

Examination into the Derbyshire Dales Local Plan

SCHEDULE OF ADDITIONAL MODIFICATIONS July 2017

This schedule includes all ‘additional modifications’ to the Derbyshire Dales Pre-Submission Draft Local Plan (August 2016) (Examination Library ref. SD01). These changes to the Plan are **not considered** by the Local Plan Inspector to be necessary to rectify matters of soundness and/or legal compliance.

Additional modifications are proposed without prejudice to the Inspector’s final conclusions on the Local Plan which will be informed by all representations submitted in response to this consultation.

Each modification has a unique reference number shown in the left-hand column of the schedule. All additional modifications are listed together in Plan order to make it easier to read them alongside the Derbyshire Dales Local Pre-Submission Draft Local Plan (August 2016). This schedule should also be read alongside the schedule of **Main Modifications** (Examination Library ref. EX/36), Derbyshire Dales Local Plan – Schedule of Modifications to the Policies Maps and Diagrams document (Examination Library ref. EX/38) and Sustainability Appraisal and Habitats Regulations Assessment Screening of the Main Modifications to the Local Plan (Examination Library ref. EX/39).

The modifications are expressed either in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*. The page numbers and paragraph numbering refer to the Derbyshire Dales Pre-Submission Draft Local Plan (August 2016).

Representations should be submitted to the District Council via the online consultation form, see www.derbyshiredales.gov.uk/mainmods , or by email or post using the details given below. Representations on the additional modifications should specify the modification number.

Email: localplan@derbyshiredales.gov.uk

Post: Planning Policy Section, Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN

The deadline for the receipt of comments is the 14th August 2017, closing at 5pm.

More detail and information is provided in the Statement of Representations Procedure. Additional guidance is also provided at the venues and website listed above.

PLEASE NOTE: feedback is only sought on identified modifications. Comments should not be submitted regarding other matters that have already been considered by the Inspector.

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter One : Introduction			
AM1	3	1.1	<p><i>Amend paragraph as follows:</i></p> <p>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. <u>The Local Plan is the only development plan document for the area and should be considered alongside any adopted Neighbourhood Plans that may come forward during the plan period 2013-2033.</u></p>
AM2	3	1.6	<p><i>Amend paragraph as follows:</i></p> <p>The Plan has a start date or baseline of April 2013. Advice in the NPPF is that Local Plans should be drawn up over an appropriate time scale, preferably a 15-year time horizon, and take account of longer term requirements. The current forecast adoption date for the Derbyshire Dales Local Plan is Summer 2017. Accordingly, t This Plan is intended to cover the period 2013 to 2033.</p>
AM3	3	1.8	<p><i>Amend paragraph as follows:</i></p> <p>The Derbyshire Dales Local Plan has been prepared <u>by working closely with partner organisations, including the Peak District National Park Authority, local communities and agencies, and following consultation with local communities</u> <u>Extensive consultation has been undertaken across the plan area.</u> In preparing the Local Plan consideration has also been given to the plans and strategies of neighbouring authorities, along with other plans which will ultimately form part of the Development Plan for the Derbyshire Dales, for instance the emerging Derby and Derbyshire Minerals Plan and Derby and Derbyshire Waste Plan.</p>
AM4	6	1.21	<p><i>Amend paragraph as follows;</i></p> <p>As a plan or project which may have a significant effect on a European sites (Special Protection Areas (SPAs) and Special Areas of Conservation (SACs)) the Derbyshire Dales Local Plan has been subject to a Habitats Regulations Assessment (HRA) as required under the EU Habitats Directive (92/43/EEC). Its purpose <u>is being</u> to determine whether or not any significant effects are likely to be generated and to identify ways in which they can be avoided.</p>

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter One : Introduction			
AM5	7	1.25 – 1.28	<p><i>Delete paragraphs.</i></p> <p>Purpose of the Document</p> <p>In November 2015 public consultation took place on the Key Issues to be addressed in the Local Plan and a leaflet sent to all households in the District. A total of 405 responses were received to the consultation from individuals, Parish Councils, Agents and Developers. The outcomes of this and the extent of the evidence base has influenced the contents of this document.</p> <p>In April 2016 the Derbyshire Dales Draft Local Plan was subject to a period of six weeks public consultation. The Derbyshire Dales Draft Local Plan built upon the responses to the Key Issues consultation and included draft policies and proposals which sought to set out how the District Council would meet its future needs for the period up to 2033.</p> <p>Taking account of the comments received on the Derbyshire Dales Draft Local Plan this document sets out the District Council's preferred policies and proposals which it considers are appropriate for setting the planning framework for the area for the period up to 2033, and which is appropriate for submission to the Secretary of State for Examination in Public.</p> <p>The purpose of this document is to give local people and stakeholders a chance to comment on whether the Derbyshire Dales Pre Submission Draft Local Plan is considered to be "sound" and has been prepared in accordance with the statutory requirements of Legislation. The policies and proposals in the Local Plan should be read as a whole. All the relevant policies will be taken into consideration when determining a planning application.</p>
AM6	7	1.29 - 1.30	<p><i>Delete paragraphs.</i></p> <p>Have Your Say</p> <p>The consultation period on this Pre Submission Draft Local Plan runs for six weeks from 11th August 2016 to 22nd September 2016.</p>

