

DERBYSHIRE DALES LOCAL PLAN

Pre Submission Draft

August 2016

Introduction

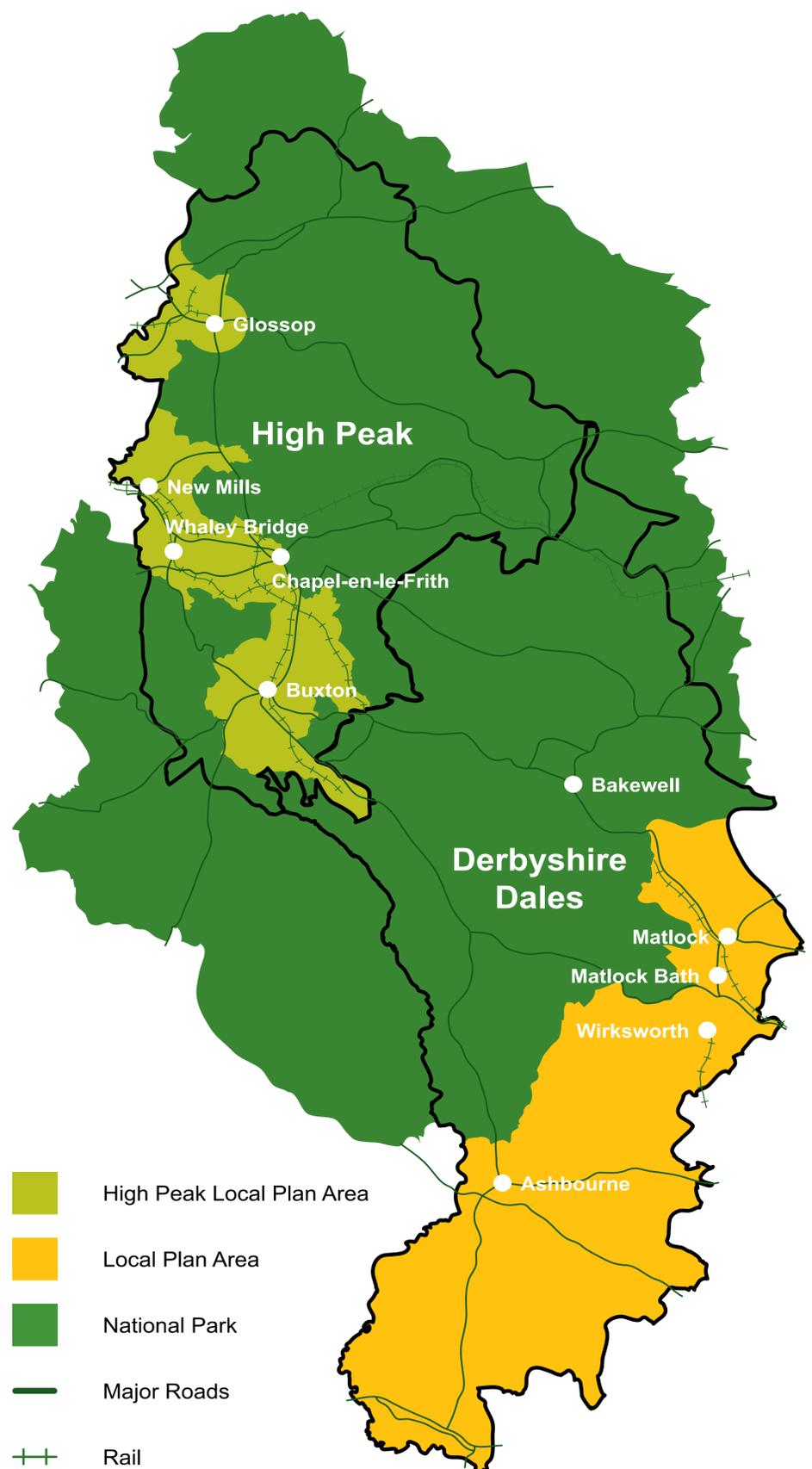
The Derbyshire Dales Local Plan is a very important document, as it sets out the overall vision, objectives, and policies for the future development of the parts of the Derbyshire Dales that lie outside the Peak District National Park up to 2033.

The Plan seeks to address needs, especially for housing and economic development, while ensuring that the very special qualities of the District's environment – both natural and built – are conserved and where possible enhanced. The Derbyshire Dales Local Plan – Pre Submission Draft Plan includes a series of policies which are intended to address the strategic priorities for the area as well as provide guidance to the development management process in the day to day determination of planning applications.

