

Kirk Ireton Derbyshire

NEIGHBOURHOOD PLAN

2019 - 2033

JULY 2021



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Supporting Documents are available on line at the following addresses:

Kirk Ireton Neighbourhood Plan - Conditions Statement & Appendices

https://www.derbyshiredales.gov.uk/images/documents/K/2021_05_13_KI_NP_Conditions_Appendices.pdf

Kirk Ireton Neighbourhood Plan - Consultation Statement & Appendices

https://www.derbyshiredales.gov.uk/images/documents/K/KI_NP_Consultation_Statement_&_Appendices.pdf

KI NP Designation Map Parish Area

https://www.derbyshiredales.gov.uk/images/KI_NP_Designation_Map_Parish_Area.pdf

Conservation Character Appraisal

www.derbyshiredales.gov.uk/kinpconservationcharacterappraisal

Landscape Sensitivity Study

www.derbyshiredales.gov.uk/kinlandscapesensitivitystudy

Rural Place Profile Oct 2013

https://www.derbyshiredales.gov.uk/images/K/KI_NP_Rural_Place_Profile_Oct_2013.pdf

Survey Results 2016

https://www.derbyshiredales.gov.uk/images/K/KINP_Survey_Results_2016.pdf

History of the Village Field

https://www.derbyshiredales.gov.uk/images/K/KINP_History_of_the_Village_Field.pdf

1 Introduction

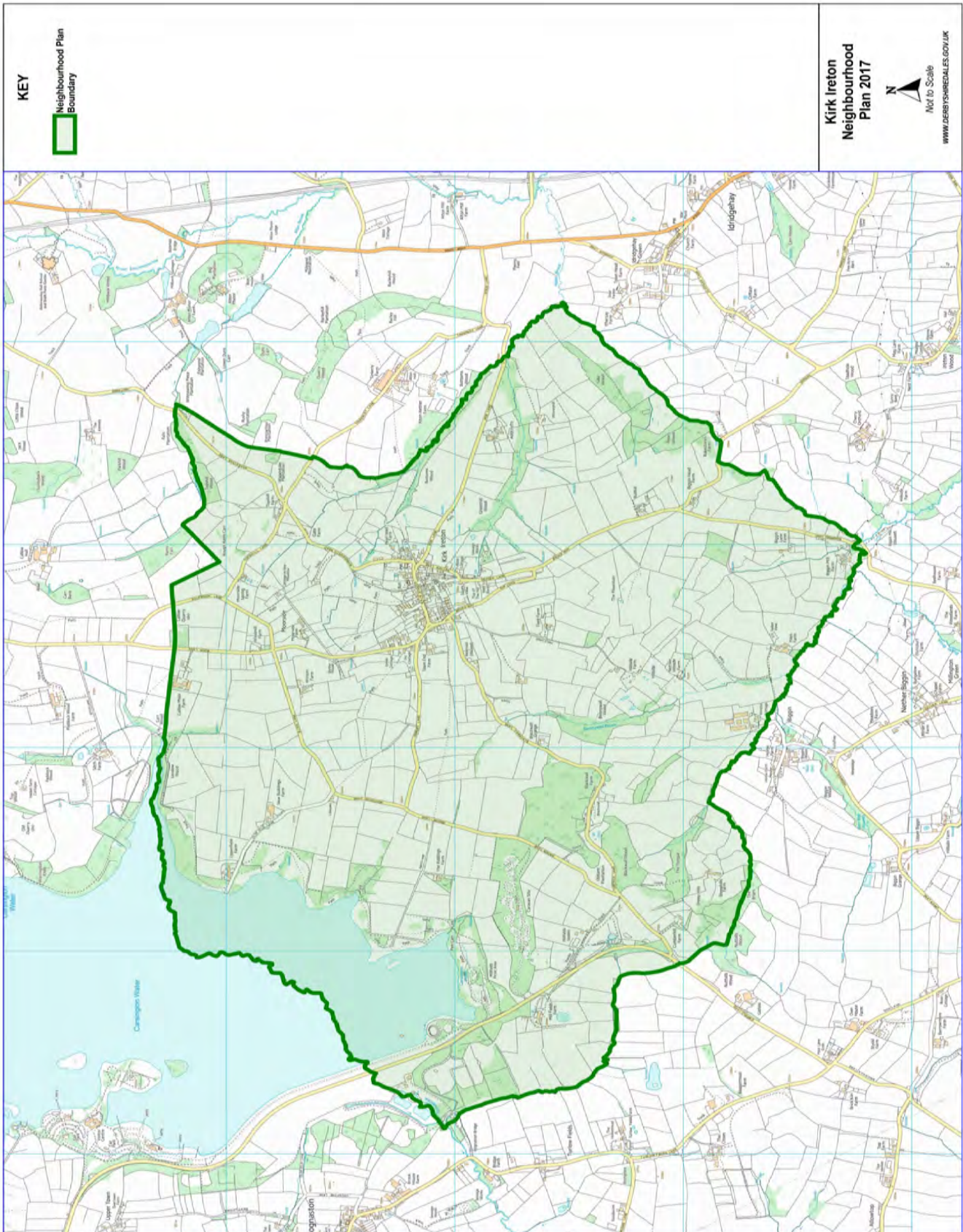
- 1.01 A Neighbourhood Plan aims to give local people a recognised input into what happens in their area in a specific time period. It derives from the Government's Localism Act November 2011 and The Neighbourhood Planning (General) Regulations 2012.
- 1.02 The Neighbourhood Plan will provide a framework for guiding future development within the area and will form part of the statutory development plan alongside the adopted Derbyshire Dales Local Plan, and be used in the decision making process for the determination of planning applications.
- 1.03 Kirk Ireton Parish Council initiated the formation of the plan in April 2014 when they applied to Derbyshire Dales District Council. The whole of Kirk Ireton Parish was designated as a Neighbourhood Plan area on 5th September 2014. The Plan once made will be regularly monitored by the steering committee.
- 1.04 Kirk Ireton Neighbourhood Planning Group came into being after the first public meeting in October 2014 at which the local community gave overwhelming support for the development of a Neighbourhood Plan for the village.
- 1.05 Over the following months the Steering Committee and working groups gathered information and opinions about the future of our village. The three groups produced maps and detail about how the village had developed and changed over the years. They looked at the amenities within the village and the natural environment particularly that within the Conservation Area. A questionnaire was compiled which went to all households in the neighbourhood area. The data collected enabled the group to create a Neighbourhood Plan to set out a vision for Kirk Ireton which reflects the feelings of local people about the future of their village and its environment.
- 1.06 The creation of the plan aimed to be as inclusive as possible with several open meetings, an information website and a stall at the village Wakes. The village school also played its role with a project based on the local area.
- 1.07 The Parish Council will monitor the implementation of the Neighbourhood Plan to ensure that its objectives are being delivered. At least every 5 years the Plan will be reviewed to see whether a new or modified Plan is required.