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter One : Introduction			
AM6 (cont'd)	7	1.29 - 1.30	<p>If you would like submit your views on the “soundness” of the Derbyshire Dales Pre Submission Draft Local Plan and the extent to which you consider that the Plan has been prepared in accordance with the statutory requirements of Legislation, you may do so by completing the online representation form which can be found on the District Council’s website:</p> <p>www.derbyshiredales.gov.uk/LocalPlan</p>
AM7	7	1.31 – 1.36	<p>Delete paragraphs.</p> <p>What Happens Next?</p> <p>The representations and comments made during consultation on the Derbyshire Dales Local Plan Pre Submission Draft Plan will be reviewed and any modifications made, where the District Council considers it necessary and appropriate to do so.</p> <p>The District Council will then submit the Local Plan along with other required documents to the Secretary of State for his consideration. A Planning Inspector will be appointed by the Secretary of State to undertake an Examination in Public to determine whether the Plan is considered to be ‘sound’.</p> <p>It is anticipated that the Plan will be subject to an Examination in Public in Spring 2017 and be adopted in Summer 2017.</p> <p>Once the Plan has been adopted, existing Supplementary Planning Documents will need to be revised. These will be subject to their own consultation and provide further detailed guidance on the operation of the policies contained within the Plan.</p> <p>Progress against the policies and proposals within the Plan will be included within the District Council’s Authority Monitoring Report.</p> <p>Upon adoption of the Derbyshire Dales Local Plan all existing policies within the adopted Derbyshire Dales Local Plan (November 2005) will be superseded by those contained within the final version of the Derbyshire Dales Local Plan.</p>

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Two : Portrait of the Derbyshire Dales			
AM8	10	2.6a	<p><i>Insert new paragraph as follows:</i></p> <p><u>Darley Dale is an amalgam of smaller settlements including Darley Hillside, Churchtown, Two Dales, Upper Hackney, Lower Hackney and Farley. Located approximately 2.5 miles north-west of Matlock, it has a resident population of around 5,100 people and provides a range of local facilities and services to its resident population. Darley Dale was the home of Sir Joseph Whitworth (1830-1887) the famous English engineer, entrepreneur, inventor and philanthropist and to this day, Darley Dale continues to benefit from his impressive legacy in the form of the Whitworth Institute, Whitworth Park and the Whitworth Hospital.</u></p>
AM9	12	2.8	<p><i>Amend paragraph as follows:</i></p> <p>The Peak District National Park Authority has a statutory duty to protect the natural beauty, wildlife and cultural heritage of the National Park, as well as promoting the recreation and enjoyment of the countryside within it. These duties are supported by the District Council because of the benefits that they bring to the quality of life for residents of, and visitors to the area.</p>
AM10	12	2.11	<p><i>Amend paragraph as follows:</i></p> <p>In December 2006, the District Council designated Pic Tor, High Tor and Lovers' Walks in Matlock as a Local Nature Reserves under the National Parks and Access to the Countryside Act 1949. These sites are either designated as a Site of Special Scientific Interest and as part of the Peak District Dales Special Area of Conservation or are identified on the Derbyshire Wildlife Sites Register. Lovers' Walks is situated within the buffer zone of the Derwent Valley Mills World Heritage Site, and along with High Tor, is included on the Register of Historic Parks and Gardens.</p>
AM11	12	2.14	<p><i>Amend sub-heading as follows:</i></p> <p>Historic Environment to precede paragraph 2.14 not 2.15</p>

Ref.	Page	Policy / Paragraph	Additional Modification						
Chapter Two : Portrait of the Derbyshire Dales									
AM12	13	2.19	<p><i>Amend paragraph as follows:</i></p> <p>The Environment Act 1995 places a statutory obligation on all local authorities to review and assess the air quality within their areas against air quality objectives. Progress Reports have been introduced into the Local Air Quality Management (LAQM) system following a detailed evaluation of the review and assessment process. Updating and Screening Assessment (USA) reports are prepared in the years when local authorities are not carrying out their Progress Reports or carrying out Detailed Assessments. The April 2014 Progress Report concluded that there would be no exceedance of the air quality objectives in the Derbyshire Dales. However, the April 2015 USA concluded that was a need to progress to a Detailed Assessment for PM10 in respect of a poultry farm in Hlland Ward. However, the April 2016 Air Quality Annual State Report concluded that more recently, one of the poultry farms within Derbyshire Dales increased the flock to over 400,000 birds. This triggers the requirement to undertake a detailed assessment for PM10 for the farm workers cottages on site. No other dwellings are nearby.</p>						
AM13	14	2.21 (Table1)	<p><i>Delete Table 1 in its entirety and replace as follows:</i></p> <table border="1"> <thead> <tr> <th colspan="2">Table 1 : Water Framework Directive Waterbodies</th> </tr> <tr> <th><u>Ecological Status</u></th> <th><u>Waterbodies in Derbyshire Dales District</u></th> </tr> </thead> <tbody> <tr> <td><u>Good Ecological Status</u></td> <td><u>Blackleach Brook from Source to Bar Brook</u> <u>Bar Brook</u> <u>Hood Brook Catchment (tributary of the Derwent)</u> <u>Derwent from River Westend to River Wye</u> <u>Monks Dale Catchment (tributary of River Wye)</u> <u>Bradford from Source to River Lathkill</u> <u>Lea Brook (tributary of the Derwent)</u></td> </tr> </tbody> </table>	Table 1 : Water Framework Directive Waterbodies		<u>Ecological Status</u>	<u>Waterbodies in Derbyshire Dales District</u>	<u>Good Ecological Status</u>	<u>Blackleach Brook from Source to Bar Brook</u> <u>Bar Brook</u> <u>Hood Brook Catchment (tributary of the Derwent)</u> <u>Derwent from River Westend to River Wye</u> <u>Monks Dale Catchment (tributary of River Wye)</u> <u>Bradford from Source to River Lathkill</u> <u>Lea Brook (tributary of the Derwent)</u>
Table 1 : Water Framework Directive Waterbodies									
<u>Ecological Status</u>	<u>Waterbodies in Derbyshire Dales District</u>								
<u>Good Ecological Status</u>	<u>Blackleach Brook from Source to Bar Brook</u> <u>Bar Brook</u> <u>Hood Brook Catchment (tributary of the Derwent)</u> <u>Derwent from River Westend to River Wye</u> <u>Monks Dale Catchment (tributary of River Wye)</u> <u>Bradford from Source to River Lathkill</u> <u>Lea Brook (tributary of the Derwent)</u>								

