

ASHBOURNE NEIGHBOURHOOD PLAN (Draft - March 2017)

**SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL
ASSESSMENT SCREENING REPORT**

September 2017



Prepared by Derbyshire Dales District Council

On behalf of

Ashbourne Neighbourhood Plan Group

Sustainability Appraisal and Strategic Environmental Assessment Screening Report Ashbourne Neighbourhood Plan

Contents

1. Introduction
2. Legislative background
3. Criteria for Assessing the Effects of Neighbourhood Plans
4. Assessment
5. Screening Outcome

Table 1 Determination of likely significant environmental effects.

1. Introduction

- 1.1 This screening report is designed to determine whether or not the contents of the Ashbourne Neighbourhood Plan (hereafter known as ANP) as submitted to Derbyshire Dales District Council in March 2017, requires a Strategic Environmental Assessment in accordance with European Directive 2001/42/EC and the associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2 Ashbourne Town Council has resolved to support the preparation of a Neighbourhood Plan that will guide development and land use in the whole of the Parish of Ashbourne for the period 2017-2033. The Neighbourhood Plan is intended to complement the policies in the adopted Derbyshire Dales Local Plan (2005) and the Derbyshire Dales Local Plan Pre Submission Draft (2016).
- 1.3 The Ashbourne Neighbourhood Area is the same as the area defined by the Ashbourne Parish Boundary. The designation of the area as a Neighbourhood Area was approved at the District Council's Corporate Committee on 20th March 2014.
- 1.4 The ANP has been prepared by Ashbourne Neighbourhood Plan Group (ANPG) and aims to set out a vision, strategic objectives and planning policies to influence and control the future sustainable development of Ashbourne up to 2033. The ANPG has undertaken consultations with the local community throughout the preparation of the ANP to ensure that local views have shaped and influenced the scope and content of the Plan. The ANP has been drafted in the context of the outcomes of public consultation and evidence gathering and also within the context of the National Planning Policy Framework (NPPF) and National Planning Policy Practice Guidance (NPPG), the saved policies of the 2005 Derbyshire Dales Local Plan and the evidence base reports used to support the Derbyshire Dales Local Plan Pre Submission Draft (2016).
- 1.5 The objective of the Neighbourhood Plan is to achieve sustainable growth, reflecting the Community's desire to protect and enhance the natural environment and heritage of the town whilst ensuring planned growth meets local needs and delivers sustainable regeneration over the plan period 2017-2033. Community consultation has informed the vision;

“Ashbourne's Neighbourhood Plan will seek to protect and enhance the IDENTITY and ENVIRONMENT of Ashbourne, whilst providing significant opportunities for sustainable growth of the ECONOMY and FACILITIES.”

- 1.6 The Neighbourhood Plan aims are as follows:

- To enable sustainable economic growth, supporting innovation and attracting new employment to create a lively, prosperous well maintained market town.
- To ensure that new housing is well designed and sustainable and meets the needs of all sections of the community.
- To make Ashbourne and its countryside a destination for visitors, tourists, families and shoppers.
- To ensure that new development enhances the character and special landscape features of Ashbourne and does not result in urban sprawl
- To protect Ashbourne as a town of quality heritage and character including the towns important green spaces and vistas.
- To ensure that new development contributes to and does not prejudice the town's highway infrastructure
- To ensure Ashbourne's community services are increased and enhanced to support the scale of housing and economic growth identified in the Neighbourhood Plan
- To create a place that prioritises pedestrians.

