One of the aims of the National Planning Policy Framework is to deliver sustainable development, which is all about improving the quality of life for everyone.

The planning system has to seek to balance the three main elements of delivering sustainable development: social, economic and environmental factors.

The adopted Derbyshire Dales Local Plan (Nov 2005) introduced a series of Settlement Framework Boundaries for the larger towns and villages of the plan area, as a means of trying to set the strategic context for the sustainable development of the plan area and as a means of trying to identify the extent of the built up area of each settlement.

The Derbyshire Dales and High Peak Joint Core Strategy Draft Plan set out that the strategic approach to development across the Core Strategy Plan Area was to:

- Safeguard the sensitive boundaries of the National Park
- Concentrate development on the Market Towns – focus primarily on previously developed sites
- Provide modest development within the larger villages, of an appropriate scale, where opportunities exist to contribute towards the overall requirements
- Encourage rural affordable housing in the smaller villages where there is limited services and facilities

Policy CS2 in the Derbyshire Dales and High Peak Joint Core Strategy sought to identify a settlement hierarchy as a means of taking this strategy forward.
**DEFINING THE BOUNDARIES**

Policy CS2 in the Derbyshire Dales and High Peak Joint Core Strategy set out that Settlement Framework Boundaries would be defined for the Market Towns, Larger Settlements and Villages of the Derbyshire Dales, including:

- Matlock
- Ashbourne
- Wirksworth
- Hulland Ward
- Brailsford
- Doveridge
- Tansley
- Cromford
- Darley Dale
- Matlock Bath
- Middleton by Wirksworth
- Bonsall
- Brassington
- Clifton
- Darley Bridge
- Kirk Ireton
- Kniveton
- Longford
- Marston Montgomery
- Northwood
- Rowsley
- Sudbury

Settlement Framework Boundaries seek to delineate on a plan a coherent and established built up area within which further development, will in principle, be acceptable and could benefit the overall sustainability of the settlement.

By defining Settlement Framework Boundaries for individual settlements, by default, the areas outside of the boundary are recognised for the purposes of planning policy as countryside where new development will be strictly controlled.

While Settlement Framework Boundaries exist within the adopted Derbyshire Dales Local Plan for the 11 largest settlements in the plan area, a review of their existing Settlement Framework Boundaries has been undertaken to ensure that they remain up-to-date.

In respect of the other 11 villages identified in the Policy CS2 where currently no Settlement Framework Boundary exists, it has been necessary to prepare new boundaries.

Elsewhere settlements are generally more sporadic, with only occasional and small concentrations of development, and lack any local facilities. As such the identification of a Settlement Framework Boundary is not going to provide any benefits to their sustainability.

**METHODOLOGY**

The review of the Settlement Framework Boundaries has been carried out initially through a desk based assessment (i.e. by referring to aerial photography and Ordnance Survey base maps), taking account of extant planning permissions and new development which has been granted planning permission or built on the edge of but outside of existing settlement boundaries since 2004.

The Draft Settlement Framework Boundaries have been drawn in order to encompass the integral area of each Market Town, Larger Settlement and Village including, where appropriate, schools, existing employment areas and the defined curtilages of existing buildings within the settlement using the following criteria:

(i) Existing commitments by virtue of an extant planning permission for residential or employment development on the fringes of settlement;

(ii) Settlement Framework Boundaries follow clearly defined physical features such as wall, fences, hedgerows, roads, streams.

(iii) The inclusion of schools, halls, large houses and other buildings which stand in extensive grounds would depend on their relationship to the overall fabric of the settlement. In some cases, their relative isolation caused by their spacious setting would justify total exclusion, whereas in other cases, the building itself could be included within the Settlement Framework Boundary but the curtilage excluded.

(iv) Residential curtilages exclude paddocks, orchards and land used for recreational purposes and similar uses and land separated from the main curtilage by a physical boundary.

(v) Open areas including formal and informal recreation space, which contribute to the character or setting of a settlement, are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting.
Derbyshire Dales District Council would like your views on the Draft Settlement Framework Boundaries by 26th July 2012. You may wish to comment on the following:

- Do you consider the criteria for defining the Settlement Framework Boundaries to be the correct ones?
- Do you consider that the draft Settlement Framework Boundaries are drawn in accordance with the criteria?
- Are there any areas of the Settlement Framework Boundaries that should be modified?

