

Derbyshire
DALES



District Council

Brief for Consultancy
Derbyshire Dales Local Plan – Design Policy
Review

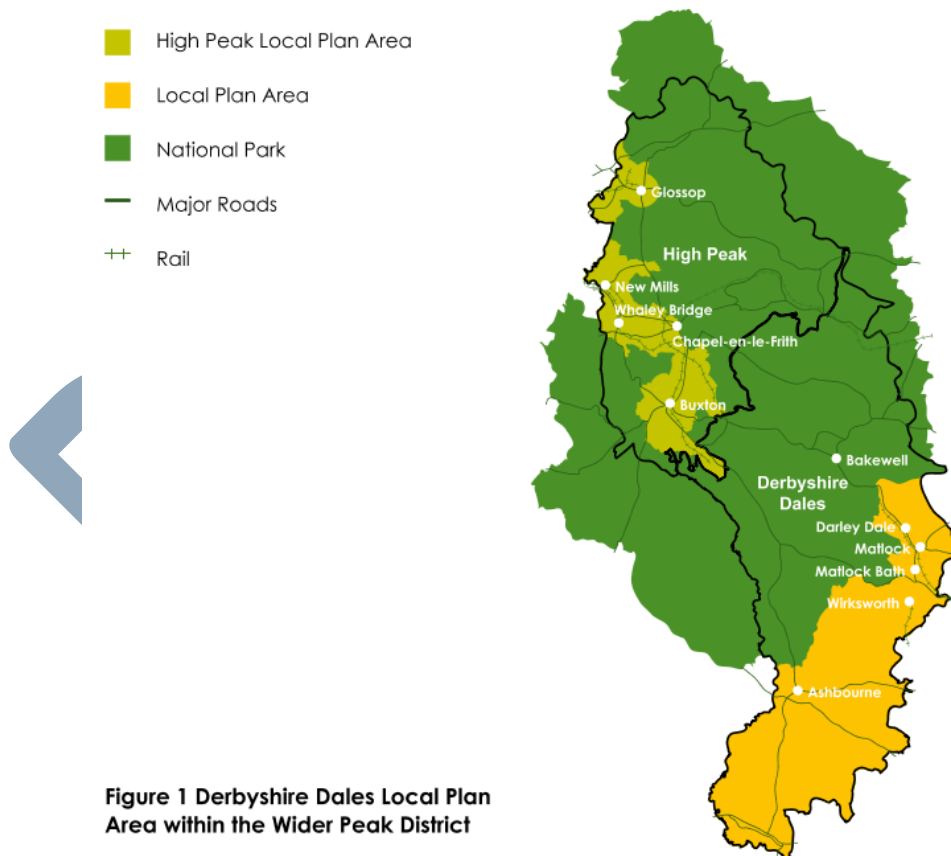
September 2023

Brief for Consultancy – Derbyshire Dales Local Plan Design Policy Review

Background

Derbyshire Dales District Council, is the local planning authority for that part of its area that sits outside of the Peak District National Park. This extends to approximately 33,000 hectares and has a resident population of over 44,700 people. The area is a 'Mainly Rural' District defined in the 2011 Rural-Urban Classification for Local Authorities as a district where more than 80% of the population lives in rural areas (DEFRA, 2013).

The area includes attractive countryside interspersed with a large number of villages and hamlets. The area includes Matlock, Wirksworth and Ashbourne, which are long established rural market towns. These towns act as service centres to wide rural hinterlands and are home to 47% of the total population, whilst 29% live within large villages and the remaining 24% are scattered among the rural parishes in small villages and hamlets.



Derbyshire Dales Local Plan – Approach to Design

In December 2017 the Derbyshire Dales Local Plan¹ was formally adopted and it sets out the policies and proposals for the use and development of land for the period 2013-2033.

