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Tuesday, 9 April 2024

To All Councillors:

As a Member of the **Local Plan Sub-Committee**, please treat this as your summons to attend a meeting on **Wednesday, 17 April 2024 at 6.00 pm** in the **Committee Room, Town Hall, Matlock DE4 3NN**

Yours sincerely,

Helen Mitchell
Director of Corporate and Customer Services

This information is available free of charge in electronic, audio, Braille and large print versions, on request.

For assistance in understanding or reading this document or specific information about this Agenda or on the “Public Participation” initiative please call the Committee Team on 01629 761133 or email committee@derbyshiredales.gov.uk

AGENDA

1. APOLOGIES FOR ABSENCE

Please advise the Democratic Services Team on 01629 761133 or email committee@derbyshire.gov.uk of any apologies for absence.

2. APPROVAL OF MINUTES OF PREVIOUS MEETING (Pages 3 - 6)

01 February 2024

3. PUBLIC PARTICIPATION

To enable members of the public to ask questions, express views or present petitions, **IF NOTICE HAS BEEN GIVEN**, (by telephone, in writing or by email) **BY NO LATER THAN**

12 NOON OF THE WORKING DAY PRECEDING THE MEETING. As per Procedural Rule 14.4 at any one meeting no person may submit more than 3 questions and no more than 1 such question may be asked on behalf of one organisation.

4. INTERESTS

Members are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the District Council's Code of Conduct. Those interests are matters that relate to money or that which can be valued in money, affecting the Member, their partner, extended family and close friends. Interests that become apparent at a later stage in the proceedings may be declared at the time.

5. LOCAL PLAN PUBLIC CONSULTATION - HOUSING OPTIONS (Pages 7 - 26)

This report provides for Members consideration and approval a proposed consultation proposals for the first round of public consultation on the review of the Derbyshire Dales Local Plan.

Members of the Committee - Councillors Robert Archer, Matt Buckler, Martin Burfoot, Nigel Norman Edwards-Walker, Gareth Gee, Susan Hobson, David Hughes (Vice-Chair), Peter O'Brien (Chair), Lucy Peacock and Roger Shelley

NOTE

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Local Plan Sub-Committee

Minutes of a Local Plan Sub-Committee meeting held at 6.00 pm on Thursday, 1st February, 2024 in the Council Chamber, Town Hall, Matlock, DE4 3NN.

PRESENT

Councillor Peter O'Brien - In the Chair

Councillors: Matt Buckler, Martin Burfoot, Nigel Norman Edwards-Walker, Gareth Gee, David Hughes, Lucy Peacock and Roger Shelley

Steve Capes (Director of Regeneration & Policy), Mike Hase (Policy Manager) and Tommy Shaw (Democratic Services Team Leader)

Note:

“Opinions expressed or statements made by individual persons during the public participation part of a Council or committee meeting are not the opinions or statements of Derbyshire Dales District Council. These comments are made by individuals who have exercised the provisions of the Council’s Constitution to address a specific meeting. The Council therefore accepts no liability for any defamatory remarks that are made during a meeting that are replicated on this document.”

APOLOGIES

Apologies for absence were received from Councillor(s): Robert Archer and Susan Hobson

308/23 - APPROVAL OF MINUTES OF PREVIOUS MEETING

It was moved by Councillor Matt Buckler, Seconded by Councillor Nigel Edwards-Walker and

RESOLVED

That the minutes of the meeting of the Local Plan Sub-Committee held on 20 December 2023 be approved as a correct record.

Voting

07 For

00 Against

01 Abstentions

The Chair declared the motion **CARRIED**.

309/23 - PUBLIC PARTICIPATION

STATEMENT from Cllr Vicki Raynes, Tansley Local Resident

Dear Councillors,

The Progressive Alliance has a commitment to supporting Rural Villages across the Plan Area. Tansley is considered a Rural Village (Tansley PC requested this designation, which Mr Hase will tell you was agreed by DDDC)

During the last round of Local Plan allocations Tansley was required to take almost 100 new homes, a huge increase for our village. Some of these new homes are occupied others still being built.

It has not been a good experience for the village, as development has taken place without any thought for infra structure, we have on going problems with drainage, and our narrow roads have difficulty accommodating the additional traffic and parked vehicles.

We are not aware of any junction improvements (as per the 2017 Plan) to ensure our journey to essential services in Matlock are accessed with more ease,

We are not aware that medical facilities have increased in size to accommodate this additional building .