We have already listened to what communities, local businesses and residents have said about the key issues and where new development should take place. We have prepared a plan which sets out how we think the area should develop in the future.

We would like to hear your views on the draft plan before we submit it to the Secretary of State.

For more details please go to our website www.derbyshiredales.gov.uk/LocalPlan - read the Derbyshire Dales Local Plan Pre-Submission Draft Plan and let us have your views using the online questionnaire.



Vision and Spatial Strategy

The Long Term Vision for the future is:

The Peak District will be a distinctive high quality rural environment with...

- People of all ages who are healthy and safe;
- High-wage, high-skill jobs;
- Affordable, decent homes for local people;
- Towns and villages that offer a high quality of life.

To achieve this the Derbyshire Dales Local Plan Pre-Submission Draft Plan seeks to deliver the necessary housing, economic development and community infrastructure required up to 2033, whilst at the same time seeking to ensure that the area's valuable and distinctive natural and built heritage is conserved and enhanced..

Settlement Hierarchy

The Plan's Spatial Strategy seeks to guide new development to the most sustainable locations using a Settlement Hierarchy. All settlements within the top three tiers have a proposed Settlement Development Boundary within which the majority of planned growth will be concentrated. Outside of these boundaries, countryside policies will generally apply so that new development is strictly controlled to protect landscape character and the setting of the Peak District National Park.

Housing Needs

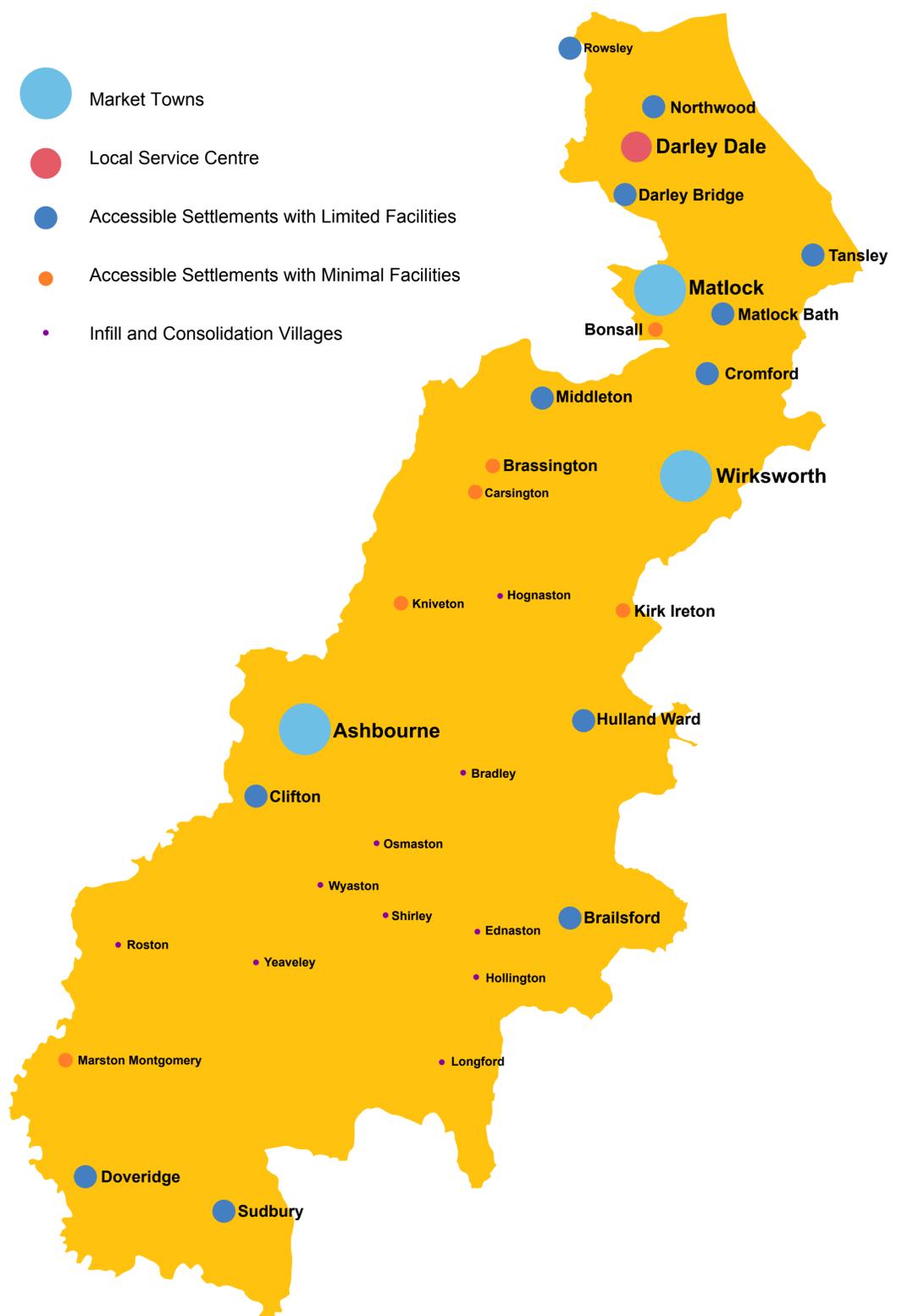
The Derbyshire Dales Local Plan Pre Submission Draft Plan has identified that the number of new homes we should be planning for (also known as the 'Objectively Assessed Need') for the whole of Derbyshire Dales, including the National Park, is 6,440.