The Spatial Vision for the Derbyshire Dales Local Plan includes the following aspirations:

- *The vision for the Derbyshire Dales is that it will be widely recognised as a distinctive rural area with vibrant villages and market towns, which reflects the character of the Derbyshire Dales landscape. The area will complement and not compete with Sheffield and Derby and out-commuting will reflect a sustainable balance of living and working.*
- *Development in the Derbyshire Dales will be managed in a sustainable way that mitigates against, and responds to, our changing climate.*
- *The traditional character of the Market Towns and larger villages serving the smaller settlements within their rural hinterland will be maintained with increasing emphasis on the promotion of sustainable communities.*

The Local Plan included the following Strategic Objectives:

SO3 *To ensure that design of new development is of high quality, promotes local distinctiveness and integrates effectively with its setting.*

SO4 *To protect and enhance the character, appearance and setting of the District's towns and villages.*

The landscape of the plan area is some of the most highly sensitive and attractive outside of the Peak District National Park. One of the main themes of the Local Plan is the protection of the character and appearance of the plan area.

The Local Plan recognises this in Chapter 5 – Protecting Derbyshire Dales Character:

“Well-designed buildings respond to the character and setting of their surroundings and make a positive contribution to the protection and enhancement of attractive places and local identity. Towns and villages in the Derbyshire Dales have a distinct local character which has been defined by their architectural and historic development as well the use of natural materials such as stone. The distinct sense of place and high environmental quality of the towns and villages is a major factor in attracting people to live in the area.

It is important that any new development that is brought forward throughout the plan area is capable of achieving a high standard of design by reflecting upon the locally distinct character and features of the area. However in appropriate circumstances contemporary design may be acceptable.”

Policy PD1: Design and Place Making sets out the main principles that the District Council will consider in relation to the design and appearance of new development. It sets out by way of introduction, that the District Council will require the layout and design of new development to create well designed, socially integrated, high quality

¹ <https://www.derbyshiredales.gov.uk/documents/dddc-adopted-local-plan-2017-2/download>

successful places, where people enjoy living and working. All developments should respond positively to both the environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

Other policies in the adopted Derbyshire Dales Local Plan that have an influence upon the design of new development include:

- PD2: Protecting the Historic Environment
- PD3: Biodiversity and the Natural Environment
- PD4: Green Infrastructure
- PD5: Landscape Character
- PD7: Climate Change
- HC7: Replacement Dwellings
- HC8: Conversion and Re-Use of Buildings for Residential Accommodation
- HC10: Extensions to Dwellings
- HC11: Housing Mix and Type
- EC1: New and Existing Employment Development
- EC5: Regenerating an Industrial Legacy
- EC6: Town and Local Centres
- EC8: Promoting Peak District Tourism and Culture

Local Plan Policies DS1-DS9 set out policies relating to the key strategic sites (each site consists of an allocation of 100 or more dwellings and in some instances allocation of land for employment purposes). Each site has specific and complex planning issues that need to be addressed. Progress towards the completion of development on each of these sites is somewhat sporadic due to a variety of reasons.

To meet future housing growth to 2040 it is anticipated that each of these sites will need to continue to be allocated in the revised Derbyshire Dales Local Plan. To ensure that the development of these sites are of the highest quality, it is considered appropriate to include within the revised Local Plan site specific design policies/codes.

Derbyshire Dales Local Plan Review

In accordance with Regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) the District Council commenced a review of the adopted Derbyshire Dales Local Plan in November 2020. At the current time it is anticipated that a revised Derbyshire Dales Local Plan will be adopted by December 2024.

Following a systematic review of the existing policies in the adopted Derbyshire Dales Local Plan the District Council resolved in January 2022² ³ that a number of the existing policies required modification to ensure that they were considered up to date. The conclusions of the review of the Derbyshire Dales Local Plan in respect of each of the above policies is set out in Appendix 1

² <https://derbyshiredales.moderngov.co.uk/CeConvert2PDF.aspx?MID=366&F=01%20-%20Derbyshire%20Dales%20Local%20Plan.pdf&A=1&R=0>

³ <https://derbyshiredales.moderngov.co.uk/CeConvert2PDF.aspx?MID=366&F=01a%20-%20Derbyshire%20Dales%20Local%20Plan%20-%20Appendix%201.pdf&A=1&R=0>

One of the key areas identified through this review process was that the Local Plan policies on design would need to be revised to address the increased emphasis in national policy on 'Building Beautiful' and the introduction of 'Model Design Codes' and the 'National Design Guide'.