We are not aware that there has been an improved public transport facility, and we are still waiting for a much needed pedestrian crossing on the A615 ... so what improvements has additional development brought to our village?

We have received 106 money to up grade our recreation facilities but frankly these are small amounts - when compared to vital infrastructure improvements which are needed.

There is no assessment of the cumulative impact of development on a settlement - no reference to other developments in the area which might impact upon the settled community and limited facilities.

Development has taken place in our village prior to planning permission being granted and Conditions are often ignored.

DDDC are now in the process of deciding where additional development will take place, when deciding locations for development might it be fair and democratic to look at areas that have not had any allocations?

Maybe other settlements need to experience the apparent negligence of the planning system at DDDC, the lack of enforcement and the perceived view that the large developer can do as they please, as long as DDDC get their quota.

It is noted which Parishes were allocated development, it is also noted which Parishes had no allocation.

Maybe its time to treat all settlements fairly? It is noted that there was land available in many settlements however political pressure ensured these areas remained green!

Regards,

Vicki Raynes

310/23 - INTERESTS

There were no declarations of interest.

311/23 - PROPOSED OUTLINE FOR LOCAL PLAN PUBLIC CONSULTATION

The Policy Manager introduced a report providing Members with a suggested outline of the nature of the first round of public consultation on the review of the Derbyshire Dales Local Plan.

It was noted that at a meeting of the Sub-Committee on 27 September 2023, Members considered and approved a revised Local Development Scheme for the Period 2023-2026.

It was also noted that in considering the contents of the Local Development Scheme previously approved by this Sub-Committee, Members agreed that the approach taken to public consultation would be as set out in section 1.2 of the report. The approved Local Development Scheme envisaged two periods of public consultation commencing in March 2024, and Autumn 2024.

The purpose of this report was to set out a suggested outline of the approach for the first round of public consultation scheduled for March 2024. This was detailed within section 2 of the report.

It was moved by Councillor Martin Burfoot, seconded by Councillor Matt Buckler and

RESOLVED (unanimously)

1. That the outline proposals for public consultation set out in Section 2 of the report be approved, taking into account the following suggestions for implementation into the consultation process:
 - That the reasons why proposals are being put forward are made clear to residents and that the benefits of proposals are emphasised.
 - That communities are asked what infrastructure they feel would be beneficial to their area and complementary to proposed development (both social and grey/green).
 - That residents are asked what types of housing they feel would be important to improve the sustainability of their communities.
 - That residents are asked to help identify potential sites within their areas, should they be prepared to contribute.
 - That consultation be undertaken with organisations such as the County Council and Severn Trent to assist in identifying any potential difficulties with the development of proposed sites.
 - That the settlement hierarchy document be concentrated into a presentable and easy to understand format that can be distributed to residents.
2. That a report be presented to the next meeting of this Sub-Committee which sets out for approval the precise details of the forthcoming public consultation.

The Chair declared the motion **CARRIED**.

Meeting Closed: 7.30 pm

Chair

Agenda Item 5



OPEN REPORT LOCAL PLAN SUB COMMITTEE

Local Plan Sub Committee 17th April 2024

Local Plan Public Consultation – Housing Options

Report of Director of Place and Economy

Report Author and Contact Details

Mike Hase, Policy Manager

Tel 01629 761251 mike.hase@derbyshiredales.gov.uk

Wards Affected

All Outside the Peak District National Park

Report Summary

This report provides for Members consideration and approval a proposed consultation proposals for the first round of public consultation on the review of the Derbyshire Dales Local Plan.

Recommendations

1. That Members resolve whether to proceed, for the purposes of public consultation, with Option 1 or Option 2 or Option 3 as set out in Section 3 of this report.
2. That the details of the public consultation set out in Appendix 1 be developed into formal public consultation documentation to be agreed in conjunction with the Chair and Vice Chair of this Sub Committee
3. That public consultation commence on 9th May 2024 for a period of six weeks ending on 20th June 2024
4. That a further report on the results of the public consultation be considered by a future meeting of this Sub Committee
5. That decisions on the future site allocations in the Local Plan be undertaken as part of the detailed development of the policy and proposals, and be subject to consultation as part of the Regulation 18/19 consultations during the latter part of 2024 and during Spring 2025

List of Appendices

Appendix 1 – Proposed Consultation Background Paper

Background Papers

Report to Local Plan Sub Committee 1st February 2024

<https://democracy.derbyshiredales.gov.uk/documents/s9522/Proposed%20Outline%20for%20Local%20Plan%20Public%20Consultation.pdf>