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Two : Portrait of the Derbyshire Dales			
AM13 (cont'd)	14	2.21 (Table1)	<u>Table 1 : Water Framework Directive Waterbodies (cont'd)</u>
			<u>Moderate Ecological Status</u> <u>Dove from Source to River Manifold</u> <u>Wye from Monks Dale to River Derwent</u> <u>Highlow Brook (tributary of the Derwent)</u> <u>Noe from Peakshole Water to River Derwent</u> <u>Highshore Clough Catchment (tributary of River Derwent)</u> <u>Lathkill from Source to River Bradford</u> <u>Wye from Source to Monks Dale</u> <u>Rivelin from Source to River Loxley</u> <u>Hilton Bk (tributary of River Dove)</u> <u>Trusley Brook</u> <u>Amber from Source to Press Brook</u> <u>Derwent from River Wye to River Amber</u> <u>Dove – River Churnet to River Trent</u> <u>Hipper from Source to River Rother</u> <u>Sheaf from Source to River Don</u> <u>Lathkill from River Bradford to River Wye</u> <u>Henmore Brook Catchment (tributary of River Dove)</u> <u>Ecclesbourne Catchment (tributary of River Derwent)</u> <u>Bentley Brook Catchment (tributary of River Derwent)</u> <u>Markeaton Brook from Source to Mackworth Brook</u>
			<u>Poor Ecological Status</u> <u>Foston Brook Catchment (tributary of River Dove)</u> <u>Dove – confluence River Manifold to confluence River Churnet</u> <u>Bentley Brook Catch (tributary of Dove)</u> <u>Mackworth Brook from Source to Markeaton Brook</u>
			<u>Bad Ecological Status</u> <u>Marston Brook Catchment (tributary of Dove)</u>

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Two : Portrait of the Derbyshire Dales			
AM14	17	2.28	<p><i>Amend paragraph as follows:</i></p> <p>The outstanding countryside, diversity of landscapes, and the culture and history of the market towns and villages are attractive features that draw visitors in from the surrounding major conurbations. The tourism industry offers major economic benefits to the area with over 11 <u>10</u> million visits a year to the Peak District National Park. This makes it the second most visited National Park in the world, although visitor spend in the area remains the lowest in England and Wales. The settlements in the plan area play an important role in supporting Peak District tourism by providing a range of tourist facilities and services, while the main market towns in particular provide a gateway to the National Park for people travelling by train from the surrounding cities.</p>
AM15	18	2.37a	<p><i>Insert new paragraph as follows:</i></p> <p><u>Life expectancy in the Derbyshire Dales is higher than the national average. Between 2008 and 2025 the number of people aged 65 and over in the Derbyshire Dales is projected to rise by 46% and the old age dependency ratio for the Derbyshire Dales is considerably higher than the East Midlands, consequently this will have an impact upon the demand for particular types of development to cater for an ageing population within the District.</u></p>
AM16	20	2.46	<p><i>Amend paragraph as follows:</i></p> <p>KI 8 Strengthening the Rural Economy Continuing to <u>diversify and</u> strengthen the local economy is one of the key drivers for delivering sustainable development. The plan has therefore to ensure that land and premises are capable of meeting the needs of both the existing and the emerging growth sectors, <u>in order</u> are situated in sustainable locations, and do not have an adverse impact upon the character and appearance of the area. Furthermore the plan needs to provide the framework for delivering higher skilled, higher waged jobs for residents.</p>
AM17	20	KI9	<p><i>Amend as follows:</i></p> <p>KI 9 Maintaining and Strengthening the Vitality and Viability of Town and Village Centres</p>

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Three : Spatial Vision, Aims and Objectives			
AM18	23	3.4	<p><i>Amend paragraph as follows:</i></p> <p>The following vision for the Local Plan builds on the Statement of Priorities vision and sets out how the Plan area will be by 2033. The main challenge will be how to achieve this in a sustainable manner, which delivers the necessary housing, employment, retail and community facilities whilst concurrently ensuring that the area’s valuable and distinctive natural and built heritage assets and its character are preserved and enhanced <u>built and historic environment and their character are conserved and enhanced.</u></p>
AM19	24	Spatial Vision	<p><i>Insert new paragraph after 6th paragraph as follows:</i></p> <p><u>Darley Dale will continue to provide local facilities and services whilst also contributing towards the provision of housing, social and employment needs of the district. The distinct character of Darley Dale will be preserved by the maintenance of the strategic open spaces along the A6 in order to avoid coalescence with Matlock.</u></p>
AM20	25	Figure 6	<p><i>Insert new strategic objective in ‘Protecting Derbyshire Dales Character’ segment as follows:</i></p> <p><u>To protect the setting of the Peak District National Park</u></p>
AM21	26	Strategic Objectives	<p><i>Amend as follows:</i></p> <p>SO6 To meet the objectively assessed housing needs of the District. subject to consideration of other Strategic Objectives of the Local Plan.</p> <p>SO9 To support developments that minimises risks to safety and health as a result of crime (or fear of crime), flooding, pollution and climate change of local residents, employees or visitors.</p>
AM22	28/29	Table 2	<p><i>Insert new strategic objective into ‘Protecting Derbyshire Dales Character’ theme in Table 2:</i></p> <p><u>SO5a To Protect the setting of the Peak District National Park</u></p> <p>SO6 To meet the objectively assessed housing needs of the District. subject to consideration of other Strategic Objectives of the Local Plan.</p> <p>SO9 To support developments that minimises risks to safety and health as a result of crime (or fear of crime), flooding, pollution and climate change of local residents, employees or visitors.</p>

