

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 ?