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18 September 2015

To: All Councillors

As a Member of the **Local Plan Advisory Committee**, please treat this as your summons to attend the meeting on **Monday 28 September 2015 at 6.00 pm in the Council Chamber, Town Hall, Matlock.**

Yours sincerely

A handwritten signature in black ink, appearing to be 'Sandra Lamb', written in a cursive style.

Sandra Lamb
Head of Democratic Services

AGENDA

1. APOLOGIES

Please advise the Committee Team on 01629 761300 or e-mail committee@derbyshiredales.gov.uk of any apologies for absence.

2. 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 electronic mail) **BY NO LATER THAN 12 NOON OF THE WORKING DAY PRECEDING THE MEETING. NB: REPRESENTATIONS MUST RELATE SPECIFICALLY TO ITEMS BEING CONSIDERED BY THE COMMITTEE AT THIS MEETING.**

2. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

21 September 2015.

3. 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 her/his partner, extended family and close friends.

Interests that become apparent at a later stage in the proceedings may be declared at that time.

4. DERBYSHIRE DALES LOCAL PLAN SETTLEMENT HIERARCHY

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To consider a report which sets out the outcomes of work that has been undertaken to assess the relative roles and functions of settlements across the plan area and the extent to which they can contribute towards meeting future needs. The report recommends the identification of a settlement hierarchy that takes account of each settlements social, economic and environmental circumstances.

5. DERBYSHIRE DALES LOCAL PLAN EVIDENCE BASE UPDATE – INFRASTRUCTURE AND VIABILITY

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To consider a report which sets out the outcomes of work that has been undertaken to support the preparation of a revised Derbyshire Dales Local Plan in respect of the Infrastructure, Viability and Community Infrastructure Levy and recommends that this work is taken into account during the preparation of the revised Derbyshire Dales Local Plan.

Members of the Committee: Councillors Martin Burfoot, Albert Catt, Phil Chell, Tony Morley, Tony Millward, BEM, Garry Purdy, Mike Ratcliffe, Lewis Rose, OBE, Andrew Shirley, Andrew Statham, Peter Slack, Jacquie Stevens

Substitutes: Councillors Jason Atkin, Richard Bright, Deborah Botham, Sue Burfoot, Ann Elliott, Richard FitzHerbert, Chris Furness, Alyson Hill, Susan Hobson, Neil Horton, Angus Jenkins, Joyce Pawley

LOCAL PLAN ADVISORY COMMITTEE
28 SEPTEMBER 2015

Report of the Corporate Director

DERBYSHIRE DALES LOCAL PLAN SETTLEMENT HIERARCHY

SUMMARY

This report sets out the outcomes of work that has been undertaken to assess the relative roles and functions of settlements across the plan area and the extent to which they can contribute towards meeting future needs. The report recommends the identification of a settlement hierarchy that takes account of each settlement's social, economic and environmental circumstances.

RECOMMENDATION

1. That the Committee endorse the Settlement Assessment as set out in Appendix 1 of the report.
2. That the findings of the Settlement Assessment be taken into consideration in the preparation of a revised Derbyshire Dales Local Plan.

WARDS AFFECTED

All Wards outside the Peak District National Park

STRATEGIC LINK

The Derbyshire Dales Local Plan will be a pivotal tool in the delivery of the Council's Corporate Plan and the Derbyshire Dales and High Peak Sustainable Communities Strategy

1 BACKGROUND

- 1.1 The National Planning Policy Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development and identifies three dimensions to sustainable development: economic, environmental and social. The location, scale and distribution of new development can have an impact upon social, economic and environmental well-being. It is important, therefore, that in meeting the development needs of the Derbyshire Dales, care is taken to ensure that the principles of sustainable development are being met.
- 1.2 The formulation of a settlement hierarchy is a commonly used policy tool, as it provides a useful basis for planning in a sustainable way. It seeks to guide development to those locations where local services and employment are available, whilst minimising environmental impacts and the need to travel.
- 1.3 The withdrawn Derbyshire Dales Local Plan included a settlement hierarchy, which categorised 22 settlements into three tiers; Market Towns, Larger Villages and

Smaller Villages. However, the validity of this hierarchy needs to be reviewed to ensure it reflects the latest information about the availability of services, and to take account of economic and environmental factors in order to respond effectively to guidance in the National Planning Policy Framework.

- 1.4 An updated settlement assessment has therefore been undertaken which seeks to analyse settlements in the plan area in terms of their key economic, environmental and social characteristics. Such factors are relevant to defining their function and ability to address the District Council's future development needs, particularly for housing development.
- 1.3 The resulting settlement hierarchy groups together those settlements that have broadly similar characteristics. At the top of the hierarchy are settlements that play a key role within the District, providing services used by a much wider catchment, having the best infrastructure (facilities and services) and which are relatively well connected in terms of transport links. At the bottom of the hierarchy are settlements, which have relatively few services and facilities, less infrastructure and are more isolated in terms of transport links.

2 METHODOLOGY AND MAIN FINDINGS

- 2.1 To ensure compliance with the NPPF, the Derbyshire Dales Local Plan should seek to guide development to the most sustainable settlements across the plan area. In general the most sustainable settlements have the greatest concentrations of shops, services, employment and leisure opportunities which are easily accessible to the greatest number of people, and tend to be the largest settlements.
- 2.2 Within the plan area, the largest and most sustainable settlements are easy to identify. Consequently, no detailed assessment has been undertaken of Ashbourne, Matlock and Wirksworth. A detailed assessment has however, been undertaken of:
 - Settlements with a population of over 400;
 - Settlements with a population below 400 where these support a primary school.
- 2.3 Settlements with a population less than 400 without a primary school, are not considered to provide a sustainable basis for accommodating major development (i.e. schemes of 10 dwellings or over), as analysis shows that service provision in such settlements is extremely limited. However, in some instances, small scale development may still be permitted within these settlements (subject to Local Plan policy compliance).
- 2.4 Whilst some settlements with less than 400 residents may support a public house and/ or a village hall, there are no settlements below this figure which support a convenience store except where special circumstances apply e.g. the National Trust presence in Sudbury.
- 2.5 The assessment considered the key economic, environmental and social factors in each of 21 settlements and included the following:
 - Economic - the number of businesses or organisations providing employment within each settlement and the proximity of the settlement to employment centres and large employment sites;

- Environmental - the landscape sensitivity around each settlement i.e. the ability of the local landscape to accommodate change (an assessment itself based upon analysis of a wide variety of factors relating to flood zones, built and natural heritage designations, topography, landscape character, etc.) and the agricultural grade of surrounding land;
- Social - the frequency of public transport services, accessibility to the nearest town, as well as level of provision of community halls, convenience shops, public houses, GP Surgeries, post offices, pharmacies, and primary schools.

2.6 Each of the 21 settlements was given a score for its economic, environmental and social characteristics. The approach to scoring sought as far as possible, to avoid subjective weighting assumptions and applies a system of scoring which applies equal weight being given to economic, social and environmental considerations with the theoretical potential maximum score of 20 points per factor. The total score achieved for each settlement is indicative of its level of sustainability and provides the general basis for the grouping of settlements under the headings of Market Towns, Urban Areas, Larger Villages, Smaller villages and Other Villages.

2.7 The scores for each settlement have been added up and are shown in the Table 1 below. As a brief guide:

- A high score on the economic factor reflects a settlement which has a reasonable number of businesses providing employment within the settlement and a short drive time to employment centres or large employment sites. A low score on the economic factor reflects a settlement with few local businesses and longer drive times to employment centres or large employment sites;
- A high score on the environment factor reflects a settlement which has a relatively low surrounding landscape sensitivity and therefore greater capacity to accommodate development and which is surrounded by relatively poor grade agricultural land. A low score on the environment factor reflects a settlement which has relatively high landscape sensitivity and therefore less capacity to accommodate development and which is surrounded by a relatively good grade agricultural land;
- A high score on the social factor reflects a settlement with good public transport services, spare capacity in its primary school or schools, and a good range of facilities such as convenience shop, doctor's surgery, post office, community hall, etc. A low score on social factors reflects a settlement with few facilities, no recent capacity in the primary school and poor public transport services.

SETTLEMENT	ECONOMY SCORE	ENVIRONMENT SCORE	SOCIAL SCORE	OVERALL SCORE
Darley Dale	18	5	19	42
Cromford	12	4	16	32
Rowsley	11	5	15	31
Matlock Bath	14	4	13	31
Tansley	10	8	10	28
Doveridge	4	9	13	26
Sudbury	8	1	17	26
Brailsford	4	5	13	22
Northwood	12	6	4	22
Middleton	3	6	12	21
Darley Bridge	6	4	10	20
Clifton	6	5	9	20
Kniveton	2	9	7	18
Hulland Ward	2	4	12	18
Bonsall	2	5	10	17
Brassington	3	4	8	15
Marston Montgomery	1	5	8	14
Roston	1	8	5	14
Carsington	1	5	7	13
Kirk Ireton	0	4	7	11
Longford	0	5	2	7

Table 1 - Settlement Assessment Scoring Matrix

2.8 The Settlement Assessment goes onto propose a settlement hierarchy with 5 tiers as follows:

TIER	SETTLEMENT
Tier One : Market Towns	Ashbourne Matlock Wirksworth
Tier Two : Urban Area	Darley Dale
Tier Three: Larger Villages with reasonable accessibility	Brailsford Cromford Doveridge Matlock Bath Middleton Northwood Rowsley Sudbury Tansley
Tier Four: Smaller Villages with some elements of suitability as a location for major development	Bonsall Brassington Clifton Darley Bridge

TIER	SETTLEMENT
	Hulland Ward Kniveton
Tier Five: Other less accessible villages	Carsington Kirk Ireton Longford Marston Montgomery Roston

Table 2 - Settlement Hierarchy

- 2.9 In line with the overall aim of planning to contribute towards the achievement of sustainable development, the strategy in the new local plan should seek to guide the majority of new development to higher tiered settlements. This may be achieved by trying to facilitate higher growth rates in each successive tier, so that the lowest growth rates occur in Tier 5 and the highest growth rates in Tier 1.
- 2.10 Given the same opportunities for development, it should be expected that each settlement in a higher tier will be allocated more development in the new local plan than settlements in lower tiers.
- 2.11 The settlement assessment has not sought to take into account the availability, suitability or deliverability of land throughout the plan area since this is not the primary purpose of the assessment. As such, it may not be possible or desirable, to seek to accommodate all of the district's future land requirements in higher tier settlements alone, particularly where sites may not be available or where they are severely constrained when compared with opportunities elsewhere.

3 RISK ASSESSMENT

3.1 Legal

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Not having an up to date Local Plan in place which provides adequate land for housing places the District Council at risk to residential development being brought forward on appeal rather than on a plan-led basis.

3.2 Financial

The cost of preparing the Derbyshire Dales Local Plan, including any consultation is contained within the District Council's budget.

3.3 Corporate Risk

The Derbyshire Dales Local Plan will be a pivotal tool in the delivery of the Council's Corporate plan and the Derbyshire Dales and High Peak Sustainable Communities Strategy. In order to fulfil this role it is necessary to ensure that robust evidence-based and "sound" documents are prepared. Failure to do so will undermine the ability of the District Council to achieve its key aims and objectives. In light of the Inspector's Report the Corporate Risk associated with the preparation of the Local Plan has been reviewed and identified as Medium Risk.

4 OTHER CONSIDERATIONS

In preparing this report, the relevance of the following factors has also been considered: prevention of crime and disorder, equalities, environmental, climate change, health, human rights, personnel and property.

5 CONTACT INFORMATION

Mike Hase, Planning Policy Manager
Tel: 01629 761251 E-mail: mike.hase@derbyshiredales.gov.uk

6 BACKGROUND PAPERS

Description	Date	File
National Planning Policy Framework		G/5/P1

7 ATTACHMENTS

Appendix 1: Settlement Assessment



DERBYSHIRE DALES
LOCAL PLAN
SETTLEMENT HIERARCHY

September 2015

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- 4 Summary Tables and Ranking**

Appendix

- A Settlement audits**
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- C Businesses providing employment in assessed settlements**
- D Public transport services in assessed settlements**
- E Scoring of Settlements in relation to Landscape Capacity and further information on the Landscape Sensitivity Report**

1. INTRODUCTION

- 1.1 The purpose of planning is to help achieve sustainable development. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment and includes a requirement to plan positively to support local development. As such, sustainable development and the creation of sustainable communities lies at the heart of the Government's National Planning Policy Framework.
- 1.2 In considering where new development should be located, there is a need to balance the requirements of development against other needs such as sustainability and environmental impacts. Development needs to be accommodated in settlements where the need to travel can be reduced through good access to facilities and services and where it can be accommodated without significant adverse impacts. This paper seeks to assess the relative sustainability of each of the main settlements (excluding the Market Towns) in the Derbyshire Dales (outside the Peak District National Park) and will be used to inform strategy and policy formulation in the Derbyshire Dales Local Plan. From a national perspective, none of the District's settlements would be regarded as large. However, there are nevertheless significant variations in the land uses and services that are located within them, the relationships between them and the environmental context within which they sit. These factors shape their current function within the District and their potential to play a role in addressing future needs for housing and other forms of development.
- 1.2 A settlement hierarchy or ranking is a way of categorising an area's settlements to recognise their different roles and function. A hierarchy groups together those settlements that have similar characteristics. At the top of the hierarchy are settlements that play a key role within the District, providing services used by a much wider catchment, having the best infrastructure (facilities and services) and which are relatively well connected in terms of transport links. At the bottom of the hierarchy are settlements, which have relatively few functions, less infrastructure and are more isolated in terms of transport links. Identifying a hierarchy will help in determining what role each settlement can play in addressing the future needs of the District.
- 1.3 This paper will be used to inform the location of future development in the District. It will be used with other technical studies such as the Strategic Housing Land Availability Assessment to determine the right amount of new development that is appropriate for each settlement. It will help to make sure that the scale of any new development proposed by the new Local Plan is appropriate for the settlement in question.
- 1.4 It is important to note that the paper itself cannot establish a settlement hierarchy as a policy tool. That is a matter for a statutory planning document – specifically, the new Local Plan for the Derbyshire Dales. This paper presents

the analysis and evidence to underpin the consideration of a settlement hierarchy which is to be included in new Local Plan.