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Four : The Spatial Strategy			
AM23	35	4.15	<p><i>Amend paragraph as follows:</i></p> <p>The strategic approach to development across the plan area will be to:</p> <ul style="list-style-type: none"> • Safeguard the sensitive boundaries of the National Park. • Concentrate development on the Market Towns – focus as much development as is feasible on previously developed sites. • <u>Maintaining the role of Darley Dale as a local service centre whilst safeguarding the intrinsic character and quality of the A6 corridor.</u> • Provide modest development within the larger villages, of an appropriate scale, where opportunities exist to contribute towards the overall requirements. • Encourage housing of an appropriate scale in the smaller villages where there is limited access to services and facilities.
AM24	35	4.18	<p><i>Amend paragraph as follows;</i></p> <p>Darley Dale is identified as a Local Service Centre reflecting the fact that it is well served by services and facilities, and has good access to employment opportunities both within Darley Dale and in other locations nearby that are well served by public transport.</p>
AM25	46	S8	<p><i>Amend criterion a) the policy to read as follows:</i></p> <p>POLICY S8: Matlock / Wirksworth / Darley Dale Development Strategy</p> <p>a) Promoting and maintaining the distinct identity of the settlements which make up the central area by:</p> <ul style="list-style-type: none"> • Protecting sites designated for environmental value, public open spaces, local and European wildlife sites, recreation areas and allotments. • Maintaining a strategic gap between Matlock and Darley Dale through the protection of important open spaces in order to avoid the coalescence of Matlock and Darley Dale (<u>Policy PD10</u>).

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Four : The Spatial Strategy			
AM25 (cont'd)	46	S8	<ul style="list-style-type: none"> • Maintaining and where possible, enhancing the vitality and viability of Matlock and Wirksworth Town Centres. • Maintaining and where possible, enhancing the vitality and viability of Darley Dale local centre. Supporting the redevelopment of land between Bakewell Road and Imperial Road, Matlock for a mixed use regeneration scheme. • Supporting development proposals that maximise the potential of the River Derwent as a key asset of Matlock town centre. • Protecting and enhancing the historic environment. • Protecting and where possible enhancing biodiversity and geodiversity.
AM26	53	S11	<p><i>Amend 7th bullet point as follows:</i></p> <p>Ensuring the availability of water, flood risk infrastructure (including maintenance of flood defences) and wastewater and flood risk infrastructure by working with utility providers, the Environment Agency and Derbyshire County Council as Lead Local Flood Authority to promote a coordinated approach to the delivery of development and future infrastructure works;</p>
Chapter Five : Protecting Derbyshire Dales Character			
AM27	68	5.39	<p><i>Amend paragraph as follows:</i></p> <p>The landscape character of Derbyshire Dales, whilst having differing characteristics across the plan area has differing sensitivities and capacity to accommodate new development. To ensure that these sensitivities were taken into account in addressing the future development needs of the plan area the District Council commissioned the Derbyshire Dales Landscape Sensitivity Assessment. This identified those areas of high, medium and low sensitivity to accommodating new development, and was used to inform the selection <u>appraise the suitability</u> of sites for inclusion within this <u>the Plan</u>.</p>

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Five : Protecting Derbyshire Dales Character			
AM28	79	PD10	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY PD10: Matlock to Darley Dale A6 Corridor In order to safeguard the intrinsic character and quality of the open spaces through the Derwent Valley between Matlock and Darley Dale, and to prevent the further coalescence of the settlements of Matlock and Darley Dale, the District Council will resist development proposals which threaten the open spaces identified on the Proposals <u>Policies</u> Map unless:</p> <ol style="list-style-type: none"> a) the development is required for the purposes of agriculture, forestry or outdoor recreation; and b) the development does not have an adverse impact upon the character of the area including views into and out from the Derwent Valley.
Chapter Six : Healthy and Sustainable Communities			
AM29	80	6.1	<p><i>Amend paragraph as follows:</i></p> <p>The Spatial Strategy set out the broad approach to the distribution of development across the plan area. It indicates that most new development will be brought forward in the Market Towns, Local Service Centres and Accessible Settlements with Some Facilities. This section seeks to set out how the housing needs of the plan area are to be met in detail, and by doing so ensure that communities continue to be sustainable and have appropriate access to services, facilities and community infrastructure.</p>
AM30	83	6.6	<p><i>Amend paragraph as follows:</i></p> <p>The report identifies that 80% of the net need for affordable housing is for social and affordable rented homes, with 20% for equity-based intermediate housing options. such as:</p> <ul style="list-style-type: none"> • Help to Buy Shared Ownership • Affordable Rent • Rent to Homebuy • Low Cost Sale