We have now identified sufficient land in suitable locations to meet the Objectively Assessed Need for housing of 6,440 new homes over the plan period.

Employment Needs

Taking account of forecast changes in the local economy, together with likely changes in the future population, we have identified that an additional 1,700 new jobs are likely to be created and this will require up to 15 hectares of employment land in the District for the period up to 2033.

To ensure that the growth in the local economy occurs over the next 15-20 years the Local Plan seeks to identify a range of sites that are suitable for the requirements of all sectors of the local economy.



Protecting Derbyshire Dales Character

One of the key themes for the Local Plan is the protection of the character and appearance of the plan area.

Design and Place Making

The towns and villages of Derbyshire Dales are characterised by both a high quality built and a high quality natural environment. This distinct sense of place is a major factor in attracting people to live in the area.

It is therefore important that the Derbyshire Dales Draft Local Plan seeks to ensure that the high quality environment of the area, both the built and the natural, are protected, and where appropriate enhanced.

To achieve this objective the Derbyshire Dales Local Plan includes policies to encourage better quality design from all types of development.



Natural and Built Heritage

The Derbyshire Dales Draft Local Plan seeks to guide the vast majority of new development to locations within the built up areas, and by doing so it seeks to protect greenfields and open spaces from inappropriate development.

The Plan seeks to ensure that development avoids areas which are at risk of flooding, or have significant impact upon designated wildlife sites or those features which have heritage value.

Landscape Character

The landscapes of the Derbyshire Dales are some of the most defining characteristics of the plan area. They are highly valued by local communities for their beauty, variety and the contribution they make to the quality of life. The Local Plan seeks to ensure that the landscape character of the plan area is protected and where appropriate enhanced for the economic, environmental and social wellbeing of the area.

In bringing forward allocations for new residential and economic development the District Council has generally sought to resist new development in areas of high landscape sensitivity. The plan also seeks to protect from inappropriate development important open space along the A6 between Matlock and Darley Dale.

Healthy and Sustainable Communities

The Local Plan sets out how the future housing needs of the area will be satisfied, by identifying the potential location for new residential development across the plan area.

Housing Allocations

A number of site specific allocations for new residential development are included within the plan.

Town or Village	Sites Allocated in Local Plan	Number of Dwellings	Number of Dwellings
Ashbourne	Lathkill Drive Former Mirage Hotel, Derby Road Ashbourne Airfield* Cavendish Drive	35 20 1100 28	1183
Brailsford	North of A52 Luke Lane Mercaston Lane	32 35 47	114
Darley Dale	Old Hackney Lane Old Hackney Lane Rear of RBS Premises Normanhurst Park Stancliffe Quarry	57 10 143 24 100	334
Doveridge	Cavendish Cottage Derby Road Marston Lane	46 85 18	149
Hulland Ward	Wheeldon Way East of Ardennes Dog Lane	48 18 33	99
Matlock	RBS Halldale Quarry Gritstone Road	24 220 430	674
Middleton	North of Porter Lane	45	45
South Darley	Permanite	50	50
Tansley	Thatchers Croft Whitelea Nursery Tansley House Gardens	19 27 50	96
Wirksworth	Middleton Road Middle Peak Quarry	126 645	771
Total			3515