The Government is now placing a much greater emphasis on the quality of design in new development. The National Planning Policy Framework makes it clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The Levelling Up and Regeneration Bill⁴ will make it mandatory for all local planning authorities to produce a design code for its area. These codes will have full weight in making decisions on development, either through forming part of local plans or being prepared as a supplementary plan. The Levelling Up and Regeneration Bill will also allow local planning authorities to set design requirements at other scales either as part of their local plan, supplementary plan or as a neighbourhood plan. How the local planning authority proposes to comply with the requirement for authority wide codes will additionally need to be set out in the Local Plan Timetable (Local Development Scheme.)

This specification has been prepared to ensure that the Local Plan design policy is appropriately revised and that the requirement for the Local Authority to prepare a Design Code, as necessitated by the Levelling Up and Regeneration Bill is met.

The new administration, a 'Progressive Alliance' elected in May 2023 has made it clear that it would take a 'fresh approach' to the preparation of the Local Plan. At the first meeting of the newly formed Local Plan Sub Committee, held on 3rd July 2023⁵ the scope of the Local Plan review was agreed, and it was additionally resolved that consultants would be commissioned to prepare advice to the District Council, as local planning authority on the design policies and proposals of the Local Plan, including setting out the most appropriate approach for preparing Design Codes.

Derbyshire Dales Climate Change SPD

The review of the Local Plan also identified that it will be necessary to consider how opportunities to encourage climate change adaptation/mitigation measures in the design of buildings and places should be encompassed within the revised policy, building upon the existing work within the adopted Climate Change Supplementary Planning Document. Tackling climate change through adaptation and mitigation is considered one of the key overarching principles and objectives for the revised Derbyshire Dales Local Plan and should be reflected through planning policy and preparation of a Design Code.

⁴ <https://bills.parliament.uk/bills/3155>

⁵ <https://democracy.derbyshiredales.gov.uk/ieListDocuments.aspx?CId=310&MId=888&Ver=4>

In July 2021 the District Council adopted a Supplementary Planning Document on Climate Change⁶. It seeks to provide additional guidance on the following key areas:

- Green Infrastructure – including linkages to parks and open spaces, trees and landscaping, as well as linkages to biodiversity
- Water – including managing flood risk, sustainable drainage systems and the drainage hierarchy
- Energy – including the energy hierarchy, home energy standards and renewable energy systems
- Transport – including walkable and low car neighbourhoods, walking, cycling and public transport. It also includes the facilitation of electric vehicles.
- Building Design – including density of development and orientation

The SPD also includes a checklist for developers which it is intended they will use to set out as part of a planning application submission how they have addressed the measures included within the SPD.

The District Council is keen to ensure that the design, layout and appearance of new developments adapt and mitigate to the effects of climate change. In order to provide a rigorous framework for ensuring developments adapt and mitigate the effects of climate change it is considered that elements of the Climate Change SPD could be reframed as policies in a revised Derbyshire Dales Local Plan and inform the preparation of a Design Code for the area.

In addition the District Council has the following supplementary planning documents⁷ which contain elements of design advice and should be taken in to account in taking this commission forward:

- Landscape Character and Design
- Conversion of Farm Buildings
- Shopfronts and Commercial Properties

Neighbourhood Plans

Within the Derbyshire Dales local planning authority there are 6 adopted Neighbourhood Plans⁸:

- Ashbourne
- Brailsford
- Darley Dale
- Doveridge
- Kirk Ireton

⁶ https://www.derbyshiredales.gov.uk/images/documents/C/Climate_Change_SPD_July_2021_-_final.pdf

⁷ <https://www.derbyshiredales.gov.uk/planning/planning-policy-and-local-plan/supplementary-planning-documents>

⁸ <https://www.derbyshiredales.gov.uk/planning-a-building-control/planning-policy/neighbourhood-planning>

- Wirksworth

The emphasis in these Neighbourhood Plans is on ensuring that the design and appearance of development is appropriate to their locality. Detailed design guidance is contained within the Brailsford, Darley Dale and Wirksworth Neighbourhood Plans and should be considered in taking this commission forward.