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Six : Healthy and Sustainable Communities			
AM31	85	6.11	<p><i>Amend paragraph as follows:</i></p> <p>In rural areas, the NPPF indicates that local planning authorities can consider allowing some market housing that would facilitate the provision of significant additional affordable housing to meet local needs. Experience to date has suggested that with the involvement of the Rural Housing Enabler and a Registered Housing Association that market housing has not been required to deliver local needs housing through the exception route. With funding for affordable housing being significantly reduced it is feasible over the plan period that the delivery of affordable housing on rural exception sites may require some open market housing to subsidise their delivery. It is expected that any affordable housing built under this policy will remain part of the District's affordable housing supply in perpetuity. <u>Discount starter homes do not fall within the current NPPF definition of affordable housing and are therefore exempt from this perpetuity requirement</u></p>
AM32	87	HC7	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC7: Replacement Dwellings</p> <p>The replacement of dwelling houses outside defined settlement development limits will only be permitted where all of the following criteria are met:</p> <ul style="list-style-type: none"> a) the residential use has not been abandoned; b) the existing <u>use as a dwelling is</u> has a lawful use as a dwelling; c) the number of dwelling units on the site is not increased; d) the existing dwelling does not make a positive contribution to landscape character or distinctiveness such that it should be retained; e) the scale, form, design and massing of the replacement dwelling represents does not detract from the character or appearance of its setting or surroundings; f) the existing dwelling is not a caravan or mobile home; g) the existing dwelling is demolished.

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Six : Healthy and Sustainable Communities			
AM33	99	HC16	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC16: Notified Sites</p> <p>Planning permission will not be granted for any development that would prejudice the development of the following sites as identified on the <u>Policies Proposals</u> Map;</p> <ul style="list-style-type: none"> a) Replacement primary school, land off North Street, Cromford b) Replacement primary school, land off Church Road, Darley Dale c) Replacement primary school, land to north of Main Street, Kirk Ireton d) Replacement primary school, land off Main Street, Middleton-By-Wirksworth e) School playing fields, land to rear of Parochial CE Primary School, Longford
AM34	101	6.53	<p><i>Amend paragraph as follows:</i></p> <p>However improving accessibility to key services and facilities is not something the Local Plan can achieve on its own. Effective partnerships with organisations such as Derbyshire County Council, the Highways <u>England Agency</u>, Network Rail, public and community transport operators will be required. There is only one partnership that is significant for the plan - the Derwent Valley Community Rail Partnership.</p>
AM35	102	6.57	<p><i>Amend paragraph as follows:</i></p> <p>It is important to ensure that highway problems are not created as a result of allowing new development. The District Council will therefore continue to ensure that regard is given to the environmental and road safety implications of traffic generation from proposed developments. In assessing individual proposals, the District Council will seek advice from the Highway Authority <u>England</u> and the Highways Agency <u>Authority</u> as appropriate.</p>

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Six : Healthy and Sustainable Communities			
AM36	102	6.58	<p><i>Amend paragraph as follows:</i></p> <p>In circumstances where a safe access can be achieved but the proposed development would <u>result in a severe impact upon create or worsen traffic problems on</u> the highway network, planning permission will be refused unless applicants are willing to incorporate or finance the works necessary to alleviate the problem. This could include developers making contributions to, or the provision of, public transport or road improvements. Larger development proposals and smaller schemes with significant transport implications will be required to submit transport assessments.</p>
AM37	103	HC20	<p><i>Amend the policy to read as follows:</i></p> <p>POLICY HC20: Managing Travel Demand</p> <p><u>The District Council, in consultation with the Highways Authority, will adopt a</u> A hierarchical approach to ensure the delivery of sustainable transport networks will be adopted which will seek to provide (in order of priority):</p> <ul style="list-style-type: none"> a) site specific and area wide travel demand management (measures to reduce travel by private car and incentives to use walking, cycling and public transport for appropriate journeys, including intensive travel planning); b) improvements to walking and cycling facilities and public transport services that are provided early in the build out period of new developments and that are sufficient to encourage sustainable modes of transport; c) optimisation of the existing highway network to prioritise walking, cycling and public transport that are provided early in the build out period of new developments, such as measures to prioritise the need of pedestrians above the car and improved or new cycle and bus lanes; and d) highway capacity enhancements to deal with residual car demand where the initiatives required under points (a) to (c) above are insufficient to avoid significant additional car journeys. <p>There will be a level of iteration between the stages of the hierarchy above to ensure their effective delivery and the implementation of the approach will have regard to the needs of people with mobility difficulties.</p>

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Seven : Strengthening the Economy			
AM38	113	7.25	<p><i>Amend paragraph as follows:</i></p> <p>The Derbyshire Dales Retail Study Update 2015 includes an assessment of the potential retail capacity over the plan period, taking account of forecast changes to both population and retail expenditure, as well current shopping patterns – as informed by a telephone survey. The assessment of capacity for additional convenience floorspace across the plan area <u>does not</u> show any potential scope for additional retail floorspace. In contrast the report suggests that by the end of the plan period there may be potential for up to 1,332 sq.m of additional floorspace for comparison goods. However, the report caveats this conclusion by indicating that it will be not be until approximately 2030 that there is any anticipated headroom for growth in comparison retail capacity. In the interim, it advises that caution should be given to using these figures as a basis for future planning. Taking account of the conclusions of this study the local plan does not allocate any additional land for retail development.</p>
AM39	116	7.31	<p><i>Amend paragraph as follows:</i></p> <p>Most <u>of the visits to the Dales</u> are day visits (<u>approximately 15% choose to stay overnight</u>) (although a higher proportion – 15% – stay in the Dales) and many arrive by car, highlighting an opportunity to encourage alternative forms of travel. Visitors come for the scenery, to sightsee or pursue outdoor activities. Overall, the visitor economy (including the 7% directly employed in tourism businesses) accounts for 16% of total employment, providing work for an estimated <u>5,000</u> 5,0007 people.</p>
Chapter Eight : Strategic Site Allocations			
AM40	124	8.10	<p><i>Amend paragraph as follows:</i></p> <p>The allocation of this site for 100 dwellings recognises the <u>fact that the majority of the developable site area comprises previously developed land</u> brownfield nature of the site, and that there <u>is</u> likely to be abnormal costs associated with stabilising the existing rock face below Stancliffe Hall. However to achieve this number of dwellings some of the existing woodland area on the frontage is likely to have to be removed.</p>

