows:

• Policy PD11 – Matlock to Darley Dale A6 corridor. The principle is fully supported. However, there is concern about the successful delivery of the objective to protect and enhance the landscape and maintain the separation of the settlements, as only a few sections of land south of the A6 have been identified.

• Some housing, mixed-use and employment land allocations lie within high landscape sensitive zones and AMES. Their suitability and potential impact of the landscape combined with a reduced capacity to accept change may not be able to be adequately mitigated or addressed in these locations.

• Detailed comments are included where additional factors raise wider landscape concerns for specific allocated housing, mixed-use and employment land.

A comprehensive analysis of the issues raised by the Local Plan is set out below.

Full support is expressed for the strategic objectives of ‘Protecting Derbyshire Dales Character’, which includes:

• SO1: To protect and enhance the Green Infrastructure Network
• SO2: To maintain, enhance and conserve the areas distinct landscape characteristics, biodiversity, and cultural and historic environment
• **SO3**: To ensure that design of new development is of high quality, promotes local distinctiveness and integrates effectively with its setting
• **SO4**: To protect and enhance the character, appearance and setting of the District’s towns and villages.

At paragraph 5.1, it is stated that ‘The landscape of the plan area is some of the most highly sensitive and attractive outside of the Peak District National Park …’.

Protecting Derbyshire Dales Character is a highly commendable theme followed through to key issues and strategic objectives. It is considered that the links between Key Issues and Strategic Objectives set out in Table 2 on page 27 are clearly defined. However, there are concerns as to the actual delivery of this objective of protection and management, especially in relation to the Matlock to Darley Dale A6 Corridor and some housing, mixed use and employment allocations.

Spatial Strategy Policy S5: Development in the Countryside, underpins the protection of the Matlock Darley Dales corridor and the wider landscape of the District. It states that:

‘Outside defined settlement development boundaries, and sites allocated for development as defined on the Proposals Map, the District Council will seek to ensure that new development is strictly controlled in order to protect and where possible, enhance the landscape’s intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development. Planning permission will therefore, only be granted for development if: ….’

The spatial strategy describes the following:
• **(4.44)** ‘Darley Dale, is situated to the north-west of Matlock and comprises several linear settlements that extend up the hillside to the north-east, beyond which is some of the highest quality landscape in Derbyshire’
• **(4.46)** The Peak Sub Region Open Space study (2009) identified that local residents support and are keen that the District Council continue to protect the open spaces along the A6 Corridor between Matlock and Darley Dale. The local plan seeks to ensure that the open spaces protect the identity of the two settlements and ensure that there is no coalescence (see Policy PD11 in Section 5).

In addition Policy S8: Matlock / Wirksworth / Darley Dale Development Strategy states that:
• **Maintaining a strategic gap between Matlock and Darley Dale through the protection of important open spaces in order to avoid the coalescence of Matlock and Darley Dale.**
The Spatial Strategy, along with Polices S5 and S8, help to underpin Policy PD11: Matlock to Darley Dale A6 corridor.

5.68 Accordingly, it is important that the most sensitive areas of land between Matlock and Darley Dale, remains open. The following policy seeks to protect these sensitive areas from inappropriate development.

Policy PD11 – Matlock to Darley Dale A6 corridor.

In order to safeguard the intrinsic character and quality of the open spaces through the Derwent Valley between Matlock and Darley Dale, and to prevent the further coalescence of the settlements of Matlock and Darley Dale, the District Council will resist development proposals which threaten the open spaces identified on the Proposals Map unless:

a) the development is required for the purposes of agriculture, forestry or outdoor recreation; or

b) the development does not have an adverse impact upon the character of the area including views into and out from the Derwent Valley.

Firstly, it is considered that the wording of the policy should be changed to a) 'and' b) and not 'or', otherwise development required for agriculture, forestry or outdoor recreation could be approved but potentially have an adverse impact upon the character of the areas including views into and out from the Derwent Valley.

Secondly, whilst the aspiration in the policy is considered to be commendable, there are concerns about the actual delivery of the policies aims, as only a few areas on the south side of the A6 have been included in this policy. The DDDC Landscape Sensitivity Study (LSS) (August 2015) identifies many other landscape sensitive areas along the valley corridor not just a few on the south side of the A6 as shown in red on the Proposals Map. The corridor also includes scattered hamlets such as those along Old Hackney Lane separated by fields / green spaces which, if developed, could increase the coalescence of the settlements and potentially have an adverse impact on the exiting distinct settlement character, the landscape and views into the Derwent Valley.

