Your Local Plan

Inside:

Your questions answered about the Local Plan

Have your say
YOUR views welcome on future housing numbers

Complete our Local Plan survey online at w:derbyshiredales.gov.uk/LocalPlan
Rose writes...

Cllr Lewis Rose OBE
Leader, Derbyshire Dales District Council

Have your say on Local Plan preparations

This special publication has been put together to encourage YOU to have your say as we set about preparing a Local Plan to guide new developments here in the Derbyshire Dales over the next 20 years.

After digesting all the information we really do hope you will complete the online questionnaire to help us in our deliberations.

Most of you now have access to the internet either at home or via family, friends or even the local library. If you have an issue in this respect, please feel free to put your thoughts in writing to our Planning Policy Team.

Taking into account the latest population and economic growth forecasts and our affordable housing needs, we probably need to build around 322 new homes a year up to 2033.

While we will of course protect wherever possible our green fields, in some instances this won’t be possible. Sadly, future housing needs cannot be accommodated by developing brownfield sites alone.

Because we don’t control development within the National Park, the housing need for the whole of the Derbyshire Dales has to be met by only half of our area (see bottom of p4).

Planning inside the Park is the Peak District National Park Authority’s responsibility and they are working with us to explain why their conservation purpose means they cannot set housing targets.

Last year we had no choice but to withdraw an earlier version of the Local Plan because it didn’t meet the national government’s policy to build more houses. We were told our estimate of 4,400 new homes was 2,000 short of what is needed.

So now it is back to the drawing board, but we continue to welcome your involvement in every part of the preparation of this vital Plan for the future.

What IS the Local Plan?

The Derbyshire Dales Local Plan is a very important document, setting out the overall vision, objectives, and polices for the future development of those parts of the Derbyshire Dales that lie outside the Peak District National Park.

Please see the map on the facing page to get an idea of the area involved. The regions shaded mid-green are the parts of the Dales that lie inside the National Park, and the darker green areas are outside the Park. The Local Plan applies only to future development in the darker green areas.

The Plan seeks to address local needs, especially for housing and economic development, while ensuring that the very special environmental qualities of the district – both natural and built – are conserved and, where possible, enhanced.

It will set out the District Council’s policies and proposals for the use and development of land for the period up to 2033.

Complete the questionnaire

After reading through this publication, please complete our questionnaire online at: w: derbyshiredales.gov.uk/LocalPlan

It is far quicker and cheaper for us to collate your feedback via the online form. If this is an issue for you, please write to: Planning Policy Team (Local Plan), Town Hall, Matlock DE4 3NN.
What is the Local Plan?

**DID YOU KNOW?**
The population of the Derbyshire Dales is expected to grow by around 6,000 from 2013 to 2033.

**DID YOU KNOW?**
The estimated population of the Dales in 2033 is 77,278 (71,266 in 2013).

**DID YOU KNOW?**
Average house prices in the Derbyshire Dales are much higher than comparative areas.

Public meetings

To back up the information in this publication, the following Public Consultation Meetings will take place in November: Tuesday 10\textsuperscript{th} Ashbourne Elim Church; Wednesday 18\textsuperscript{th} Wirksworth Leisure Centre; Wednesday 25\textsuperscript{th} Matlock Town Hall. All start at 7pm.

www.derbyshiredales.gov.uk/LocalPlan
The National Park covers about half of the Derbyshire Dales, but there is only limited opportunity for new development here because of the likely impact on the environmental quality of the Park. Another complication is the potential conflict with the Park’s Statutory Purposes of conservation. The Government does not require the National Park to set a target for new housing development. This puts added pressure on the District Council to meet almost 100% of the local housing needs in only 50% of the area.
To meet the country’s needs, the Government estimates 240,000 new homes need to be built each year, yet only 125,000 were built in 2014.

So the Government’s planning policy is to significantly increase the supply of housing across the country.

The Derbyshire Dales cannot fight national policy. Developers can appeal against any refusal of planning permission and that appeal is heard by the Government. What we need is a Local Plan that identifies appropriate sites with development potential, but one that also protects the much-loved Dales landscape.

There are however some tough decisions to be made, because national planning guidance no longer protects our green spaces in the way it did previously.

**Why do we need so many new houses?**

The Government’s National Planning Policy Framework (NPPF) requires the District Council to identify the scale and mix of housing and the range of tenures that the local population is likely to need in the coming years.

The most recent population projections predict:

* A population growth of about 6,000 people (8.4%) here in the Dales between 2013-33.