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Eight : Strategic Site Allocations			
AM41	125	DS3	<p data-bbox="584 327 1062 365"><i>Amend the policy to read as follows:</i></p> <p data-bbox="584 409 1262 445">POLICY DS3: Land at Stancliffe Quarry, Darley Dale</p> <p data-bbox="584 450 1433 640">Land amounting to 10.16 hectares is allocated for residential development (<u>Policy HC2 (I)</u>) comprising approximately 100 dwellings at land at Stancliffe Quarry, Darley Dale, as defined on the <u>Policies Proposals</u> Map. Development will be subject to compliance with adopted Local Plan policies and:</p> <ul data-bbox="603 685 1433 1995" style="list-style-type: none"> • A comprehensive layout and site masterplan for the development. • The provision of a new access to serve the comprehensive development comprising a new junction on the A6 frontage. Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes, improvements to existing and development of new pedestrian / cycle routes. • Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community. • A comprehensive landscape plan for the entire site including the retention of protected trees and woodland within the development (where feasible). • Preparation of a Woodland and Landscaping Management Plan for the entire site. • Submission of a scheme for the stabilisation of the north east quarry face adjacent to Stancliffe Hall. • Open space provision on site. • A Historic Environment Assessment. The scheme should consider and protect the setting of heritage assets, including the setting of Grade II Listed Stancliffe Hall and its associated estate, including listed boundary walls. • A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment. • Developer contribution towards the provision of infrastructure, educational services and other community services including open space as required. • Ecological Assessment (i.e. desk and field based assessments, habitats/species assessments/mitigation proposals)

Ref.	Page	Policy / Paragraph	Additional Modification												
Chapter Eight : Strategic Site Allocations															
AM41 (cont'd)	125	DS3	<ul style="list-style-type: none"> Contamination and ground condition survey, and in the event that remedial works are required the extent of any mitigation measures to enable the site to be brought forward for development. Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works. Development shall have regard to the impact on the existing mineral resource. 												
Chapter Nine : Implementation and Monitoring															
AM42	135	9.2	<p>Amend paragraph as follows:</p> <p>A key part of implementing the Local Plan is ensuring that infrastructure is delivered alongside new development. A separate Infrastructure Delivery Plan (IDP) has been published alongside this Local Plan and sets out how this can be achieved. The IDP will be reviewed and updated as necessary to monitor the delivery of infrastructure and to include any further requirements identified through future Development Plan Documents.</p>												
AM43	137-153	Table 7	<p>Amend column titles throughout as follows:</p> <table border="1"> <thead> <tr> <th colspan="4">Table 7 – Implementation of Derbyshire Dales Local Plan</th> </tr> <tr> <th>Policy</th> <th>Monitoring Indicator Principal Outcomes</th> <th>Target Implementation Mechanism</th> <th>Data-Source Delivery Body</th> </tr> </thead> </table>	Table 7 – Implementation of Derbyshire Dales Local Plan				Policy	Monitoring Indicator Principal Outcomes	Target Implementation Mechanism	Data-Source Delivery Body				
Table 7 – Implementation of Derbyshire Dales Local Plan															
Policy	Monitoring Indicator Principal Outcomes	Target Implementation Mechanism	Data-Source Delivery Body												
AM44	136	Table 7	<p>Amend table as follows:</p> <table border="1"> <thead> <tr> <th colspan="4">Table 7 – Implementation of Derbyshire Dales Local Plan</th> </tr> <tr> <th>Policy</th> <th>Principal Outcomes</th> <th>Implementation Mechanism</th> <th>Delivery Body</th> </tr> </thead> <tbody> <tr> <td> Policy S1: Presumption in favour of Sustainable Development Policy S2: Sustainable Development Principles </td> <td> All local communities are sustainable and that appropriate development is supported. </td> <td> Determination of planning applications Working with partners to develop relevant plans and strategies </td> <td> <ul style="list-style-type: none"> DDDC Developers Partner organisations </td> </tr> </tbody> </table>	Table 7 – Implementation of Derbyshire Dales Local Plan				Policy	Principal Outcomes	Implementation Mechanism	Delivery Body	Policy S1: Presumption in favour of Sustainable Development Policy S2: Sustainable Development Principles	All local communities are sustainable and that appropriate development is supported.	Determination of planning applications Working with partners to develop relevant plans and strategies	<ul style="list-style-type: none"> DDDC Developers Partner organisations
Table 7 – Implementation of Derbyshire Dales Local Plan															
Policy	Principal Outcomes	Implementation Mechanism	Delivery Body												
Policy S1: Presumption in favour of Sustainable Development Policy S2: Sustainable Development Principles	All local communities are sustainable and that appropriate development is supported.	Determination of planning applications Working with partners to develop relevant plans and strategies	<ul style="list-style-type: none"> DDDC Developers Partner organisations 												