Consideration of report by Council or other Committee

This report provides detailed proposals of the approach to be taken to the first period of public consultation on the review of the Derbyshire Dales Local Plan. Results of the public consultation along with details of proposed changes to the Derbyshire Dales Local Plan will be subject to consideration by Community and Environment Committee

Council Approval Required

No

Exempt from Press or Public

No

Proposed Outline for Local Plan Public Consultation

1. Background

1.1 Members will recall at the last meeting of this Sub Committee held on 1st February 2024 considering a report which set out outline proposals for public consultation on the Derbyshire Dales Local Plan. At that Meeting members resolved:

- That the outline proposals for public consultation set out in Section 2 of the report be approved, taking into account the following suggestions for implementation into the consultation process:
 - That the reasons why proposals are being put forward are made clear to residents and that the benefits of proposals are emphasised.
 - That communities are asked what infrastructure they feel would be beneficial to their area and complementary to proposed development (both social and grey/green).
 - That residents are asked what types of housing they feel would be important to improve the sustainability of their communities.
 - That residents are asked to help identify potential sites within their areas, should they be prepared to contribute.
 - That consultation be undertaken with organisations such as the County Council and Severn Trent to assist in identifying any potential difficulties with the development of proposed sites.
 - That the settlement hierarchy document be concentrated into a presentable and easy to understand format that can be distributed to residents.
- That a report be presented to the next meeting of this Sub-Committee which sets out for approval the precise details of the forthcoming public consultation.

2. Key Issues

2.1 Members will recall that at the last meeting of this Sub Committee it was suggested that this first round of public consultation on the Local Plan should be undertaken at a relatively high level, and that the results of the consultation be used as a basis for future decisions relating to the location and distribution of new housing development. It is also suggested that this round of public consultation should also seek views on a Vision and Objectives for the Local Plan, as previously discussed at this Committee.

2.2 On the basis of the current evidence it is proposed that the consultation on the housing options us as a starting point a Derbyshire Dales wide housing target, of 217 dwellings per annum for the period 2017-2040.

2.3 This sets out a requirement for 4,991 dwellings per annum over the period 2017-2040. However, in order to ensure that this level of development is actually delivered during the plan period, an additional 20% has been added to this figure. This allows for the none or slow implementation of

development and for flexibility in the market. This is wholly in accordance with advice in the NPPG, and is standard practice. Indeed, the adopted Derbyshire Dales Local Plan had an overall figure which was 17% higher than identified requirement.

- 2.4 Details of the text to be utilised for the public consultation is set out in Appendix 1. In considering this text, Members should be mindful that this will act as a background paper for use in the development of more suitable consultation material. It is considered that delegated authority should be given to the Chair and Vice Chair of this Committee to sign off the content of the consultation material.
- 2.5 The public consultation would seek views on the overall level of housing needs, and the potential distribution of the housing supply across the plan area, including the implications, of the meeting or otherwise, the housing need from within the Peak District National Park.
- 2.6 As the level of development within the National Park is yet to be agreed, the public consultation will seeks views on the implications for the plan area of development coming forward at 20 dwellings/annum and 50 dwellings/annum in the National Park.
- 2.7 As Members will see from Appendix 1 the public consultation will seek views from residents and other consultees, including Parish Councils, about which of the options best meets the Progressive Alliance's commitment to supporting rural villages across the plan area.
- 2.9 The extent of the public consultation is guided by the Statement of Community Involvement¹. This sets out that in essence the consultation will take place as 'digital by default', where most of the process is undertaken online. This will include all documents and the supporting evidence base being made available on the District Council's website, along with an online survey that will seek views on the questions set out in Appendix 1.
- 2.10 All relevant documents will also be made available at Matlock, Wirksworth and Ashbourne libraries, and leisure centres. Residents without access to the internet and email will be able to make representations in writing in the usual way via letter. It is suggested that up to two sessions be held online for Parish Councils, in order for them to understand the purpose and contents of the public consultation and assist them to formulate their responses.
- 2.11 It is anticipated that the public consultation would be undertaken for a period of six weeks commencing on Thursday 9th May 2024 and running until Thursday 20th June 2024.
- 2.12 Once the public consultation has been completed decisions will need to be made about where and how much new housing development should take place. To achieve this, it is suggested that a site selection process (that would provide an indication of the relative merits of each site, and how it fits

1

in with the overall strategy that Members are wishing to achieve through the Local Plan) will need to be put in place.