1.7 The policies contained within the Ashbourne Neighbourhood Plan (March 2017) are set out in Appendix One.

1.8 Further information on the ANP and work undertaken by the Neighbourhood Plan Steering Group (ANPG) is available under 'documents' on the Ashbourne Town Council web site at: <http://www.ashbournetowncouncil.gov.uk/documents/>

1.9 Derbyshire Dales District Council is in the process of preparing a revised Derbyshire Dales Local Plan. The Derbyshire Dales Local Plan was submitted to the Secretary of State for independent examination on 19th December 2016. The Examination in Public hearing sessions took place in May 2017. The Derbyshire Dales Local Plan Pre Submission Draft has been subject to both Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA). Proposed modifications to the Derbyshire Dales Local Plan Pre Submission Draft were subject to further SA and HRA screening in June 2017. The Derbyshire Dales Local Plan Pre Submission Draft and accompanying assessments are available to view from the following link: <http://www.derbyshiredales.gov.uk/planning-a-building-control/local-plan-2015-16/local-plan-examination/examination-library>

1.10 The legislative background set out in the following section outlines the Regulations that require the need for a screening exercise to be undertaken. Section 4 provides a screening assessment of the likely significant effects of the ANP and determines whether a full SEA is required. Section 5 outlines the outcomes of the screening exercise and sets out whether a SEA is deemed necessary.

2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessment and Sustainability Appraisal legislation is European Directive 2001/42/EC, which was transposed into English Law by the Environmental Assessment of Plans and programmes Regulations 2004 or SEA Regulations.
- 2.2 The preparation of a Sustainability Appraisal is required during the preparation of a Local Plan. It is required for any of the documents that can form part of a Local Plan, including core strategies, site allocation documents and area action plans. This requirement excludes Neighbourhood plans. (NPPG Paragraph: 005 Ref. ID: 11-005-20140306)
- 2.3 The SEA Directive only requires a SEA where plans and programmes are likely to have significant environmental effects, screening is therefore needed to determine whether such plans are likely to have significant environmental effects. Advice within the National Planning Policy Framework (NPPF) reaffirms that it is considered best practice to incorporate the requirements of the SEA Directive into an SA. The NPPF further advises that assessments should be proportionate and should not repeat policy assessment that has already taken place.
- 2.4 Guidance contained within the National Planning Practice Guidance (NPPG) states that there is no legal requirement for a neighbourhood plan to have a sustainability appraisal, however where a neighbourhood plan is likely to have significant environmental effects, it may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 and require a Strategic Environmental Assessment. The NPPG further advises that whether a neighbourhood plan requires a strategic environmental assessment, and (if so) the level of detail needed will depend on what is proposed, a strategic environmental assessment may be required, for example where:
- A neighbourhood plan allocates sites for development
 - The neighbourhood area contains sensitive natural or heritage assets that may be affected by proposals in the Plan
 - The neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local plan.
(NPPG ID Reference 11-046-20150209)
- 2.5 To fulfil the legal requirement to identify whether the ANP requires a SEA a 'screening' assessment has been undertaken in accordance with the requirements set out in Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. Annex II of the European Directive 2001/42/EC provides the criteria for determining the likely significance of the environmental effects of plans to be implemented in the screening exercise. Screening of the ANP has been undertaken and the outcomes provided in section 5. It is

recognised best practice that the findings of the screening exercise are subject to consultation with the SEA bodies – Historic England, Natural England and the Environment Agency.

3. Criteria for Assessing the Effects of Neighbourhood Plans

3.1 To determine whether the ANP may have significant environmental effects, its scope and content should be assessed against the criteria set out in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004, these regulations implement the Strategic Environmental Assessment Directive in England. Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

The characteristics of plans and programmes, having regard, in particular to:

- The degree to which the plan or programmes sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources
- The degree to which the plan or programme influences other plans and programmes including those in a hierarchy
- The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development
- Environmental problems relevant to the plan or programmes
- The relevance of the plan or programme for the implementation of community legislation on the environment (e.g. plans and programmes linked to waste management or water protection)

Characteristics of the effects, and of the area likely to be affected, having regard in particular, to:

- The probability, duration, frequency and reversibility of the effects
- The cumulative nature of the effects
- The trans- boundary nature of the effects
- The risks to human health or the environment (e.g. due to accidents)
- The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected.)
- The value and vulnerability of the area likely to be affected due to – special natural characteristics or cultural heritage, exceeded environmental quality standards or limit values, intensive land use, the effects on areas or landscapes which have a recognised national, community or international protection status.