Presentation of findings from the working groups in October 2015

2 Neighbourhood Area Map

The Neighbourhood Area is as defined by the Kirk Ireton Parish boundary. This area was designated by Derbyshire Dales District Council on 5th September 2014. Although the Neighbourhood Plan Area includes the whole Parish of Kirk Ireton, because the majority of the population reside within the village of Kirk Ireton, the Neighbourhood Plan focuses on the main village settlement. The Neighbourhood Area is detailed on the following map.



3 Historic Background

3.01 There has been a settlement here since the Bronze Age and Kirk Ireton remains a thriving community to this day, with a population of 518 at the 2011 census.

3.02 In the past the main occupation was in agriculture and its associated trades. It was a self sufficient community, with a general store, bake house, butcher, shoemaker, joiner/ undertaker, builder, and two fish and chip shops.

3.03 The number of working farms dropped from nine to only one remaining today over a period of 25 years. The number of residential properties rose by 42 - some new build and others converted farm buildings / farm houses and shops. Many residents today are professional people who commute to work daily in Derby, Nottingham, etc. There are also a number of retired residents.



Holy Trinity Church

3.04 Holy Trinity Church dates from 1120 AD and is still active. It is part of the Wirksworth Team Ministry, although it does not have its own clergy living in the village. There were two Methodist Chapels, the larger of which was sold and converted into a house in the 1980s. The smaller is still in use as a chapel.

3.05 There were many pubs, five in the 1850s dwindling down to two in the latter part of the 20th century, and today only the Barley Mow remains.

3.06 Ownership of the Church Institute, built in 1911, was transferred to the Parish Council in 1972 and is now the Village Hall. The hall was renovated in 2002 with grants from Severn Trent. It is well used but there is no car parking and limited catering facilities.

3.07 In the 1800s an Elementary School for boys and girls was established on Well Bank. It moved to the present site on Main Street in 1882. In 2016 the number of pupils was 53 which is near the full capacity of 56. Currently the number is 51. Numbers have not been less than 50 since 2006/7. Land to the rear of the school has been “notified” by the Derbyshire Dales District Council for future expansion, if required.

3.08 In the 1980s there was a food shop/newsagents (Kirk Ireton Food and Wine Store) and a separate Post Office/ sweet shop operating in the village. When the post mistress retired the post office moved into the shop. When the shop owners decided to sell the business the post office and shop were moved into temporary premises in the garage at Rosebank Cottage. It later moved back to the old shop premises when it was bought by a village family.

3.09 In 2001 the Food and Wine Store ceased trading and the shop was converted into a house, now Candlewick Cottage. The owners of the Barley Mow offered to convert their stable to accommodate both Shop and Post Office. When the Post Office was closed due to cuts the Stable Shop was turned into a Community Shop manned by volunteers, two part-time paid managers, and a management committee of local residents.



4 Groups, Activities & Amenities

- 4.01 Kirk Ireton is a vibrant and caring community which organises and supports a number of events. Kirk Ireton Community Association (KICA) organises Wakes Week celebrations, various other events and Bonfire Night. An Open Gardens Group organise a weekend where residents open their gardens to the public; exhibitions and teas are provided at various venues.
- 4.02 The Village Hall is well used by various groups such as KICA, the Church and other groups for entertainment such as quiz evenings. A Luncheon Club meets once a month, the local WI (Ireton Wood and Idridgehay) hold their monthly meetings there. There is a singing group, various school clubs, a Friendship Group, a Running Group, Pilates and Yoga sessions, an under 5s group and a Book Club which meets once a month in the Barley Mow.
- 4.03 The Village Field is used for recreation and by the Village School. It was bought as a community asset for the Villagers of Kirk Ireton and Callow in 1994*.
- 4.04 A monthly Diary is published to keep villagers informed and report on activities.



Clubs, groups and organisations who regularly meet at various locations in the Village include:

Holy Trinity Church Services
 Parish Council - Village Hall
 Methodist Chapel Services
 Fellowship Group Excursions
 KI Community Association - Barley Mow
 School Governors - School
 Friends of the School - School
 Shop Committee - Barley Mow

Luncheon Club - Village Hall
 Women's Institute - Village Hall
 Open Gardens Group - Barley Mow
 Toddler Group - Village Hall
 Singing Group - Trinity Church / Chapel
 Book Club - Barley Mow
 Boules players - Village Field
 Meditation, Yoga, Pilates, etc

*History of the Village Field

https://www.derbyshiredales.gov.uk/images/K/KINP_History_of_the_Village_Field.pdf

5 Planning Context

- 5.01 Derbyshire Dales District Council, as the Local Planning Authority, have produced a new Derbyshire Dales Local Plan, in part allowing for a great increase in new housing provision up to 2033 in response to recent and projected population numbers; this plan was adopted in December 2017. The plan does not set a target for new dwellings in Kirk Ireton, which is a village with limited amenities, few employment opportunities and no public transport links. This does not, however, preclude a limited amount of new development taking place within this time frame.
- 5.02 Under the Localism Act 2011 and The Neighbourhood Planning (General) Regulations 2012 communities were given powers to produce Neighbourhood Plans to give local people greater influence in the future shaping of their environment. The preparation of Neighbourhood Plans by local residents involves the holding of public meetings, exhibitions and the distribution of questionnaires to establish local needs and preferences. This Neighbourhood Plan is required to have regard to national planning policy and guidance and be in general conformity with the Derbyshire Dales Local Plan. After consultation with statutory bodies to ensure the plan's legal validity, a local referendum is held to seek approval of the plan before its final adoption within the framework of the Derbyshire Dales Local Plan*.
- 5.03 A made Neighbourhood Plan forms part of the statutory development plan alongside the Derbyshire Dales Local Plan is used for the determination of planning applications within the Parish.