* A **43% increase** in people aged 60 or more, but the biggest change will come in the 75+ age group, where an **88% increase** is forecast.

* A fall in the population of all age groups 15-59

### Population projections...

<table>
<thead>
<tr>
<th>Age group</th>
<th>Population 2013</th>
<th>Population 2033</th>
<th>Change in population</th>
<th>% change from 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 15</td>
<td>10,554</td>
<td>11,204</td>
<td>650</td>
<td>6.2%</td>
</tr>
<tr>
<td>15-29</td>
<td>10,084</td>
<td>8,938</td>
<td>-1,146</td>
<td>-11.4%</td>
</tr>
<tr>
<td>30-44</td>
<td>11,041</td>
<td>10,991</td>
<td>-50</td>
<td>-0.5%</td>
</tr>
<tr>
<td>45-59</td>
<td>16,760</td>
<td>13,485</td>
<td>-3,275</td>
<td>-19.5%</td>
</tr>
<tr>
<td>60-74</td>
<td>15,068</td>
<td>18,045</td>
<td>2,977</td>
<td>19.8%</td>
</tr>
<tr>
<td>75+</td>
<td>7,759</td>
<td>14,616</td>
<td>6,857</td>
<td>88.4%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>71,266</td>
<td>77,278</td>
<td>6,012</td>
<td>8.4%</td>
</tr>
</tbody>
</table>
Assessing housing need

Affordable housing

What is needed?

Across the District Council area the average house price in 2014 was £255,500 - much higher than surrounding areas.

Although house prices in Derbyshire Dales grew by over 200% over the period 1998-2006 they have settled down since 2008. They are however still higher than neighbouring areas and higher than the average price in the East Midlands.

The evidence suggests a household income of just over £44,000 a year is needed to own a property in the Derbyshire Dales. The minimum required for a social rent is just under £15,000.

Just over a third (34%) of households have an income below £20,000. A further third are in the £20,000 to £40,000 range. The overall mid-range income of all households in the district is around £28,100, with a mean income of £36,900.

Priority

This suggests many local people are not actually able to afford to buy a house and live in the Dales.

Affordable housing has been the District Council’s highest priority for a number of years, and more than 1,000 new affordable homes have been provided across the whole of Derbyshire Dales in recent times.

The most recent evidence suggests around 100 affordable homes have to be built each year to meet local needs in the period up to 2033. The possible introduction of a Community Infrastructure Levy means the District Council could seek to reduce its affordable housing target from 45% to 30% of all new housing.

Different scenarios...

As a District Council, we have to objectively assess housing need, taking into account the area’s population and economic growth prospects and affordable housing needs.

Independent consultants tell us the District Council should be planning to deliver 322 houses a year over the period 2013-2033 – that’s a total of 6,440 new houses.

This is one of three scenarios below. As you can see, we have also considered what happens when the focus of the Local Plan is changed.

SCENARIO 1: Meeting Affordable Housing Needs – 265 houses a year (Total 5,300)

This would be the minimum amount of development to meet our future affordable housing needs (101 new homes a year) based on 35% of new houses being “affordable”. This is slightly above the minimum population growth requirement but would not result in any employment growth. No provision is made for new jobs.

Less greenfield land would be needed than the 6,440 new homes option. While this scenario factors in more social facilities to meet residents’ needs, there would be no uplift in the local economy as no provision is made for growth created by new jobs.

SCENARIO 2: Meeting the Objective Assessment of Housing Need – 322 houses a year (Total 6,440)

This scenario predicts an uplift in the number of new Derbyshire Dales jobs taking account of current forecasts. It provides the opportunity for some affordable housing to be provided to meet future needs. Improvements in social facilities would also result, though the environmental impact is greater than in Scenario 1.

SCENARIO 3: Boosting the Derbyshire Dales Economy – 360 houses a year (Total 7,200)

This level of development predicts enhanced economic growth for the area above that in Scenario 1 and 2, and factors in even more affordable houses as a result. Improvements in social facilities would also result from this scenario. However the environmental impact would be greater than either Scenario 1 or 2.

In all three scenarios the number of new homes across the District Council area would be higher than previous development rates, which have been no more than on average 200 a year.
**Development distribution**

Development should happen where the need to travel can be reduced through good access to facilities and services and without significant adverse impacts.

All settlements across the Plan area have been assessed on the basis of their range of facilities and services, employment opportunities and landscape sensitivity.