* Development of 300 dwellings anticipated to come forward after 2033. Assumed completion of 800 dwellings 2017-2033

Affordable Housing

Local income levels are such that many people remain unable to afford to buy a home within Derbyshire Dales. The evidence suggest that about 100 affordable homes should to be provided each year up to 2033 to meet the future needs of the District Councils population. The Local Plan proposes that 30% of all new residential developments of 10 dwellings or more should be provided as affordable housing. It also suggests that 80% should be provided as social housing with affordable rents, and 20% as intermediate housing or discount starter homes. It also allows for in exceptional circumstances, planning permission to be granted for affordable housing on sites that would not normally be released for housing development to meet local need for housing.

Housing Mix

We are required by the Government to ensure that all new housing meets the future needs of the different groups in the community. On the basis of our research the Derbyshire Dales Local Plan Pre Submission Draft Plan looks to secure the following mix of housing as part of all residential developments of 10 dwellings or more. The Derbyshire Dales Local Plan Pre Submission Draft Plan also contains policies designed to boost provision of housing which provides homes that can be easily adapted to suit changing household needs and circumstances. For example, providing suitable accommodation for home working and for household members with disabilities or older residents who may need care and support.

To deliver healthy and sustainable communities the plan also seeks to provide support for the protection and enhancement of sport and recreation facilities, as well local community facilities and services which are needed to ensure that the quality of life is maintained throughout the plan area. The plan also seeks to ensure that new development can be accessed by sustainable modes of transport, and is located where the need to travel by private car to access is minimised.

Type	1-bed	2-bed	3-bed	4+ bed
Market	5%	40%	50%	5%
Affordable	40%	35%	20%	5%
All Dwellings	15%	40%	40%	5%

Strengthening the Economy

Employment Land Allocations

A strong local economy benefits everyone, and as such the plan sets out how the District Council will work with partners to encourage jobs and employment opportunities across the plan areas.

The plan allocates a number of sites to ensure that there is adequate employment land to meet the future needs of the local economy.

Town Centres

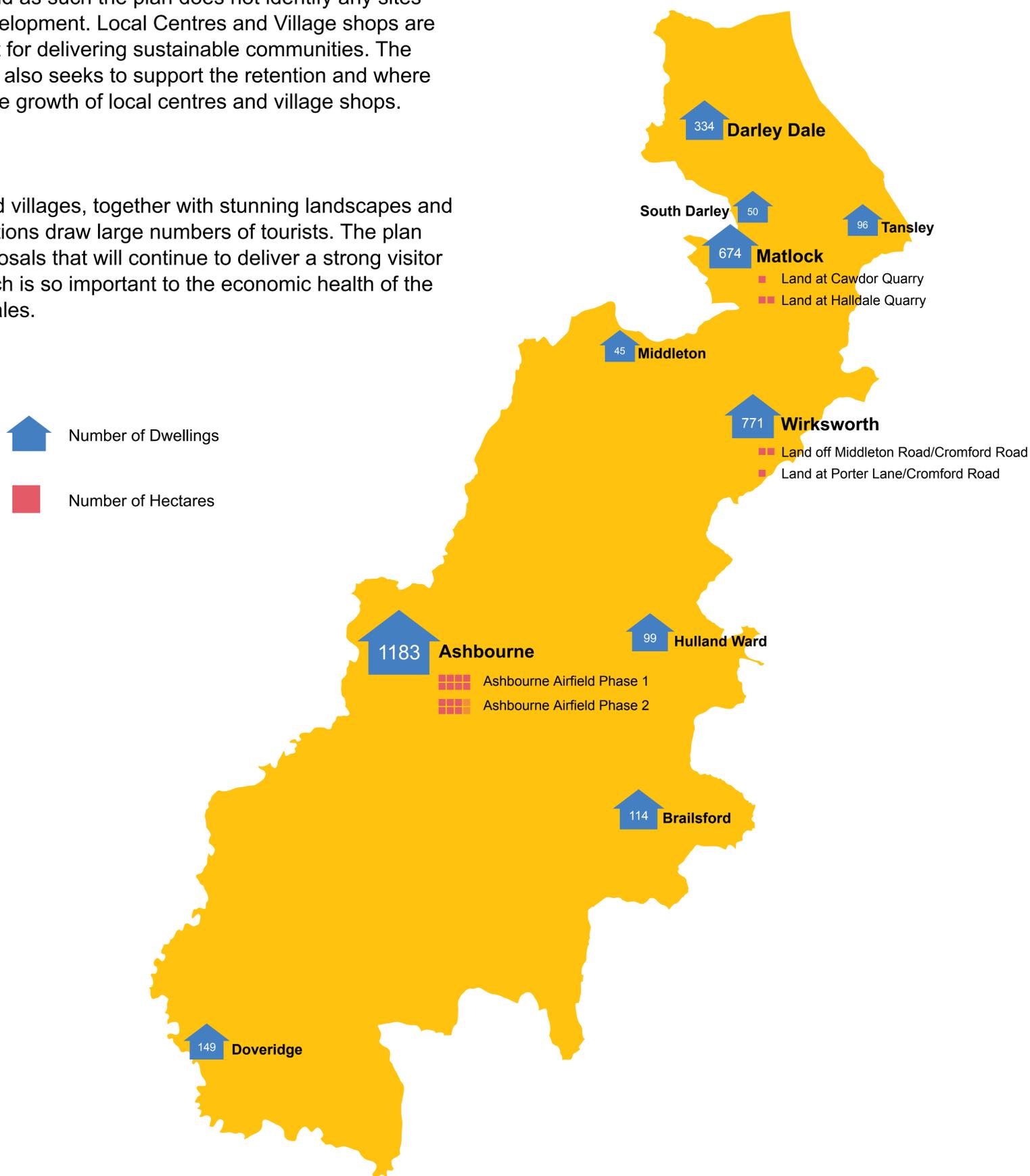
Maintaining the sustainability of communities needs vibrant town centres to act as a focus for shopping and other services. The vitality of each town centre depends on the continued presence of a strong core of retail shops. As such the plan seeks to ensure a healthy presence of shops within defined primary retail frontages.