**Derbyshire Dales Local Plan in 2017 can be viewed here:*

<http://www.derbyshiredales.gov.uk/planning-a-building-control/local-plan-2015-16>



6 Community Engagement

- 6.01 At the Parish Council Meeting held on 4th April 2014 it was decided to write to the Planning Officer of Derbyshire Dales District Council (DDDC) to designate the whole of Kirk Ireton Parish as a Neighbourhood Plan area. Notice of this designation was given by DDDC on 5th Sept 2014.
- 6.02 The first public meeting was held on 19th February 2015 and was attended by 70 members of the village.
- 6.03 There was overwhelming support at the meeting for producing a Neighbourhood Plan for Kirk Ireton. Villagers were invited to be part of a Steering Committee and several Working Groups.
- 6.04 The children from the village school produced posters and descriptions of how they saw the village in the future as part of a school project based on the local area.
- 6.05 The Steering Committee worked closely with the Parish Council and has been guided throughout by Rural Action Derbyshire. The Steering Group adopted a constitution and applied for a grant to support the project.
- 6.06 At Kirk Ireton Village Wakes on 6th June 2015 the Steering Committee had an information stall with details about the progress of the plan so far on display. Members of The Committee were also on hand to answer questions about the plan. Several more villagers were recruited to join in the Working Groups.
- 6.07 For the creation of the Plan to be as inclusive as possible meetings were open to all and advertised in the *Village Diary*. A website was set up to make the progress of the plan easily accessible to all the village.
- 6.08 The working groups met monthly and gathered information on their three areas of interest.
- *Built Environment Group* focused on the main village settlement using the Conservation Area Appraisal. They made detailed analysis of the age, type and design of the individual properties in the settlement.
 - *Amenities Group* considered the range of the village amenities including the school, shop, pub, village hall, village field, open space, church, chapel, Kirk Ireton Community Association (KICA).
 - *Natural Environment Group* investigated all the ground within the Parish Boundary. This included farmland and agriculture, footpaths, woodland and wildlife. They also looked at the contribution made to the village economy by tourism.
- 6.09 This information was presented regularly to the Steering Committee and at the second public meeting held on 12th Oct. This meeting was attended by over 100 members of the village who were encouraged to leave comments and questions for the Steering Committee.
- 6.10 Using the information gathered and comments from the public meetings the Steering Committee created a questionnaire to go out to all the households in the Neighbourhood Area. Younger members of the community were encouraged to give their views.
- 6.11 Three hundred questionnaires were delivered and 174 returned. The results were collated and analysed and the evidence base was used to support the formation of the policies within The Kirk Ireton Neighbourhood Plan.
- 6.12 The draft copy of the Neighbourhood Plan was presented in a two day 'Open Weekend' in the Village Hall on the 4th & 5th Nov 2017. More than 70 villagers attended the meeting over the two days. After further consultations with interested parties, in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Plan was published for pre-submission consultation between 19th November 2018 and 2nd February 2019.
- 6.13 More detail can be found on community engagement in the Consultation Statement available at https://www.derbyshiredales.gov.uk/images/documents/K/KI_NP_Consultation_Statement_&_Appendices.pdf



7 The Kirk Ireton Community Vision

From consultation with the community of Kirk Ireton the following vision of where we want our community to be in 2033 was developed:

- 8.01 Kirk Ireton will be an active rural community with a balanced population comprising mixed ages. Village amenities will include a thriving school, a well supported shop and village pub, church, chapel, a village hall capable of providing the facilities expected of a modern village and the issue of adequate off-street parking will have been addressed.
- 8.02 The village's heritage, including the surrounding countryside, views, open spaces and recreational facilities will have been preserved and enhanced where possible.



Policies

All policies should be read in conjunction with the Derbyshire Dales District Council's adopted policies.

No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

Policy P1 – Development

Development proposals for the village of Kirk Ireton must be appropriate for a rural location and demonstrate particular attention to two important documents (and successor documents) that address the character of the settlement and its setting:

- Conservation Character Appraisal 2014
www.derbyshiredales.gov.uk/kinconservationcharacterappraisal
- Landscape Sensitivity Study 2015
www.derbyshiredales.gov.uk/kinlandscapesensitivitystudy

Objectives

- To meet local housing need within the existing built framework
- To protect the historic nature of Kirk Ireton.
- To retain the quiet and safe environment.
- To retain views and vistas both from and of the village.

Engagement with the Community

Questionnaire July 2016 & Open Meetings/Events between 2015-19

P1.01 The Kirk Ireton Neighbourhood Plan distributed a questionnaire in April 2016. The information was collated over the following weeks and published in July 2016 before the adoption of the Derbyshire Dales District Local Plan of 7th December 2017.

Full analysis of the Questionnaire results can be seen in Appendix KINP A¹

P1.02 The questionnaire results demonstrate a demand by the community for protection of the landscape and fields surrounding the village.

- In response to Q9, 71% of the community replied that they required the Kirk Ireton Neighbourhood Plan to adopt the Settlement Framework Boundary from the 2012 Draft Local Plan in order to protect the green field sites outside this boundary.
- 94% of respondents said that views to and from the village should be protected.
- When asked what they liked about living in the village 74% responded the “Lovely Countryside/ Views” and 80% said the “Quiet safe environment”.
- When asked what worried them about future development 85% were concerned about “Loss of green fields / Impact on views / Loss of wildlife habitat”.
- In response to Q12, 83% replied that the roads into Kirk Ireton were unsuitable to support significant further development within the village.

P1.03 Three open events were held in the village hall after the questionnaire. They were held on 10th Oct 2015, 4 & 5th Nov 2017 & 26th Jan 2019. A map displaying the existing built framework and associated ideas for a policy and subsequent adoption was shown at all events and received widespread support.

Conservation Area Character Appraisal December 2014

P1.04 Page 37 of the Kirk Ireton Conservation Area Character Appraisal states:

“Kirk Ireton remains a relatively secretive place on its approach, ‘tucked’ away to the east of Carsington Reservoir. Travellers suddenly emerge from the sunken and narrow lanes into the ‘heart’ of this attractive village.” And:

“Kirk Ireton is situated on high ground close to the watershed of the River Ecclesbourne to the east and the Scow Brook (Carsington Reservoir) to the west. North to south it extends along the 200 metre contour. Properties enjoy expansive views across the Ecclesbourne valley as ground falls quite steeply away to the east of Nether Lane and Bottom Lons.”