(Source: Annex II of SEA Directive 2001/42/EC)

4. Assessment

4.1 Table 1 below sets out the criteria for determining the likely significance of effects on the environment and the results of the assessment of the ANP. The table below has been used to determine whether the ANP is likely to have significant effects on the environment. If the plan is not likely to have significant effects, SEA is not required under the Directive.

Significance Criteria set out in SEA Directive (Annex ii) and Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Impact of the Ashbourne Neighbourhood Plan
1. The characteristics of plans and programmes, having regard, in particular, to:	
(a) The degree to which the plan or programmes sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The ANP would, if adopted, form part of the Statutory Development Plan and as such would contribute to the framework for future development consents for projects. Should the ANP be adopted its policies would form part of the Development Plan and be used to inform decisions on development proposals and planning applications. However, the ANP would sit within a wider framework set by the National Planning Policy Framework (NPPF); National Planning Practice Guidance (NPPG); the emerging revised Derbyshire Dales Local Plan; and the adopted Local Plan 2005.
b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	It is considered that the proposed content of the ANP is in general conformity with the National Planning Policy Framework (NPPF), however this is to be determined by the Examination process. The proposed policies conform with saved Local Plan policies from the adopted Derbyshire Dales Local Plan 2005 and are in general conformity with the emerging policies within the Derbyshire Dales Local Plan Pre Submission Draft. In a number of instances the ANP policies complement strategic aims and policies contained within the emerging revised Derbyshire Dales Local Plan. The ANP is considered unlikely to influence other Plans or Programmes within the Statutory Development Plan. It should be noted that with regard to the inter-relationship between the ANP policy and the Local Plan Policies the Ashbourne Airfield Phase One and Two Strategic Site Allocations (Policies DS1 and DS8) in the Derbyshire Dales Local Plan Pre Submission Draft they are not contiguous with the ANP boundary, see map in Appendix Two.
c) The relevance of the plan or programme for the integration	The ANP aims to provide sustainable development, seeking to preserve and enhance the character of

<p>of environmental considerations in particular with a view to promoting sustainable development;</p>	<p>the natural, built and historic environment within the ANP area. The ANP includes nine key policies which seek to deliver the aims and vision of the Neighbourhood Plan, see Appendix One.</p> <p>Two policies relate to employment EMP1: Ashbourne Airfield and EMP2- Existing Employment Land and Premises, these set out a requirement for the master-planning of the airfield site and retention and development of existing employment sites. The policies seek to ensure that development is co-ordinated and is well linked to the main settlement and creates a sense of place addressing the economic aspects of sustainable development.</p> <p>Policy ATC1 defines the ANP town centre more broadly than the emerging Local Plan or the pre-submission draft local plan areas. The intent of the policy is to allow for a thriving, diverse town centre.</p> <p>The proposed neighbourhood plan policy on housing mix (HOU1) aims to ensure that new development meets the housing needs of the local community, thus ensuring that a range of homes are provided.</p> <p>Policy DES1 – Design seeks to ensure that new development incorporates high quality and sustainable design, recognising the role design has in achieving environmental performance. Policy DES2- Conservation Area considers the impact of development on the historic core of Ashbourne with the intention of conserving its integrity.</p> <p>Transport is considered with Policy TRA1 which has an emphasis on new development incorporating sustainable transport provision.</p> <p>Policy COM1 – Community Facilities considers the impact of development on the social aspect of sustainable development such as existing community facilities such as schools and medical facilities.</p> <p>Local Green Spaces are identified in a map on page 16 and in Policy COM2 which intends to prevent development in these locations unless it is small scale and does not compromise the open quality of the space and enhances community value.</p> <p>The proposed policies draw upon the work</p>
--	---