2. POLICY CONTEXT

2.1 Decisions about a settlement hierarchy for Derbyshire Dales must take into account the national policy context as set out in the National Planning Policy Framework (NPPF) and interpreted in the National Planning Policy Guidance (NPPG). The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF identifies three dimensions to sustainable development as follows:

- **An economic role** - *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- **A social role** - *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- **An environmental role** - *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

The methodology used in this Study for assessing the role and function of settlements has accordingly taken account of economic, social and environmental indicators – further information on this is provided in Section 3 of this report.

2.2 The most relevant aspects of the NPPF on settlement strategy matters includes:

- The Core Principle that planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable (para.17):
- To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities (para. 55);

- Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances (examples given in NPPF) (para 55);

2.3 The NPPG states:

“Assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.” (Ref ID 50-001-20140306)

The intention of this Study is to identify and rank those settlements which are most appropriate to accommodate major development. It does not therefore propose restrictive blanket policies, but puts forward the evidence to support future allocations of development which are proportionate to the role and function of each settlement.

3 SCOPE AND METHODOLOGY

- 3.1 This section of the report sets out the scope of the Assessment (i.e. those settlements that have been the subject of detailed assessment) and the methodology used to carry out the Assessment.

Scope

- 3.2 The new Local Plan seeks to guide development to the most sustainable locations within the District. The most sustainable locations are those which have the greatest concentrations of shops, services, employment and leisure opportunities which are easily accessible to the greatest number of people. Consequently, the most sustainable locations will tend to be the largest settlements. Within the Derbyshire Dales, the largest settlements are easy to identify. The following tables show estimated population figures based upon information provided by the 2011 census for the number of usual residents in specified parishes, adjusted where necessary to reflect the geography of actual settlements within or outside named parishes.

SETTLEMENT / PARISH	USUAL RESIDENT POPULATION
Ashbourne	8,325
Darley Dale	5,100
Matlock	9,125
Wirksworth	4,725

- 3.3 The next largest settlements within the District are appreciably smaller being:

SETTLEMENT / PARISH	USUAL RESIDENT POPULATION
Doveridge	1,250
Cromford	1,300
Tansley	925
Brailsford	925

- 3.4 Clearly the four settlements of Ashbourne, Darley Dale, Matlock and Wirksworth are of a different order or rank to other settlements within the District. Since 2005 and the adoption of the Derbyshire Dales Local Plan, it has been an accepted principle of planning policy that the market towns of Ashbourne, Matlock and Wirksworth provide the most effective locations for provision of services and for assimilating future development in a sustainable way. They have a much higher level of service provision – secondary schools

for example - as well as retail and employment opportunities that greatly exceed other settlements in the District. Given the continued dominance of these three settlements within the District, it is not proposed to assess these three settlements in any greater detail in this report and to assign them to Tier 1 of the Settlement Hierarchy.

3.5 Given the size of its population, it would also appear that Darley Dale is of a different order to other settlements in the District. It is an urban area rather than a rural village and contains facilities such as Whitworth Hospital, Whitworth Institute and Whitworth Park which attract users from outside the settlement. However, unlike Ashbourne, Matlock and Wirksworth it does not possess a town centre or secondary school. Bus services to Matlock and Bakewell pass through Darley Dale, but bus routes do not radiate from it in the same way as they do from Ashbourne or Matlock. Accordingly Darley Dale has been included in this Assessment even though the main focus of this report is on the smaller settlements in the District, assessing their existing attributes and seeking to identify their potential to play a supporting role in accommodating the District's future needs.

3.6 The purpose of this Assessment is to assess those settlements which could best accommodate major development (i.e. sites of at least 10 dwellings or over) and could therefore be the subject of site specific allocations for residential development in the emerging local plan. (Local plan allocations are not normally made for small sites providing less than 10 dwellings). Analysis of service provision in smaller settlements in the District shows that settlements of under 400 residents do not support more than two or three of the following services: community hall, convenience store, GP surgery, pharmacy, Primary school, post office or public house. With the exception of villages with a primary school, such a level of provision is not considered to provide an appropriate service base for further major development. Accordingly, it has been decided that only those settlements with a population of over 400 residents or at least a primary school, should be included in the Assessment.

3.7 Consequently, the list of settlements assessed in this report is as follows:

SETTLEMENTS INCLUDED IN ASSESSMENT		
Villages/Settlements with over 800 residents	Villages with between 400 and 800 residents	Villages with less than 400 residents but with a primary school
Brailsford Cromford Darley Dale Doveridge	Bonsall Brassington Hulland Ward Kirk Ireton	Carsington Clifton Darley Bridge Kniveton

Tansley	Matlock Bath Middleton Northwood Rowsley	Longford Marston Montgomery Roston Sudbury
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Methodology

- 3.8 Local Planning Authorities have been advised¹ not to assume that rural communities are inherently unsustainable but to draw up local plans and strategies based on an understanding of local rural economies and society. This understanding should be based upon an assessment of the social, economic and environmental criteria which determine sustainable development.
- 3.9 This section of the study describes how each settlement has been assessed. The approach taken seeks to assess key attributes of each settlement relating to the three dimensions of sustainable development: economic, social and environmental. This information helps to build up an understanding of the potential role of each settlement in accommodating new development within the District.
- 3.10 Each attribute has been given a score against a set of criteria. The Table at Appendix B provides details of how each attribute has been scored. The approach to scoring seeks as far as possible, to avoid subjective weighting assumptions and applies a system of scoring which applies equal weight being given to economic, social and environmental considerations. The total score achieved for each settlement is indicative of its level of sustainability and provides the general basis for the grouping of settlements under the headings of Market Towns, Urban Areas, Larger Villages, Smaller villages and Other Villages.

Economic Attributes

- 3.11 Two attributes or indicators have been used to assess the potential of a settlement to derive economic benefits from additional growth:
- The number of businesses with premises providing employment within each settlement; and
 - The relationship of the settlement to nearby employment centres or large employment sites.
- 3.12 The number of businesses providing employment within each village has been assessed primarily on the basis on site surveys. Businesses which are

¹ <http://www.rtpi.org.uk/media/6331/The-Rural-Challenge-achieving-sustainable-rural-communities-for-the-21st-century-Rural-Coalition-2010.pdf>

essentially residents operating from home are not included, and small bed and breakfast establishments are also not included. Premises which have purpose built offices, shops, buildings or yards to which employees or customers travel on daily basis, are included. The resulting figure for the number of businesses/organisations is an indicator of the diversity of the settlement's economy.

3.13 One of the key aims of planning for sustainable development is to bring homes and jobs closer together to facilitate walking and cycling to work as well as shorter journeys to work by motorised vehicles. Consequently, the proximity of settlements to key employment sites should be an influential factor in guiding the location of future development. The Assessment considers the relationship of settlements to nearby employment centres and to large employment sites.

3.14 The score given in the Assessment reflects the accessibility of nearby employment centres and large employment sites to each settlement. The following employment centres have been used in the assessment:

Employment Centres

Ashbourne Town Centre

Bakewell Town Centre

Matlock Town Centre

Uttoxeter Town Centre

Wirksworth Town Centre

3.15 Large employment sites have been categorised as either 'Strategically Important Employment Sites' where they support over 400 employees; or 'Major Employment Sites' where they support between 100 to 400 employees. Details are provided in the table below.

A: STRATEGICALLY IMPORTANT EMPLOYMENT SITES Sites located outside district shown in grey		
Settlement / Nearest Settlement	Name / Location	Description
Ashbourne	Ashbourne Airfield	Large scale industrial estate, with a range of quality and type of premises, occupied by mix of B2 and B8 businesses.
Matlock	County Hall, Smedley Street, DE4 3AG, UK	Main administrative offices for County Council staff
Foston	Dove Valley Business	80 hectare business park off the

	Park, Foston, DE65 5BY.	A50.
Foston	Foston Hall DE65 5DN	Accommodates over 300 female prisoners.
Marchington	Marchington Industrial Estate	Large industrial park, mainly used for logistics.
Marchington	Dovegate Prison, ST14 8XR	Accommodates over 1,000 male prisoners and employs over 400 staff.
Rocester	JCB World Headquarters ST14 5JP	Various sites operated by JCB including World Headquarters
Uttoxeter	Dovefields Retail and Industrial Park	Large park with mix of retail, industry and warehousing .

B. MAJOR EMPLOYMENT SITES

Ashbourne	Waterside Retail and Business Park	Mixed development of retail, offices, and light industry.
Brassington	Longcliffe Works, DE4 4HN	Site occupied by Robinsons Longcliffe Limited employing around 150 employees.
Darley Bridge	Oldfield Lane, near Darley Bridge	Site occupied by H. J. Enthoven for recycling lead, employing around 200 employees.
Darley Dale	Molyneux Business Park, Whitworth Road, DE4 2HJ	1.2 hectare business park which includes offices in Stancliffe House
Hulland Ward	Smith-Hall Lane, near Hulland Ward DE6 3ET	Site occupied by Aggregate Industries (UK) Limited for production and supply of a range of construction materials made from aggregates, employing around 300 employees.
Tansley	Brookfield Industrial Estate	Industrial estate with several medium size employers.
Matlock Bath	North Parade	In view of the large number of businesses (around 80) operating in Matlock Bath, the proximity of the settlement (centred on North Parade) to other nearby settlements has been factored into the

		assessment as if it were a major employment site.
Northwood	Alcoa (formerly Firth Rixson), Dale Road North	Forgings for the aerospace, civilian nuclear and power generation industries. Employs around 100 employees
Sudbury	Sudbury Prison Ashbourne Road, Sudbury DE6 5HW	Accommodates over 500 male prisoners.
Wirksworth	Ravenstor Road	Purpose built light industrial units and some offices. Includes headquarters of Technolog Limited

Environmental Attributes

3.16 The environmental attributes of some settlements may act as a significant constraint on development. Although the environmental implications of development will need detailed assessment on a site by site basis, it is possible to reach some general conclusions about a settlement's environmental suitability for development. Accordingly, the following environmental constraints have been taken into account:

- The agricultural grade of land adjoining settlements ;
- The Landscape capacity of land adjoining settlement.

3.17 The Agricultural Land Classification System, operated by Natural England, classifies agricultural land within England and Wales into five categories according to the suitability and versatility of land for growing crops. Grade 1 is the best and most versatile land, whilst Grade 5 is the poorest. The Assessment has given a score to each settlement to reflect the agricultural grading of surrounding land, the higher the score allocated the higher the prevalence of poorer agricultural land.

3.18 Considerable weight has been attached in this Assessment to the findings of the Landscape Sensitivity Report produced for the District Council by consultants Wardell Armstrong. The reason for this is that the Landscape Sensitivity Report, which reaches conclusions about the sensitivity of land adjoining each of the District's settlements, has itself taken into account a wide range of environmental assets including:

- Peak District National Park (PDNP) boundary;
- Derwent Valley Mills World Heritage Site (WHS) boundary and buffer zone;
- Landscape Character Areas and Types;
- Topography;

- Flood Zones;
- Public Rights of Way;
- Tree Preservation Orders;
- Ancient Woodland;
- Sites of Special Scientific Interest (SSSI), National and Local Nature Reserves;
- (NNR and LNR) and Local Wildlife Sites (LWS);
- Scheduled Ancient Monuments (SAM), Listed Buildings, Conservation Areas and Registered Parks and Gardens;
- Regionally Important Geological Sites (RIGS).

3.19 If a settlement is surrounded by landscape of high sensitivity then it has low capacity to accommodate change such as built development. The scores given in the Assessment reflect the relative capacity of different settlements to accommodate change, the higher the score the higher the capacity to accommodate change.

3.20 More information about the Landscape Sensitivity Report is provided in Appendix E to this report.

Social Attributes

3.21 Nine facilities or services have been used to assess the level of social infrastructure provision in each rural settlement:

- Community Hall - a hall which provides space for local groups and societies to meet and engage in recreation or pursue common interests is a key component in promoting local quality of life;
- Convenience Store - a shop selling a range of everyday items (e.g. food, newspapers, drink) such shops are especially important for those who are reliant on public transport and for reducing journeys by car;
- Drive time to nearest town – rural settlements can only provide a few of the facilities and services that people need from week to week, so the accessibility of a village to a town with a wider range of shops, facilities and services is an important locational factor in addition to the opportunities for employment that are also likely to be present;
- GP Surgery – access to a doctor’s surgery is important to most people particularly the young, elderly and those with disabilities;
- Pharmacy – another important local service especially for the ill or elderly;
- Primary School – the local school is often at the heart of the village life and a key factor influencing decisions by young families over where to live. In addition to education, schools often provide a valuable facility for community leisure activities. Information about the current capacity of each school has been taken into account in allocating a score to this topic (see Appendix B);

- Post Office – in addition to its role in providing postal services, the post office is often the only means of getting access to cash in some villages;
- Public House – a public house is often a key facility in rural communities;
- Public Transport – including both bus and train services, is a key indicator of how sustainable a settlement is, and is of particular importance to the young and elderly. The score given to public transport provision in each settlement reflects the frequency of services and the days of operation (see Appendix B).

4. SUMMARY TABLES AND RANKING

4.1 This section of the report summarises the finding of the Assessment. The Assessment is based on the results of audits against the criteria described in Section 3 of this report and scored using the system described in Appendix B to this report. Each Settlement Audit and the scores allocated against each criterion are provided in Appendix A.

4.2 The Scores for the assessed settlements against the economic factors are as follows:

SETTLEMENT	ECONOMY SCORE
Darley Dale	18
Matlock Bath	14
Northwood	12
Cromford	12
Rowsley	11
Tansley	10
Sudbury	8
Darley Bridge	6
Clifton	6
Doveridge	4
Brailsford	4
Middleton	3
Brassington	3
Kniveton	2
Hulland Ward	2
Bonsall	2
Roston	1
Marston Montgomery	1
Carsington	1
Longford	0

Kirk Ireton	0
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4.3 The above table reflects the number of businesses providing employment within each settlement and the relationship the settlement has to nearby employment centres and large employment sites. Darley Dale and Matlock Bath score well having strong local economies and both benefiting from their proximity to Matlock Town. Northwood, Cromford and Tansley display similar characteristics but to a lesser extent. The remaining settlements have relatively weak economy scores, reflecting low business numbers and in villages like Roston, Marston Montgomery, Carsington, Longford and Kirk Ireton reflecting poor accessibility to employment centres and large employment sites.