¹ https://www.derbyshiredales.gov.uk/images/K/KINP_Survey_Results_2016.pdf

- P1.05 On page 38 it states that from the eastern approach along Hob Lane:
“the built development of the village is most apparent.”
 The village has:
“A core of traditional historic buildings surrounded by a much wider historic landscape.”
 And:
“Views from the settlement especially from the east and north are out across an attractive agricultural landscape. The area is overtly rural – the village is surrounded by agricultural land, with fields bordered by trees and hedgerows.”
- P1.06 In November 1992 the Conservation Area was reviewed and considerably extended. This was triggered by a request from the Parish Council to recognise the wider setting of the Conservation Area and protect views from vantage points both into and from the village.
 In consulting with Derbyshire County Council and the County Archaeologist it was recognised (Page 61) that:
“The landscape surrounding the village contributes very strongly to its special character, but is noteworthy in its own right as a very clear survival of a landscape shaped by mediaeval farming practice. The surviving pattern of field boundaries, sunken lanes and footpaths reflect the pre enclosure landscape and the extent of species rich hedgerows indicates the considerable age of the hedgerow boundaries in many instances. It is felt that the landscape is of such importance in terms of its own historic and visual quality, as well as in terms of its contribution to the settlement framework, that parts of it merit inclusion within the conservation area.”
- P1.07 In 2012 the Derbyshire Dales District Council commissioned a new Local Plan in response to the central government National Planning Policy Framework. The Government Inspectorate rejected the subsequent Pre-Submission Draft Local Plan in October 2014. The Derbyshire Dales District Council withdrew the Draft Local Plan and engaged in a further and extensive evidence base consultation. This process included the commissioning of a ‘Landscape Sensitivity Study’ from Wardell Armstrong and a ‘Settlement Hierarchy Assessment’.

Landscape Sensitivity Study August 2015 (see map on page 18)

- P1.08 The Executive Summary in the Landscape Sensitivity Report by Wardell Armstrong stated: “The aim of the study is to assess the sensitivity of the landscape surrounding settlements to housing development.”
 The study used the Kirk Ireton Settlement Framework Boundary from the 2012 Draft Local Plan to denote the ‘built’ area of the village. It assessed the suitability for development of each field outside of this boundary but within the 1992 conservation area, classifying each field as either high, medium or low sensitivity to development.
- P1.09 The Sensitivity Study referenced the ‘Guidelines for Landscape and Visual Impact Assessment’, Third Edition, published by Routledge (2013). The publication sets out *“the methodology for assessing the sensitivity of particular types of development, relating to susceptibility to change and landscape value.”* The guidelines attach great importance to public and private views stating in 3.20 that “In most cases it will be essential to give detailed consideration to both:
- *effects on the landscape as a resource (the landscape effects); and*
 - *effects on views and visual amenity as experienced by people (the visual effects).*
- P1.10 The Landscape Sensitivity Study ‘Description and Analysis’ of Kirk Ireton on page 55 states:
- 6.4.30 *Kirk Ireton is rural in character, with narrow winding roads and a wooded character created by strong tree belts and woodland blocks. All approaches to the settlement are rural, and land immediately surrounding the settlement predominantly comprises smaller fields enclosed by tree belts, forming a vegetated edge. The village and surrounding land is located within the Kirk Ireton Conservation Area.*
- 6.4.31 *Land to the east of the settlement slopes down away from Kirk Ireton with high visual prominence, and is an important approach into the settlement, with open views framed by*

woodland blocks.

- 6.4.32 *The north-eastern settlement edge is well-defined but urban. However the majority of land beyond this edge is enclosed by vegetation, and tree belts to the north screen long distance views. Additional planting on the boundaries of these fields could reduce the visual prominence of this land further, in addition to creating a vegetated edge to the settlement.*
- 6.4.33 *Land to the south-west of the settlement is enclosed by hedgerows and tree belts, and is located within the settlement pattern.*
- 6.4.34 *Remaining land surrounding the settlement, particularly to the east, contributes to the rural character of and approaches to, the settlement.*

It concludes:

- 6.4.35 *The field to the east of Hardings Close is of low sensitivity and the adjacent fields to the east are of medium sensitivity. The field west of Wirksworth Road is also of medium sensitivity. Small fields adjacent to the south-western edge of the settlement, north and south of Blackwall Lane, are of low sensitivity. All remaining land surrounding the settlement is of high sensitivity.*

- P1.11 An analysis of the Landscape Sensitivity Plan of Kirk Ireton (see page 18) published with the report reveals that 85% of the fields surrounding the village were judged to be of high sensitivity, having a: *“low capacity to accommodate change such as built environment”*, and therefore unsuitable for development.
- Two small areas, consisting of three fields, were judged to be of medium sensitivity and three small areas, consisting of five fields and part of one further field, were judged to be of low sensitivity. These sites are to the north and west of the village.

‘Call for Sites’ (late 2015) & Strategic Housing and Employment Land Availability Assessment (SHLAA) August 2016:

- P1.12 In late 2015, after the publication of the Landscape Sensitivity Study, Derbyshire Dales District Council made a *“call for sites”*, to which land could be submitted for assessment as to suitability for future development. Independently three sites, in and around Kirk Ireton, were submitted for assessment. They were examined and subsequently reported on in the ‘Strategic Housing and Employment Land Availability Assessment’ (SHLAA), which was published in August 2016. The SHLAA included ‘landscape’ but also covered a much wider range of assessment criteria including flood risk, historic environment, contamination, highway infrastructure, public transport, services, brownfield status and other measures.
- P1.13 Two submitted sites - the field to the east of Hardings Close (SHLAA 184) and the small field adjacent to the south-western edge of the village, south of Blackwall Lane (SHLAA 219) - that had been assessed as low sensitivity in the Landscape Sensitivity Study, were determined to be ‘undevelopable’ by the SHLAA.
- The third site, Smithy Bungalow (SHLAA 476) was within the Settlement Boundary. It was considered that 25% of this site was ‘developable’.
- There is a remaining area of land situated to the west of Main Street and north of Blackwall Lane which was designated as low sensitivity in the Landscape Sensitivity Survey but was not submitted in the ‘Call for Sites’.