The LSS identified ‘highly sensitive landscape sites’ but some of them are now included as housing allocations. Some of these sites play a very important role by physically, and visually, separating exiting settlement sprawl and prevent coalition. They provide important visual and green gaps that link to the hillside and countryside beyond. These include:

HC2 (l) Land off Old Hackney Lane, Darley Dale for 27 dwellings
HC2(x) Land at Old Hackney Lane, Matlock for 21 dwellings

The LSS states (6.5.8) that ‘Land to the north-west is important in preventing coalescence between Upper Hackney and Darley Dale’. The development of these two sites could infill the small hamlets on the valley side, and merge
neighbourhoods. Whilst only providing a small number of dwellings it could have a significant adverse effect on the character of the area, without appropriate mitigation.

The hillside above the expanding development of the former St Elphin’s school is another landscape sensitive area that could be considered for inclusion in Policy PD11 to prevent coalescence and adverse visual impacts.

The allocation of extension of HC2 (n) Land off Normanhurst Park, Darley Dale for 20 dwellings would extend south-westwards to the railway line. This could have impacts on a highly sensitive landscape and separate the physical and visual continuity of the green space along the valley corridor. Development at present stands off from the recreational railway and the proposed White Peak multiuser trial. Careful consideration would need to be given to how these potential impacts could be adequately mitigated as part of any development proposals for the site.

These areas are not exclusive and there may be other such suitable sites for inclusion in this Policy.

**Landscape Character**

Paragraph 5.36 states that:

*The landscapes of the Derbyshire Dales are some of the defining characteristics of the plan area. They define the sense of place, have a strong influence on local distinctiveness, and have been instrumental in shaping local settlement patterns. Local communities value their beauty, their variety, their tranquillity, their accessibility and the contribution they make to the quality of life. They are an important resource in attracting people to live and work in the area as well as driving the local tourist economy.*

In paragraph 5.38, however, reference should be made to the latest ‘2014’ version of the Landscape Character of Derbyshire and not the 2003 version. In Table 4: Landscape Character Types in Derbyshire Dales, there appears to be a typo error as the Dark Peak, Open Moorland should be Open Moors.

An up-to-date map of the Landscape Character of the District can be made available should DDDC wish to use it in the Draft Local Plan, or a variation on this.

Policy PD5: Landscape Character, states that:

*‘The District Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area’.*
This policy is fully supported. However, there are concerns that some of the housing, mixed-use and employment land allocations could have a detrimental effect on landscape character and quality, without appropriate mitigation.

**Location of New Housing Development - Housing Land and Mixed-Use Allocations**

These comments set out below on the housing land and mixed-use allocations are without prejudice and relate landscape and visual impact issues with reference to:

- DDDC LSS; and
- Strategic AMES as defined by the Landscape Character of Derbyshire 2014.

**DDDC Landscape Sensitivity Study August 2015**

The aim of the study was to assess the sensitivity of the landscape surrounding settlements to housing development. The LSS provided a strategic context for landscape capacity and impact assessments undertaken at the field level, and form part of the evidence base for the Local Plan. It includes references to visual prominence. Land within the areas of search is assessed as being of high, medium or low sensitivity. Where relevant, potential measures that could be undertaken to reduce the sensitivity of land or improve the settlement edge were also identified.

**DCC Strategic Areas of Multiple Environmental Sensitivity (landscape, ecology & the historic environment), as defined by the DCC Landscape Character of Derbyshire 2014.**

In general terms, those landscapes of highest sensitivity to change will be areas where the landscape remains intact both visually and structurally, have strong historic and cultural identity, and contain many widespread semi-natural habitats with associated linkages appropriate to the character of the area. Those areas of ‘Primary Sensitivity’ are considered to be the most sensitive areas of landscape, which are most likely to be negatively affected by change or development and will attract a strong focus on the Protection (Conservation) of their environmental assets. Those areas of ‘Secondary Sensitivity’ are still considered to have environmental sensitivities but are potentially weaker in one area (landscape, ecology or historic).

Areas of landscape that are not identified as being strategically sensitive through this assessment process will be the areas that might be less sensitive to change.