4.4 The scores for the assessed settlements against environmental factors are as follows:

SETTLEMENT	ENVIRONMENTAL SCORE
Doveridge	9
Kniveton	9
Tansley	8
Roston	8
Middleton	6
Northwood	6
Bonsall	5
Brailsford	5
Carsington	5
Clifton	5
Darley Dale	5
Longford	5
Marston Montgomery	5
Rowsley	5
Brassington	4
Cromford	4

Darley Bridge	4
Hulland Ward	4
Kirk Ireton	4
Matlock Bath	4
Sudbury	1

4.5 The above table reflects the ability of the local environment around each settlement to accommodate new development. It is perhaps not surprising that in an environmentally sensitive district such as Derbyshire Dales, that scores under this heading are low. Doveridge and Kniveton appear to be the least environmentally constrained locations for development. However, there is a limited range of scores, with all settlements except Sudbury coming between a score of 4 and 9, reflecting the significant environmental constraints affecting all settlements in the District.

4.6 The scores for assessed settlements against social/community facilities and services are as follows:

SETTLEMENT	SOCIAL SCORE
Darley Dale	19
Sudbury	17
Cromford	16
Rowsley	15
Brailsford	13
Doveridge	13
Matlock Bath	13
Hulland Ward	12
Middleton	12
Bonsall	10
Darley Bridge	10
Tansley	10
Clifton	9

Marston Montgomery	8
Brassington	7
Carsington	7
Kirk Ireton	7
Kniveton	7
Roston	5
Northwood	4
Longford	2

4.7 This table reflects the extent of social and community infrastructure in each settlement, as well as accessibility to services in larger centres. The table is topped by Darley Dale and Sudbury closely followed by Cromford, Brailsford and Rowsley. Doveridge has a low score considering the size of the settlement, mainly resulting from the lack of a GP's surgery within the village. Down at the bottom of this table, Northwood's score relies solely on its bus services which are relatively good, community facilities in Roston consist of a primary school and a pub, and the only community facility in Longford is the primary school.

4.8 Putting together the above scores, the overall scores for the assessed settlements are as follows:

SETTLEMENT	OVERALL SCORE
Darley Dale	42
Cromford	32
Rowsley	31
Matlock Bath	31
Tansley	28
Doveridge	26
Sudbury	26
Brailsford	22
Northwood	22
Middleton	21

Darley Bridge	20
Clifton	20
Kniveton	18
Hulland Ward	18
Bonsall	17
Brassington	15
Marston Montgomery	14
Roston	14
Carsington	13
Kirk Ireton	11
Longford	7

- 4.9 The composite scores reflect the relative appropriateness of each settlement as a location for major development on the basis on the factors involved in the assessment. It should be noted, however, that the aim of the Assessment is not to claim, for example, that Brassington is definitely a better location for development than Marston Montgomery merely because it scored 15 points rather than 14 points scored by Marston. The purpose of the scoring is to enable settlements of similar scores to be assigned into ranks or tiers.
- 4.10 It has already been established in Section 3 of this report that Tier 1 of the Settlement Hierarchy is occupied by Ashbourne, Matlock Town and Wirksworth. Whilst Darley Dale does not function in the same way as these towns, the table above clearly shows that it does not sit comfortably with the other settlements assessed in this report. It is therefore suggested that Darley Dale occupies Tier 2 of the Hierarchy on its own, reflecting the fact that it is the only urban area in the district outside of the towns.
- 4.11 It is further suggested that a further three tiers be identified, with Tier 3 including all settlements with a score between 21 and 32. With the exception of Middleton, the common factor shared by these villages is that they are located on, or relatively close to 'A' roads (e.g. A6, A50, A52, A615), facilitating easy access by car to higher order settlements and supporting reasonable levels of public transport. Middleton is not located off the strategic highway network, but on the B5023, however it enjoys better public transport services than any of the settlements with lower scores in the above table. Accordingly these villages could be described as villages with reasonable accessibility.

4.12 Finally, it is suggested that Tier 4 should include all settlements with a score between 15 and 20, and Tier 5 all settlements with a score of 14 or below. Tier 4 groups together a number of villages which are not located directly on the strategic highway network, have relatively poor public transport services and yet which possess some desirable elements of social/community infrastructure. Tier 5 groups together villages where lack of accessibility is clearly a major constraint and which have no or few community facilities other than a primary school to support new development.

4.13 The Settlement Hierarchy proposed for the District is therefore as shown below:

TIER	SETTLEMENT
Tier One : Market Towns	Ashbourne Matlock Wirksworth
Tier Two : Urban Area	Darley Dale
Tier Three : Larger Villages i.e. villages with reasonable accessibility	Brailsford Cromford Doveridge Matlock Bath Middleton Northwood Rowsley Sudbury Tansley
Tier Four : Smaller Villages i.e. villages with some elements of suitability as a location for major development	Bonsall Brassington Clifton Darley Bridge Hulland Ward Kniveton
Tier Five : Other Villages i.e. less accessible villages	Carsington Kirk Ireton Longford Marston Montgomery Roston

4.14 It is not the role of the Settlement Sustainability Assessment to propose specific amounts of development for the different settlements in the district – that is for the Local Plan itself to determine. However, in line with the overall aim of planning to contribute to sustainable development, the spatial strategy in the new local plan should seek to guide the majority of new development to the higher tiered settlements. This may be achieved by trying to facilitate

higher growth rates in each successive tier, so that the lowest growth rates occur in Tier 5 and the highest growth rates in Tier 1.

- 4.15 Given the same opportunities for development, it should be expected that each settlement in a higher tier will be allocated more development in the new local plan than settlements in lower tiers
- 4.16 It should be noted that the settlement assessment has not sought to take into account the availability, suitability or deliverability of land throughout the plan area since this is not the primary purpose of the assessment. As such, it may not be possible or desirable, to seek to accommodate all of the district's future land requirements in higher tier settlements alone, particularly where sites may not be available or where they are severely constrained when compared with opportunities elsewhere.

APPENDIX A: SETTLEMENT AUDITS

BONSALL		
Estimated Resident Population in 2011: 750		Score
ECONOMIC INDICATORS		
Businesses within / adjacent to settlement	It is estimated that there are between 6 and 10 employment generating premises operating within the village. There are no strategically important or major employment sites within or adjacent to the village.	1
Relationship to Employment Centres / Sites outside settlement	There are no employment centres, strategically important employment sites or major employment sites within a five minute drive. Bonsall is within 10 minutes drive of Wirksworth town centre.	1
Total Score Economy		2
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Bonsall is adjoined by Grade 4 agricultural land	4
Landscape Capacity	Bonsall has two small areas of medium landscape sensitivity. The remaining landscape has high sensitivity.	1
Total Score Environmental		5
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Bonsall Village Hall, The Dale, Bonsall DE4 2AA	1
Convenience Store	The Fountain Store and Deli, 1 Yeoman Street, Bonsall, DE4 2AA	2
Drive time to nearest town	Ten minutes to Wirksworth	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	Bonsall Church of England Primary School, Church Street, Bonsall DE4 2AE. The school had limited spare capacity in 2015.	3
Post Office	None	0
Public House	The King's Head 62 Yeoman Street, Bonsall DE4 2AA Barley Mow in The Dale, Bonsall DE4 2AY	1
Public Transport	Services operate 6 days a week and provide 8 services to Matlock between 8 am and 6 pm on weekdays.	2
Total Score Social		10
TOTAL SCORE		17

BRAILS福德		
Estimated Resident Population in 2011: 925		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 16 and 20 employment generating premises operating within the village. There are no strategically important or major employment sites within or adjacent to the village.	3
Relationship to Employment Centres/Sites outside settlement	There are no employment centres, strategically important employment sites or major employment sites within a five minute drive. The strategically important employment site of Ashbourne Airfield Industrial Estate is within a 10 minute drive.	1
Total Score Economy		4
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Approximately 45% of settlement adjoined by grade 2 agricultural land to south and west. The remainder is Grade 3 land	1
Landscape Capacity	Two moderate sized areas of low landscape sensitivity. One large area of medium sensitivity. Remainder all high sensitivity.	4
Total Score Environmental		5
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Brailsford and Ednaston Village Institute, Main Road, Brailsford, DE6 3DA	1
Convenience Store	Brailsford Stores, Main Road, Brailsford, DE6 3DA	2
Drive time to nearest town	Eleven minutes to Ashbourne	0
GP Surgery	Brailsford Medical Centre, The Green, Brailsford, Derby, DE6 3BX	3
Pharmacy	None	0
Primary School	Brailsford CE Controlled Primary School, Main Road, Brailsford, DE6 3DA. In 2015 the school was at capacity.	2
Post Office	Brailsford Stores, Main Road, Brailsford, DE6 3DA	1
Public House	Rose and Crown, Main Road, Brailsford, DE6 3DA	1
Public Transport	Service operates 7 days a week providing 14 services to Ashbourne and Derby between 8 am and 6 pm	3
Total Score Social		13
TOTAL SCORE		22

BRASSINGTON		
Estimated Resident Population in 2011: 525		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 6 and 10 employment generating premises operating in the village. There are no strategically important or major employment sites within or adjacent to the village.	1
Relationship to Employment Centres/Sites outside settlement	The major employment site at Robinsons Longcliffe is within a 5 minute drive of Brassington. Wirksworth town centre is within a 10 minute drive.	2
Total Score Economy		3
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Adjoined by Grade 4 agricultural land to west and Grade 5 to the east.	4
Landscape Capacity	All land around Brassington is of high landscape sensitivity.	0
Total Score Environmental		4
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Brassington Village Hall, Dale End, Brassington, DE4 4HA	1
Convenience Store	No shop but there is a vending machine selling some convenience goods	1
Drive time to nearest town	Eleven minutes to Wirksworth	0
GP Surgery	None	0
Pharmacy	None	0
Primary School	Brassington Primary School, School Hill, Brassington DE4 4HB. The school had spare capacity in 2015.	3
Post Office	None	0
Public House	The Miners Arms, Miners Hill , Brassington,DE4 4HA Ye Olde Gate Inn, Well St, Matlock, Derbyshire DE4 4HJ	1
Public Transport	Services operate 6 days a week providing 5 services to Matlock, Wirksworth and Ashbourne	2
Total Score Social		8
TOTAL SCORE		15

CARSINGTON		
Estimated Resident Population: 125		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating in the village. There are no strategically important or major employment sites within the village.	0
Relationship to Employment Centres/Sites outside settlement	There are no employment centres, strategically important employment sites or major employment sites within a five minute drive. Wirksworth town centre is within a 10 minute drive.	1
Total Score Economy		1
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Mostly adjoined by Grade 4 agricultural land, some Grade 5 to north west	4
Landscape Capacity	Two areas of medium landscape sensitivity – one moderate sized and one small. Remainder all high sensitivity.	1
Total Score Environmental		5
SOCIAL / COMMUNITY FACILITIES		
Community Hall	None	0
Convenience Store	None	0
Drive time to nearest town	Six minutes to Wirksworth	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	Carsington and Hopton Church of England Primary School, Carsington DE4 4DE. The school had limited spare capacity in 2015.	3
Post Office	None	0
Public House	The Miners Arms, Carsington DE4 4DE	1
Public Transport	Bus Service 7 days a week with 8 services between 8 am and 6pm to Wirksworth and Matlock	2
Total Score Social		7
TOTAL SCORE		13

CLIFTON		
Estimated Resident Population: 300		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating in the village. There are no strategically important or major employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	Ashbourne Town Centre and the major employment site of Waterside Retail/Business Park are within a 5 minute drive. The strategically important employment site of Ashbourne Airfield Industrial Estate is within a 10 minute drive.	6
Total Score Economy		6
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Settlement is adjoined by some land of Grade 3 and 4 agricultural value. Less than 50% of settlement is adjoined by Grade 3.	3
Landscape Capacity	Two small areas of low landscape sensitivity. One moderate sized area of medium sensitivity. Remainder all high sensitivity.	2
Total Score Environmental		5
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Clifton Smith Hall, Cock Hill, Clifton, DE6 2GJ.	1
Convenience Store	No shop although there is a vending machine selling some convenience goods adjacent to Cock Inn	1
Drive time to nearest town	Five minutes to Ashbourne.	2
GP Surgery	None	0
Pharmacy	None	0
Primary School	Clifton C of E Primary School, Cross Side, Clifton, Ashbourne DE6 2GJ. The school had limited capacity in 2015.	3
Post Office	None	0
Public House	Cock Inn, Clifton, DE6 2GJ	1
Public Transport	Services operate 5 days a week providing 3 services to Ashbourne between 8 am and 6 pm	1
Total Score Social		9
TOTAL SCORE		20

CROMFORD		
Estimated Resident Population: 1,300		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 41 and 45 employment generating premises operating within the village. There are no strategically important or major employment sites within or adjacent to the village.	8
Relationship to Employment Centres/Sites outside settlement	Cromford is within 5 minutes drive of Wirksworth town centre, and the major employment site at Ravenstor Road in Wirksworth. Matlock Bath is also within a 5 minute drive.	4
Total Score Economy		12
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Settlement adjoined by Grade 4 agricultural land	4
Landscape Capacity	All land around Cromford is of high landscape sensitivity.	0
Total Score Environmental		4
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Cromford Community Centre, Market Place, Cromford Cromford Institute, The Hill, Cromford Millpond Community Hall, Methodist Church, Water Lane, Cromford	1
Convenience Store	Arkwright General Stores and Off Licence, 39 Market Place, Cromford, DE4 3RE Newsagents, 41 Market Place, Cromford DE4 3RE	2
Drive time to nearest town	Five minutes to Wirksworth	2
GP Surgery	None – GP surgery closed in 2004.	0
Pharmacy	None	0
Primary School	Cromford Primary School, North Street, Cromford. The school had spare capacity in 2015.	5
Post Office	Scarthin, Cromford DE4 3QF	1
Public House	Bell Inn, 47 The Hill Cromford DE4 3RF The Boat Inn, Scarthin, Cromford DE4 3QF The Greyhound Hotel, 38 Market Place, Cromford, DE4 3QE	1
Public Transport	Both bus and train services operate seven days a week providing an average of at least 2 buses or trains an hour to Bakewell, Matlock and Derby between 8 am and 6 pm	4
Total Score Social		16
TOTAL SCORE		32