	<p>undertaken through consultation on the Neighbourhood Plan from 2013 to the present, and also from the evidence base documents prepared to support the preparation of the Local Plan, notably the Landscape Sensitivity Study (Wardell Armstrong 2015). It is considered that the ANP will support policies in the Derbyshire Dales Local Plan Pre Submission Draft (August 2016) and Modifications which has been subject to comprehensive Sustainability Appraisal and Habitats Regulations Assessment and therefore promote sustainable development.</p>
<p>d) Environmental problems relevant to the plan or programme; and</p>	<p>Ashbourne is known as the “gateway to Dovedale”, it is a historic market town with origins in the Medieval period. Situated in a rural hinterland, the population was 8,300 in 2011(census). It is largely self-contained however there is a considerable amount of commuting to and from Derby and Uttoxeter.</p> <p>Much of the town centre is designated a Conservation Area with 18th and early 19th century buildings forming the distinctive character of the town centre.</p> <p>There is a large area of previously developed land at the Ashbourne Airfield site to the South East of the town. This is sits partially within the Neighbourhood Plan Area and is allocated in the Local Plan Pre Submission Draft (August 2016) and Modifications (July 2017) for business use and housing development (Policies DS1 and DS8). The policies in the ANP where appropriate complement this approach. The environmental challenges of developing this site will be addressed through the application of the policy and subsequent planning conditions.</p> <p>As a gateway town congestion and traffic have caused problems for some time, the proposed increase in housing for Ashbourne are likely to have a further impact on traffic management, mitigation measures and environmental consequences. The ANP supports a by-pass for the town as a means of addressing some of the environmental issues.</p>
<p>e) The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management of water protection)</p>	<p>The Neighbourhood Plan is not directly relevant to the implementation of European legislation.</p>

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular to:	
(a) The probability, duration, frequency and reversibility of the effects;	The ANP if adopted is considered likely to have modest and longstanding positive environmental effects. Positive effects are predicted to be achieved through particular policies in the Plan, notably upon the design and appearance of development, the protection and enhancement of valuable community services and facilities and promoting and enhancing sustainable transport options. Positive effects are predicted through the requirement for housing schemes to provide a mix of housing types and tenures to meet local needs.
(b) The cumulative nature of the effects;	It is intended that the environmental effects will have positive, cumulative benefits for the area, for example through the protection and enhancement of the areas distinctive local character and open spaces, with associated benefits for biodiversity.
(c) The trans boundary nature of the effects;	There are no trans-boundary issues across member states. Any effects on adjoining Derbyshire Dales parishes are likely to be positive, for instance through the protection of open spaces, settlement and landscape character and through the promotion of high quality design in new development.
(d) The risks to human health or the environment (for example due to accidents);	In undertaking the screening exercise no significant risks to human health or the environment have been identified. The vision and policies of ANP are likely to have positive effects and improve human health by supporting the protection and enhancement of open spaces, community facilities and promoting walking and cycling and access to the countryside.
(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The ANP area covers the parish of Ashbourne, which at the 2011 census had a population of 8,300. The ANP area includes the settlement of Ashbourne and the surrounding countryside, which is predominately in agricultural use. The ANP is predicted to directly affect the immediate population of the designated neighbourhood area, accordingly the magnitude, spatial extent and geographical area likely to be affected by the ANP is comparatively small, particularly when compared to the scale likely to be effected by the emerging revised Derbyshire Dales Local Plan for instance.
(f) The value and vulnerability of the area likely to be affected due to: (i) Special natural characteristics or cultural heritage; (ii) Exceeded environmental	The ANP covers the civil parish of Ashbourne, comprising the settlement of Ashbourne, and surrounding countryside. Ashbourne grew from a small Saxon village to a thriving market town in the Georgian period. The parish is rich in natural, environmental and heritage assets.