There are concerns about the landscape and visual sensitivity of some of the proposed allocations, their ‘suitability’ for development and the potential adverse effect on landscape and visual amenity. The list below identifies those allocations

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Technical support document 1 AMES.
identified as both high landscape sensitivity by the LSS study and where they are of secondary or primary sensitivity in the AMES. These are:

HC2(a) Land at Lathkill Drive, Ashbourne 35 (dwellings)
HC2(d) Land off Cavendish Drive, Ashbourne 28
HC2(f) Land to North of Main Road, Brailsford 45*
HC2(h) Land at Luke Lane / Mercaston Lane, Brailsford 47*
HC2(k) Land off Old Hackney Lane, Darley Dale 10
HC2(l) Land off Old Hackney Lane, Darley Dale 27 *
HC2(n) Land off Normanhurst Park, Darley Dale 20 *
HC2(o) Land at Stancliffe Quarry, Darley Dale 100
HC2(r) Land at Sand Lane, Doveridge 18
HC2(t) Land East of Ardennes, Hulland Ward 18
HC2(u) Land off A517 and Dog Lane, Hulland Ward 30
HC2(x) Land at Old Hackney Lane, Matlock 21 *
HC2(aa) Land at Snitterton Fields, West of Cawdor Quarry, South Darley 50*
HC2(bb) Former Permanite works, West of Cawdor Quarry, South Darley 50*
HC2 (cc) Land at Thatchers Croft, Tansley 18
* see additional detailed comments below.

Summary of Comments and Issues

These proposed allocations add up to provision of about 500 houses on fifteen, high landscape sensitive sites across the district. These sites, due to their landscape sensitivity, have a reduced capacity to accept change. Several strategies, objectives and policies identify the need to protect and conserve the high quality of the landscape of the District, limit potential negative impacts on local visual amenity and landscape character.

In addition, all allocation sites should refer to the detailed comments in the LSS, as some provide positive mitigation suggestions such as:

Doveridge 6.3: Additional planting on the northern boundary of these fields could further reduce their visual prominence, and create a strong, vegetated settlement edge.

Overall, there are concerns about potential negative landscape effects and the potential inability for them to be mitigated to an acceptable level.

Additional detailed comments on Housing, Mixed Use and Employment allocation

Brailsford - all four site allocations could have a cumulative effect that increases the size and extent where the new housing subsumes the original scale and character of the village. The cumulative effect may not fulfil the criteria in Policy S10: Rural Parishes Development Strategy, which states that:
‘The District Council will 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. This will be achieved by:

a) Promoting and maintaining the distinct identity of the settlements which make up the rural parishes by:
   • Protecting the character and local distinctiveness of the villages and hamlets’

HC2(l) Land off Old Hackney Lane, Darley Dale 27 (dwellings)
HC2(x) Land at Old Hackney Lane, Matlock 21
See previous comments.

HC2(n) Land off Normanhurst Park, Darley Dale 20
See previous comments.

HC2(o) Land at Stancliffe Quarry, Darley Dale 100

Whilst this is identified as of high landscape sensitivity it is recognised that it is a brownfield site. Any development should consider maintaining the treed frontage to the A6 and valley side to minimise potential visual impacts.

HC2(aa) Land at Snitterton Fields, West of Cawdor Quarry, South Darley 50

This is a field in a high sensitive landscape location, only 150m to the west of the PDNP and a cluster of grade two listed buildings that are Snitterton Hall and hamlet. It is isolated and detached from any existing settlement. It is of concern whether the potential negative impact on the landscape character, PDNP and visual amenity could be addressed by landscape mitigation and design.

HC2(bb) Former Permanite works, West of Cawdor Quarry, South Darley 50

Whilst previously an industrially developed site, it is detached and isolated, set amongst a highly sensitive landscape and close to the PDNP.

HC2(ee) Land off Middleton Road / Cromford Road, Wirksworth 126

Located on the western side of this site are historic strip fields of pasture and scrub enclosed by drystone walls which are key characteristics of the White Peak, Limestone Slopes landscape character type. This is a historically and visually sensitive area and bordered by Conservation Areas to the north and south. This land was not part of the first Derbyshire Dales Local Plan Draft in 2002 and it is of concern whether this western section could accommodate housing without a detrimental impact on this historical sensitive and visually prominent land. However, the land to the east, which is previously disturbed land and was included as general industrial and business development in the 2002 Draft Local Plan, could have more capacity to accept change and be able to accommodate development with appropriate landscaping and design.
HC2 (ff) Land at Middle Peak Quarry, Wirksworth 220
Policy DS7: Land at Middle Peak Quarry, Wirksworth

It should be noted that there is an existing mineral planning permission with an approved landscape restoration scheme. The land in the south-east (Dale Quarry) part of the site is part of Wirksworth Conservation area. Any development should not prejudice the approved landscape restoration of the quarry but could also provide the opportunity to further enhance the restoration of the site.