DARLEY BRIDGE		
Estimated Resident Population: 350		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating within the village. There are no strategically important or major employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	The major employment sites of H.J. Enthoven and Sons at Darley Dale Smelter, Molyneux Business Park and Alcoa at Dale Road North are all within 5 minutes drive. Matlock Town Centre and the strategically important employment site at County Hall are both within 10 minutes drive	6
Total Score Economy		6
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Settlement adjoined mostly by land in agricultural grade 4, some in grade 5.	4
Landscape Capacity	One small area of medium landscape sensitivity. Remainder all high sensitivity.	0
Total Score Environmental		4
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Village Hall, Cross Green, Darley Bridge, DE4 2JT	1
Convenience Store	None	0
Drive time to nearest town	Nine minutes to Matlock	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	South Darley Church of England Primary School, Cross Green, Darley Bridge, DE4 2JT. The school had a spare capacity in 2015.	5
Post Office	None	0
Public House	Three Stags, Main Road, Darley Bridge DE4 2JY	1
Public Transport	Services operate 6 days a week providing 8 services a day to Matlock and Bakewell	2
Total Score Social		10
TOTAL SCORE		20

DARLEY DALE		
Estimated Resident Population: 5,100		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 46 to 50 employment generating premises operating within Darley Dale. There is one major employment site within Darley Dale at Molyneux Business Park off Whitworth Road.	13
Relationship to Employment Centres/Sites outside settlement	The major employment sites of H.J Enthoven works at Oldfield Lane near Darley Bridge, and Alcoa (formerly Firth Rixson) at Dale Road North are within 5 minutes drive.. Matlock Town Centre and the strategically important employment site at County Hall, Matlock are within a ten minute drive	5
Total Score Economy		18
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Land adjoined by land of agricultural grades 3 and 4. Grade 3 land adjoins approximately 30% of settlement.	3
Landscape Capacity	One moderate sized area of low landscape sensitivity. One moderate sized ares of medium sensitivity. Remainder all high sensitivity.	2
Total Score Environmental		5
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Dale Road Methodist Church Hall, Dale Road North, Darley Dale, Matlock, DE4 2FT Whitworth Centre, Station Road, Darley Dale, DE4 2EQ	1
Convenience Store	Go Local Extra, Crowstones Road, DE4 2GU Wright's Farm Shop, 11 Dale Road North, Darley Dale, Matlock DE4 2FS Spar, Warney Road, DE4 2EW	2
Drive time to nearest town	Eight minutes to Matlock	1
GP Surgery	Darley Dale Medical Centre, Columbell Way, Two Dales, DE4 2SA	3
Pharmacy	Jayne A. Hibberd Pharmacy, Two Dales, DE4 2EY	1
Primary School	Darley Dale Primary School Greenaway Lane Hackney DE4 2QB. The school had a spare capacity in 2015 . Darley Churchtown Church of England Primary School, Church Rd, Darley Dale, DE4 2GL. The school had a spare capacity in 2015.	5
Post Office	Two Dales Post Office, Chesterfield Rd, Two Dales, Matlock DE4 2EY	1

Public House	Barringtons, Station Road, Darley Dale, DE4 2EQ Church Inn, Church Rd, Darley Dale, DE4 2GG Grouse Inn, Dale Rd North Darley Dale DE4 2FT	1
Public Transport	Bus services 7 days a week, with weekday services providing an average of at least 2 buses an hour to Matlock and Bakewell between 8 am and 6 pm	4
Total Score Social		19
TOTAL SCORE		42

DOVERIDGE		
Estimated Resident Population: 1,250		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises providing employment within the village. There are no strategically important or major employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	There are no employment centres, strategically important employment sites or major employment sites within a five minute drive. Uttoxeter Town Centre, and the strategically important employment sites at Dovefields Retail and Industrial Park and JCB Rocester are within a 10 minute drive.	4
Total Score Economy		4
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Over 80 % of agricultural land adjoining the settlement is Grade 3 land	1
Landscape Capacity	Four moderate sized sites of low landscape sensitivity. One small and three moderate sized sites of medium sensitivity. Remainder all high sensitivity.	8
Total Score Environmental		9
SOCIAL/COMMUNITY FACILITIES		
Community Hall	Village Hall, Sand Lane, Doveridge, DE6 5QJ	1
Convenience Store	Doveridge Village Store and Post Office, 26 High St, Doveridge, DE6 5NA	1
Drive time to nearest town	Seven minutes to Uttoxeter	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	Doveridge Primary School, Chapel Green, Doveridge, Derbyshire, DE6 5JY. The school had a spare capacity in 2015.	5
Post Office	Doveridge Village Store and Post Office, 26 High St, Doveridge, DE6 5NA	1
Public House	The Cavendish Arms, Derby Road, Doveridge, Ashbourne, DE6 5JR	1
Public Transport	Services operate 7 days a week, with weekday services providing an average of at least 1 bus per hour to a town between 8 am and 6 pm	3
Total Score Social		13
TOTAL SCORE		26

HULLAND WARD		
Estimated Resident Population: 750		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 6 to 10 employment generating premises providing employment within the village. There are no strategically important or major employment sites within or adjacent to the village.	1
Relationship to Employment Centres/Sites outside settlement	The major employment site at Aggregate Industries off Smith Hall Lane, Hulland Ward is within a 5 minute drive.	1
Total Score Economy		2
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Land to the north west and north east of the village is in agricultural grade 4. Land to the south is in grade 3, but represents less than 50% of surrounding agricultural land.	3
Landscape Capacity	One moderate sized site of medium landscape sensitivity. Remainder all high sensitivity.	1
Total Score Environmental		4
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Hulland Ward and District Millennium Village Hall, Dog Lane, Hulland Ward DE6 3EG	1
Convenience Store	Hulland Ward General Stores, Main Road, Hulland Ward, DE6 3EA	2
Drive time to nearest town	Eleven minutes to Ashbourne	0
GP Surgery	Hulland Ward Medical Centre, Main Road, Hulland Ward, DE6 3EA	3
Pharmacy	None	0
Primary School	Hulland Church of England Primary School, Firs Avenue, Hulland Ward, DE6 3FS. The school had no spare capacity in 2015.	2
Post Office	Hulland Ward General Stores, Main Road, Hulland Ward, DE6 3EA	1
Public House	The Black Horse Inn, Main Road, Hulland Ward, DE6 3EE Nag's Head, Main Road, Hulland Ward, DE6 3EF	1
Public Transport	Services 6 days a week and less than hourly between 8 am and 6 pm on weekdays.	2
Total Score Social		12
TOTAL SCORE OVERALL		18

KIRK IRETON		
Estimated Resident Population: 450		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating within the village. There are no strategically important employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	There are no major employment sites within a 5 minute drive of Kirk Ireton. There are no employment centres or strategically important employment sites within either a 5 minute or 10 minute drive.	0
Total Score Economy		0
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Agricultural land around Kirk Ireton is in grades 3 and 4. Just over 50% of land adjoining the village is in Grade 3.	2
Landscape Capacity	One moderate sized area of low landscape sensitivity. Two small areas of medium sensitivity. Remainder all high sensitivity.	2
Total Score Environmental		4
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Kirk Ireton Village Hall, Church Level, Kirk Ireton, DE6 3LE	1
Convenience Store	The Stable Shop, Main St, Kirk Ireton DE6 3JP – run by local community.	2
Drive time to nearest town	Twelve minutes to Wirksworth	0
GP Surgery	None	0
Pharmacy	None	0
Primary School	Kirk Ireton Church of England Primary School, Main St, Kirk Ireton, DE6 3LD. The school had no spare capacity in 2015.	2
Post Office	None	0
Public House	Barley Mow, Main St, Kirk Ireton DE6 3JP	1
Public Transport	Services operate 6 days a week less than average of every two hours between 8 am and 6 pm on weekdays.	1
Total Score Social		7
TOTAL SCORE		11

KNIVETON		
Estimated Resident Population: 275		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating within the village. There are no strategically important employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	There are no employment centres, strategically important employment sites or major employment sites within a five minute drive of Kniveton. Ashbourne Town Centre is within a 10 minute drive.	2
Total Score Economy		2
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	All the agricultural land adjoining Kniveton is agricultural grade 4.	4
Landscape Capacity	Three areas of low landscape sensitivity – two moderate sized and one small. One small area of medium sensitivity. Remainder all high sensitivity.	5
Total Score Environmental		9
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Kniveton Village Hall, Longrose Lane	1
Convenience Store	None	0
Drive time to nearest town	Seven minutes to Ashbourne	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	Kniveton Primary School, Longrose Lane, Kniveton, DE6 1JL. The school had no spare capacity in 2015.	2
Post Office	None	0
Public House	Red Lion, Main St, Kniveton, DE6 1JH	1
Public Transport	Services 6 days a week and 9 services to Matlock, Wirksworth and Ashbourne between 8 am and 6 pm on weekdays	2
Total Score Social		7
TOTAL SCORE OVERALL		18

LONGFORD		
Estimated Resident Population: 150		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating within the village. There are no strategically important employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	There are no major employment sites within a 5 minute drive of Longford. There are no employment centres or strategically important employment sites within either a 5 minute or 10 minute drive.	0
Total Score Economy		0
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Agricultural land around Longford is in grades 3 and 4. Less than 50% of land adjoining the village is in Grade 3.	3
Landscape Capacity	Two moderate size areas of medium landscape sensitivity. All remaining land of high sensitivity.	2
Total Score Environmental		5
SOCIAL / COMMUNITY FACILITIES		
Community Hall	The Longford Parish Council holds its meetings in the Pump House Room on the corner of Long Lane and Main Street; however, the village does not have a community hall.	0
Convenience Store	None	0
Drive time to nearest town	Nineteen minutes to Ashbourne	0
GP Surgery	None	0
Pharmacy	None	0
Primary School	Longford Primary School, Main Street, Longford DE6 3DR. The school was at capacity in 2015.	2
Post Office	None	0
Public House	None (The Ostrich in Long Lane is not located within the village)	0
Public Transport	No scheduled services	0
Total Score Social		2
TOTAL SCORE		7

MARSTON MONTGOMERY		
Estimated Resident Population: 200		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating within the village. There are no strategically important employment sites within or adjacent to the village.	0
Relationship to Employment Centres/Sites outside settlement	There are no employment centres, strategically important or major employment sites within 5 minutes drive. The strategically important employment site at JCB Rocester is within a 10 minute drive of Marston Montgomery.	1
Total Score Economy		1
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Agricultural land around Marston Montgomery is in grades 3 and 4. Between 50% to 80% of land adjoining the village is in Grade 3.	2
Landscape Capacity	Two small areas of low landscape sensitivity. Two areas of medium sensitivity – one moderate sized and one small. Remainder all high sensitivity.	3
Total Score Environmental		5
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Coronation Hall, Weston Bank, Marston Montgomery	1
Convenience Store	None	0
Drive time to nearest town	Twelve minutes to Uttoxeter	0
GP Surgery	None	0
Pharmacy	None	0
Primary School	Marston Montgomery Primary School, Thurvaston Road, DE6 2FF. The school had spare capacity in 2015.	5
Post Office	None	0
Public House	The Crown Inn, Riggs Lane, Marston Montgomery, DE6 2FF.	1
Public Transport	Service operates 5 days a week and provides 3 services to Ashbourne between 8 am and 6 pm on weekdays.	1
Total Score Social		8
TOTAL SCORE OVERALL		14

MATLOCK BATH		
Estimated Resident Population: 675		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are over 50 employment generating premises operating within the village. There are no strategically important or major employment sites within or adjacent to the village.	10
Relationship to Employment Centres/Sites outside settlement	There are no employment centres, strategically important employment sites or major employment sites within a five minute drive. Matlock Town Centre, Wirksworth Town Centre and County Hall are all within a 10 minute drive of Matlock Bath.	4
Total Score Economy		14
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Agricultural land adjoining Matlock Bath is in agricultural grade 4.	4
Landscape Capacity	All land around Matlock Bath is of high landscape sensitivity.	0
Total Score Environmental		4
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Rooms for community use in Grand Pavilion, South Parade, Matlock Bath Holy Trinity Church, Matlock Bath, DE4 3PU	1
Convenience Store	Matlock General Stores, 40-42 North Parade, Matlock Bath DE4 3NS	2
Drive time to nearest town	Six minutes to Matlock	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	Matlock Bath Holy Trinity CE (Controlled) Primary.14 Clifton Rd, Matlock Bath, DE4 3PW. The school had spare capacity in 2015.	4
Post Office	None	0
Public House	Fishpond, 204 South Parade, Matlock Bath. DE4 3NR Princess Victoria, 174-176 South Parade, Matlock Bath. DE4 3NR	1
Public Transport	Both bus and train services operate seven days a week providing an average of at least 2 buses or trains an hour to Bakewell, Matlock and Derby between 8 am and 6 pm	4
Total Score Social		13
TOTAL SCORE		31

MIDDLETON		
Estimated Resident Population: 750		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating within the village. There are no strategically important or major employment sites within the village.	0
Relationship to Employment Centres/Sites outside settlement	Wirksworth Town Centre and the major employment site at Ravenstor Road Industrial Estate in Wirksworth are both within 5 minutes drive of Middleton.	3
Total Score Economy		3
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Agricultural land adjoining Middleton is in agricultural grade 4.	4
Landscape Capacity	One small site of low landscape sensitivity. Two sites of medium sensitivity – one moderate sized and one small. Remainder all high sensitivity.	2
Total Score Environmental		6
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Middleton Village Hall, Main Street, Middleton DE4 2LU	1
Convenience Store	None	0
Drive time to nearest town	Five minutes to Wirksworth	2
GP Surgery	None	0
Pharmacy	None	0
Primary School	Middleton Primary School, Main Street, Middleton, DE4 4LQ. The school had spare capacity in 2015.	4
Post Office	Office open three days a week in The Nelson Arms, Main Street, Middleton, DE4 4LU.	1
Public House	Rising Sun, Rise End, Middleton, Matlock, Derbyshire DE4 4LS The Nelson Arms, Main Street, Middleton, DE4 4LU	1
Public Transport	Services 7 days a week, with weekday services providing over 10 services to Matlock and Wirksworth between 8 am and 6 pm	3
Total Score Social		12
TOTAL SCORE		21