The following settlements are considered to be best suited to accommodating new development across the Plan area: Ashbourne, Matlock, Wirksworth, Darley Dale, Brailsford, Cromford, Overdridge, Matlock Bath, Middleton, Northwood, Rowsley, Sudbury, Tansley, Bonsall, Braggington, Clifton, Darley Bridge, Hulland Ward, Kniveton, Carsington, Kirk Ireton, Longford, Marston Montgomery, Roston, Osmaston, Bradley.

SEE QUESTION 3, back page

**Gypsies & Travellers**

The District Council is required to assess the future accommodation needs for Gypsy and Traveller sites, developing fair and effective strategies by identifying land for sites over a reasonable timescale. Fair and realistic policies have to be included in the Local Plan.

A Gypsy and Traveller Accommodation Assessment undertaken with the other local planning authorities has indicated that over the next five years six pitches should be provided in the Derbyshire Dales, and in the future one additional pitch every five years for the next 15 years. So a total of nine pitches are needed in the Dales over the period to 2033.

SEE QUESTION 4, back page

**How much land is needed?**

Whatever eventual new homes target is decided on, the good news is that around 2,000 new houses have already been built or have the benefit of planning permission across the whole of the District Council area. This means we need to find land for only the remaining 3,300 to 5,200 new homes up to 2033.

It is anticipated a further 400 new homes will be built in the National Park over the Plan period to 2033, further reducing the overall number of new homes not yet identified to between 2,900 and 4,800.

The District Council is currently assessing potential new sites sent for consideration as part of our Call for Sites invitation. No decisions have yet been made on the scale or location of development.

You can still suggest sites you think would be suitable to develop for housing at w:derbyshiredales.gov.uk/callforsites

**Employment land**

The Local Plan needs to support the local economy. This involves safeguarding existing jobs and providing new job-generating development.

Opportunities to meet the needs of businesses across the Plan area are limited, so the District Council will try wherever possible to resist the loss of employment land to housing.

Here are the results of a recent future employment land assessment, taking account of economic trends, projected employment growth and commercial property conditions. It estimates we need to accommodate an additional 15 hectares of employment land up to 2033:

<table>
<thead>
<tr>
<th>Need for Employment Land</th>
<th>Hectares</th>
</tr>
</thead>
<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 &amp; flexibility</td>
<td>2.3</td>
</tr>
<tr>
<td>TOTAL GROSS NEED</td>
<td>14.7</td>
</tr>
</tbody>
</table>

SEE QUESTION 5, back page

**Small scale infill & consolidation**

Some villages may not have any sites allocated to meet the District Council’s overall housing need. However, we want to support these rural villages by allowing small scale infill and consolidation, proportionate to local needs.

SEE QUESTION 6, back page
Identifying and assessing existing and future infrastructure needs to support housing and jobs growth has to be addressed by the Derbyshire Dales Local Plan.

Our review of infrastructure needs concludes there are few serious immediate concerns for the district. Traffic and transportation are however issues that need to be looked at in **Matlock, Ashbourne** and **Wirksworth**. The District Council and Derbyshire County Council have instructed consultants to assess the extent of the traffic and transport issues and what may be required.

**Infrastructure**

**Q1**
Should the District Council pursue a strategy which reduces from 45% to 30% the proportion of affordable housing required on all new homes developments, enabling more infrastructure across the whole of the district? **Y/N**

**Q2**
Should the District Council between 2013-2033 aim to accommodate:
- a. 5,300 dwellings
- b. 6,440 dwellings, or
- c. 7,200 dwellings

**Q3**
Do you consider that the towns & villages listed are the most appropriate for new development? **Y/N**

**Q4**
In light of the Gypsy & Traveller requirement can you suggest any sites within the Derbyshire Dales where accommodation could be provided?
To meet the future needs of Gypsies and Travellers, should the District Council:
- a. identify a single site containing all the required pitches,
- b. a number of sites, or
- c. should the provision be distributed more evenly across the Plan area?

**Q5**
Do you think 15 hectares is an appropriate target for new employment land in the district? **Y/N**

**Q6**
Would small-scale infill and consolidation in the smaller villages be beneficial? **Y/N**

Are there any other ways the District Council could maintain the sustainability of smaller villages other than through new development proposals?

Please complete our questionnaire online at: [w: derbyshiredales.gov.uk/LocalPlan](http://w: derbyshiredales.gov.uk/LocalPlan)

Closing date for responses is 14 December 2015

This publication 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.