Policy EC1A: Employment Land Allocations
EC1A (e) Land at Porter Lane / Cromford Road, Wirksworth 1ha B1c

The LSS identifies this area as being of high landscape sensitivity. The site is a field enclosed by dry stone walls characteristic of the White Peak, in a highly visible location and it makes a significant contribution to the separation of the historic and distinct settlements of Cromford, Bolehill and Wirksworth. This allocation would significantly add to the cumulative effect with the exiting industrial sheds. In addition, this allocation could have a negative effect on the separation of settlement indeed it would contribute to the creeping coalescence between Cromford, Bolehill and Wirksworth. The high visual amenity of this location with the provision of the High Peak multi user trail and Black Rocks beauty spot attract a high volume of visitors for walking, cycling, riding and climbing. It is of concern that the proposal could cause an unacceptable visual impact on the local character in terms of its siting, scale, materials and site coverage, which could not necessarily be mitigated to an acceptable level.

EC1A (d) Land off Middleton Road / Cromford Road, Wirksworth (2ha B1c, B2)
Strategic Policy DS6: Land off Middleton Road/Cromford Road, Wirksworth
See previous comments under the housing allocation.
26th July, 2016.

Councillor Anne Western, CBE,
Leader of Derbyshire County Council,
County Hall,
Matlock,
Derbyshire.
DE4 3AG.

Dear Anne,

**Derbyshire County Council Land – Watery Lane, Ashbourne**

I refer to the letter issued by Mike Ashworth (10th February 2016) advising that Derbyshire County Council is agreeable to the land at Watery Lane, Ashbourne being allocated within the Derbyshire Dales Local Plan for Traveller use. The District Council is extremely appreciative of the valuable support provided by Derbyshire County Council in respect of this matter.

Officers of the District Council have been in contact with colleagues at the County Council and we have confirmed that we are agreeable to meeting the costs of the Ecological Survey that is required. Indeed, the area of site survey has been extended beyond the extent of the planning permission granted in June 2015 as it has been assumed that the information obtained may be of future benefit to the County Council as landowner of the adjacent land.

As you are aware, the District Council is currently preparing a new Local Plan which will control the use and development of land outside the Peak District National Park for the period up to 2033. In this regard, it is a requirement of National Planning Policy that the Council make appropriate provision for the needs of Gypsies and Travellers. The recent Derbyshire Gypsy and Traveller Assessment Report (2014) advises that there is a need for 6 pitches in the Derbyshire Dales in the period 2014 - 2019, with an additional requirement of 1 pitch every 5 years up to 2034. The GTAA advises that a pitch of at least 500 square metres would be sufficient to accommodate the needs of an average family.

In accordance with DCLG ‘Planning Policy for Traveller Sites’ (August 2015), the District Council is required to identify, and annually update, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets and to identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.

cont’d ……
In this regard, the planning permission granted by the District Council related to a site area of some 0.2ha which is sufficient to accommodate 4 no. family pitches of 500 square metres each. However, there is potential to extend this site area in a southerly direction in order to accommodate the 6 pitches (subject to planning permission) that are required to be identified by the GTAA. Clearly, in terms of the economics of construction cost and scale, there are advantages to meeting all of the identified needs on a single site.

Whilst the District Council is not expecting the County Council to finance the construction of the site, I would be grateful if you could advise whether the County Council would have any objection to the allocation of a 0.3ha site in order to accommodate the needs identified in the GTAA. Clearly, the County Council would retain the freehold interest in this site and in the event that the extended site was required for any operational purposes by the County Council in the future, the lease could be terminated.

I would, therefore, be grateful if you could give consideration to this request as it is pivotal to the District Council progressing with its Local Plan.

Yours sincerely,

Councillor Lewis Rose, OBE
Leader of Derbyshire Dales District Council
Dear Lewis

Derbyshire County Council Land – Watery Lane Ashbourne

Thank you for your letter dated 26th July regarding the above site.

In the interests of our continued strong partnership working and to support the successful development of your Local Plan, I am pleased to confirm that the County Council has no objection to the allocation of a 0.3ha site in order to accommodate the needs identified in the Derbyshire Dales Gypsy and Traveller Accommodation Assessment as requested.

I note and agree that in supporting this allocation, the County Council is under no obligation to finance the construction of the site and would continue to retain the freehold interest in the site in the event the extended site was required for operational purposes by the County Council in the future.

Please note that any development of the site in accordance with the existing and any future planning permission would need to be the subject of an agreed lease.