NORTHWOOD		
Estimated Resident Population: 625		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 16 and 20 employment generating premises operating in the village. The strategically important Alcoa site (formerly Firth Rixson) at Dale Road North is within/adjacent to the village.	7
Relationship to Employment Centres/Sites outside settlement	The major employment site at Molyneux Business Park at Darley Dale is within a five minute drive. Matlock Town Centre and the strategically important employment site at County Hall, Matlock are within a ten minute drive, as is Bakewell Town Centre.	5
Total Score Economy		12
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Agricultural land adjoining Northwood is in agricultural grades 3 and 4, over 80% in grade 4.	4
Landscape Capacity	One moderate sized area of low landscape sensitivity. All remaining land of high sensitivity.	2
Total Score Environmental		6
SOCIAL / COMMUNITY FACILITIES		
Community Hall	None	0
Convenience Store	None	0
Drive time to nearest town	Eleven minutes to Matlock	0
GP Surgery	None	0
Pharmacy	None	0
Primary School	None	0
Post Office	None	0
Public House	None	0
Public Transport	Services 7 days a week, with weekday services providing an average of at least 2 buses an hour to Matlock and Bakewell between 8 am and 6 pm	4
Total Score Social		4
TOTAL SCORE OVERALL		22

ROSTON		
Estimated Resident Population: 125		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are less than 6 employment generating premises operating within the village. There are no strategically important or major employment sites within the village.	0
Relationship to Employment Centres/Sites outside settlement	There are no employment centres, strategically important employment sites or major employment sites within a five minute drive. The strategically important employment site at JCB Rocester is within a 10 minute drive of the village.	1
Total Score Economy		1
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Agricultural land adjoining Roston is in agricultural grade 4.	4
Landscape Capacity	One moderate sized area of low landscape sensitivity. Three moderate sized areas of medium sensitivity. All remaining land of high sensitivity.	4
Total Score Environmental		8
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Mary Clowes Hall, Lid Lane, Roston	1
Convenience Store	None	0
Drive time to nearest town	Fourteen minutes to Ashbourne	0
GP Surgery	None	0
Pharmacy	None	0
Primary School	Norbury Church of England Primary School, Lid Lane, Roston DE6 2EG. The school had limited spare capacity in 2015.	3
Post Office	None	0
Public House	Roston Inn, Mill Lane, Roston DE6 2EE	1
Public Transport	None	0
Total Score Social		5
TOTAL SCORE		14

ROWSLEY		
Estimated Resident Population: 475 (includes part of village within National Park)		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 41 and 45 employment generating premises operating within the village. There are no strategically important or major employment sites within or adjacent to the village.	8
Relationship to Employment Centres/Sites outside settlement	The major employment sites at Alcoa (formerly Firth Rixson) Dale Road North and the Molyneux Business Park in Darley Dale are within a 5 minute drive of the village. Bakewell Town Centre is within a 10 minute drive.	3
Total Score Economy		11
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Agricultural land adjoining Rowsley is in agricultural grade 4.	4
Landscape Capacity	One moderate sized area of medium landscape sensitivity. All remaining land of high sensitivity.	1
Total Score Environmental		5
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Rowsley Village Hall, School Lane, DE4 2EE.* Rowsley Methodist School Room, Chatsworth Road, DE4 2EJ	1
Convenience Store	Country Store, Chatsworth Road DE4 2EH Rowsley Post Office, Church Lane, Rowsley, DE4 2EA * (n.b. Although mostly given over to plants, flowers and gifts, the Old Station Country Store in the Peak Shopping Village, also sells some convenience goods)	2
Drive time to nearest town	Seven minutes to Bakewell	1
GP Surgery	None	0
Pharmacy	None	0
Primary School	Rowley Church of England Primary School, Woodhouse Rd, Rowsley, DE4 2ED *. The school had spare capacity in 2015.	5
Post Office	Rowsley Post Office, Church Lane, DE4 2EA*	1
Public House	Grouse & Claret, Old Station Close, Rowsley DE4 2EB	1
Public Transport	Bus services 7 days a week, with weekday services providing an average of at least 2 buses an hour to Matlock between 8 am and 6 pm	4
Total Score Social		15
TOTAL SCORE		31

* Facility is located within the Peak District National Park outside of Derbyshire Dales Local Plan Area.

SUDBURY		
Estimated Resident Population: 125		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that there are between 6 and 10 employment generating premises operating within the village. There are no major employment sites within the village.	1
Relationship to Employment Centres/Sites outside settlement	The strategically important employment site at Dove Valley Park and the major employment site at Sudbury Prison are both within a 5 minute drive. Uttoxeter Town Centre, and the strategically important employment sites of Dovefields Retail and Business Park, and Dovegate Prison near Marchington are all within a 10 minute drive.	7
Total Score Economy		8
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Agricultural land adjoining Sudbury/Oaks Green is in agricultural grade 3.	1
Landscape Capacity	All surrounding land is of high sensitivity.	0
Total Score Environmental		1
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Parish Rooms, Gib Lane, Sudbury	1
Convenience Store	Sudbury Stores, Main Rd, Sudbury DE6 5HS	2
Drive time to nearest town	Nine minutes to Uttoxeter	1
GP Surgery	The Dove River Practice, Gib Lane, Sudbury, DE6 5HY	3
Pharmacy	None	0
Primary School	Sudbury Primary School, School Lane, Sudbury DE6 5HZ. The school had spare capacity in 2015.	5
Post Office	Sudbury Stores, Main Rd, Sudbury DE6 5HS	1
Public House	Vernon Arms, Main Rd, Sudbury DE6 5HG	1
Public Transport	Services 7 days a week providing 11 services to Uttoxeter and Burton between 8 am and 6 pm on weekdays	3
Total Score Social		17
TOTAL SCORE OVERALL		26

TANSLEY		
Estimated Resident Population: 925		Score
ECONOMIC INDICATORS		
Businesses within/adjacent to settlement	It is estimated that Tansley has between 6 and 10 employment generating premises operating within the village. The major employment site at Brookfield Industrial Estate is within/adjacent to the village.	5
Relationship to Employment Centres/Sites outside settlement	Tansley is within 5 minutes drive of Matlock Town Centre and 10 minutes of the strategically important employment sites at County Hall, Matlock.	5
Total Score Economy		10
ENVIRONMENTAL INDICATORS		
Agricultural Land Classification	Agricultural land adjoining Tansley is in agricultural grade 4.	4
Landscape Capacity	Two areas of low landscape sensitivity – one moderate sized and one small. Three areas of medium sensitivity – two moderate sized and one small. All remaining land of high sensitivity.	4
Total Score Environmental		8
SOCIAL / COMMUNITY FACILITIES		
Community Hall	Tansley Community Hall, Church Street, Tansley, DE4 5FE Tansley Village Hall, Church Street, Tansley, DE4 5FH	1
Convenience Store	None	0
Drive time to nearest town	Five minutes to Matlock	2
GP Surgery	None	0
Pharmacy	None	0
Primary School	Tansley Primary School, Gold Hill, Matlock DE4 5FG. The school had spare capacity in 2015.	4
Post Office	Post Office is open for three hours every Friday at Tansley Methodist Church, Church Street Tansley DE4 5FE	0
Public House	The Gate Inn, The Knoll, Tansley DE4 5FN Royal Oak Inn, The Cliff, Tansley DE4 5FY The Tavern, Nottingham Road, Tansley DE4 5FR	1
Public Transport	Bus service operates 6 days a week and provides 5 services to Matlock and Alfreton between 8 am and 6 pm on weekdays.	2
Total Score Social		10
TOTAL SCORE		28

APPENDIX B: TABLE OF INDICATORS, SCORING METHODOLOGY AND SOURCES OF INFORMATION

INDICATORS	SCORING METHODOLOGY	SOURCE OF INFORMATION
ECONOMIC INDICATORS		
Businesses within adjacent to settlement	<p>Score 0 to 10: to reflect number of businesses generating employment within the settlement not on large employment sites.</p> <p>0 = 0 to 5 businesses 1 = 6 to 10 2 = 11 to 15 3 = 16 to 20 4 = 21 to 25 5 = 26 to 30 6 = 31 to 35 7 = 36 to 40 8 = 41 to 45 9 = 46 to 50 10 = over 50</p> <p>Score 4 for major employment site located within or adjacent to the settlement.</p>	Businesses identified primarily by site survey.
Relationship to Employment Centres/Sites outside settlement	<p><u>Employment centres/sites within 5 minute drive:</u> Score 4 for Ashbourne town centre Score 4 for Matlock town centre Score 2 for Wirksworth town centre Score 2 for each strategically important employment site Score 1 for each major employment site Score 1 for Matlock Bath</p> <p><u>Within 6 to 10 minute drive:</u> Score 2 for Ashbourne town centre Score 2 for Matlock town centre Score 2 for Uttoxeter town centre Score 1 for Wirksworth town centre Score 1 for Bakewell town centre Score 1 for each strategically important employment site</p>	Drive times calculated using Google Maps
ENVIRONMENT INDICATORS		
Agricultural Land Classification	<p>Score 0 : where over 80% of surrounding agricultural land is in Grades 2 and/or 3 where over 50% is in Grade 2 Score 1: where over 80% of surrounding agricultural land is in Grade 2 and/or 3 Score 2 : where between 50 to 80% of surrounding agricultural land is in Grade 2 and /or 3 Score 3 : where between 50 to 80% of surrounding agricultural land is in Grade 4 and/or 5 Score 4 : where over 80% of surrounding agricultural land is in</p>	Agricultural Land Classification Map East Midlands Region - ALC005

	Grade 4/5	
Landscape Capacity	See explanation provided at Appendix E	
SOCIAL INDICATORS		
Community Hall	Score 1 if present, 0 if not (A Community Hall provides space for local groups and societies to meet and engage in recreation or pursue common interests, rooms which are used solely for the purpose of holding Parish Council meetings are not included within this term)	Site survey
Convenience Store	Score 2 if present, 0 if not. (A Convenience Store is normally defined as a shop selling a range of everyday items e.g. food, newspapers, drink. In two villages, there is no convenience store, but there is a vending machine selling convenience goods, in these two cases a score of 1 has been assigned instead of 2 normally assigned to a convenience store.)	Site Survey
Drive time to nearest town	Score 2 if within 5 minute drive time, score 1 if within 6 to 10 minutes, score 0 if over 10 minutes. (The times shown are drive times estimated by Google Maps with traffic on mid-morning journeys. A central point within each settlement has been used for calculating drive time.)	Google Maps
GP Surgery	Score 3 if present, 0 if not	Site Survey and internet search
Pharmacy	Score 1 if present, 0 if not	Site Survey and internet search
Primary School	Score 5 if spare capacity of over 20 pupils, 4 if spare capacity over 10 pupils, 3 if between 1 and 10 pupils, 2 if school in settlement but no spare capacity at present, 0 if no school.	Derbyshire County Council
Post Office	Score 1 if present, 0 if not (Some Post Offices in small villages are not open everyday Monday to Saturday. If a Post Office is open at least three days a week, it has been given a score of 1, if it is only open on 2 days or less, it has not been given a score, although the facility has been noted in the audits)	Site survey and internet search
Public House	Score 1 if present, 0 if not	Site survey and internet search
Public Transport	Score 4 for settlements with services 7 days a week, with weekday services providing an average of at least 2 buses or trains an hour to a town between 8 am and 6 pm Score 3 for settlements with services 7 days a week, with weekday services providing between 10 to 19 services between 8 am and 6 pm Score 2 for settlements with services 6 days a week or services providing between 5 to 9 services between 8 am and 6 pm on weekdays. Score 1 for settlements with services 5 days a week or services providing less than 5 services between 8 am and 6 pm on weekdays. Score 0 for settlements with no scheduled services.	Public Transport in Derbyshire & the Peak District

APPENDIX C: BUSINESSES PROVIDING EMPLOYMENT IN ASSESSED SETTLEMENTS

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN BONSTALL			
No	Name	Address	Business
1	Auto Engineering,	18 Yeoman Street	Garage
2	Barley Mow	The Dale	Public House
3	Fountain Tea Rooms	1 Yeoman Street	Café
4	Fountain Shop	Rear 1 Yeoman Street	Convenience Shop
5	Hollies Farm and Plant Centre, Uppertown, Bonsall	Abel Lane, Uppertown	Garden Centre
6	Kings Head	62 Yeoman Street	Public House
7	Bonsall Primary School	Church Street	Education
8	R.C. Taylor and Son	Penmaric, Town Head	Road Haulage
9	H.Strange and Son	The Fountain, The Dale	Electrical Contractors

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN BRAILSFORD			
No	Name	Address	Business
1	Brailsford Golf Club/Four Seasons Golf Centre	Pools Head Lane, off Hall Lane	Golf Club, driving range, and club house
2	W Jones & Sons Family Funeral Service	Main Road	Funeral Services/Directors
3	Rose and Crown Public House	Main Road	Public House
4	The Garage Brailsford 'Watson and Cook'	Main Road	Garage, sales and repairs
5	Pine and Interiors	Bullock Lane, off Main Road	Pine Furniture – manufacture and sales
6	Brailsford Ironcraft	Saracens Head Workshops, Main Road	Irongates, railings, homewares
7	The Deli Café at Brailsford	Saracens Head Workshops, Main Road	Deli, café
8	Radar Finance	Saracens Head Workshops, Main Road	Finance and leasing company
9	Meynell Saddlery	Saracens Head Workshops, Main Road	Saddlery, clothing, home, garden accessories
10	Henrys Pine and Oak Furniture	Saracens Coaching House, Main Road	Pine and Oak furniture manufacture and sales
11	Brailsford C of E Primary School	Main Road	Education
12	Brailsford Stores and Post office	Main Road	Convenience Store and Post Office

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN BRAILSFORD			
No	Name	Address	Business
13	Blueberry Tea Rooms	13 Main Road	Tea Rooms/ cafe
14	Clarke Interiors	Main Road	Furnishings and Upholstery business
15	Brailsford Medical Centre	The Green	GP's and prescription dispensary (dispensary only 8.30-10.30)
16	Stone works	Express Court Yard, Luke Lane	Stone works, floor and wall tiles and paving sales and manufacture

