

DERBYSHIRE DALES LOCAL PLAN

Draft Plan

April 2016

Introduction

The Derbyshire Dales Draft 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

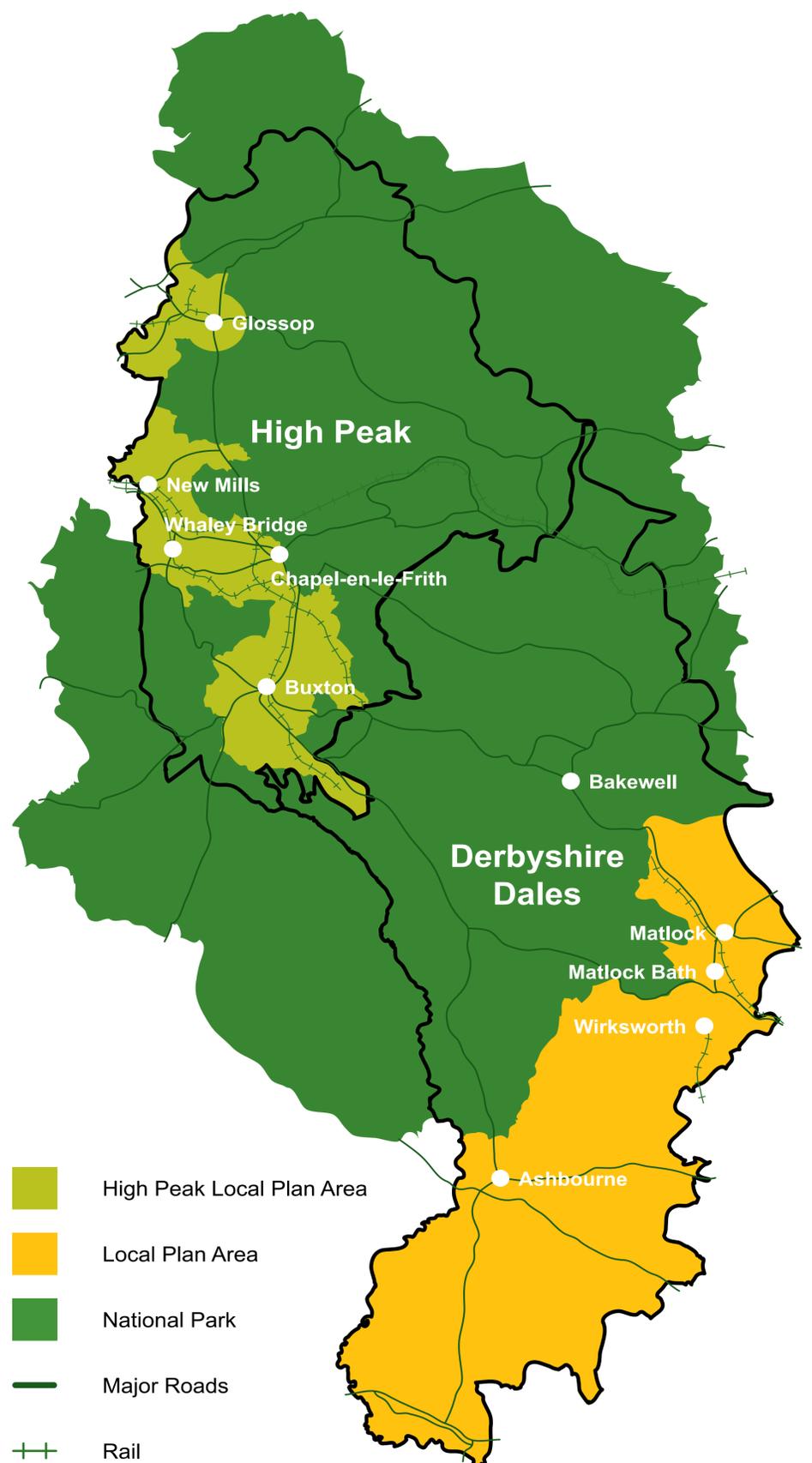
The Plan seeks to address local needs, especially for housing and economic development, while ensuring that the very special qualities of the District's environment – both natural and built – are conserved and where possible enhanced. It includes policies to define where new growth will be located and where existing uses will be protected. It will be used to help us in making decisions about planning applications and in our work with a variety of organisations and partners.

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

Before we finalise the plan, we would like to hear your views.

This Exhibition highlights a few of the many issues addressed in the Plan.

For more details please go to our website www.derbyshiredales.gov.uk/LocalPlan - read the new 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 Draft Local 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 apply so that new development is strictly controlled to protect landscape character and the setting of the Peak District National Park.

Housing Needs

The Draft Local 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.