Settlement Hierarchy Assessment October 2015:

- P1.14 The Settlement Hierarchy Assessment (3.19) states:
- “If a settlement is surrounded by landscape of high sensitivity then it has low capacity to accommodate change such as built environment.”*
- The introduction (1.2) of the Settlement Hierarchy Assessment states:
- “In considering where new development should be located, there is a need to balance the requirements of development against other needs such as sustainability and environmental impacts. Development needs to be accommodated in settlements where the need to travel can be reduced through good access to facilities and services and where it can be accommodated without significant adverse impacts.”*

It also (3.18) states:

“Considerable weight has been attached in this Assessment to the findings of the Landscape Sensitivity Report produced for the District Council by consultants Wardell Armstrong.”

P1.15 The Settlement Hierarchy Assessment considered the suitability of 24 settlements for future development. The main factors considered were economic (employment opportunities), environmental and the availability of social/community facilities. Kirk Ireton was placed 23rd out of the 24 settlements. The settlements were then graded into five tiers, 1 to 5. Tier 1 contained settlements considered most suitable for future development. Tier 5 contained settlements considered least suitable for future development. Kirk Ireton was placed in tier 5 as the village was judged to be unsuitable for significant development. The Settlement Hierarchy Assessment introduction (1.3) states:

“At the bottom of the hierarchy are settlements, which have relatively few functions, less infrastructure and are more isolated in terms of transport links.”

The study concludes (4.14) that:

“In line with the overall aim of planning to contribute to sustainable development, the spatial strategy in the new local plan should seek to guide the majority of new development to the higher tiered settlements. This may be achieved by trying to facilitate higher growth rates in each successive tier, so that the lowest growth rates occur in Tier 5 and the highest growth rates in Tier 1.”

The Inspector’s Report 13th November 2017 & Main Modifications

P1.16 The draft Derbyshire Dales Local Plan was examined by Mark Dakeyne BA (Hons) and the Inspector’s Report was published on 13th November 2017:

Page 9 40. of the Inspector’s Report states:

“The 4th and 5th tier villages do not have settlement boundaries but Policy S3 as worded does allow limited development to support existing services through infill and consolidation. However, there is a lack of consistency between the explanation and the policy itself and not enough clarity as to the type of development that might be acceptable. MM4 provides that necessary effectiveness, consistency and guidance by referring to infill and consolidation at an appropriate scale, brownfield sites on the edge of settlements and affordable housing exception sites.”

P1.17 Main Modification 4 on page 7 of the Inspector’s Report clarified Derbyshire Dales District Council development policy towards 4th and 5th tier villages and was published in S2 of the Derbyshire Dales District Council Local Plan 7th December 2017. It states:

“In all cases, development should be commensurate with the scale and function of the settlement, can be accommodated through infill and consolidation of the existing built framework of the settlement or is well related to the existing pattern of development and surrounding land uses; would not lead to prominent intrusion into the countryside; or constitutes exception sites affordable housing (Policy HC5).”

Derbyshire Dales Local Plan 7th December 2017

P1.18 The Derbyshire Dales Local Plan adopted on the 7th December 2017 changed the classification of Kirk Ireton from Tier 5 in the Settlement Hierarchy Assessment October 2015 to Tier 4. It describes the group of six villages in Tier 4 as *“Accessible Settlements with Minimal Facilities”*.

S2 of The Local Plan states:

“Accessible Settlements with Minimal Facilities – Fourth Tier

Accessible Settlements with minimal facilities are defined as settlements with a very limited range of employment, services and facilities. Small villages have a low level of services and facilities and few employment opportunities. Development will therefore be limited to that needed to help maintain existing services and facilities and to meet the housing needs of the settlement. As such there is some limited scope for development within these settlements.”

4.20 of The Local Plan states:

“Whilst it is recognised that in these villages there is a need to meet local needs for housing and other economic or community purposes these villages generally have a very limited range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. Development on a large scale would be unsustainable in these villages, as this would

generate a disproportionate number of additional journeys outside the villages and undermine the spatial strategy.”

And 4.72:

“The strategy for the Rural Parishes is to ensure that new development does not have any significant adverse impact upon the character and appearance of these villages, and the surrounding countryside.”

This will be achieved by Policy S9 a) - Rural Parishes Development Strategy:

*protecting the open countryside and high quality environment from inappropriate development;
protecting and enhancing the historic environment of rural villages.*

P1.19 Kirk Ireton does not have a housing target to meet the Derbyshire Dales District Council housing need.

Conclusion

P1.20 This policy offers protection to the highly sensitive landscape surrounding the village as described in the Kirk Ireton Conservation Area Character Appraisal, the Landscape Sensitivity Study, the responses to the village questionnaire and the feedback from the community at village open events.

Policy P2 - Protecting Views

Development proposals should not be detrimental to views of the village, views from the village or the heritage value of the landscape. The potential impact on views should be assessed and addressed by taking into account the sensitivity of land to development as identified in the Landscape Sensitivity Study and also the principles within and views highlighted by the Conservation Area Character Appraisal.

P2.01 "Kirk Ireton is situated on high ground close to the watershed of the River Ecclesbourne to the east and the Scow Brook (Carsington Reservoir) to the west. North to south it extends along the 200 metre contour. Properties enjoy expansive views across the Ecclesbourne Valley as ground falls quite steeply away to the east of Nether Lane and Bottom Lons."

Source: Kirk Ireton Conservation Area Appraisal.*

Objective

P2.02 To protect the valued views of the village from the surrounding countryside and the views from the village to surrounding countryside in all directions.

Village Data

P2.03 *Full Analysis of the Questionnaire results can be seen in in Appendix KNIP A².*

- The majority of respondents to the Questionnaire regarded the 'Lovely Countryside and Views' to be an important reason to live here.
- There were a large number of concerns about the effects of future development on the environment including Loss of Green Fields, Impact on Views and Loss of Wildlife Habitat.
- The majority of respondents said we should keep the current settlement boundary in order to discourage development on greenfield sites

Supporting Material:

P2.04 Derbyshire Dales District Council contracted Wardell Armstrong to produce a 'Landscape Sensitivity Study' of settlements within their district which was published August 2015.

Wardell Armstrong carried out a review in line with the methodology set out in the *Guidelines for Landscape and Visual Impact Assessment* – produced by the Landscape Institute and The Institute of Environmental Management Assessment. Their landscape and visual impact team regularly contribute to the preparation and review of environmental statements and environmental appraisal.