Public Exhibitions of the Draft Settlement Framework Boundaries have been arranged to enable you to discuss them with planning officers from the District Council:

<table>
<thead>
<tr>
<th>DATE</th>
<th>VENUE</th>
<th>TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mon 18 June</td>
<td>Ashbourne Leisure Centre</td>
<td>Exhibition 2-6pm, Public Meeting 7-9pm</td>
</tr>
<tr>
<td>Tue 19 June</td>
<td>Brailsford Institute</td>
<td>Exhibition 2-6pm, Public Meeting 7-9pm</td>
</tr>
<tr>
<td>Thu 21 June</td>
<td>Matlock Imperial Rooms</td>
<td>Exhibition 2-6pm, Public Meeting 7-9pm</td>
</tr>
<tr>
<td>Tue 26 June</td>
<td>Wirksworth Memorial Hall</td>
<td>Exhibition 2-6pm, Public Meeting 7-9pm</td>
</tr>
<tr>
<td>Wed 27 June</td>
<td>Tansley Village Hall</td>
<td>Exhibition 2-6pm, Public Meeting 7-9pm</td>
</tr>
<tr>
<td>Thu 28 June</td>
<td>Doveridge Village Hall</td>
<td>Exhibition 2-6pm, Public Meeting 7-9pm</td>
</tr>
<tr>
<td>Mon 2 July</td>
<td>Bonsall Village Hall &amp; Kniveton Church Lobby</td>
<td>Exhibition 2-6pm (both venues)</td>
</tr>
<tr>
<td>Tue 3 July</td>
<td>Cromford Institute</td>
<td>Exhibition 2-6pm</td>
</tr>
<tr>
<td>Wed 4 July</td>
<td>Darley Dale, Terrace Room, Whitworth Centre</td>
<td>Exhibition 2-6pm, Public Meeting 7-9pm</td>
</tr>
<tr>
<td>Wed 4 July</td>
<td>Matlock Bath Community Centre</td>
<td>Exhibition 2-6pm</td>
</tr>
<tr>
<td>Thu 5 July</td>
<td>Brassington Village Hall</td>
<td>Exhibition 2-6pm</td>
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<tr>
<td>Fri 6 July</td>
<td>Hulland Ward Millennium Village Hall</td>
<td>Exhibition 2-6pm</td>
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<tr>
<td>Mon 9 July</td>
<td>Clifton Village Hall</td>
<td>Exhibition 2-6pm</td>
</tr>
<tr>
<td>Tue 10 July</td>
<td>Marston Montgomery Village Hall &amp; Sudbury Parish Rooms</td>
<td>Exhibition 2-6pm (both venues)</td>
</tr>
<tr>
<td>Wed 11 July</td>
<td>Middleton by Wirksworth Village Hall &amp; Rowsley Methodist Church</td>
<td>Exhibition 2-6pm (both venues)</td>
</tr>
<tr>
<td>Thu 12 July</td>
<td>Kirk Ireton Village Hall &amp; Longford Pump Room</td>
<td>Exhibition 2-6pm (both venues)</td>
</tr>
</tbody>
</table>

1 For Darley Dale and Darley Bridge  2For Rowsley and Northwood
If you would like to submit your views on the Draft Settlement Framework Boundaries you may do so by using one of the following methods:

Online: www.derbyshiredales.gov.uk/boundaryreview

By E-Mail: planning@derbyshiredales.gov.uk

By Post:
Derbyshire Dales District Council
Housing Options Consultation
Town Hall
Bank Road
Matlock
Derbyshire
DE4 3NN

By Phone: 01629 761241

Please note that all comments, and the name of the individual or organisation responsible for them will be a public record, and can be viewed at the Council’s Offices.

Anyone submitting representations as part of this consultation will be added to the District Council’s Local Plan contact list, and will receive notification of future consultations.

This document is available free of charge in electronic, audio, Braille and large print versions, and in other languages on request. For assistance in understanding or reading this document, please call 01629 761195