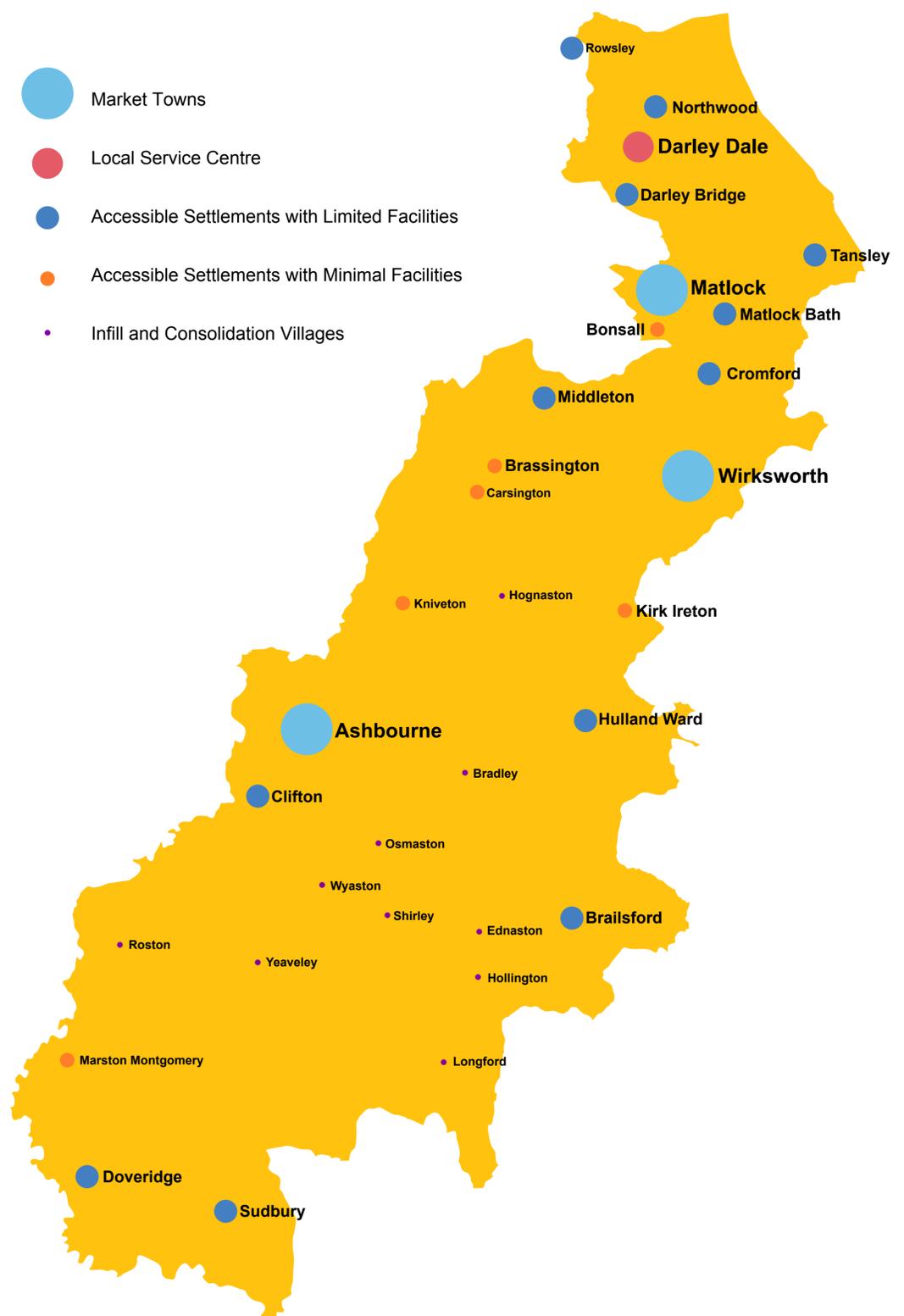
However we only have identified sufficient land in suitable locations for a total of 6,015 dwellings. This leaves a shortfall of 425 dwellings.

We are currently in discussion with neighbouring Councils to see if they can help to accommodate any of this shortfall.

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, as well land associated with the Ashbourne Royal Shrovetide Football.

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 North of Main Road Luke Lane Mercaston Lane | 32 45 26 47 | 150 |
| Cromford | Land off Cromford Hill | 28 | 28 |
| Darley Bridge | Land at Bridge Garage | 13 | 13 |
| Darley Dale | Land off Old Hackney Lane Rear of former RBS Premises Normanhurst Park Stancliffe Quarry | 37 143 20 100 | 300 |
| Doveridge | Cavendish Cottage Derby Road Sand Lane | 46 85 18 | 149 |
| Hulland Ward | Wheeldon Way East of Ardennes Dog Lane | 48 18 30 | 96 |
| Matlock | Gritstone Road Halldale Quarry Old Hackney Lane | 500 220 21 | 741 |
| Middleton | North of Porter Lane | 24 | 24 |
| Northwood | Land off Northwood Road | 14 | 14 |
| South Darley | Snitterton Fields Former Permanite Works | 50 50 | 100 |
| Tansley | Thatchers Croft Tansley House Gardens | 18 15 | 33 |
| Wirksworth | Middleton Road Middle Peak Quarry | 126 220 | 346 |
| Total | | | 3177 |

* 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 3 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 other types of tenure including Shared Ownership.

