

Derbyshire Dales Local Plan Pre Submission Draft Plan Consultation

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Background....



- May 2014 – Local Plan submitted to Government
- 23rd July 2014 – Examination in Public commenced
- 29th July 2014 – Inspectors initial findings issued
- Key Finding – Inadequate provision for housing
- October 2014 – Council resolved to withdraw Local Plan and review evidence
- Evidence review completed and now published

Background....



- November/December 2015 – Key Issues Consultation
- Jan/Feb 2016 – Local Plan Advisory Committee considered potential housing/employment sites
- 16th March 2016– Council approved Draft Local Plan for consultation
- 7th April 2016 – Consultation on Derbyshire Dales Local Plan Draft Plan undertaken for six weeks

Background....



- July 2016 – Local Plan Advisory Committee considered 2,600 representations from over 800 individuals, groups and organisations.
- 8th August 2016– Council approved Derbyshire Dales Local Plan Pre Submission Draft Plan for consultation
- 11th August 2016 – Consultation on Derbyshire Dales Local Plan Pre Submission Draft commences for six weeks until 22nd September 2016

Local Plan Vision



The Long Term Vision for the future is:

- ***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.***
- To achieve this the Draft Local Plan seeks to deliver the necessary housing, economic development and community infrastructure required up to 2033, whilst at the same time seeking to ensure that the area's valuable and distinctive natural and built heritage is conserved and enhanced.

Settlement Hierarchy

The Plan's Spatial Strategy seeks to guide new development to the most sustainable locations using a Settlement Hierarchy:

Market Towns – First Tier

Matlock, Ashbourne and Wirksworth

Local Service Centre – Second Tier

Darley Dale

Accessible Settlements with Limited Facilities – Third Tier

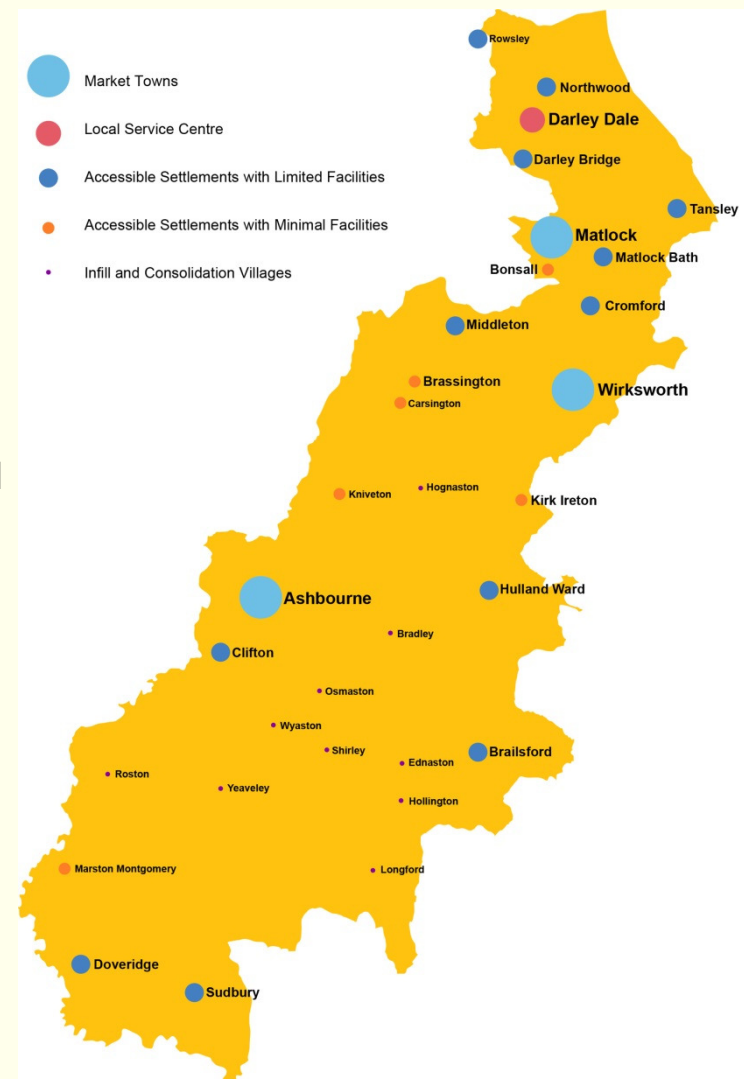
Brailsford, Clifton, Cromford, Darley Bridge, Doveridge, Hulland Ward, Matlock Bath, Middleton, Northwood, Rowsley, Sudbury and Tansley.