<p>quality standards or limit values; or (iii) Intensive land use; and</p>	<p>With regard to the historic environment the area includes a designated Conservation Area, with 146 Listed Buildings, 11 are Grade I or II*, ranging from Georgian town houses to smaller vernacular buildings. This is documented in the Derbyshire Dales District Council Conservation Area Character Appraisal which forms part of the evidence base for the ANP.</p> <p>There are no SSSIs or Local Nature Reserves within the ANP area. However there are areas of woodland that are recorded on the National Forest Audit, this is aligned with the many Tree Preservation Orders present in the ANP area which seek to protect local trees, woodland and hedgerows that make an important contribution to the beauty, diversity and distinctiveness of the area. See Appendix Three.</p> <p>The emerging Derbyshire Dales Local Plan and saved Local Plan policies include policies for the protection and enhancement of landscape character, biodiversity, geological interests and the built and historic environment. The proposed policies within the ANP will reinforce these policies with no significant negative effects. Environmental quality is not predicted to be exceeded or negatively impacted.</p>
<p>g) The effects on areas or landscapes which have a recognised national, community or international protection status.</p>	<p>The ANP area comprises the settlement of Ashbourne and surrounding countryside. It is situated in the Henmore Brook valley, the older part of the settlement is in the valley floor. This includes areas of high landscape sensitivity on the edge of the Peak District national park. The landscape character of the area contributes significantly to the distinctive and visual amenity of the ANP area and surrounding hinterland.</p> <p>The ANP falls in the Derbyshire Peak Fringe and Lower Derwent Character area 50 in The Landscape Character Assessment (Evidence Document CD50 of the Pre-submission Draft Local Plan).</p> <p>The Pre-submission Draft Derbyshire Dales Local Plan (August 2016) and saved Local Plan policies include policies for the protection of landscape character, the countryside, natural, heritage environmental assets. The ANP will reinforce these policies with no significant negative effects.</p>

Table 1 – Determination of the likely significance of environmental effects

5. Screening Outcome

- 5.1 As a result of the assessment set out in Section 4 - Table 1 it is considered unlikely there will be any significant environmental effects arising from the Ashbourne Neighbourhood Plan as submitted and assessed as part of this screening exercise (ANP – Submission Version March 2017), that have not been covered in the Sustainability Appraisal and Habitats Regulations Assessment of the Derbyshire Dales Local Plan Pre Submission Draft (August 2016) and the modifications emerging from the hearing sessions of the Examination in Public. As such it is concluded that the ANP does not require a full SEA to be undertaken. **The assessment shows, that in the view of the District Council, the impacts of the ANP (March 2017) will not result in significant environmental effects and therefore there is no need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC.**
- 5.2 This screening assessment will be sent to the three statutory SEA consultation bodies – Historic England, Natural England and the Environment Agency. The screening outcome is subject to comment from the SEA Bodies. The response received from the SEA bodies will be provided to the ANPG and may result in revisions to this screening exercise being necessary.
- 5.3 It should be noted that if the issues, policies and objectives of the ANP should change from those within the March 2017 version of the ANP as screened then a new screening process will need to be undertaken to determine whether such revisions and amendments result in a SEA being required.
- 5.4 Notwithstanding the outcome of this screening, the ANPG may wish to carry out a 'sustainability appraisal' of the plan and its policies. As part of the assessment of the ANP the qualifying body must demonstrate how the plan will contribute to achieving sustainable development, and a sustainability appraisal may be a useful approach for doing this.
- 5.5 A sustainability appraisal may help ANP group to demonstrate the neighbourhood plan is sustainable and may make it more likely that it will be supported by the Examiner who will check it for compliance. The key stages for sustainability appraisal involve; considering whether the plan has been prepared to take account of effects on the environment and economy and improves the area for the community. Further information and advice on sustainability appraisal can be obtained from the Planning Advisory Service and from the online National Planning Practice Guidance.

Appendix One: Ashbourne Neighbourhood Plan Policies

Policy EMP1 – Ashbourne Airfield

Employment, business and Industrial Development will be approved on the Ashbourne Airfield Site (uses within Use Classes B1, B2 and B8), subject to:

- A comprehensive masterplan being prepared for the wider site to demonstrate how the development will integrate satisfactorily with the wider development of the site;
- Suitable vehicular and pedestrian accesses being provided into the site, to accommodate the proposed development;
- There being no significant adverse impact on other nearby uses, including on residential amenity.
- Complying with the requirements of the transport, design and other relevant policies in this plan.