- 2.13 It is recommended that decisions on the future site allocations in the Local Plan be undertaken as part of the detailed development of the policy and proposals for inclusion in the Derbyshire Dales Local Plan through the Local Plan Sub Committee. This would allow for Members to take into account the results of this public consultation. These could then be subject to consultation as part of the Regulation 18/19 consultations during the latter part of 2024 and during Spring 2025.

3. Consultation Options

- 3.1 In developing the options for the public consultation a number of alternatives, whose purpose have been to meet the aspirations of the Progressive Alliance, were prepared. These alternatives have been considered, and discussed extensively with the Chair and Vice Chair of this Committee since the last meeting of this Sub Committee.

- 3.2 As a result, it was considered that there were three options with potential be put forward for public consultation:

3.3 Option 1 – Distribution of Housing between Market Towns and Smaller Settlements

- 3.4 This Option would maintain a similar approach to that set out in the adopted Derbyshire Dales Local Plan in that it would maintain most existing adopted allocations, particularly around the Market Towns.

- 3.5 This would involve the District Council making choices about which sites it considers are appropriate for allocation in the Derbyshire Dales Local Plan for the period up to 2040. This option would limit any housing allocations to those within or on the edge of the Market Towns, of Matlock, Ashbourne and Wirksworth. This option would not result in the allocation of any other housing development in the Plan Area.

- 3.6 The Progressive Alliance has, however, indicated that it would wish to see some new development across the smaller rural villages in the Plan Area to help support services and facilities like rural shops, pubs, primary schools and doctors' surgeries. To achieve this ambition, under this Option the Local Plan would include a policy approach which would give positive support to an appropriate scale of new residential development in Settlements in Tiers 3-5.

3.7 Option 2 – Direction of Housing to Smaller Settlements

- 3.8 This Option seeks to positively allocate development within Settlements in Tiers 3,4 & 5 as a priority aspect of the Local Plan's development strategy. By focussing development first in the rural settlements it is considered that this can be seen to a means of delivering the aspirations of the Corporate Plan to build flourishing and sustainable communities for residents and deliver the housing that meets the needs of Derbyshire Dales residents.

- 3.9 Having prioritised development in the rural settlements it then seeks to allocate the residual requirement to Tier 1 and 2 settlements. A degree of moderation is applied to ensure that the overall requirement for development over the period 2023-2040 is met.
- 3.10 If this option is carried forward then in the Market Towns it may require some rationalisation of sites currently allocated the adopted Derbyshire Dales Local Plan. In other locations this would require new allocations, Any sites to be removed from the Local Plan would need to be subject to further assessment after the conclusion of the public consultation.
- 3.11 For settlements in Tiers 3, 4 & 5 where the requirement was identified as being less than 10 no sites would be allocated.
- 3.12 The Plan will have to give an indication of how the District Council would see the proposed level of development being viewed as deliverable. This could include assessment of settlement capacity, and/or the definition of settlement boundaries for Tier 3, 4 & 5 villages. It could also include policy wording which provides positive support for new development in these lower order settlements.
- 3.13 The distribution is indicative and does not at this stage take account of any issues like schools' capacity etc. Furthermore, it does not take account of evidence on deliverability or viability or indeed other infrastructure capacity.
- 3.14 Option 3 – Status Quo**
- 3.15 This Option would maintain the same approach to that set out in the adopted Derbyshire Dales Local Plan in that it would maintain the existing adopted allocations, particularly around the Market Towns. This option would not result in the allocation of any other housing development in the Plan Area.

Consultation

- 4.1 Public consultation is a legal requirement of the process for the preparation and review of Local Plans. However public consultation will be required in order for the review of the Derbyshire Dales Local Plan to be completed. This report sets out for Members' consideration outline proposals for the first round of public consultation for the review of the Derbyshire Dales Local Plan.

Timetable for Implementation

- 5.1 The Local Development Scheme approved by this Committee at its meeting on 27th September 2023 sets out the current timetable for the completion of the revisions to the Derbyshire Dales Local Plan. At this time it envisages that during 2024 there will be public consultation, on the principles of the location of new development, future housing needs and policy developments. This will allow submission of the Derbyshire Dales Local Plan to the Secretary of State by 30th June 2025, with adoption to follow 2026.

Policy Implications

6.1 As set out in this and previous reports.

Financial and Resource Implications

7.1 This report seeks approval for public consultation. The cost of the consultation can be met from existing budgets. The financial risk is, therefore, assessed as low.

Legal Advice and Implications

8.1 This report provides for Members consideration and approval a proposed consultation proposals for the first round of public consultation on the review of the Derbyshire Dales Local Plan.