Accessible Settlements with Minimal Facilities – Fourth Tier

Bonsall, Brassington, Carsington, Kniveton, Kirk Ireton, Marston Montgomery.

Infill and Consolidation Villages – Fifth Tier

Bradley, Ednaston, Hognaston, Hollington, Longford, Osmaston, Roston, Shirley, Yeaveley, Wyaston.



Key Issues

Demographic Changes

- 32% Dales residents aged 60 and over (23% England and Wales)
- 24% Dales residents aged 65 or over (23% England and Wales)
- Popn. aged 75+ is expected to increase by 88% by 2033
- In 2033 there will be 32,700 people aged 60+ in the Dales. A 43% increase on 2013

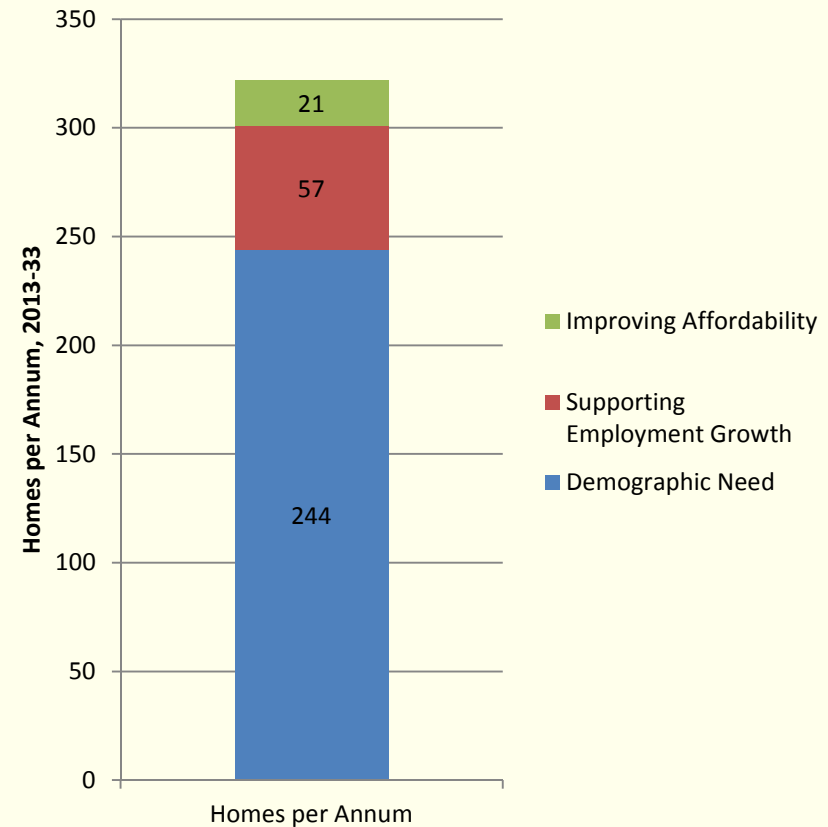


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Key Issues

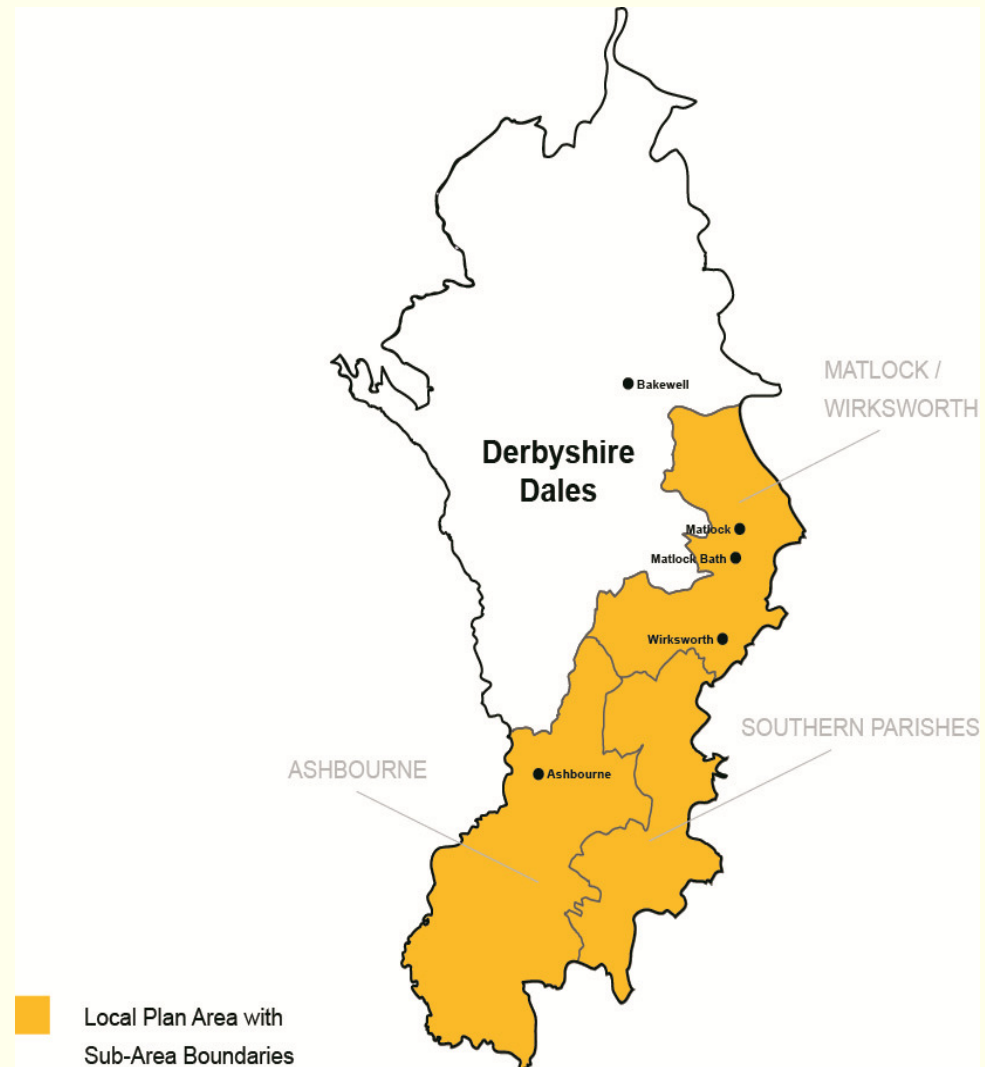
Housing Provision

- Demographic changes alone indicate need for 4,880 homes (244 per annum 2013-2033)
- Economic growth potential increases 4,880 to 6,020 (+57 = 301 per annum)
- Improving affordability increases 6,020 to 6,440 (+ 21 = 322 per annum)



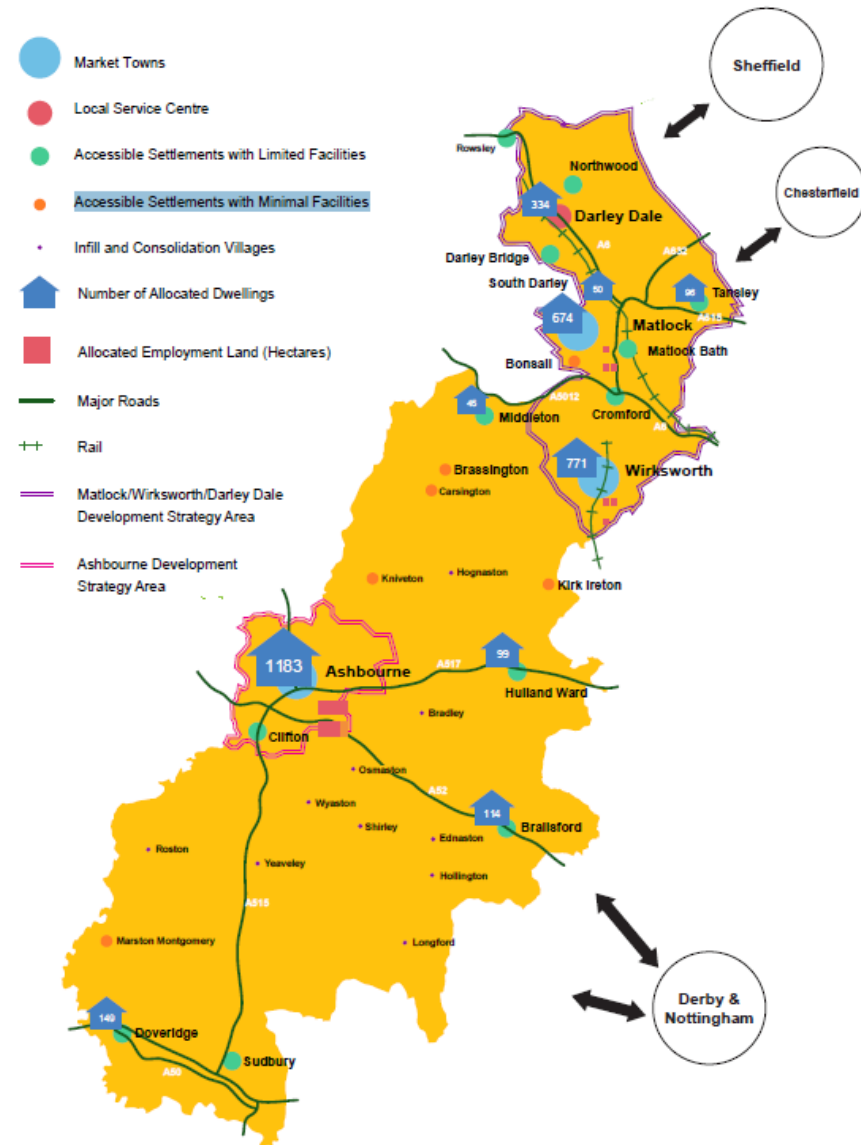
Where ?