I trust that this is acceptable.

Yours sincerely

Anne Western

Councillor Anne Western

www.derbyshire.gov.uk
Our Ref:     RG/JP
15th September 2016

Mr M Hase
Planning Policy
Derbyshire Dales District Council
Town Hall
Matlock
Derbyshire
DE4 3NN

Dear Mr Hase,

Thank you for recent correspondence regarding the consultation on the Derbyshire Dales Local Plan Pre-submission draft plan. East Staffordshire Borough Council recognise the substantial work that underpins the draft document, in particular the revision of the housing and employment evidence to support the OAHN.

In response to the Duty to Cooperate letter dated 7th April 2016 the only duty to cooperate issues that we identify are set out in our own Duty to Cooperate Statement. The relevant extract is attached for your information. In response to the invitation to formally consider whether East Staffordshire is able to accommodate some or all of the shortfall of 425 dwellings, the Council has discussed the request at officer and member level. A review of your revised Assessment of Housing and Economic Development Needs has also been carried out. It is our formal view that the ESBC Strategic Housing Market Area identifies that migration between the two authorities is finely balanced but with a slight net inflow to East Staffordshire of 8 households per year, hence ESBC is not the source of housing need in Derbyshire Dales. It is determined that if Derbyshire Dales cannot or should not meet all of its need, it is firstly areas that are the source of need which show a net outflow to Derbyshire Dales, which should be considered as areas to accommodate the shortfall.

It is not clear from reviewing your Housing and Economic Assessment which areas do show a net outflow to Derbyshire Dales. We note however from paragraphs 17.12 to 17.14 that East Staffordshire within its own housing market area is not referenced within the evidence as having a strong relationship with Derbyshire Dales.
Whilst we will continue the Duty to Cooperate dialogue, at this stage East Staffordshire believe there is no need to accommodate any Derbyshire Dales shortfall within the Borough.

We also noted that a previous piece of correspondence listed the Leader as being responsible for another Council (Staffordshire Moorlands). It is really important for Derbyshire Dales to list names and addresses correctly if it is serious about the Duty to Cooperate process.

Yours sincerely

Councillor Richard Grosvenor  
Leader of the Council

Andy O'Brien  
Chief Executive
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Dear Sir/Madam

Derbyshire Dales Local Plan Pre-Submission Draft Plan Consultation 2016

Highways England welcomes the opportunity to comment on the pre-submission Derbyshire Dales Local Plan which covers the period 2013-2033. It is noted that this consultation relates to representations on the Soundness of the Plan and the extent to which it has been prepared in accordance with legislative requirements.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is the role of Highways England to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Derbyshire Dales Local Plan, Highways England’s principal interest is safeguarding the operation of the A50 which routes through the far south of the plan area.

It is noted in the current consultation document that, in total, 6,440 dwellings are planned to be delivered over the plan period across Derbyshire Dales. Highways England previously responded to the Derbyshire Dales Draft version of the Local Plan in May 2015 and had limited comments to provide. It noted that there were proposals for approximately 150 dwellings to come forward around Doveridge, which is located in close proximity to the A50 but considered that, due to the scale of development being planned, there would be no significant impacts on the operation of the A50. It is noted that the same level of growth is set out in the current consultation document and, therefore, Highways England reaffirm its previous position.

Similarly, Highways England notes that Land at Ashbourne Airfield is being allocated for 1,100 dwellings. This is the same level of growth as was put forward in the draft Local Plan. Highways England previously commented that due to the site being located over 8 miles to the north of the A50 and a similar distance from the A38 at Derby that the site would not have a significant impact on the operation of the theese routes. This response took into account that the A50/A515 junction used to access the A50 from Ashbourne is grade-separated and that Highways England is planning to commence a scheme for the grade separation of the A38/A52 junction in Derby by 2021.
Highways England welcomes the reference to partnership working between the Council and highway authorities in order to ensure that highway issues are not created as a result of new development, but notes that the “Highways Agency” is referenced in this respect throughout the document. Please note that, from April 2015, the “Highways Agency” became a government owned company, under the new name – “Highways England” and it would be helpful if the document could be amended in this regard.

Highways England has no further comments to provide and trusts the above is useful in the progression of the Derbyshire Dales Local Plan.