8.2 There are 4 recommendations for decision to be taken in accordance with this report. The risk of Legal challenge should the decisions be taken as recommended has been assessed as low.

Equalities Implications

9.1 There are no direct equalities implications as a consequence of this report. The review of the Derbyshire Dales Local Plan will be subject to a comprehensive Equalities Impact Assessment.

Climate Change Implications

10.1 There are no direct climate change implications as a consequence of this report. The review of the Derbyshire Dales Local Plan will include revised policies which will seek to mitigate the effects Climate Change and be subject to a Climate Change Impact Assessment.

11. Risk Management

11.1 At this time the risk associated with the preparation of the Derbyshire Dales Local Plan is low. The Derbyshire Dales Local Plan is one of the pivotal plans and strategies ensuring the delivery of the District Council's aims and objectives as out in its Corporate Plan. Any significant delays in undertaking the review of the Derbyshire Dales Local Plan will increase the risk to the District Council of delivering its key aims and objectives.

Report Authorisation

Approvals obtained from:-

	Named Officer	Date
Chief Executive	Paul Wilson	09/04/2024
Director of Resources/ S.151 Officer	Karen Henriksen	09/04/2024
Legal Services Manager	Kerry France	09/04/2024

Local Plan Consultation May 2024

The District Council is undertaking a review of the Derbyshire Dales Local Plan which will set out the planning policies to guide development until 204.

As part of this process the District Council wants to have a discussion with our communities about how we might deliver our future housing needs across the whole of the Plan Area – this excludes the area within Derbyshire Dales which is situated in the Peak District National Park.

INSERT MAP SHOW THE PLAN AREA

As the District Council looks to prepare a revised Local Plan we would welcome views upon how we might approach planning for housing needs and explore the appropriate levels of housing in the Market Towns ,villages and rural settlements of the Derbyshire Dales.

The Council is committed, through the review of the Local Plan to build flourishing, thriving and sustainable communities throughout the Derbyshire Dales. The review of the Local Plan is key to delivering the Councils Corporate Plan, which at its heart has the clear goal of achieving *“thriving communities in a thriving environment... build flourishing and sustainable communities for residents and businesses through our housing policies, economic plans, local development plan and service provision.”* The key objectives of the Corporate Plan which the review of the Local Plan will address include:

- Housing that meets the needs of Derbyshire Dales residents
- Prosperous and sustainable Derbyshire Dales communities and businesses
- A thriving environment in the Derbyshire Dales
- Resources and services to enable communities to flourish
- Place thriving communities and environmental sustainability at the heart of all its policies and actions
- Recognise the statutory role of the Peak District National Park Authority, work together to ensure that communities across the Derbyshire Dales benefit from the outcomes of the Plan
- Have an understanding of where new houses are needed and growth targeted to meet local demand

Use the planning system to facilitate sustainable, thriving, resilient communities across the Derbyshire Dales

The District Council considers that there are opportunities through the review of the Local Plan to ensure that all new development is built to a high quality, maximising opportunities for improving biodiversity, incorporates measure to address climate change and provides for greater sustainability across the whole of the plan area

How Much Housing is Needed to 2040 ?

There are several reasons why the Local Plan needs to plan for the location and scale of new housing development:

- A local plan must show where new housing development will and will not be acceptable when the District Council consider planning applications, to help give certainty to landowners, developers and local communities
- When allocating sites we can take a view on what may be the most sustainable locations for housing/growth based on promoting a more sustainable pattern of development, we can do this through the settlement hierarchy which aims to locate development where it can best support existing or encourage new services and facilities.
- By allocating sites and defining a settlement hierarchy we are able to restrict development elsewhere by demonstrating we have sufficient deliverable sites to meet such needs.

Updated evidence, and the Government Standard Methodology for calculating housing need has suggested that 4,991 new dwellings should be built for the whole of the Derbyshire Dales over the period 2017-2040, at an average rate of 217 dwellings per annum.

INSERT LINK TO ICENI PROJECTS DEC 2023 REPORT

In looking forward to what the revised Derbyshire Dales Local Plan will need to allocate for the period up to 2040 it is necessary to take account of the number of houses that have been completed since 2017, those which the District Council has already granted planning permission, and the expectations in respect of the level of development within the Peak District National Park.

Although evidence suggests that there is a need for 47 affordable homes per annum within the Peak District National Park, practically it is thought that the number of new homes actually delivered within the Peak District National Park will be somewhere between 20-50 per annum.

The level of development within the Peak District National Park will need to be agreed between the District Council and the Peak District National Park. It is anticipated that this will be resolved later this year.