The aim of the study was to assess the sensitivity of the landscape surrounding settlements to housing development and provide a strategic context for landscape capacity and impact assessments undertaken at field level, and form part of the evidence base for the Local Plan.



The view across the Ecclesbourne Valley from Nether Lane

The Conservation Area Appraisal can be viewed here:

www.derbyshiredales.gov.uk/kinconservationcharacterappraisal

² https://www.derbyshiredales.gov.uk/images/K/KINP_Survey_Results_2016.pdf

Policy P3 - Conservation Area

Development proposals within the Conservation Area should promote, reinforce and enhance the area's local distinctiveness and be sensitive to the heritage context in terms of design, materials, scale, massing, density, light pollution and access. The guidelines within the Kirk Ireton Conservation Area Character Appraisal must be addressed. Particular attention should be paid to any impacts on principal landmarks as identified on the adjacent map and its key.

P3.01 *“The original reasons for the designation of Kirk Ireton as a Conservation Area are still considered as pertinent now as in 1972 and 1992. New development within or adjacent to The Conservation Area could potentially harm the area and inappropriate development could easily harm the scale and balance in the relationship of settlement to Landscape.”*

Source: Kirk Ireton Conservation Area Appraisal

Objective

P3.02 This policy is to protect the whole of the Kirk Ireton Conservation Area from inappropriate development.

What is a Conservation Area?

P3.03 Following concerns that the special qualities of areas were being lost by post-war development, the 1967 Civic Amenities Act introduced the concept of a 'Conservation Area'. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 gives local Councils the power to designate a Conservation Area within their local planning area. A Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

The Kirk Ireton Conservation Area

P3.04 In 1971 Kirk Ireton was designated a Conservation Area. At that time, the boundary was drawn quite tightly around the built development which formed the core of the village.

P3.05 In November 1992, the Conservation Area was reviewed and extended considerably. This was triggered by a request from the Parish Council who considered that the village had suffered considerable pressure for development, much on the edges of the existing Conservation Area and that it was important to recognise the wider setting of the Conservation Area and protect views from vantage points both into and from the village.

P3.06 Conclusion to the Conservation Area Character Appraisal December 2014

“The current Conservation Area boundary, as established in 1992 generally follows physical boundaries on the ground, such as existing field patterns and public footpaths. The 1992 boundary identified a much wider agricultural setting for the core of the village and recognised the importance of the wider historic landscape. It is therefore not proposed to amend, either by further inclusion or reduction, the existing boundary.”

Village Data from the Questionnaire:

P3.07 Response to the Village Questionnaire (see Appendix KNIP A³) showed that the majority:

- Were aware of the Conservation Area status of the village and say that this Plan should adopt its principles.
- Stated that new houses and extensions should be in sympathy with the surroundings
- Had concerns about future development in the village expressing concerns about development which was out of character.

³ https://www.derbyshiredales.gov.uk/images/K/KINP_Survey_Results_2016.pdf

Development within the Kirk Ireton Conservation Area

P3.08 Any development must conserve and enhance the character of the Conservation Area. It should respect the nature, scale, design and materials found in the area and be in keeping with the special qualities of the defined character documented in The Conservation Area Character Appraisal.






P3.09 The landmark properties in the village should be respected.

P3.10 This Plan supports the findings of the Kirk Ireton Conservation Area Character Appraisal which suggests the following (except in exceptional circumstances or when a compelling case is made in support of good design):

P3.11 Guidelines

- i. The general pattern of buildings on Main Street is two storeys high with narrow frontage. This should be maintained.
- ii. The size of properties in relation to neighbouring properties and the size of the plot are important. The construction of buildings which are too big for the plot and which are disproportionate to surrounding houses should be avoided.
- iii. The agricultural character of outbuildings should be preserved and encouraged.
- iv. Houses should be built of warm pink/orange local sandstone with coursed squared blocks with tooled finish and natural coloured mortar.
- v. Roofs should be Staffordshire Blue clay tiles or stone slates at a suitable pitch. Gables should have mortared verges or stone copings.
- vi. Extensions to existing properties should be constructed of materials which match the existing. There should be careful introduction of buildings and structures (for example, sheds, garages, garden rooms, garden studios, pergolas, raised decking) within building curtilages which are visible to the public and could have a potential negative impact on the character and appearance of the Conservation Area.
- vii. Porches and conservatories may have an impact on historic buildings and the Conservation Area. Their appropriateness to the period, type and style of the original building is important as is their size, form, mass, scale and their construction materials.
- viii. Generally there should be a high proportion of wall to window/door openings
- ix. The replacement of windows and doors should be with appropriate materials to discourage the use of UPVC windows and doors, especially in old properties.
- x. Solar panels, satellite dishes and street furniture should be sited thoughtfully. The potential impact of external appendages to properties – such as meter boxes, flue pipes, boiler flues outlets and cables, can be mitigated through careful consideration of their colour and finish and their location on a building.
- xi. Any loss or unnecessary alterations to stone walls should be avoided. Boundary walls gates, gateposts and railings etc. to properties in all parts of the Conservation Area are important where they provide a visible and physical presence of enclosure to the road ways, tracks and footpaths. The consequences of their removal, in whole or in part, or their alteration or re-construction in non-traditional materials can have a detrimental effect on their setting.
- xii. New or replacement gates, gate posts and railings to properties should be appropriate to their context in form and scale, and be made of materials which relate to the tradition of such elements within the street scene.
- xiii. Hard surfacing materials for driveways, paths etc. to properties where these are visible to the public should have hard surfacing of traditional materials which complement the rural and historic character and appearance of the Conservation Area. The visual and physical impact of areas of modern paving of an inappropriate colour or texture can have a significant impact on the character and appearance of the Conservation Area.