- 50% Dales lies outside of the PDNPA
- PDNPA do not have a housing target to meet
- PDNPA development rates circa 20 per annum
- PDNPA provision 2013 – 2033 circa 400 dwellings
- Circa 6000 dwellings req. in Dales outside PDNPA



Housing Supply...

- Draft Plan identifies in suitable locations for a total of 6,571 dwellings.
- This delivers a overall surplus of 131 dwellings or approx. 2%



Other Key Issues ...



PROTECTING DERBYSHIRE DALES CHARACTER

Design and Place Making

- The plan seeks to protect and enhance the high quality environment of the area by encouraging a high standard of design of new development

Natural and Built Heritage

- The Plan seeks to guide most new development to locations within the built up areas, and where appropriate protect greenfields and open spaces from development. It also seeks to ensure that development avoid areas which are at risk of flooding, or have significant impact upon designated wildlife sites or those features which have heritage value.

Landscape Character

- The Local Plan seeks to ensure that the landscape character of the area is protected and where appropriate enhanced. It also seeks to protect from important open space along the A6 between Matlock and Darley Dale.

Other Key Issues ...



HEALTHY AND SUSTAINABLE COMMUNITIES

Housing Allocations

- The Derbyshire Dales Local Plan Pre Submission Draft allocates sites to meet the housing need, with a slight surplus of 131 dwellings

Affordable Housing

- Still a very important issue for the District Council. The Plan seeks to maximise the provision of affordable housing whilst not undermining the viability of development.

Housing Mix

- Focus on ensuring that dwelling size is more appropriate to the future needs of the population of the District , and greater emphasis on the provision of smaller dwellings.

Other Key Issues ...

STRENGTHENING THE ECONOMY

Employment Land Allocations

- The plan allocates sites in the Market Towns to meet the identified need of 15Ha of employment land.

Location	Sites Allocated in Local Plan	Area of Land (Hectares)
Ashbourne	Ashbourne Airfield Phase 1	8 Ha
	Ashbourne Airfield Phase 2	6 to 8 Ha
Matlock	Land at Cawdor Quarry	1 Ha
	Land at Halldale Quarry	2 Ha
Wirksworth	Land off Middleton Road/Cromford Road	2 Ha
	Land at Porter Lane/Cromford Road	1 Ha
Total		20 to 22

Town Centres & Tourism

- Protecting town centres as local services centres and supporting the diversification of the tourism economy are key policy areas of the plan.

Timetable ...



- Derbyshire Dales Local Plan Pre Submission Draft Consultation for 6 weeks
 - Closing Date 22nd September 2016 – Comments received after this date will not be accepted.
 - www.derbyshiredales.gov.uk/LocalPlan
- Comments on the plan need to address the ‘Soundness of the Plan’ or the extent to which it been prepared in accordance with the current legislation.
- December – Plan submitted to Government
- March/April 2017 – Examination in Public
- Mid 2017 – Plan Adoption

Thank you for Listening

QUESTIONS ?