Specification

The District Council is seeking to employ a suitably qualified and experienced consultant to provide the following advice and services:

1. To undertake a review of the policies listed above in the Derbyshire Dales Local Plan and identify any aspects of these policies that could be modified to ensure that the design and appearance of new development takes account of the objectives of national planning policy.
2. To provide options to the District Council about how it should structure future design policies in the Local Plan taking account of the guidance contained with the Living with Beauty report⁹, the National Design Guide¹⁰ and the National Model Design Code¹¹. In addition, this advice should reference how the design elements of the SPDs can be incorporated into the policies in the Local Plan.
3. To provide advice to the District Council on the options available (including geographical scale) for the preparation of a Derbyshire Dales Design Code for inclusion in the revised Derbyshire Dales Local Plan.
4. To present options and recommendations for a Derbyshire Dales Design Code at a meeting of the District Councils Local Plan Sub Committee. It is anticipated that this will be presented in person.
5. After consideration of options by the District Council prepare a Derbyshire Dales Design Code for incorporation within the Revised Derbyshire Dales Local Plan.
6. To provide advice to the District Council on integrating a revised suite of design policies within the Derbyshire Dales Local Plan. Such policies should seek to incorporate those relevant elements of the Climate Change SPD, such that new development is of the highest quality and adaptable to a changing climate¹².
7. To provide advice on the options for design principles/design codes that could be established for each of the sites set out under Policies DS1 to DS9 in the adopted Derbyshire Dales Local Plan. A separate specification has been

⁹ <https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>

¹⁰ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf

¹¹ <https://www.gov.uk/government/publications/national-model-design-code>

¹² <https://www.theccc.org.uk/publication/uk-housing-fit-for-the-future/>

<https://www.ukclimaterisk.org/wp-content/uploads/2021/06/CCRA-Evidence-Report-England-Summary-Final.pdf>

prepared for the comprehensive master planning of sites DS1 and DS8. The successful consultant will be required to liaise with the consultants appointed to undertake this work to ensure consistency of approach.

8. To provide advice on the options for design principles/design codes that may be allocated as Strategic Sites in any revised Derbyshire Dales Local Plan.
9. To facilitate a design workshop of up to 2 hours in length for Councillors and Officers which enables them to have a fundamental understanding of the principles of good design, which highlights examples of good and bad practice from across the local planning authority area and which provides Councillors and Officers with an understanding of the potential revisions to design policies in the Local Plan.

Outputs

The consultants appointed to undertake this commission will be expected to submit the following to the District Council upon completion:

- A comprehensive report which clearly sets out the data and justification that underpins the consultants recommendations for all the elements of this brief
- An Executive Summary appropriate to a non-technical audience;
- Where appropriate use of charts, graphs, diagrams, illustrations and mapping to present data in an accessible way;
- Clear summaries of the key findings and conclusions for each chapter/ section, particularly for those chapters/ sections with substantive technical elements.
- All data sources should be referenced;
- Detailed technical tables and analysis may be collated in technical appendices.

Two electronic versions of the final report, one each in Word and Adobe Acrobat/PDF should be presented to the District Council upon completion of this commission. Any accompanying reports should be presented to the District Council in Word and Adobe Acrobat PDF format. All electronic documents supplied to the District Council must strictly adhere to the relevant published Accessibility Standards. Any documents found not to meet accessibility standards will be rejected by the District Council and the successful consultants will be advised to re-write such documents to ensure that they meet the Accessibility standards.

Any Excel or similar spreadsheets of key tables used in the final report which can be populated or updated by the Council as and when figures change must be provided. Where relevant, GIS shapefiles and/or Geo Spatial Referenced PDF files of any mapping included in the final report should also be made available to the District Council.

Full copyright and ownership of the intellectual property rights of the report and its datasets shall pass to the District Council upon submission of the final report or if there is a delay to the completion of this commission by May 2024.

Assessment of Submissions

Responses to this specification will be evaluated in accordance with the Evaluation Approach detailed below. In the event that none of the responses are deemed satisfactory, the Council reserves the right to consider alternative procurement options.

The quotations received will be scored and points will be weighted according to; cost 40%, and quality 60% which will include your understanding of our requirements, depth of the analysis of open ended questions and added value. The award will be based on the most economically advantageous submission.