KEY

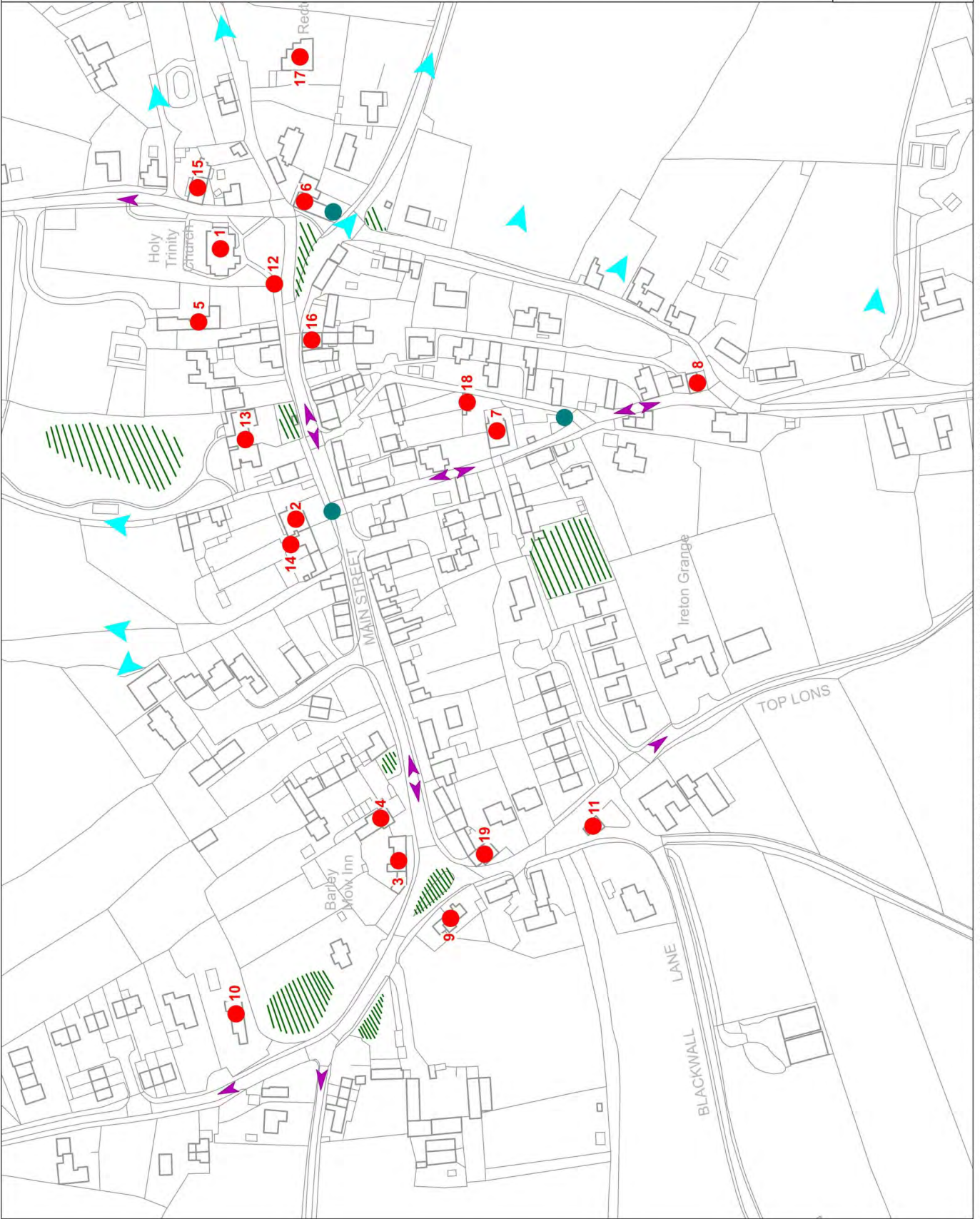
-  Green spaces within village confines
-  Principal views - long range
-  Secondary views - short range / contained
-  Vistas / end stop views
-  Principal landmarks

- The principal landmarks in Kirk Ireton are:
1. The Church of Holy Trinity
 2. Northfields Farm
 3. Cottages/Stables at The Barley Mow
 4. The Barley Mow Inn, Main Street
 5. Green Farm
 6. The Old Post Office and Village Hall
 7. Old Chapel, Coffin Lane
 8. The Old School House, Well Banks
 9. Town End Cottages
 10. Vesta Lyn' Moor Lane
 11. Pebble Cottage, Broadway
 12. Churchyard Gates
 13. Primary School
 14. Manor House
 15. Church Farm
 16. Lukes Cottage
 17. Old Rectory
 18. Yew Tree Cottage
 19. 1 Broadway