It is also necessary to ensure that the Local Plan delivers all of the housing needs for the plan period by 2040. To do that it is best practice to add an additional 20% onto the overall housing requirement a contingency for none implementation of planning permissions and to allow flexibility in the market. The following table sets out the position at 1st April 2023:

OFFICIAL-[SENSITIVE]

	Calculation of Housing Needs 2017-2040	
A	Housing Requirement 2017-2040 (per annum)	217
B	No Years in Plan Period	23
C	Standard Method Requirements (A*B)	4991
D	Allowance for Flexibility and None Implementation (20%) (C*20%)	998
E	Total Housing Need 2017-2040 for Derbyshire Dales (Whole) & 20% (C+D)	5989
F	Completions 2017-2023 Derbyshire Dales Local Planning Authority	1935
G	Completions 2017-2023 Peak District National Park	198
H	Total Completions 2017-2023 for Derbyshire Dales (Whole) (F+G)	2133
I	No. Dwellings with Planning Permission 2023 (Derbyshire Dales LPA)	1373
J	Windfall Allowance 2023-2040 (15*17 years)	255
K	Total Potential 2023-2040 (Derbyshire Dales Planning Authority) (I+J)	1628
P	National Park Allowance (20 per annum 2023-2040)	340
Q	National Park Allowance (50 per annum 2023-2040)	850
	Derbyshire Dales Local Planning Authority 2023-2040 (20 P/A National Park) (E-H-K-P)	1888
	Derbyshire Dales Local Planning Authority 2023-2040 (50 P/A National Park) (E-H-K-Q)	1378

This suggests that the Derbyshire Dales Local Plan needs to allocate land for between 1888 new homes and 1378 new homes in the Plan Area over the next 16 years to 2040 and the end of the period.

Where Should the New Homes Go ?

The District Council has ambitions to ensure that towns and villages across the Plan Area are sustainable and flourishing.

It also wants to ensure that new development is spread across all settlements, including those in the rural parts of the plan area, as a means of supporting existing services and facilities and provide opportunities for affordable homes.

The District Council has identified those communities across the Plan Area that have similar attributes, and relative sustainability, to each other, and classified them into different tiers of a Settlement Hierarchy.

The Settlement Hierarchy can be used to help inform decisions upon which settlements are suitable to accommodate new development. Tier 1 Market Towns having the largest levels of populations and being most sustainable settlements, with the greatest access to public transport the widest range of employment opportunities, and services and facilities. Tier 5 villages having generally the smallest population levels and containing only minimal levels of access to service and facilities.

FOR MORE INFORMATION SEE SETTLEMENT HIERACHY LEAFLET. & LINK INCLUDING MAPS OF SETTLEMENTS & SERVICES...

Tier 1: Market Towns	Tier 2: Local Centres	Tier 3: Accessible Settlements with Some Facilities	Tier 4: Accessible Settlements with Minimal Facilities	Tier 5: Infill and Consolidation Village
Ashbourne	Darley Dale	Brailsford	Bonsall	Bradley
Matlock		Clifton	Brassington	Ednaston
Wirksworth		Cromford	Carsington	Hognaston
		Darley Bridge	Kirk Ireton	Hollington
		Doveridge	Kniveton	Longford
		Hulland Ward	Marston Montgomery	Osmaston
		Matlock Bath		Roston
		Middleton by Wirksworth		Shirley
		Northwood		Wyaston
		Rowsley		Yeaveley
		Sudbury		
		Tansley		

The District Council consider that there are essentially three options available Tto ensure that future housing needs are met and thriving, sustainable communities are delivered across the Derbyshire Dales:

Option 1 – Distribution of Housing between Market Towns and Smaller Settlements

This option would continue to focus the residual requirement of housing need for the period up to 2040 on allocations in/around the market Towns in Tier 1 of the Settlement Hierarchy and see the continuation of the spatial strategy within the adopted Derbyshire Dales Local Plan

This would involve the District Council having to make choices about what sites that it considers are appropriate for allocation in the Derbyshire Dales Local Plan for the period up to 2040.

This option would limit any housing allocations to those within or on the edge of the Market Towns, of Matlock, Ashbourne and Wirksworth. This option would not result in the allocation of any other housing development in the Plan Area.

However, the Progressive Alliance has indicated that it would wish to see some new development across the smaller rural villages in the Plan Area to help support service and facilities like rural shops, pubs, primary schools and Doctors surgeries. To achieve the ambition of thriving and sustainable communities across the entire plan area it is considered that the Local Plan could include a policy approach which

would give positive support to an appropriate scale of new residential development in Settlements in Tiers 3-5.