Policy EMP2 – Existing Employment Land and Premises

Development proposals involving the loss of existing business or industrial uses (falling within Use Class B1, B2 or B8) for non-employment uses will only be permitted where it can be demonstrated that the land or premises is no longer viable for industrial or business use.

Policy ATC1 – Ashbourne Town Centre

Within the defined Ashbourne Town Centre Policy Area, retail and complementary town centre uses will be approved, subject to;

- Having active ground floor frontages, such as shopfronts or opening glass frontages.
- For mixed-use development, any residential element being at upper levels only and not the ground floor.
- For non-retail ground floor uses, ensuring that they are complementary to the retail and in cultural functions of the town (café's restaurants, galleries, leisure facilities, walk-in community facilities and other complementary uses).

Retail uses will not be allowed outside of the Ashbourne Town Centre Policy Areas, unless it can be demonstrated that:

- There is no suitable land or premises in the Ashbourne Town Centre Policy Area;
- It is demonstrated that there would be no adverse economic impact on Ashbourne Town Centre;
- It complies with the requirements of the transport, design and other relevant policies in this plan.

For the purpose of applying Paragraph 26 of the National Planning Policy Framework, a threshold of 200 square metres is set by this plan.

Policy HOU1 – Housing Mix

Housing Schemes must provide a mix of housing types and tenures that meet local housing needs, including starter homes and homes for downsizing.

For each new development over 10 units the following mix of units should be achieved;

	1-bed	2-bed
Market	5%	40%
Affordable	40%	35%
All Dwellings	15%	40%

Policy DES1 – Design

New development must incorporate high quality and sustainable design, including:

- Respond to the existing character of the town and Conservation Area by providing distinctive and site-specific design to complement, but not imitate, the historic context;
- Provide active frontages to streets and spaces;
- Responding to the context in terms of scale, density, enclosure and degree of set-back;
- Be well-integrated with its surroundings by reinforcing existing pedestrian connections, including public rights of way and multi-user trails, and creating new pedestrian routes;
- Provide a convenient access to community services and facilities;
- Create a sense place with a locally inspired or distinctive character, complementing the existing character;
- Respect and enhance local topography, landscape and other features, including trees and plants, wildlife habitats, site orientation and microclimate;
- Provide buildings, landscaping and planting that create attractive streets and spaces;
- Take advantage of views into and out of sites in order to make the development easy to access and navigate through;
- Provide streets that encourage low vehicle speeds and which can function as safe, social spaces;
- Integrate car parking within the overall design so that it does not dominate the streets and public realm;
- Clearly distinguish between public and private spaces;
- Provide convenient, well-screened storage space for bins and recycling, and for bicycles and motor vehicles;
- Include high quality and durable materials, to complement those used in the surrounding area;
- Avoid unnecessary light pollution by having bright, permanently lit areas at night;
- Ensuring permeable surfaces in hard landscaped areas;
- Include Sustainable Urban Drainage Systems where applicable.

Innovative architectural and building design will be particularly welcomed, especially where it involves superior environmental performance.

Policy DES2 – Conservation Area

Development affecting Ashbourne Conservation Area and its setting must preserve or enhance the character and appearance of the conservation area. Particular attention should be paid to impacts on;

- The Market Plan and Victoria Square;
- The main street, including Church Street, St John Street, Buxton Road, Dig Street.
- The Metal bridge structure across Church Street.
- The 146 listed buildings, comprising of 183 structures that include 11 Grade I or Grade II* buildings, town yards and areas of historic paving.

Policy TRA1 – Transport

New development will incorporate sustainable transport provision, including;

- Having good access to public transport or otherwise help reduce car dependency;
- Giving priority to the needs of pedestrians and cyclists;
- Demonstrating how the traffic generated by their development will, when considered in conjunction with other committed developments, be accommodated through the proportional contribution towards any necessary highway improvements, to ensure that there is no significant detrimental impact on traffic safety, congestion or quality.