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN BRASSINGTON			
No	Name	Address	Business
1	Brassington Primary School	School Hill	Education
2	Brockweld Aluminium Services	Unit 4, Miners Hill	Metal Products
3	Miners Arms	Miners Hills	Public House
4	Ye Olde Gate Inn	Well Street	Public House
5	Miners Hill Garage	Unit 5, Miners Hill	Motor Repairs
6	Old Farmhouse Furniture	Unit 8, Miners Hill	Furniture

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN CARSINGTON			
No	Name	Address	Business
1	Miners Arms Public House	Main Street	Public House
2	Carsington and Hopton C of E Primary School	Back Lane	Education
3	Aristocats Cattery	Bank House, Main Street	Cattery

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN CLIFTON			
No	Name	Address	Business
1	Cock Inn	Cross Side	Public House
2	Clifton Primary School	Cross Side	Education
3	Peak Fuels	Old Coal Yard, Watery Lane	Fuel supplies

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN CROMFORD			
No	Name	Address	Business
1	Cromford Garage	24 Water Lane	Garage
2	Scissors and Co	24 Water Lane	Hairdressers
3	Walker's Garage	27 Water Lane	Garage
4	Scarthin Books	Scarthin	Retail
5	Post Office	Scarthin	Post Office
6	Boat Inn	Scarthin	Public House
7	The Market Place Restaurant/Tapas Terrace Bar	16/18 The Market Place	Restaurant
8	Huntley and Green Delicatessen	14 Market Place	Retail-food
9	Robinsons of Cromford fish and chips	22 Market Place	Take Away
10	This That and T'Other	Market Place	Retail
11	Mystical Crystals	36 Market Place	Retail
12	The Market Place Howards	Cromford Hill	Retail
13	Biddy's Vintage Tea Room	<u>The Old Bakery 11-13 Market Place</u>	Café
14	Elements Beauty	17-19 Market Place	Beautician
15	Wellingtons chip shop and cafe	<u>27 Market Place</u>	Restaurant and take away
16	Taylor Wilde Chocolatier	Unit 3 11-13 Market Place	Retail-food
17	Cromford Studio and Gallery	Unit 4 Market PlaceE	Art Gallery
18	Q Eye	24 Market Place	Retail
19	Malcolm David Smith Contemporary Furniture	Studio & Attic Gallery, 29 Market Place	Retail and workshop
20	Arkwright General Store	39 Market Place	Retail
21	Antiques and Hardware	Market Place	Retail
22	Cromford News Agent	41 Market Place	Retail
23	Anthony Andrews Traditional Butcher	<u>7 The Hill</u>	Retail-food
24	Bell Inn	<u>47 The Hill</u>	Public House
25	Cromford C of E Primary School	North Street	School
26	Cromford Hill Hand Car Wash	The Hill	Car Wash
27	Slinter Mining Company	Chestnut House, 183 The Hill	Mining
28	La Farge Tarmac	Dene Quarry, The Hill	Tarmac
29	Rachel and Co	Water Lane	Hairdresser
30	Tor Cafe	A6	Cafe
31	Millpond Community Hall	Water Lane	Community
32	Home Products	16-18 Water Lane	Retail
33	Interiors and Antiques	12 New St	Retail
34	Siddals Plants and Crafts	Cromford Mill	Retail

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN CROMFORD			
No	Name	Address	Business
35	Heritage Antiques	Cromford Mill	Retail
36	The Gallery	Cromford Mill	Gallery
37	Quilt Essential	Cromford Mill	Retail
38	Mill Takeaway	Cromford Mill	Take away
39	Christian Guild	Cromford Mill	Christian holidays
40	Peak District Rural Housing Association	Cromford Mill	Housing Association
41	Traditional Cheese Shop	Cromford Mill	Retail-food
42	Canal Shop	Cromford Mill	Retail
43	Wheatcroft's Wharf Cafe	Cromford Mill	Café
44	Mill Yard Restaurant	Cromford Mill	Restaurant

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN DARLEY BRIDGE			
No	Name	Address	Business
1	Square and Compass	Main Road	Public House
2	Three Stage Head	33 Main Road	Public House
3	B.J. Waters	Bridge Garage, Main Road	Garage/Haulage
4	South Darley Primary School	Darley Bridge	Education
5	Ivanbrook Nursing	Eversleigh Rise	Nursing Home

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN DARLEY DALE			
No	Name	Address	Business
1	Grouse Inn	Dale Road North	Public House
2	Go Local	Crowstones Road	Convenience Store
3	Darley Dale Fish Bar	15 Dale Road North	Hot Food
4	Wrights Farm Shop	11 Dale Road North	Retail
5	The Cob Shop	9 Dale Road North	Retail
6	Cornucopia	7 Dale Road North	Retail
7	Espresso	5 Dale Road North	Café
8	Canton Cuisine	Dale Road North	Hot Food
9	Darley Discounts	Dale Road North	Retail
10	The Whitworth Centre	Dale Road North	Community use
11	Barringtons	Station Road	Public House/Restaurant
12	Emma Kates Hair Design Studio	Station Road	Shop
13	Two Dales News Agency	Station Road	Shop
14	Derbyshire County Council Depot	Station Road	Offices and Store
15	Station Road Motors	Station Road	Motor repairs
16	Markovitz Limited	Old Road	Plumbers and Builders

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN DARLEY DALE			
No	Name	Address	Business
			merchants
17	Milner Off Road	Old Road	Motor parts
18	Peak UK Kayaking Limited	Old Road	Office
19	Slaters Plastikard	Old Road	Offices and storage
20	John Gregory and Sons Limited	Victoria Saw Mill, Old Road	Retail and Trade
21	DFS Distribution Centre	Old Road	Retail and Warehouse
22	Young Explorers Day Nursery	Old Road	Nursery
23	Ashmere Nursing Home	Bakewell Road	Nursing
24	Longmeadow Care Home	Bakewell Road	Residential Care
25	Phoenix IT Services	Off Bakewell Road	IT
26	Post Office Two Dales	Chesterfield Road	Retail and PO
27	Darley Dale Medical Centre	Columbell Way	Health care
28	The Barbers Shop	Chesterfield Road	Shop
29	Old Corner Stone	3 Chesterfield Road	Retail
30	Pharmacy	Chesterfield Road	Retail
31	Underhall	Dale Road South	Residential Care
32	Two Dales Garage	Ladygrove Mill	Motor Repairs
33	White Peak Saddlery Shop	Ladygrove Mill	Retail
34	First Taste	Ladygrove Mill	Arts Charity
35	Forest Garden Centre	Oddford Lane	Garden Centre
36	Spar Filling Station	Dale Road South	Petrol Station
37	Darley Dale Primary School	Greenaway Lane	Education
38	Mencap Centre	Greenaway Lane	Health
39	St. Elphin's House	St.Elphin's Park	Retirement Village
40	Shand House (Derbyshire County Council)	Normanhurst Park	Offices
41	Orangery Restaurant	St. Elphin's Park	Restaurant
42	Whitworth Hospital	Bakewell Road	Health
43	Churchtown Primary School	Church Road, Churchtown	Education
44	Church Inn	Church Road	Public House
45	Peak Antiques	Dale Road North	Retail
46	AIP Financial Planners	Denham House Dale Road North	Office
47	Paul Plumbing Services Limited	Dale Road North	Plumbing Merchants
48	Cutting it	Dale Road North	Barbers
49	Club Vini	Warney Road	Wine Retailer

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN DOVERIDGE			
No	Name	Address	Business
1	Cavendish Arms	Derby Road	Public House
2	Doveridge Primary School	Chapel Green	Education

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN DOVERIDGE			
No	Name	Address	Business
3	Steve Foster	Cavendish Lodge, Derby Road	Crane Hire
4	Voyage Care	Dove House, Derby Road	Specialist Residential
5	Doveridge Village Store and Post Office	26 High St	Convenience Store and Post Office

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN HULLAND WARD			
No	Name	Address	Business
1	The Nags Head Public House	Main Road	Public House
2	Tineke Floral Designs	The Old Bakehouse, Main Road	Florist
3	Hulland Ward Garage	Main Road	MOTs, services, repairs, sales
4	Hulland Ward Medical Centre	Main Road	GP Practice
5	The Flower House	Main Road	Florists and gift sales
6	Richard Traves Motor Repairs	Main Road	Vehicle repairs
7	Hulland C of E Primary School	Firs Avenue	Education
8	Black Horse Public House	Main Road	Public House and accommodation

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN KIRK IRETON			
No	Name	Address	Business
1	The Stable Shop – Kirk Ireton	Main Street	Village shop/convenience store
2	Barley Mow Inn	Main Street	Public House
3	Kirk Ireton C of E Primary School	Main Street	Education

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN KNIVETON			
No	Name	Address	Business
1	Kniveton C of E Primary School	Main Street	Education
2	Red Lion Public House	Main Street	Public House

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN LONGFORD			
No	Name	Address	Business
1	Longford Primary School	Main Street	Education
2	Robert J. Wakefield	Longford Lane	Haulage

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN MARSTON MONTGOMERY			
No	Name	Address	Business
1	The Crown Inn	Riggs Lane	Public House
2	Marston Montgomery Primary School	Thurvaston Road	Education

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN MATLOCK BATH			
No	Name	Address	Business
1	Peacocks	Masson Mills	Retail
2	Pavers	Masson Mills	Retail
3	Edinburgh Woolen Mill	Masson Mills	Retail
4	The Tea Room	Masson Mills	Café
5	Ponden Home	Masson Mills	Retail
6	Tree Top Tumble	Masson Mills	Lesiure
7	Working Textile Museum	Masson Mills	Museum
8	Masson House	86 Derby Road	Care Home
9	High Tor	170 Dale Road	Hotel
10	Matlock Bath Youth centre	224 Dale Road	Community
11	Ardean Garage	<u>246 Dale Road</u>	Garage
12	The Midland	<u>1 North Parade</u>	Pub
13	The Balti	256 Dale Road	Restaurant
14	County and Station	<u>258-260 Dale Rd</u>	Pub
15	Heights of Abraham	Dale Road	Tourist attraction
16	Train Station	Dale Road	Train station
17	Whistlestop Countryside Centre	Dale Road	Leisure
18	Canvas Hairdressing Unisex	Holme Road	Hairdresser
19	Heart Jewel Buddists Centre	<u>Holme Road</u>	Religious centre
20	Hodgkinsons Hotel	<u>150 South Parade</u>	Hotel
21	Matlock Bath Holy Trinity Primary School	<u>14 Clifton Road</u>	School
22	Holy Trinity church	8 Derby Road	Church
23	Gulliver's Kingdom	Temple Walk	Lesiure
24	Quiller	Byron House, Holme Road	Sports Clothing Distributor
25	Peak District Lead Mining Museum	Grand Pavilion, South Parade	Museum
26	Fishpond Freehouse	South Parade	Pub
27	Raft Restaurant	South Parade	restaurant

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN MATLOCK BATH			
No	Name	Address	Business
28	Halls Derbyshire	South Parade	Café
29	Riverside Kiosk	<u>195 South Parade</u>	Kiosk
30	Art Shop	South Parade	Retail
31	Real Fudge Company	South Parade	Retail
32	Haunted company	South Parade	Leisure
33	China Rose	<u>190 South Parade</u>	Restaurant and takeaway
34	Noodle Inn	South Parade	Restaurant and Takeaway
35	Cherry's Cafe	<u>190 South Parade</u>	Café
36	Hereditary Breast cancer hospice	South Parade	Retail
37	EQ Travel	South Parade	Travel agents/fair trade
38	Airmax Piercing	South Parade	Piercing
39	Ritas Fish Bar	South Parade	Restaurant and takeaway
40	Georgia Mae Bridal	The Riverside South Parade	Retail
41	Arella	The Riverside South Parade	Retail
42	Caffe Maurizo	Unit 1 South Parade	Café
43	Harry Hall's amusements	South Parade	Amusements
44	Princess Victoria	174-176 South Parade	Pub
45	Charles	<u>170 South Parade</u>	B and B/ Restaurant
46	Riverside fish and Chips	<u>196 South Parade</u>	Restaurant and takeaway
47	Bikers Gearbox	South Parade	Retail
48	OGK	South Parade	Retail
49	Talisman	148 North Parade	Retail
50	Kostas	<u>138 North Parade</u>	Restaurant and Takeaway
51	Matlock Bath halls and Derbyshire	North Parade	Café
52	Lillybanks Café	North Parade	Café
53	The Promenade Fish bar and restaurant	North Parade	Restaurant and takeaway
54	Riva	124-126 North Parade	Restaurant and Pub
55	Hall Traditional Fish and Chips	124 The Promenade	Restaurant and takeaway
56	Aquarium Amusements	110 North Parade	amusements
57	Victorian Tea Shop	114 North Parade	Café
58	Original Victorian thermal baths	North Parade	Leisure
59	Puddin' on the Ritz	62 North Parade	cafe
60	Green Bottles Coffee lounge	North Parade	Café
61	The chocolate shop	52 North Parade	Retail-food
62	Matlock Bath Indoor Markets	North Parade	Markets

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN MATLOCK BATH			
No	Name	Address	Business
63	The Bank Note	44/48 North Parade	Cafe
64	Riverside Tea Rooms	44 North Parade	Café
65	Matlock Bath General Store	40 North Parade	Retail
66	Eaton Crown China Ltd	North Parade	Retail
67	Biker Clearance	North Parade	Retail
68	Vintage Daisys	North Parade	Retail
69	Electronic cigarettes	North Parade	Retail
70	Matlock Bath Tattoo	Unit 7 George Centre 30 North Parade	Tattooist
71	La Caverna Ristoronte	30 North Parade	Restaurant
72	Rosies Dad Brett	North Parade	Retail
73	Truly Scrumptious	North Parade	Café
74	Taste of the Waves	22-24 North Parade	Restaurant and Takeaway
75	Hot tub Ware house	North Parade	Retail
76	Tukers Fish and Chips	18 North Parade	Restaurant and Takeaway
77	Collectors shop	North Parade	Retail
78	When the clock strikes three	North Parade	Café
79	Fabric Design	North Parade	Retail
80	The Temple Hotel	Temple Walk	Hotel
81	New Bath Hotel	New Bath Road	Hotel

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN MIDDLETON			
No	Name	Address	Business
1	Nelson's Arms	The Green, Main Street	Public house
2	Duke Street Garage	<u>16 Chapel Lane</u>	Garage
3	Rising Sun	Rise End	Public house
4	Petts Stonemasons	The Workshop, Chapel Lane	Stonemasons
5	Middleton Community Primary School	<u>Main St</u>	School