Scoring Principles		
Scored (0 / 1 / 2 / 3 / 4 / 5)		
0	Unacceptable	Fails to meet the standard required - Response significantly deficient or no response.
1	Poor	Significantly fails to meet the standard required - Inadequate details provided and/or requirement/question not addressed or answered and/or proposals not directly relevant to stated requirement/question.
2	Limited	Fails to meet the standard required in most aspects - Limited or inadequate information provided in most areas. Only partially addressing the stated requirement/question.
3	Satisfactory	Meets the standard required in most aspects - Limited information provided in some areas. Only partially addressing the stated requirement/question.
4	Good	Meets the standard required - Information provided addresses the stated requirement/question.
5	Excellent	Meets the standard required - Comprehensive response provided in terms of the details and relevance to the stated requirement/question. Detailed evidence/ information provided to support the proposal/answer.

Scoring			
	Scoring	Weighting	Requirements
Proposal Requirements (Quality)		60%	
Experience	0/1/2/3/4/5	15%	Details and CV's of the Project Manager and other key personnel who will undertake the project including roles and responsibilities.
Experience	0/1/2/3/4/5	15%	Two references and examples of similar commissions (ideally rural) undertaken by the proposed team (with particular reference to the Project Manager), including a copy of two final Masterplans.
Understanding of the Council's requirements	0/1/2/3/4/5	40%	
Project Plan and Resources	0/1/2/3/4/5	30%	Provide a detailed project plan, including resources, how the key reporting milestones and overall timetable will be met. Include contingency plans showing clearly how deadlines will be met in the case of staff absence or any other issues that could prevent meeting deadlines.
Conflict of interest	Pass/Fail	N/A	Any potential conflicts of interest are to be declared. Where the answer is not satisfactory the Council may deem the bid to be non-compliant
Insurance	Pass/Fail	N/A	You must confirm that required insurance levels would be in place and certificates provided prior to the contract award.
Cost Proposal		40%	
Cost			The formula used for the assessment of prices will be: S = (BP+QP) x 100 Formula key: <ul style="list-style-type: none"> • S = Score • BP = Benchmark Price (Lowest compliant bid price), • QP = Quote price <p><i>Please note: Prices submitted in excess of the stated budgets may result in the quote being deemed to be non-compliant.</i></p>

Commission Timetable

The indicative timetable for this commission is:

Event	Deadline
Circulation of Specification	Early October 2023
Submission of Quotes	End October 2023
Appointment	Early November 2023
Inception Meeting	Mid/End November 2023
Report upon outcomes of bullet point (1), (2) (3) and (4) from brief specification	End Jan 2024
Report upon outcomes of bullet point (5), (6) (7) and (8) from brief specification	End March 2024
Submission of final report	May 2024
Provision of workshop, bullet (9) brief specification	May 2024

Budget

The District Council is seeking quotations within the budget of £30,000 for the delivery of the requirements set out in this specification.

The contract will be for a period of approximately 26 weeks, commencing on or around mid November 2023.

The contract team at Derbyshire Dales consists of Mike Hase (Policy Manager), and Esther Lindley (Senior Planning Policy Officer)

Mike Hase is the District Council's contract manager for this commission.

Insurance

Please self-certify whether you already have, or can commit to obtaining, prior to the commencement of the contract, the levels of insurance cover indicated below:

- Employer's (Compulsory) Liability Insurance = £10 million
- Public Liability Insurance = £10 million
- Professional Indemnity Insurance = £1 million

Please note the insurance cover values shall not be less than the amounts detailed above for each and every claim.

* It is a requirement that all companies hold Employer's (Compulsory) Liability Insurance of £5 million as a minimum. Please note this requirement is not applicable to Sole Traders

Instructions for Completion and submitting quotation

- Please return your submission electronically to Mike Hase (mike.hase@derbyshiredales.gov.uk) by **5pm XX October 2023**. Submissions submitted after this date or by any other means will not be accepted.
- If you have any queries regarding how to make a submission please address them to Mike Hase, Policy Manager. These must be submitted electronically no later than **11am XX October 2023**.
- Responses and comments should be provided in English and be as accurate and concise as possible.
- Proposal documents should be self-contained and supply all information, which are considered necessary for the accurate evaluation of their proposal.
- Technical and sales literature may be included as part of the proposal document but only as supporting evidence. Replies to questions must be, therefore, complete and not consist of references to such literature.
- The Council expressly reserves the right to require a Potential Provider to provide additional information supplementing or clarifying any of the information provided in response to the requests set out in this document. Failure to provide the required information within the timescale given may mean that your organisation will not be considered further.
- Failure to provide the required information, make a satisfactory response to any question/fully address the requirements of the specification, or supply documentation referred to in responses within the specified timescale may lead to your Quote being judged to be non-compliant.