Ref.	Page	Policy / Paragraph	Additional Modification											
Chapter Nine : Implementation and Monitoring														
AM45	153	9.5	<p><i>Amend paragraph as follows:</i></p> <p>Section 113 of the Localism Act 2011 requires that local authorities publish information at least once a year on the implementation of the Local Development Scheme and the extent to which policies set out in the Local Development Documents are being achieved in the interests of transparency. Regulation 34 of the Town and Country Planning (Local <u>Planning Development</u>) (England) Regulations 2012 sets out further details of this requirement.</p>											
AM46	154	Table 8 Policy S3 Monitoring Indicator	<p><i>Amend monitoring indicator as follows:</i></p> <p>Percentage of residential development taking place in each tier of the Hierarchy.</p> <p><u>The number of planning applications outside higher tier settlements (Tier1,2,and 3)</u></p>											
AM47	154	Table 8 Policy S3 target	<p><i>Amend target as follows:</i></p> <p>The amount of residential development when averaged between settlements assigned to each tier, should be higher than the amount of development when averaged between settlements in lower tiers.</p> <p><u>To annually reduce the number of approvals for residential development in tiers 4 and 5.</u></p>											
AM48	155	Table 8 Policy S8 Monitoring indicator and target	<p><i>Amend typesetting errors to realign the monitoring indicators and targets as follows:</i></p> <table border="1"> <thead> <tr> <th>Policy</th> <th>Monitoring Indicator</th> <th>Target</th> <th>Data Source</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Policy S8: Matlock / Wirksworth/ Darley Dale Strategy</td> <td>Changes in areas of biodiversity importance</td> <td>No net loss of quantity or quality of areas of biodiversity importance</td> <td>Natural England/ Derbyshire Wildlife Trust Development Control</td> </tr> <tr> <td>Change in strategic gap between Matlock and Darley Dale</td> <td>Retention of area identified as strategic gap</td> <td>Natural England/ Derbyshire Wildlife Trust Development Control</td> </tr> </tbody> </table>	Policy	Monitoring Indicator	Target	Data Source	Policy S8: Matlock / Wirksworth/ Darley Dale Strategy	Changes in areas of biodiversity importance	No net loss of quantity or quality of areas of biodiversity importance	Natural England/ Derbyshire Wildlife Trust Development Control	Change in strategic gap between Matlock and Darley Dale	Retention of area identified as strategic gap	Natural England/ Derbyshire Wildlife Trust Development Control
Policy	Monitoring Indicator	Target	Data Source											
Policy S8: Matlock / Wirksworth/ Darley Dale Strategy	Changes in areas of biodiversity importance	No net loss of quantity or quality of areas of biodiversity importance	Natural England/ Derbyshire Wildlife Trust Development Control											
	Change in strategic gap between Matlock and Darley Dale	Retention of area identified as strategic gap	Natural England/ Derbyshire Wildlife Trust Development Control											

Ref.	Page	Policy / Paragraph	Additional Modification				
Chapter Nine : Implementation and Monitoring							
AM48 (cont'd)	155	Table 8 Policy S8 Monitoring indicator and target	Policy	Monitoring Indicator	Target	Data Source	
			Policy S8: Matlock / Wirksworth / Darley Dale Strategy	Total amount of floorspace for town centre uses in Matlock and Wirksworth	No net loss in floorspace for town centre uses	Town centre surveys	
				Retail unit vacancy rates in Matlock and Wirksworth town centres and Darley Dale local centre	To maintain lower vacancy levels than prevailing national average	Town centre/ Local Centre surveys	
				Net additional dwellings each year	To meet requirements identified in Local Plan	Housing Completion Survey Development Control	
				Total amount of net additional employment floorspace	To meet requirements identified in Local Plan	Housing Completion Survey Development Control	
				School capacity	No problems reported for reporting year by County Council or anticipated in the next five years.	Derbyshire County Council	
				Capacity in GP's surgeries/ health clinics	No problems reported for reporting year by Clinical Commissioning Groups or anticipated in next five years	Clinical Commissioning Groups	
AM49	156	Table 8 S9 Monitoring indicator and target	<i>Amend typesetting errors to realign the monitoring indicators and targets as follows:</i>				
			Policy	Monitoring Indicator	Target	Data Source	
			Policy S9: Ashbourne Development Strategy	Changes in areas of biodiversity importance	No net loss of quantity or quality of areas of biodiversity importance	Natural England / Derbyshire Wildlife Trust Development Control	

Ref.	Page	Policy / Paragraph	Additional Modification			
Chapter Nine : Implementation and Monitoring						
AM49 (cont'd)	156	Table 8 S9 Monitoring indicator and target	Policy	Monitoring Indicator	Target	Data Source
			Policy S9: Ashbourne Development Strategy	Total amount of floorspace for town centre uses in Ashbourne	No net loss in floorspace for town centre uses	Town centre surveys
				Retail unit vacancy rates in Ashbourne town centre	To maintain lower vacancy levels than prevailing national average	Town centre/ Local Centre surveys
				Net additional dwellings each year	To meet requirements identified in Local Plan	Housing Completion Survey Development Control
				Total amount of net additional employment floorspace	To meet requirements identified in Local Plan	Housing Completion Survey Development Control
				School capacity	No problems reported for reporting year by County Council or anticipated in next five years	Derbyshire County Council
				Capacity in GP's surgeries/ health clinics	No problems reported for reporting year by Clinical Commissioning Groups or anticipated in next five years	Clinical Commissioning Groups