Yours sincerely

Rajinder Kaur
Spatial Planning & Economic Development Manager
Email: rajinder.kaur@highwaysengland.co.uk
DERBYSHIRE COUNTY COUNCIL

CABINET MEMBER MEETING FOR COUNCIL SERVICES

31 October 2016

Report of the Strategic Director Corporate Resources

Change of Use to Land at Ashbourne

1. Purpose of the Report

Approval is sought to grant consent to Derbyshire Dales District Council (DDDC) to formally identify Derbyshire County Council (“the Council”) owned land as a location suitable for satisfying the local needs for accommodating gypsies and travellers in the new Local Plan for Derbyshire Dales.

2. Information and Analysis

The Council owns the land shown edged in bold on the attached plan off Watery Lane, Ashbourne. Part is currently in use as a household waste recycling centre (HWRC) but the area shown hatched is unused as it has been retained for possible expansion of the recycling centre and it is the line of the route identified as suitable for a new ‘Ashbourne By-Pass’ should this ever be constructed. There are no immediate plans by the Council to expand the (HWRC) into the area shown hatched. For many years there has been local pressure for the new road but thus far there have been no firm plans for its construction.

In January 2015 the Derbyshire Gypsy Liaison Group was successful in obtaining planning consent on part of the hatched land (shown cross hatched) for a change of use to a traveller site. Subsequently, the Council has met with the Liaison Group in order to establish what process would need to be followed in order to enable the site to be developed as such. It is the intention of the Liaison Group to provide four pitches on the site for use by a particular family group which has been identified as needing provision in this area of Derbyshire. The aims of the Liaison Group are supported in principle by both DDDC which is the housing authority responsible for responding to the family’s housing needs and by the Council which is the land owner.

The Council has recently granted consent for a survey to be conducted on the site to identify badger activity on the site. Depending upon the results of the survey, more environmental investigation might be identified as necessary.
In addition, if the site is to be developed a suitable design will need to be undertaken, utility and access issues resolved and a detailed planning application submitted indicating what, if any, mitigation measures will be taken to ensure that any environmental concerns can be addressed. Further investigations may also be required into whether the site is blighted by any new road schemes currently being considered.

DDDC has been assembling the data required in order to fulfil its responsibility for producing a revised Local Plan. It is a requirement of National Planning Policy that provision is made for the needs of Gypsies and Travellers. The recent Derbyshire Gypsy and Traveller Assessment Report (DGTAR) (2014) advises that there is a need for 6 pitches in the Derbyshire Dales area in the period 2014-2019 with an additional requirement of 1 pitch every 5 years until 2034. There is potential on the site at Watery Lane, Ashbourne to accommodate the 6 traveller pitches currently identified as being needed. DDDC has therefore requested that the Council consents to 0.3 ha area of the land at Watery Lane, Ashbourne being formally allocated in the Local Plan in order to accommodate the needs identified in the DGTAR.

As the environmental reports and other investigations are not yet complete it is proposed that at this stage that should consent be granted to DDDC formally allocating 0.3 hectares of this land as a traveller site in the Local Plan. It should be in principle only and make it clear that the Council would be under no obligation to fund or organise the development; that the developing body would have to ensure that planning consent is obtained and that all environmental recommendations were fully complied with. In addition, the Council would wish to retain the freehold of the land so a suitable lease would have to be negotiated which would require that a future management plan for the traveller site be agreed.

3. Equality and Diversity Considerations

Gypsies, Roma and Travellers are protected under the Equality Act 2010 as a minority ethnic group. Local Housing Authorities have a responsibility to meet their housing needs, the County Council has a duty to provide health and social care, as well as educational opportunities.

4. Social Value Considerations

The relevance of social value in terms of social, economic and environmental wellbeing has been considered in the preparation of this report. Helping to meet the current and future health, housing and social care needs of communities in the best possible way is central to the role of the Council in consultation with other local authorities and public bodies. The Derbyshire Gypsy and Traveller Assessment Report clearly identified a need for the provision of caravan pitches in the Derbyshire
Dales area than are currently available. By consenting to the identification of this land as a potential site this need could be satisfied.

5. Other Considerations

In preparing this report the relevance of the following factors has been considered; legal, financial, environmental, transport, prevention of crime and disorder, human resources and health considerations.

6. Background Papers

As stated in the report.

7. Key Decision

NO

8. Call-in

Is it required that call-in be waived for any decision on this report?  NO

9. Officer Recommendation

That the Cabinet Member agrees to Derbyshire Dales District Council formally identifying County Council owned land as a location suitable for satisfying the local needs for accommodating gypsies and travellers in the new Local Plan for Derbyshire Dales.

JUDITH GREENHALGH
Strategic Director Corporate Resources