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN ROSTON			
No	Name	Address	Business
1	Norbury Church of England Primary School	Lid Lane	Education
2	Roston Inn	Mill Lane	Public House
3	DeVille and Lear	Mill Lane Work, Mill Lane	Constructional Engineers

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN NORTHWOOD			
No	Name	Address	Business
1	Household Waste and Recycling Centre	Harrison Way	Waste Disposal
2	Gas Compound	Harrison Way	
3	Northwood Depot (District Council)	Harrison Way	Local government
4	Ashbrook Roofing and Supplies	Harrison Way	Warehouse
5	Shalimar	Dale Road North	Restaurant
6	Mole Country Store	Brooklands Dale Road North	Retail/Warehouse
7	Kems Auto	Brooklands Dale Road North	Garage
8	Matlock Transport	Cote Hilloc	Haulage
9	Strutt Engineering	Dale Road North	Engineering
10	White Peak Embroidery	Unit 1 Villas Dale Road North	Retail
11	Graces Tea Room	Units 2 and 3 Dale Road North	Café
12	Peak Rail (Office and Café)	Rowsley South Station Harrison Way	
13	Matt Savage 4x4 Parts and Servicing	Unit 3 Unity Complex, Dale Road North	Motor sales and repairs
14	T.D.I UK	Unit 2 Unity Complex Dale Road North	Polypipes
15	Darley Dale Garage	Unit 1 Unity Complex Dale Road North	Motor repairs
16	Unity Coach Works	Unit 8 Unity Complex Dale Road North	Commercial vehicle repair
17	Tollbar Racing	Dale Road North	Engineering
18	Matlock Electrical	Dale Road North	
19	Patchwork Direct (Heirs and Graces)	Dale Road North	Patchwork Supplies

N.B. Alloa site (formely Firth Rixson) accounted for separately

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN ROWSLEY			
No	Name	Address	Business
1	The Grouse & Claret	Bakewell Road	Public House
2	The Peacock	Bakewell Road	Public House
3	Rowsley CE Primary School	School Lane	School
4	Haddon Estate Building & Forestry Department	Bridge House Farm, School Lane	Offices/ Light Industry
5	TW Auto Engineers	Unit 2, the Old Dairy, Station Close	Industrial
6	Tyre Specialists	Unit 3 The Old Dairy, Station Close	Garage
7	Turners Ltd Art Supplies	Old Station Close	Offices/ Storage
8	Natural Stone Sales Ltd	Old Station Close	Storage &

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN ROWSLEY			
No	Name	Address	Business
			Distribution
9	First Movement, The Level Centre	Old Station Close	Storage & Distribution
10	Peak Tractors	Old Station Close	Storage & Distribution
11	TA Drilling	Old Station Close	Storage & Distribution
12	TC Harrison	Wye Bridge Garage, Old Station Close	Garage
13	East Lodge Hotel	Dale Road North	Hotel
14	Country Store	Chatsworth Road	Retail
15	Gallery Top	Chatsworth Road	Retail
16	Mandale Memorials	Chatsworth Road	Workshop
17	Rowsley Post Office and general Convenience store	Church Lane	
18	Caudells Craft Centre	Off A6	Retail and workshops
19	Baggage Factory	Unit 1 Peak Village	Retail
20	The Works	Unit 2 Peak Village	Retail
21	Yeomans	Unit 3 Peak Village	Retail
22	Autonomy	Unit 4 Peak Village	Retail
23	Pavers Shoes	Unit 5 Peak Village	Retail
23	Alexara	Unit 6 Peak Village	Retail
25	The Woolroom	Unit 7 Peak Village	Retail
26	Authentic Furniture	Unit 28 Peak Village	Retail
27	Leading Labels	Unit 9 Peak Village	Retail
28	Holland and Barrett	Unit 8 Peak Village	Retail
29	Dolly's Sweet Shop	Peak Village	Retail
30	Café Mosserellas	Unit 21 Peak Village	Retail
31	Ponden Mill	Unit 22 Peak Village	Retail
32	Edinburgh Woollen Mill	Peak Village	Retail
33	Field and Trek	Unit 23 Peak Village	Retail
34	Mountain Warehouse	Unit 20/20a Peak Village	Retail
35	Man's World	Unit 10 Peak Village	Retail
36	Cotton Traders	Unit 11 Peak Village	Retail
37	The Gift Company	Unit 12 Peak Village	Retail
38	Brand 3	Unit 13 Peak Village	Retail
39	Peak Garden and Pet Supplies	Unit 25 Peak Village	Retail
40	Bamfords Auctioneers and Valuers	Peak Village	Retail
41	Old Station Country Store	Peak Village	Retail

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN SUDBURY			
No	Name	Address	Business
1	Metwood Forge	School Lane	

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN SUDBURY			
No	Name	Address	Business
2	Sudbury Hall (National Trust)	Main Road	Visitor Attraction
3	Sudbury Stores	School Lane	Convenience Shop & PO
4	Vernon Arms	Main Road	Public House
5	Wilds	School Lane	Butchers
6	HM Prison	DE6 5HW	Prison
7	Dove River Practice	Gibb Lane	Health
8	Growing Rural Enterprise	Main Road	Business Advice

BUSINESSES / ORGANISATIONS WITH PREMISES PROVIDING EMPLOYMENT IN TANSLEY			
No	Name	Address	Business
1	The Gate Inn	The Knoll	Public House
2	Tansley Primary School	Gold Hill	Education
3	Tansley House	Church Street	Residential home
4	Lots of Pots	Alfreton Road	Garden Centre
5	Royal Oak	The Cliff	Pub
6	Charles Gregory and sons	Tansley Sawmills Nottingham Road	Timber merchants
7	The Tavern	Nottingham Road	Pub
8	Fosters	Holly Lane	Commercial Refrigerator
9	Pippy Oak/Tansley Teak	Holly Lane	Wood craftTan

APPENDIX D: PUBLIC TRANSPORT SERVICES IN ASSESSED SETTLEMENTS

PUBLIC TRANSPORT SERVING BONSCALL				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
216	TM Transport	Matlock – Sainsburys - Rail Station – Cromford - Bonsall	8	6
212	G & J Holmes	Bonsall - Derby	1	1

PUBLIC TRANSPORT SERVING BRAILSFORD				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
Swift	Trent Barton	Derby – Ashbourne - Uttoxeter	14	7

PUBLIC TRANSPORT SERVING BRASSINGTON				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
110	Yourbus	Matlock – Wirksworth - Ashbourne	5	6

PUBLIC TRANSPORT SERVING CARSINGTON				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
110/111	Yourbus	Matlock – Wirksworth - Ashbourne	8	7

PUBLIC TRANSPORT SERVING CROMFORD				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
6.1	Trent Barton	Bakewell – Matlock – Wirksworth - Derby	20	7
Transpeak	High Peak	Manchester –Buxton- Bakewell – Matlock – Belper - Derby	10	7
	East Midlands Trains	Matlock - Derby	10	7
216	TM Transport	Matlock – Sainsburys – Rail Station – Cromford - Bonsall	8	6
141	Yourbus	Ripley - Matlock	4	6
140	Yourbus and TM Travel	Alfreton - Matlock	4	7

PUBLIC TRANSPORT SERVING CLIFTON				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
Dales Connect	Ashbourne Community Transport	Ashbourne - Tutbury	3	5

PUBLIC TRANSPORT SERVING DARLEY BRIDGE				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
172	Hulleys of Baslow	Matlock - Bakewell	8	6

PUBLIC TRANSPORT SERVING DARLEY DALE				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
6.1	Trent Barton	Bakewell – Matlock – Wirksworth - Derby	10	7
Transpeak	High Peak	Manchester –Buxton- Bakewell – Matlock – Belper - Derby	10	7
217/218	TM Travel	Matlock - Chatsworth	5	7
172	Hulleys of Baslow	Matlock - Bakewell	8	6

PUBLIC TRANSPORT SERVING DOVERIDGE				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
1	Arriva	Uttoxeter - Burton	11	7

PUBLIC TRANSPORT SERVING HULLAND WARD				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
113	Yourbus	Ashbourne- Belper	5	6
114	Yourbus	Ashbourne - Derby	4	6

PUBLIC TRANSPORT SERVING KIRK IRETON				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
103	High Peak	Ashbourne to Kirk Ireton	4	6

PUBLIC TRANSPORT SERVING KNIVETON				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
110	Yourbus	Matlock – Ashbourne - Wirksworth	9	7

PUBLIC TRANSPORT SERVING MARSTON MONTGOMERY				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
Dales Connect	Ashbourne Community Transport	Tutbury - Ashbourne	3	5

PUBLIC TRANSPORT SERVING MATLOCK BATH				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
6.1	Trent Barton	Derby – Wirksworth – Matlock - Bakewell	20	7
Transpeak	High Peak	Manchester –Buxton- Bakewell – Matlock – Belper - Derby	10	7
110/111	Yourbus	Matlock – Wirksworth - Ashbourne	7	7
	East Midlands Trains	Matlock - Derby	10	7
140	Yourbus and TM Travel	Alfreton - Matlock	4	7
141	Yourbus	Ripley - Matlock	4	6

PUBLIC TRANSPORT SERVING MIDDLETON				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
6.1	Trent Barton	Bakewell – Matlock – Wirksworth – Belper - Derby	10	7
110	Yourbus	Matlock – Wirksworth - Ashbourne	7	7

PUBLIC TRANSPORT SERVING NORTHWOOD				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
6.1	Trent Barton	Bakewell – Matlock – Wirksworth – Belper - Derby	10	7
Transpeak	High Peak	Manchester –Buxton- Bakewell – Matlock – Belper - Derby	10	7
217/218	TM Travel	Matlock- Chatsworth	5	7

PUBLIC TRANSPORT SERVING ROWSLEY				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
6.1	Trent Barton	Bakewell – Matlock – Wirksworth – Belper - Derby	10	7
Transpeak	High Peak	Manchester –Buxton- Bakewell – Matlock – Belper - Derby	10	7
217/218	TM Travel	Matlock- Chatsworth	5	7

PUBLIC TRANSPORT SERVING SUDBURY				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
1	Arriva	Uttixeter - Burton	11	7
Dales Connect	Ashbourne Community Transport	Tutbury - Ashbourne	3	5

PUBLIC TRANSPORT SERVING TANSLEY				
Service Number	Service Provider	Route	Number of Services between 8 am and 6 pm	Days a week of operation
150	DW Coaches	Clay Cross – Alfreton - Matlock	5	6

APPENDIX E: Scoring of Settlements in relation to Landscape Capacity and further information on the Landscape Sensitivity Report

Wardell Armstrong were commissioned by Derbyshire Dales District Council to undertake a Landscape Sensitivity Study of settlements within the District. The aim of the study is to assess the sensitivity of the landscape surrounding settlements to housing development. The Study was undertaken through a combination of desk study and field survey.

The desktop study included researching available documentation relating to the identified areas, including the identification of sensitive environmental receptors which could affect landscape value. A GIS database was used to locate environmental assets within the areas of search, including the Peak District National Park, nature conservation sites, heritage assets, flood zones and topography.

The field survey utilised Assessment Sheets which listed the identified assets and features within each area of search. These sheets were then used to determine in broad terms the sensitivity of the landscape surrounding settlements, based on factors such as land use, the nature of the adjacent settlement edge, designated land and important features relating to landscape, heritage, ecology and hydrology. Land within the areas of search was then assessed as being of high, medium or low sensitivity. The Study describes these terms as follows:

High sensitivity: Land with a high susceptibility to change and/or which is of high value, e.g. land adjacent to or visually prominent from the PDNP or WHS, land outside of the settlement pattern, land which has high visual prominence, land which contributes to heritage or ecological assets.

Medium sensitivity: Land with a medium susceptibility to change and/or which is of medium value, e.g. land which has medium visual prominence, land which partially contributes to heritage or ecological assets.

Low sensitivity: Land with a low susceptibility to change and/or which is of low value, e.g. land within the settlement pattern, land with low visual prominence, land which has no or very limited contribution to heritage or ecological assets.

It should be noted that the Landscape Sensitivity Study was undertaken to provide information of use at a strategic level. More detailed surveys at a finer grain may reveal variations in sensitivity.

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Approach taken in Settlement Assessment: The Wardell Armstrong Study shows that most of the District has High Landscape Sensitivity. The Table below therefore is based upon those areas close to settlements, which are not considered of high landscape sensitivity, and therefore, should have greater capacity to accommodate change including built development. Consequently, the less sensitive settlements in terms of landscape attract a **higher** landscape capacity score as they have fewer landscape constraints as a potential location for major development.

Settlement	Areas of Low Sensitivity			Areas of Medium Sensitivity			Capacity Score	Weighted Points Score for Assessment
	Small (score 2 for each area)	Moderate (score 4 for each area)	Large (score 6 for each area)	Small (score 1 for each area)	Moderate (score 2 for each area)	Large (score 3 for each area)		
Bonsall				2 x 1 = 2			2	1
Brailsford		2 x 4 = 8				1 x 3 = 3	11	4
Brassington							0	0
Carsington				1 x 1 = 1	1 x 2 = 2		3	1
Clifton	2 x 2 = 4				1 x 2 = 2		6	2
Cromford							0	0
Darley Bridge				1 x 1 = 1			1	0
Darley Dale		1 x 4 = 4			1 x 2 = 2		6	2
Doveridge		4 x 4 = 16		1 x 1 = 1	3 x 2 = 6		23	8
Hulland Ward					1 x 2 = 2		2	1
Kirk Ireton		1 x 4 = 4		2 x 1 = 2			6	2
Kniveton	1 x 2 = 4	2 x 4 = 8		1 x 1 = 1			13	5
Longford					2 x 2 = 4		4	2
Marston Montgomery	2 x 2 = 4			1 x 1 = 1	1 x 2 = 2		7	3
Matlock Bath							0	0
Middleton	1 x 2 = 2			1 x 1 = 1	1 x 2 = 2		5	2
Roston		1 x 4 = 4			3 x 2 = 6		10	4
Northwood		1 x 4 = 4					4	2

Settlement	Areas of Low Sensitivity			Areas of Medium Sensitivity			Capacity Score	Weighted Points Score for Assessment
	Small (score 2 for each area)	Moderate (score 4 for each area)	Large (score 6 for each area)	Small (score 1 for each area)	Moderate (score 2 for each area)	Large (score 3 for each area)		
Rowlsey					1 x 2 = 2		2	1
Sudbury							0	0
Tansley	1 x 2 = 2	1 x 4 = 4		1 x 1 = 1	2 x 2 = 4		11	4

Note: Areas of low or medium sensitivity which are under 0.4 ha have not been included in the analysis. Small areas are areas of between 0.4 to 1 ha, moderate areas of between 1 to 4 ha, large areas are over 4 ha. The more sensitive a settlement's landscape is, the less sustainable it is as a location for development. Hence the higher the capacity score, the less sensitive the landscape. The Landscape Sensitivity study shows that all settlements have sensitive landscapes to some degree or other. Even Doveridge which appears in the above table as the least constrained settlement, is adjoined predominantly by landscapes of high sensitivity. Accordingly, no settlement has scored more than 8 points, to reflect the fact that landscape sensitivity (which itself is a measure of multiple environmental assets) is a major concern in all settlements. The following table shows how the landscape capacity score has been converted into the weighted score for inclusion in the Settlement Assessment.