There are a number of sites already allocated within the adopted Derbyshire Dales Local Plan that do not currently have the benefit of planning permission, but nevertheless, have some merit in meeting the required housing needs to 2040

The number of dwellings allocated for residential development in the adopted Derbyshire Dales Local Plan and without the benefit of planning permission equates to 3,049 dwellings:

Ash Airfield Ph 2	1100	Brownfield Site
Cavendish Drive, Ash	28	Greenfield Site
Old Hackney Lane DD	30	Greenfield Site
Old Hackney Lane DD	27	Greenfield Site
Stancliffe Quarry DD	100	Brownfield Site
Halldale Quarry Matlock	0	Brownfield Site
Gritstone Road, Matlock	430	Greenfield Site
Middleton Road WW	150	Brownfield Site
Middlepeak Quarry WW	645	Brownfield Site
Cawdor Quarry Matlock	402	Brownfield Site
RBS Matlock	24	Brownfield Site
Other Sites	113	
TOTAL	3,049	

Given this level of development is more than the future housing needs to 2040, choices will need to be made about which of these sites should be maintained in the forthcoming Local Plan.

We would welcome your views on which of the existing sites could continue to be allocations in the Local Plan and indeed whether this is the correct approach.

Option 2 – Direction of Housing to Smaller Settlements

This Option seeks to positively allocate development within Settlements in Tiers 3,4 & 5 as a priority aspect of the Local Plan's development strategy. By focussing development first in the rural settlements it is considered that this can be seen to be a means of delivering the aspirations of the Corporate Plan to build flourishing and sustainable communities for residents and deliver the housing that meets the needs of Derbyshire Dales residents.

For the purposes of this Option development rates of 40 dwelling per annum, 65 dwellings per annum, and 80 dwellings per annum have been assumed to come forward within Tier 3, 4 and 5 settlements.

Having prioritised development in the rural settlements this option then seeks to allocate the residual housing requirement to Tier 1 and 2 settlements.

The District Council wishes to focus on maximising the benefits of development, at an appropriate scale, in enhancing and supporting the sustainability of all communities including the more rural areas. Development in the smaller settlements would be required to be at an appropriate scale and character, brought forward through collaborative working with the local community and the District Council.

A degree of moderation is applied to ensure that the overall housing needs to 2040 is met.

If this option is carried forward then in the Market Towns it may require some rationalisation of sites currently allocated within the adopted Derbyshire Dales Local Plan. In other locations this would require new allocations. Decisions about which sites may need to be removed from the Local Plan would need to be subject to further assessment after the conclusion of the public consultation exercise.

For settlements in Tiers 3, 4 & 5 where the requirement was identified as being less than 10 dwellings no sites would be allocated. The following Tables set out the indicative range of potential housing requirements across the main settlements in the Local Plan area. The first table assumes that development will occur at a rate of 50 dwellings per annum within the Peak District National Park area of the District, whilst the second table assumes a lower amount of development within Peak District National Park, at a rate of 20 dwellings per annum over the plan period to 2040.

Settlement	Tier	Provisional Requirement 40 p/a	Provisional Requirement 65 p/a	Provisional Requirement 80 p/a
Ashbourne	1	700	650	500
Matlock	1	400	350	300
Wirksworth	1	80	50	30
Darley Dale	2	50	45	25
Brailsford	3	0	0	0
Clifton	3	10	20	25
Cromford	3	20	25	30
Darley Bridge	3	15	20	30
Doveridge	3	0	0	20
Hulland Ward	3	0	10	25
Matlock Bath	3	20	30	35
Middleton by Wirksworth	3	20	30	50
Northwood	3	20	30	40
Rowsley	3	10	20	30
Sudbury	3	0	10	15
Tansley	3	0	0	0
Bonsall	4	10	20	30
Brassington	4	10	15	20
Carsington	4	0	0	10
Kirk Ireton	4	0	10	15
Kniveton	4	0	10	15
Marston Montgomery	4	0	0	0
Bradley	5	0	0	0
Ednaston	5	0	10	15
Hognaston	5	0	10	15
Hollington	5	0	0	0
Longford	5	0	0	0
Osmaston	5	0	0	0
Roston	5	0	0	0
Shirley	5	10	15	20
Wyaston	5	0	0	0
Yeaveley	5	0	0	10