The evidence suggests that there is only limited potential for new retail development in Ashbourne, Matlock and Wirksworth and as such the plan does not identify any sites new retail development. Local Centres and Village shops are also important for delivering sustainable communities. The plan therefore also seeks to support the retention and where appropriate the growth of local centres and village shops.

Tourism

Our towns and villages, together with stunning landscapes and cultural attractions draw large numbers of tourists. The plan supports proposals that will continue to deliver a strong visitor economy which is so important to the economic health of the Derbyshire Dales.

Location	Sites Allocated in Local Plan	Area of Land (Hectares)
Ashbourne	Ashbourne Airfield Phase 1 Ashbourne Airfield Phase 2	8 Ha 6 to 8 Ha
Matlock	Land at Cawdor Quarry Land at Halldale Quarry	1 Ha 2 Ha
Wirksworth	Land off Middleton Road/Cromford Road Land at Porter Lane/Cromford Road	2 Ha 1 Ha
Total		20-22 Ha



Have Your Say

We would like to know your views on the Derbyshire Dales Local Pre-Submission Draft Plan before we submit the Plan to the Secretary of State.

What Happens Next?

Please make any comments by 22nd September 2016.

Please submit your comments online by visiting the Derbyshire Dales Local Plan webpage www.derbyshiredales.gov.uk/LocalPlan and filling in the online survey form.

Paper copies of the response form are also available at this Exhibition.

If you have queries about the Local Plan Pre-Submission Draft Plan or the consultation process, please email localplan@derbyshiredales.gov.uk or phone **01629 761101**.

We would like to know your views on the Local Plan Pre-Submission Draft Plan.

In taking the plan forward we will review all the representations and comments made during this consultation.

Following consideration of the representations and comments the District Council will submit the Local Plan to the Secretary of State. An independent Planning Inspector will be appointed to undertake an Examination in Public to determine whether the Plan is considered to have been prepared in accordance with the relevant legislation and is considered to be 'sound'.

Should you wish to be notified of this submission, any comments made by the Inspector or of the Adoption of the Local Plan there is an opportunity to do so within the online survey and paper response forms.

At this time it is anticipated that the Plan will be subject to an Examination in Public in Spring 2017, and adopted in Summer 2017. Once the Plan has been adopted, it will replace the current Local Plan which was adopted in 2005.

The new Local Plan will then be primary document that the District Council will need to take into account in making decisions on planning applications across the plan area.