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 Draft Plan looks to secure the following mix of housing as part of all residential developments of 10 dwellings or more.

The 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

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.

Employment Land Allocations

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

| 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 to 22 |

Town Centres

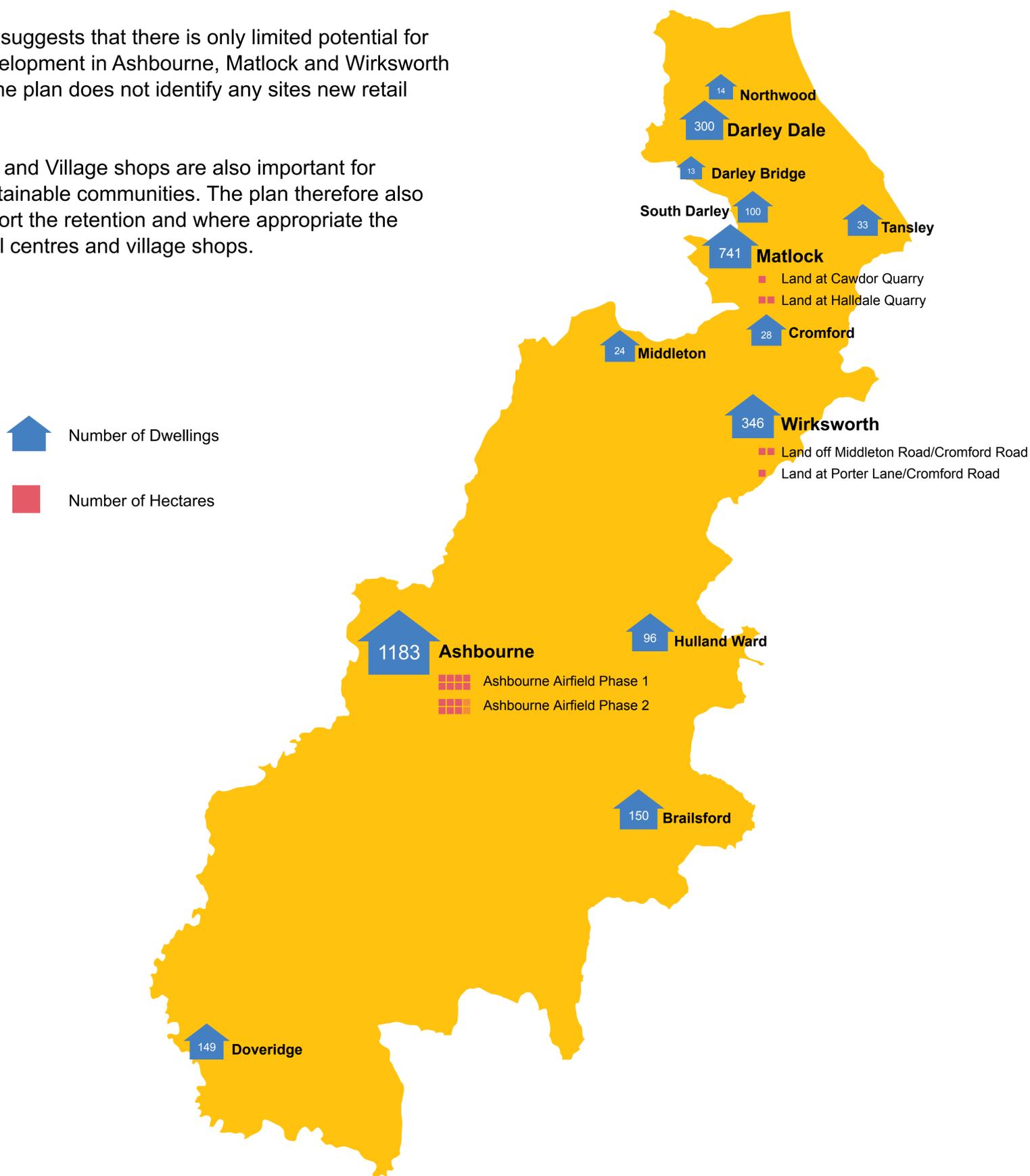
Maintaining the sustainability of communities needs vibrant town centres to act as a focus for shopping and other services. The vitality of each town centre depends on the continued presence of a strong core of retail shops. As such the plan seeks to ensure a healthy presence of shops within defined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



Have Your Say

We would like to know your views on the Draft Plan.

Please make any comments by 19th May 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.

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

What Happens Next?

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

Following consideration of the representations and comments we will then produce a Pre Submission Draft of the Local Plan which will be subject to another period of public consultation.

After that we will submit the Local Plan to the Secretary of State for his scrutiny. An independent Planning Inspector will be appointed to undertake an Examination in Public to determine whether the Plan is considered to be 'sound'.

At this time it is anticipated that the Plan will be subject to an Examination in Public in late 2016, and adopted in Spring 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.