Orders

The District Council will raise a purchase order at the beginning of the contract term, the purchase order number provided shall be included on all invoices.

Invoices

Invoices shall be submitted to the Council in accordance with the following project stages/milestone:

- 25% on selection
- 25% on approval of the draft report
- 50% on completion of all work
- Or any other payment schedule agreed between the District Council and the appointed contractor.

Payments

Payment shall be made within 21 days of receipt of an undisputed invoice.

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APPENDIX 1 - REVIEW OF LOCAL PLAN POLICIES – COUNCIL 19th JANUARY 2022

Local Plan Chapter / Policy	Page No.	Requires Modification?	Reason for Modification
			Protecting Derbyshire Dales Character
PD1 Design and Place Making	51	✓	The Authority Monitoring Report indicates that policy PD1 is being implemented effectively, however there is a need to revise the policy wording to address changes in national guidance as set out in the National Design Guide and Model Design Codes and greater emphasis on ‘building better and building beautiful’. The Local Plan should set out the design outcomes that development should pursue as well as the tools and processes that are expected to be used to embed good design. The Local Plan review will need to consider how the policy requirements for meeting the Model Design Code will be met including availability of resources and expertise. Opportunities to encourage climate change adaptation/mitigation measures in the design of buildings and places should be encompassed within the revised policy.
PD2 Protecting the Historic Environment	53	✓	The policy context remains relevant, very limited revisions of significance anticipated. The supporting policy text could be improved to provide guidance on assessing development harm and impact on the significance of heritage assets and balancing this against public benefit. The Local Plan review will need to provide guidance on how future adaptations to properties to address climate change will be considered in the context of the historic environment.
PD3 Biodiversity and the Natural Environment	55	✓	The National Planning Policy Framework sets out that planning should provide biodiversity net gains where possible. Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures. Revisions to the policy PD3 will be required to ensure the plan delivers a net gain for biodiversity. The Government

Local Plan Chapter / Policy	Page No.	Requires Modification?	Reason for Modification
			<p>announced it would mandate net gains for biodiversity in the Environment Bill in the 2019 Spring Statement.</p> <p>The Environment Bill received Royal Assent on 9 November 2021, meaning it is now an Act of Parliament.</p> <p>Mandatory biodiversity net gain as set out in the Environment Act applies in England only by amending the Town & Country Planning Act (TCPA) and is likely to become law in 2023. The Bill sets out the following key components to mandatory Biodiversity Net Gain:</p> <ul style="list-style-type: none"> • Minimum 10% gain required calculated using Biodiversity Metric & approval of net gain plan • Habitat secured for at least 30 years via obligations/ conservation covenant • Habitat can be delivered on-site, off-site or via statutory biodiversity credits • There will be a national register for net gain delivery sites • The mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss • Will also apply to Nationally Significant Infrastructure Projects (NSIPs) • Does not apply to marine development • Does not change existing legal environmental and wildlife protections <p>Biodiversity net gain will be a new challenge for the Authority going forward and the Local Plan review will need to determine the appropriate approach to securing net gain for biodiversity for sites of different scales, in conjunction with Derbyshire County Council and Derbyshire Wildlife Trust. The Local Plan review will need to set out a clear philosophy on the approach to be taken to Biodiversity Net Gain.</p>