Landscape Sensitivity Score	Weighted Points in Assessment
0-1	0
2-3	1
4-6	2
7-9	3
10 -12	4
13 -15	5
16 -18	6
19- 21	7
22- 24	8

LOCAL PLAN ADVISORY COMMITTEE
28TH SEPTEMBER 2015

Report of the Corporate Director

DERBYSHIRE DALES LOCAL PLAN EVIDENCE BASE UPDATE – INFRASTRUCTURE AND VIABILITY

SUMMARY

This report sets out for Members the outcomes of work that has been undertaken to support the preparation of a revised Derbyshire Dales Local Plan in respect of the Infrastructure Needs and Plan Viability and the Community Infrastructure Levy (CIL).

RECOMMENDATION

1. That the Committee endorse the findings of the evidence base report on Infrastructure Needs and Viability.
2. That a further report be presented to this Committee which outlines options for the introduction of a Derbyshire Dales Community Infrastructure Levy (CIL).
3. That the findings of the report be incorporated into a revised Derbyshire Dales Local Plan.

WARDS AFFECTED

All Wards outside the Peak District National Park

STRATEGIC LINK

The Derbyshire Dales District Council Local Plan will be a pivotal tool in the delivery of the Council's Corporate Plan and the Peak District Partnership Statement of Priorities.

1 BACKGROUND

- 1.1 At the meeting of this Committee held on 8th July 2015, Members considered a Progress Report on work that has been undertaken to further develop the Local Plan evidence base to support the preparation of a revised Derbyshire Dales Local Plan. At that meeting, it was resolved that a series of reports would be presented to future meetings of this Committee in respect of the evidence base, Local Development Scheme and Statement of Community Involvement.
- 1.2 This report sets out the outcomes of the work undertaken in respect of Infrastructure Needs, Viability and the Community Infrastructure Levy.

2 INFRASTRUCTURE NEEDS AND PLAN VIABILITY (INCLUDING COMMUNITY INFRASTRUCTURE LEVY)

- 2.1 Advice set out in the NPPF and the Planning Practice Guidance makes it clear that the provision of infrastructure through the planning system is one of the key economic

drivers required for the delivery of sustainable development. In this regard, Local Plans should plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the NPPF.

- 2.2 Local planning authorities are advised that they should work with other authorities and providers to: assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.
- 2.3 In order to progress with the preparation of the Derbyshire Dales Local Plan, it was considered necessary to undertake an assessment of existing infrastructure on order to identify gaps in existing provision across the plan area, and to identify the infrastructure requirements necessary to support the sustainable growth of the plan area.
- 2.4 The NPPF advises that in pursuing sustainable development, careful attention needs to be given to viability and costs in plan-making and decision-taking. Crucially, Local Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as the requirement for affordable housing, design standards, infrastructure contributions etc. should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner / developer to enable the development to be deliverable.
- 2.5 It is therefore incumbent upon the District Council to demonstrate deliverability of all aspects of the Derbyshire Dales Local Plan. Given this advice, sites brought forward through the Local Plan process should be capable of being developed. In order to achieve this objective, it was considered appropriate that some viability testing of the type of sites likely to come forward through the Strategic Housing Land Availability Assessment (SHLAA) process should be undertaken. It was also considered appropriate to test the potential impact that emerging Local Plan policies may have on the deliverability of the plan as a whole.
- 2.6 The Community Infrastructure Levy is a planning charge introduced by the Planning and Compulsory Purchase Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development needs of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. Development may be liable for a charge under the Community Infrastructure Levy (CIL), if the local planning authority has chosen to set a charge in its area.
- 2.7 For the purposes of the legislation, the District Council is a charging authority (Derbyshire County Council is not) and as such, we are able to set a rate CIL which does not threaten the ability to viably develop and deliver the sites and overall scale of development envisaged in the Local Plan. The NPPG sets out that local authorities will need to draw on the infrastructure planning evidence that underpins the development strategy for their area. Charging authorities should use that evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area.

- 2.8 The NPPF sets out that where practical, Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan. The Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place.
- 2.9 In light of the above consultants were therefore appointed to undertake the following;
- an assessment of the current situation with regards to infrastructure provision across the plan area.
 - the potential need for new infrastructure provision to meet growth scenarios across the plan area.
 - to provide advice on the viability of sites suggested for inclusion within the latest version of the Strategic Housing Land Availability Assessment.
 - to undertake an assessment on the potential feasibility of introducing the Community Infrastructure Levy on new development across the local plan area.
 - to act as retained consultants to undertake a whole plan viability assessment and provide advice on deliverable levels of affordable housing, and other development needs.

3. INFRASTRUCTURE NEEDS

- 3.1 The initial stage of the infrastructure needs assessment was to establish contact with a wide range of infrastructure and service providers to determine the extent to which previous infrastructure plans remained up to date, and to identify areas which required some further development work. To achieve this each of the providers was sent a pro-forma, in which relevant extracts from previous infrastructure plans were included. Providers were asked to review and provide comment on the information previously given. They were also asked about infrastructure availability and capacity issues and the extent to which they would be key considerations for the new Local Plan, and to highlight key planned investments and improvements.
- 3.2 A workshop was held with key providers in June 2015, the purpose of which was to enable attendees to discuss the emerging Local Plan and 'join up' any issues raised by the different infrastructure providers that could be addressed in the context of the preparation of the Derbyshire Dales Local Plan.
- 3.3 The overall conclusion in the report is that in general terms, there are few matters of serious immediate concern for the District. A copy of the report is published on the Members Portal for information.
- 3.4 The report identifies that local transport issues in the main town centres of Matlock, Ashbourne and Wirksworth will still need to be addressed. It suggests that this is particularly critical in Ashbourne, where the cumulative impact of the any potential development sites could add to existing congestion issues. It also suggests that in order to confirm (or otherwise) the need of a bypass for Ashbourne, more detailed analysis is required to establish the costs and benefits of such a scheme.

- 3.5 The report concludes that the anticipated future growth is unlikely to require any significant enhancements in national supply infrastructure for the main utilities of electricity, gas and water, nor the principal emergency services.
- 3.6 In regard to health services, the report identifies that a dispersed approach to development is likely to place pressure on primary care services, as a critical mass is needed to support new or expanded health practices. It is therefore suggested that a more concentrated pattern of development would assist in bringing forward new healthcare facilities. Both of the Clinical Commissioning Groups that cover the Derbyshire Dales District anticipate having a plan of future facilities needs developed later in 2015. Discussions are currently on-going with the NHS Clinical Commissioning Groups to address priorities for action in light of the likely extent of evidence emerging from the Housing and Economic Development Needs Assessment.
- 3.7 In terms of education needs, Derbyshire County Council have developed a robust methodology for quantifying the impact of additional housing development upon schools in the Derbyshire Dales and regular liaison is maintained between the District Council and the County Education Authority in this regard. The evidence indicates that improvements to primary and secondary provision in Ashbourne, as well as primary provision in Wirksworth are likely to be key issues that will need to be addressed in taking forward the Local Plan.
- 3.8 The report also indicates that continued investment in broadband through the Digital Derbyshire project will help ensure that future occupants have access to sustainable communications infrastructure.
- 3.9 In terms of the provision of community facilities such as libraries and sports facilities, the report indicates that these are likely to remain under pressure as a result of the Government's ongoing austerity measures. Whilst such facilities are essential to enhancing the quality of life for both new and existing residents, additional funding is likely to be required in order to maintain and provide new facilities. However, this is likely to be needed outside the Local Plan process. The report concludes such matters are not a significant constraint on growth.

4 VIABILITY AND COMMUNITY INFRASTRUCTURE LEVY

- 4.1 The need for viability assessments derives from the guidance in the NPPF that Local Plans need to be deliverable, and from the CIL Regulations which indicate that in considering the introduction of CIL, it should not have an adverse impact upon the delivery of development.
- 4.2 The evidence from the Infrastructure Report suggests that at the present time, there is a justifiable aggregate funding gap of around £22million for infrastructure that could be legitimately funded through CIL.
- 4.3 The approach to testing viability used by the consultants was to undertake an area based approach, based upon three value areas, which in turn were determined by house prices derived from the Land Registry. This approach involves the following key steps:
- Determination of residential value areas, development schemes and viability assumptions.

- A residual appraisal is then carried out subtracting all anticipated development costs from the scheme's Gross/Net Development Value to arrive at a residual site value for each development scheme. The appraisal includes provision for affordable housing and S106 obligations as an input.
- The residual site value for each development scheme is then benchmarked against a site value threshold (the price at which it is considered a landowner may actually sell) to determine the 'headroom' available for CIL/other planning requirements.

- 4.4 As part of the viability assessment process, consultation was undertaken with a range of developers, housebuilders, housing associations and property / planning agents. This included a facilitated workshop held in May 2015 where the assumptions about values, and development costs were discussed and generally agreed for a range of development types, including housing, retail office and industrial development.
- 4.5 Viability assessments were undertaken for a range of residential site sizes and by the different value areas, as well as for retail and other commercial development. For each assessment, an assumption was made about the impact that the policy requirements set out in the now withdrawn Derbyshire Dales Local Plan would have on the various types of development e.g. £1000 per/sqm was included as an allowance for site specific S106 requirements (such as site specific highways requirements for new developments)
- 4.6 The evidence in the report indicates the diversity of development viability across Derbyshire Dales. Residential and retail are the only development typologies considered to be generally capable of bearing CIL at the current time.
- 4.7 The viability of CIL on residential development is limited to high and mid value areas of the District when a policy of 33% and 45% affordable housing contributions is applied. However, at 30% affordable housing provision, there is considered to be potential for CIL within all areas of the District albeit at a relatively nominal level in the lower value area. Reducing the affordable housing requirements to 20% would dramatically increase the level of CIL that is viable, therefore the balance of need and priority between infrastructure funding and affordable housing is an important consideration for the Council. The report recommends that the policy requirement for the provision of affordable housing should be reduced to 30% as this is considered to be the maximum level that can be supported in order to maintain a reasonable headroom for the provision and introduction of the CIL.
- 4.8 The viability to charge CIL on commercial development is limited. Some types of retail development are able to bear a CIL charge, with retail warehousing and certain formats of supermarket indicated to have headroom – although this varies in terms of the location of the development with only town centre and out of centre locations being able to support CIL.
- 4.9 The care home typology tested demonstrates the capacity for up to £20 psm (the reason there is less headroom in the mid and lower value areas is because of the variant land value benchmark in the different value areas). All other commercial development typologies have no headroom for CIL in current market conditions.

4.10 Taking all these factors into account the report outlines a potential CIL charging scenario which is set out below for Members information

	Maximum CIL Headroom	Potential CIL Charge
	£ per sq m	£ per sq m
Residential at 45% AH		
Value Area High	£150	£75
Value Area Medium	£20	£10
Value Area Lower	£0	£0
Residential at 30% AH		
Value Area High	£250	£125
Value Area Medium	£150	£75
Value Area Lower	£20	£10
Residential at 20% AH		
Value Area High	£300	£150
Value Area Medium	£200	£100
Value Area Lower	£75	£40
Retail		
Town Centre		
Shopping Centre	£0	£0
Retail Warehousing	£100	£50
Superstore	£349	£175
Supermarket	£0	
Convenience Store	£247	£125
Local Centre		
Convenience Store	£0	£0
Villages		
Convenience store	£0	£0
Out of Centre		
Retail Warehousing	£100	£50
Superstore	£349	£175
Supermarket	£0	£0
Convenience Store	£0	£0
Care homes	£20	£10
All other commercial uses	£0	£0

4.11 It is therefore recommended that on the basis of the contents of this report that the District Council investigate further the introduction of CIL and that a further report be presented to this Committee for their consideration.

5 RISK ASSESSMENT

5.1 Legal

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Not having an up to date Local Plan in place which provides adequate

land for housing places the District Council at risk to residential development being brought forward on appeal rather than on a plan-led basis. The legal risk is therefore high.

5.2 Financial

The cost of preparing the Derbyshire Dales Local Plan is contained within the District Council's budget. The financial risk is, therefore, assessed as low.

5.3 Corporate Risk

The Regeneration and Policy Risk Register identifies that preparation of the Local Plan carries a high risk rating score of 20 – this being the highest risk in the Regeneration & Policy Risk Register, and one of the highest corporately.

This indicates that lack of progress on the preparation of the Local Plan could have a significant impact on a number of areas. The timetable set out in Section 3 is considered to be realistic however any significant delay in the preparation of the Local Plan is likely to result in some of the consequential effects continuing to occur e.g. reputation and political.

6 OTHER CONSIDERATIONS

In preparing this report, the relevance of the following factors has also been considered: prevention of crime and disorder, equalities, environmental, climate change, health, human rights, personnel and property.

7 CONTACT INFORMATION

Mike Hase, Planning Policy Manager

Tel: 01629 761251 E-mail: mike.hase@derbyshiredales.gov.uk

BACKGROUND PAPERS

Description	Date	File
Report to Council	2 nd October 2014	
Report to Local Plan Advisory Committee	8 th July 2015	
Local Plan Infrastructure Needs, CIL and Whole Plan Viability Assessment – Update on Infrastructure Delivery Plan	September 2015	
Local Plan Infrastructure Needs, CIL and Whole Plan Viability Assessment – Viability Study	September 2015	