Ref.	Page	Policy / Paragraph	Additional Modification																			
Chapter Nine : Implementation and Monitoring																						
AM50	157	Table 8 S10 Monitoring indicator and target	<p><i>Amend typesetting errors to realign the monitoring indicators and targets as follows:</i></p> <table border="1"> <thead> <tr> <th>Policy</th> <th>Monitoring Indicator</th> <th>Target</th> <th>Data Source</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Policy S10: Rural Parishes Development Strategy</td> <td>Changes in areas of biodiversity importance</td> <td>No net loss of quantity or quality of areas of biodiversity importance</td> <td>Natural England / Derbyshire Wildlife Trust Development Control</td> </tr> <tr> <td>Net additional dwellings each year</td> <td>To meet requirements identified in Local Plan</td> <td>Housing Completion Survey</td> </tr> <tr> <td></td> <td>School capacity</td> <td>No problems reported for reporting year by County Council or anticipated in next five years</td> <td>Derbyshire County Council</td> </tr> <tr> <td></td> <td>Capacity in GP's surgeries/ health clinics</td> <td>No problems reported for reporting year by Clinical Commissioning Groups or anticipated in next five years</td> <td>Clinical Commissionin g Groups</td> </tr> </tbody> </table>	Policy	Monitoring Indicator	Target	Data Source	Policy S10: Rural Parishes Development Strategy	Changes in areas of biodiversity importance	No net loss of quantity or quality of areas of biodiversity importance	Natural England / Derbyshire Wildlife Trust Development Control	Net additional dwellings each year	To meet requirements identified in Local Plan	Housing Completion Survey		School capacity	No problems reported for reporting year by County Council or anticipated in next five years	Derbyshire County Council		Capacity in GP's surgeries/ health clinics	No problems reported for reporting year by Clinical Commissioning Groups or anticipated in next five years	Clinical Commissionin g Groups
Policy	Monitoring Indicator	Target	Data Source																			
Policy S10: Rural Parishes Development Strategy	Changes in areas of biodiversity importance	No net loss of quantity or quality of areas of biodiversity importance	Natural England / Derbyshire Wildlife Trust Development Control																			
	Net additional dwellings each year	To meet requirements identified in Local Plan	Housing Completion Survey																			
	School capacity	No problems reported for reporting year by County Council or anticipated in next five years	Derbyshire County Council																			
	Capacity in GP's surgeries/ health clinics	No problems reported for reporting year by Clinical Commissioning Groups or anticipated in next five years	Clinical Commissionin g Groups																			
AM51	158	Table 8 Policy PD5 Monitoring Indicator	<p><i>Amend monitoring indicator as follows:</i></p> <p>Percentage of appeals allowed where non- compliance with Policy <u>PD5</u> PD1 is a reason for refusal</p>																			
AM52	158	Table 8 Policy PD7 Monitoring Indicator	<p><i>Amend monitoring indicator as follows:</i></p> <p>Percentage of commercial developments over 1,000m2 built to achieve BREEAM <u>very</u> good rating</p>																			

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Nine : Implementation and Monitoring			
AM53	160	Table 8 Policy HC3 Target	<p><i>Amend target as follows:</i></p> <p>To be determined</p> <p><u>To ensure that self-build opportunities are incorporated into development schemes and master planning where appropriate.</u></p>
AM54	161	Table 8 Policy HC12 Target	<p><i>Amend target as follows:</i></p> <p>To be determined</p> <p><u>To increase the amount of accommodation available for older people to help sustain their independence.</u></p>
AM55	162	Table 8 Policy HC17 Target	<p><i>Amend target as follows:</i></p> <p>To be determined</p> <p><u>To ensure that there is no net reduction in the provision of sports, cultural, leisure and recreational facilities during the plan period.</u></p>
AM56	163	Table 8 Policy HC18 Target	<p><i>Amend target as follows:</i></p> <p>To be determined</p> <p><u>To increase the number of residential developments that are served by public transport services during the plan period.</u></p>
AM57	163	Table 8 Policy EC2 Target	<p><i>Amend target as follows:</i></p> <p>1 hectare per year (20 hectares between 2011 and 2031 <u>2013-2033</u>)</p>
AM58	164	Table 8 Policy EC5 Target	<p><i>Amend target as follows:</i></p> <p>To be determined</p> <p><u>To enable the redevelopment of all industrial legacy sites during the plan period.</u></p>

Ref.	Page	Policy / Paragraph	Additional Modification
Chapter Nine : Implementation and Monitoring			
AM59	164	Table 8 Policy EC9 Monitoring indicator	<i>Amend monitoring indicator as follows:</i> Percentage of appeals allowed where non-compliance with Policy EC10 <u>EC9</u> is a reason for refusal
AM60	165	Table 8 Policy EC10 Target	<i>Amend target as follows:</i> To be determined <u>To increase the number of farm diversification schemes approved during the plan period.</u>
Appendix 1 : Glossary			
AM61	170	Glossary	<i>Amend as follows:</i> Major Development Development above a particular scale, including housing developments larger than 10 units or 0.5 Hectares, or the development of buildings larger than 1,000 square metres or on sites larger than 1 Hectare, as defined in the General Development Procedure Order (2006) as amended. <u>Housing developments of 10 or more dwellings; or the development of sites having an area of 0.5 hectares or more; or the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or development carried out on a site having an area of 1 hectare or more.</u>
AM62	170	Glossary	<i>Insert new definition as follows:</i> Local Enterprise Partnerships <u>A voluntary partnership between the Council and businesses set up to help determine local economic priorities and lead economic growth and job creation within the local area.</u>
AM63	171	Glossary	<i>Amend as follows:</i> Rural Exceptions Site Sites solely for the development of affordable housing on land within or adjoining existing small rural communities, which would not otherwise be released for general market housing. <u>Sites in rural areas that are developed primarily for affordable housing that may require some open market housing to</u>

Ref.	Page	Policy / Paragraph	Additional Modification
AM63 (cont'd)			<u>subsidise their delivery.</u>
AM64	171	Glossary	<p><i>Insert new definition as follows:</i></p> <p><u>Section 106 (s106) Agreements</u></p> <p><u>A legal agreement negotiated in the context of a planning application between the local planning authority and a developer. The purpose of the agreement is to make development which would have significant impacts on the local area; the extent of which cannot be moderated by means of planning conditions, acceptable in planning terms.</u></p>