Kirk Ireton Conservation Area Appraisal 2015

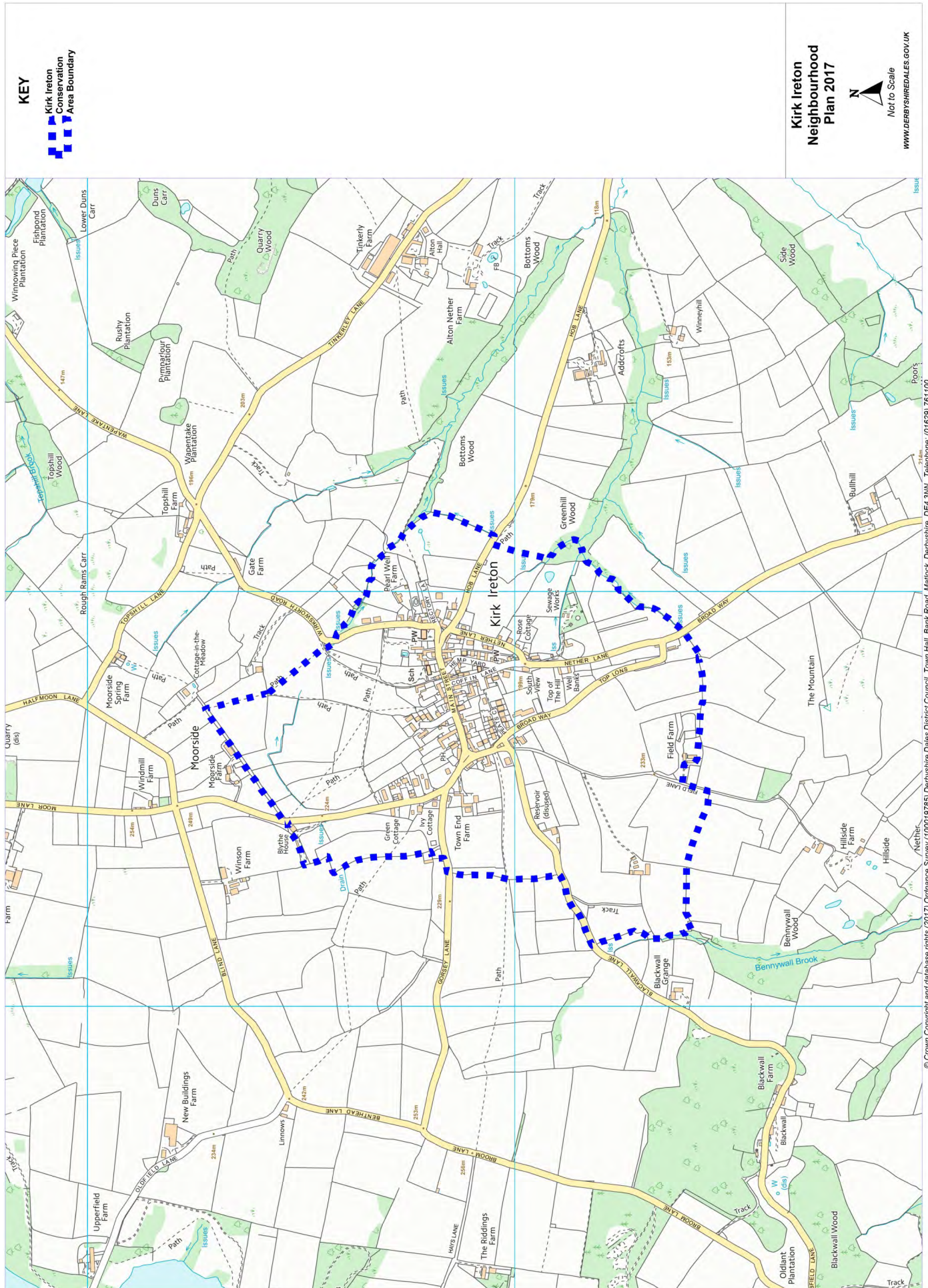


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Map showing the Kirk Ireton Conservation Area



Policy P4 - Business Development

Business and tourism developments that demonstrate appropriate regard for the rural character and rural infrastructure of the Neighbourhood Area will be supported.

Objective

P4.01 To encourage suitable business development in the Neighbourhood Plan area.

Village Data:

P4.02 The two most popular answers to 'What do you like about living here?' were: "Quiet, safe environment" (80%), "Lovely Countryside/Views" (74%).

There was concern that development would increase traffic on unsuitable roads, exacerbate parking problems and affect the unique environment of the village and its surrounding countryside.

Full analysis of the results from the questionnaire is shown in Appendix KINP A⁴

Background

P4.03 The roads that connect the village of Kirk Ireton to the nearest 'A' roads are too narrow and poorly maintained to support an increase in the volume of traffic, particularly larger vehicles, that would be associated with significant commercial development.

4.04 The NPPF states in paragraph 83 "*planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; the development and diversification of agricultural and other land based rural businesses; and sustainable rural tourism and leisure developments which respect the character of the countryside and the retention and development of accessible local services and community facilities...*"

P4.05 The Derbyshire Dales Local Plan supports the appropriate development of tourism and culture (Policy EC8).

Tourism plays a significant part in the local community including:

Caravan & camping sites	Equestrian centre
Cycling routes	Garden visits (National & local events)
Bed and breakfast accommodation	Holiday cottages
Destination "Real Ale" pub	Rambling
Carsington Water activities	Wakes week festival

Other potential activities:

Rural craft workshops	Exhibition space for artisans and local artists.
Plant Nursery	Café/Tea Room for walkers, cyclists, etc.
Pub with food	Historic tours

Compliance with the Derbyshire Dales Local Plan

P4.06 This Plan supports the following policies in the Derbyshire Dales Local Plan

Page 50: 4.72 states that: *The strategy for the Rural Parishes is to ensure that new development does not have any significant adverse impact upon the character and appearance of these villages, and the surrounding countryside.*

Policy S9: Rural Parishes Development Strategy will be achieved by; "*protecting the open countryside and high quality environment from inappropriate development; protecting and enhancing the historic environment of rural villages.*"

Page 112 Policy EC8 "*Where development (excluding chalet accommodation, caravan and camp site developments), accords with any of the principles listed above, it will be permitted if:*

- a) *the scale and nature of the activity are appropriate to its location;*
- b) *it supports sustainable rural tourism;*
- c) *the location is capable of accommodating increased numbers of visitors without detriment to road safety or congestion;*
- d) *there is no detrimental impact on the character of the local landscape and/or nearby settlements.*"

⁴ https://www.derbyshiredales.gov.uk/images/K/KINP_Survey_Results_2016.pdf

Policy P5 - Parking

- a) Subject to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) developments within the village which propose to remove recognised off-road parking spaces (such as driveways or garages) will be required to make alternative provision which increases or maintains the number of accessible parking spaces available on or within the immediate vicinity of the site.
- b) Any opportunities that arise to enhance parking provision throughout the village will be supported.

Objective

P5.01 This policy is to ensure that any new development does not have a detrimental effect on the already stretched parking facilities in the village.

Supporting Information & Data

- P5.02 The village questionnaire highlighted the fact that many people in the village say there is a problem with parking and were concerned that additional development in the future could exacerbate this. Most original village cottages do not have any off-road parking facilities. This is particularly obvious along the Main Street which is fully occupied with cars along one side.
- P5.03 The village car park on Main Street is often full with residents' and visitors' cars. Neither the village hall, school, shop, church or chapel have any parking spaces which puts further stress on the limited parking facilities in the village.
- P5.04 Residents need to travel out of the village for work, education, shopping and leisure. There is a lack of public transport. As a result many properties have two, three or in some cases even four cars. The Rural Place Profile⁵, created by OCSI using the 2011 census, states on page 35 that in Kirk Ireton 44.2% of households (90 out of 205) have two cars against a national average of 24.7%. These are the most up to date figures available - however it is likely that the percentage of two-car households in the village has risen since the census was taken six years ago.
- P5.05 The Rural Place Profile also states that the average travel to hospital from Kirk Ireton by public transport is sixty minutes against a County average of thirty nine minutes. Sixty minutes would actually be extremely hard to achieve. These figures illustrate why villagers are so reliant on cars.

⁵Rural Place Profile Oct 2013

https://www.derbyshiredales.gov.uk/images/K/KI_NP_Rural_Place_Profile_Oct_2013.pdf

Acknowledgements

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