Table 1 - Assumed Provision 50 dwellings per annum in the National Park

Settlement	Tier	Provisional Requirement 40 p/a	Provisional Requirement 65 p/a	Provisional Requirement 80 p/a
Ashbourne	1	1000	950	900
Matlock	1	450	425	400
Wirksworth	1	200	150	100
Darley Dale	2	100	75	50
Brailsford	3	0	0	0
Clifton	3	10	20	25
Cromford	3	20	25	30
Darley Bridge	3	15	20	30
Doveridge	3	0	0	20
Hulland Ward	3	0	10	25
Matlock Bath	3	20	30	35
Middleton by Wirksworth	3	20	30	50
Northwood	3	20	30	40
Rowsley	3	10	20	30
Sudbury	3	0	10	15
Tansley	3	0	0	0
Bonsall	4	10	20	30
Brassington	4	10	15	20
Carsington	4	0	0	10
Kirk Ireton	4	0	10	15
Kniveton	4	0	10	15
Marston Montgomery	4	0	0	0
Bradley	5	0	0	0
Ednaston	5	0	10	15
Hognaston	5	0	10	15
Hollington	5	0	0	0
Longford	5	0	0	0
Osmaston	5	0	0	0
Roston	5	0	0	0
Shirley	5	10	15	20
Wyaston	5	0	0	0
Yeaveley	5	0	0	10

Table 2 - Assumed Provision 20 dwellings per annum in the National Park

The Plan will have to give an indication of how the District Council would see the proposed level of development being viewed as deliverable. This could include assessment of settlement capacity, and/or the definition of settlement boundaries for Tier 3, 4 & 5 villages. It could also include policy wording which provides positive support for new development in these lower order settlements.

The distribution is indicative and does not at this stage take account of any issues like schools' capacity etc. Furthermore, it does not take account of evidence on deliverability or viability or indeed other infrastructure capacity.

This would see the following distribution across each of the Tiers within the existing Settlement Hierarchy:

Maximum Provision 50 dwellings per annum in the National Park:

	40 p/a	65 p/a	80 p/a
Tier 1	1650	1525	1400
Tier 2	100	75	50
Tier 3	115	195	300
Tier 4	20	55	90
Tier 5	10	35	60

Minimum Provision 20 dwellings per annum in the National Park :

	40 p/a	65 p/a	80 p/a
Tier 1	1180	1050	830
Tier 2	50	45	25
Tier 3	115	195	300
Tier 4	20	55	90
Tier 5	10	35	60

The distribution is indicative and does not at this stage take account of any issues like schools capacity nor evidence on deliverability or viability or indeed other infrastructure capacity.

Option 3 – Status Quo

This Option would maintain the same approach to that set out in the adopted Derbyshire Dales Local Plan in that it would maintain the existing adopted allocations, particularly around the Market Towns. ***This option would not result in the allocation of any other housing development in the Plan Area.***

Benefits of Approach

NEED SOME INPUT FROM CLEARLEAD ON THESE OPTIONS FROM A SUSTAINABILITY APPRAISAL PERSPECTIVE...

Consultation Questions

1. How do you wish to see communities across Derbyshire Dales change over the next 16 years or so ?
2. At 217 houses per annum do you think that we are planning for the correct number of houses ?
3. If no please can you set out what you consider to be the correct number of houses the Local Plan needs to provide for – please justify the reason why you consider your alternative to be more appropriate.
4. Do you think the Settlement Hierarchy should remain unchanged from the current Local Plan ? If not please provide details of what changes you think should be made, and why should these changes be made?
5. If required what criteria should we use to decide what sites should be retained and which if any should be removed from the current Local Plan ??
6. Are there any alternative sites that might be more suitable than the allocated sites in your town or village ?
7. How could the housing needs in Tiers 3, 4, & 5 be delivered ?
8. Do you agree with the assumptions about development occurring within the Peak District National Park area of the Plan area?
9. What do you consider to be most appropriate level housing need for residential development within the Peak District National Park (from 20 units per annum to 50 units per annum)
10. What village do you live in ? (Drop Down List- Tier 3 to 5) if not listed then move onto other questions)
11. Please provide your postcode – this will allow for mapping of consultee replies
12. How many houses do you consider are needed in your village
13. What type of housing do you consider should be provided to improve the sustainability of your village and why ?

14. What benefits do you consider the village would derive from new housing development ?
15. Are you aware of any sites that might be suitable to meet the identified housing needs locally ?
16. What infrastructure is needed to support any new development in your town/village ? Please explain your answer..
17. Is there anything else you might wish to add by way of comment ?

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