Policy COM1 – Community Facilities

Proposals for new community facilities, such as schools and medical facilities will be considered favourably providing.

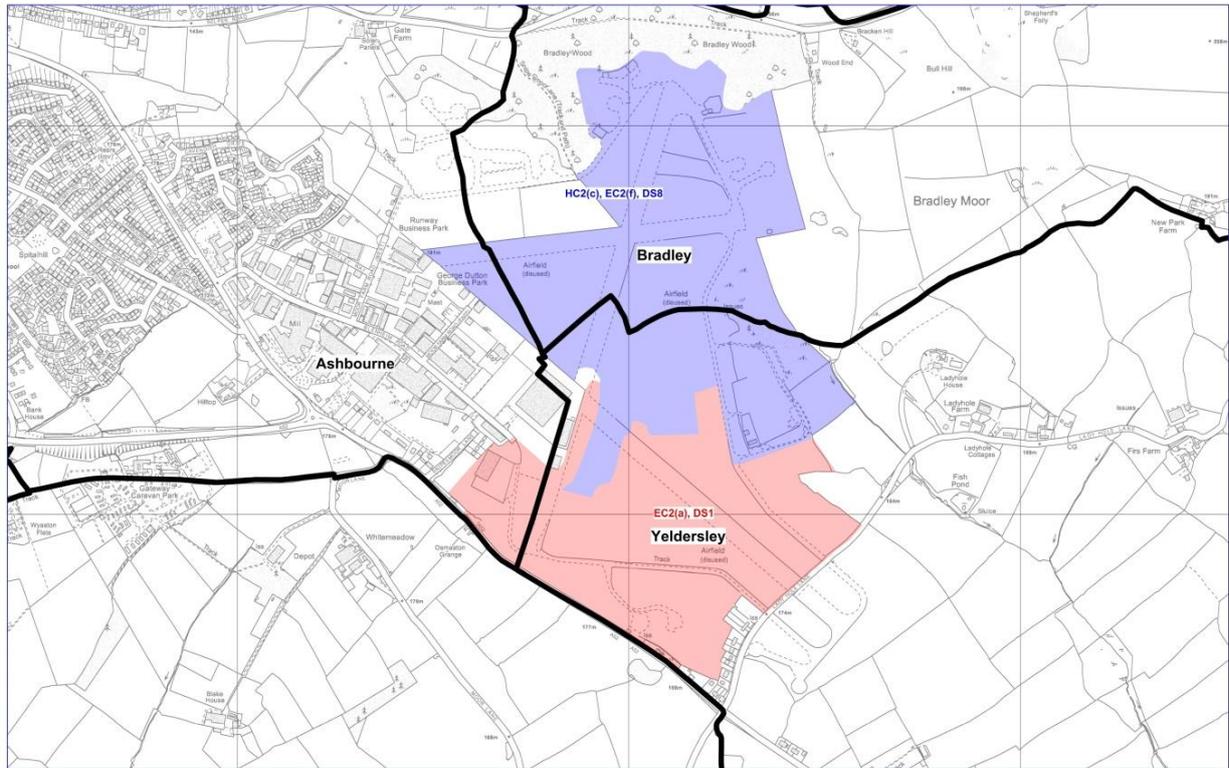
- They do not have any significant detrimental impact on the amenities of nearby residential properties;
- They do not have any significant detrimental impact in terms of safety or congestion
- The proposals comply with the relevant planning conditions identified within the Neighbourhood Plan.

Policy COM2 – Local Green Space

The Local Green Spaces allocated in this plan must not be developed. In exceptional circumstances small-scale development may be allowed where it does not compromise the open quality the space and enhances community value.