Local Plan Chapter / Policy	Page No.	Requires Modification?	Reason for Modification
PD4 Green Infrastructure	60	✓	The policy context remains relevant, revisions necessary to address links to biodiversity net gain and associated benefits of flood risk management and evidence base.
PD5 Landscape Character	63	x	The policy context remains relevant, very limited revisions of significance anticipated.
PD7 Climate Change	66	✓	Revisions to the policy to ensure it aligns with the District Councils Climate Change Strategy and Action Plan will be required. The policy will need to comprehensively cover climate change adaptation, mitigation and resilience. It should seek to strengthen the policy on new build development, retrofit and/or refurbishment and renewable energy developments may be considered but will need to be balanced against development delivery; viability; building regulation requirements and District Council resources to ensure implementation of the requirements of the policy.
Healthy and Sustainable Communities			
HC7 Replacement Dwellings	78	x	The policy context remains relevant limited revisions of significance anticipated. It is suggested that the wording could be altered to ensure proposals are appropriate and comparable with the development that is to be replaced rather than the setting or surroundings. The policy could be stronger on seeking to retain and preserve existing buildings in the first instance.
HC8 Conversion and Re-Use of Buildings for Residential Accommodation	79	✓	Policy S4 criteria (n) sets out that planning permission will be granted for development 'in the case of proposals to re-use an existing building or building that are capable and worthy of conversion'. Policy HC8 does not include this requirements and should therefore refer to the requirement for proposals to be 'worthy of conversion'. Revisions to the policy will then ensure consistency of approach when the Plan is read as a whole.
HC10 Extensions to Dwellings	81	x	The policy context remains relevant limited revisions of significance anticipated. Policy being implemented effectively.
HC11 Housing Mix and Type	82	✓	Policy HC11 will need to be updated to reflect revised evidence on the mix, size and tenure of housing required as identified in the housing needs study

Local Plan Chapter / Policy	Page No.	Requires Modification?	Reason for Modification
			<p>prepared as part of the Local Plan review. Furthermore revisions to the policy requirement for the delivery of specialist housing will be necessary to ensure the policy continues to contribute towards the creation of sustainable communities. In respect of specialist housing accommodation for the elderly the Local Plan will need to ensure that it provides sufficient support for applications for both new build schemes and proposals for redevelopment.</p> <p>In light of recent discussions with a development company in respect to their approach to the delivery of the mix of properties consideration will be given to the extent to which the mix of properties should be reflective of bedroom numbers or property floor area.</p>
			Strengthening the Economy
EC1 New and Existing Employment Development	97	✓	<p>Revisions to policy wording will be needed to ensure aspirations for economic recovery, diversification and support for the rural economy are appropriately set out. It is suggested that the policy requirement for proposals to be in a 'sustainable locations' will need to be applied more flexibly to ensure the District Council is able to support existing valuable businesses whom may wish to expand and support for the growth in high quality employment opportunities. Policy needs to be able to balance the economic benefits arising from development against the relative sustainability of its location. Minor revisions needed to ensure policy compliance with the NPPF on employment development in the countryside.</p>
EC5 Regenerating an Industrial Legacy	101	x	<p>The policy context remains relevant, very limited revisions of significance anticipated. Flexibility in the policy should be considered in the event that other sites emerge that fall under the auspices of the policy.</p>
EC6 Town and Local Centres	103	✓	<p>Amendments to planning guidance and practice for Town Centres as outlined within the NPPF will need to be taken into consideration when revising the</p>

Local Plan Chapter / Policy	Page No.	Requires Modification?	Reason for Modification
			<p>Local Plan. The Local Plan will need to recognise the role that town centres play at the heart of local communities and set out a positive approach to their growth, management and adaption. This could include a more flexible approach to the type and range of uses in town and local centres to encourage footfall and promote vitality and viability.</p> <p>Active encouragement for residential development at first floor may be considered for instance. Changes to the Use Classes Order and permitted development rights to allow more flexibility for change of use of commercial premises will also need to be reflected. Changes in shopping habits (primarily due to COVID) and evidence from the emerging retail assessment prepared to support the Local Plan will need to be reflected and balanced against Council aspirations to support the role and function of town and local centres and economic recovery.</p>
EC8 Promoting Peak District Tourism and Culture	106	x	The policy context remains relevant, very limited revisions of significance anticipated.
Strategic Site Allocations			
DS1 – DS9	111 - 122	✓	The strategic site allocation policies will need to be amended to reflect the housing/employment land allocations identified in the Local Plan Review to meet the revised housing and employment land requirements to 2040. Revised policies will be prepared for sites that are considered strategic in nature i.e. those sites identified in the Plan which are expected to provide in excess of 100 dwellings. New Strategic Site Allocation Policies may be needed for any new major sites identified in the Plan. Revisions to the detailed criteria in existing policies DS1-9 are most likely need revising.