Appendix Two:

Map showing the extent of the NP area and Ashbourne Airfield Allocations Phase One and Two (Policies DS1 and DS8 in the Pre-submission Draft Local Plan (August 2016))

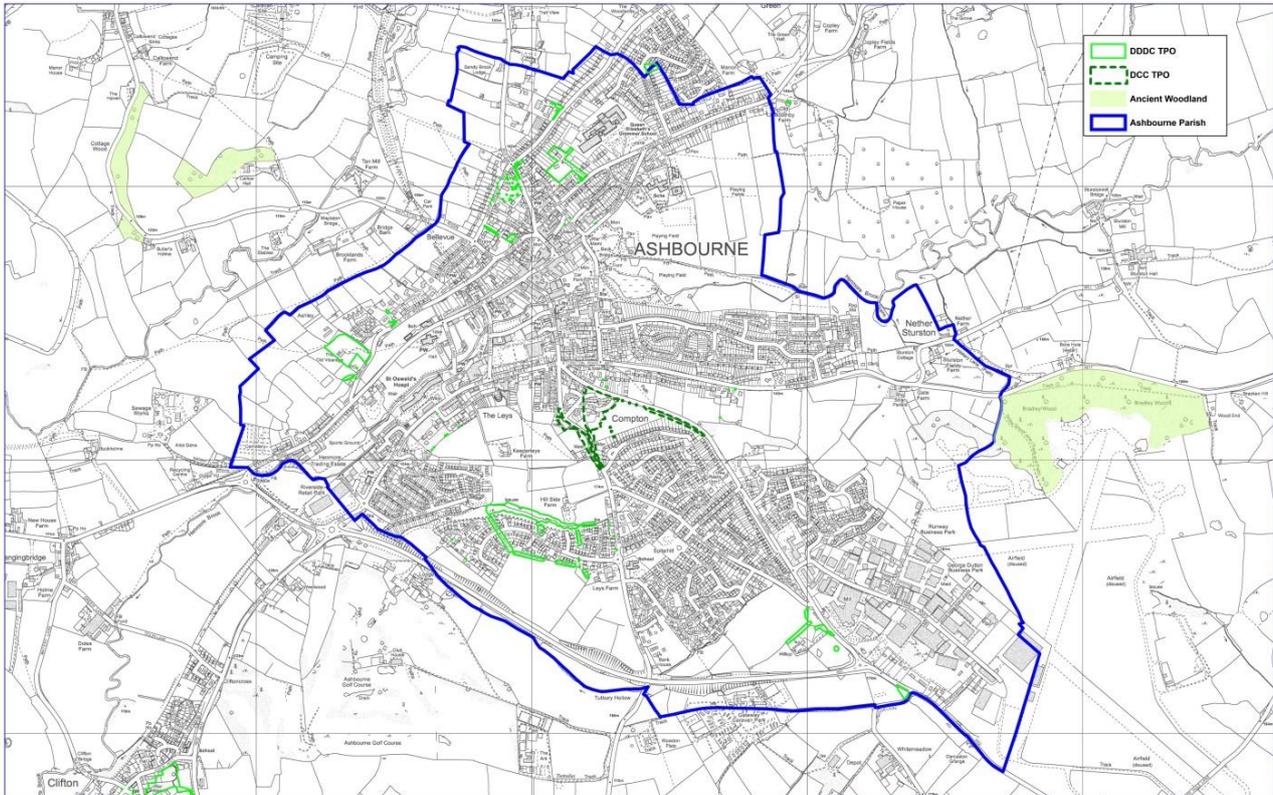


© Crown Copyright and database rights (2017) Ordnance Survey (100019785)
Derbyshire Dales District Council, Town Hall, Bank Road,
Matlock, Derbyshire, DE4 3NN.
Telephone: 01629 75100.


WWW.DERBYSHIREDALES.GOV.UK

Appendix Three:

Map to show TPOs and Ancient woodland in the Ashbourne Neighbourhood Plan Area



© Crown Copyright and database rights (2017) Ordnance Survey (100019785)
Derbyshire Dales District Council, Town Hall, Bank Road,
Matlock, Derbyshire, DE4 3AN,
Telephone: (01629) 781100.

