

## **DERBYSHIRE DALES DISTRICT COUNCIL**

### **WIRKSWORTH NEIGHBOURHOOD PLAN DECISION STATEMENT**

#### **1. Summary**

- 1.1 Following an independent Examination, Derbyshire Dales District now confirms that the Wirksworth Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

#### **2. Background**

- 2.1 On 13<sup>th</sup> December 2012 resolved to designate the whole of the Parish of Wirksworth as a Neighbourhood Area in accordance with the Section 61G of Town and Country Planning Act 1990 (As amended by the Localism Act 2011). The designation of a Neighbourhood Area being one of the statutory requirements needed to be in place to enable a Neighbourhood Plan to be adopted, and formally become a part of the Development Plan, and be used in the determination of planning applications by the District Council.
- 2.2 Following the submission of the Wirksworth Neighbourhood Plan to the District Council, the plan was publicised and representations were invited. The publicity period ended on 11<sup>th</sup> December 2014.
- 2.3 The District Council appointed an independent examiner, Dr Charles Mynors FRTPI FRICS IHBC, to review whether the Plan met the basic conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 and whether the Wirksworth Neighbourhood Plan should proceed to referendum.
- 2.4 The examiner's report concludes that subject to a number of recommended modifications that the Wirksworth Neighbourhood Plan is able to comply with the 'basic conditions' and other relevant statutory provisions, and that the draft plan as modified can be submitted for a referendum.
- 2.5 Having considered each of the recommendations made by the examiner's report, and the reasons for them, the District Council has resolved that the modifications are required in order for the Wirksworth Neighbourhood Plan to meet the "basic conditions" set out in the in Schedule 4B to the Town and Country Planning Act 1990. The recommended modifications are set out in Appendix 1 to this statement.

#### **3. Decision and Reasons**

- 3.1 The District Council has made the following modifications, proposed by the examiner, to secure that the draft plan meets the basic conditions, for the reasons given:
- 3.2 To enhance the clarity of the plan, in line with the recommendations of the Independent Examiner, the District Council has made a number of minor modifications to remainder of the Wirksworth Neighbourhood Plan. These are set out in more detail in Appendix 2.
- 3.3 The District Council has considered whether to extend the area in which the referendum is to take place. The District Council can see no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.

- 3.4 The examiner has concluded that with the minor modifications made the Plan meets the basic conditions and other relevant legal requirements. The Council concurs with this view. Therefore to meet the requirements of the Localism Act 2011 a referendum which poses the question '**Do you want Derbyshire Dales District Council to use the Neighbourhood Plan for Wirksworth to help it decide planning applications in the neighbourhood area?**' will be held in the Parish of Wirksworth.
- 3.5 The date on which the referendum will take place is agreed as 7th May 2015.

**DERBYSHIRE DALES DISTRICT COUNCIL CORPORATE COMMITTEE – MINUTE  
299/14**

APPENDIX 1

Wirksworth Neighbourhood Plan – Schedule of Examiners Modifications & the District Council Response

Recommendation Ref No.	Paragraph/Policy Ref No.	Examiners Recommendations	Reason for Recommendation	Derbyshire Dales District Council Recommended Response
WNP1	Preamble	<p>Modify Introductory Note on the Derbyshire Dales Local Plan Context to read:</p> <p><b>“A NOTE ON THE DERBYSHIRE DALES LOCAL PLAN CONTEXT</b></p> <p>The Plan’s relationship with the development plan is important, and is set out in statute, regulations and Government policy. The development plan for the area including Wirksworth consists principally of those policies of the Derbyshire Dales Local Plan, adopted by the District Council in 2005, that were “saved” by the Secretary of State in his direction of November 2008, together with the related explanatory text. Those are here referred to collectively as “the Local Plan”.</p> <p>This Plan is to be in general conformity with the strategic policies in the Local Plan – as well as guidance from central Government, EU obligations, and the need to achieve sustainable development. This relationship is explained in the <i>Evidence and Explanations</i> document that accompanies this Plan.</p> <p>This Plan has also been prepared in the light of the emerging Replacement Local Plan, and in particular the pre-submission draft of that plan produced in June 2013, to which there are many references through this Plan (as “the 2013 Draft Local Plan”). That draft was withdrawn in October 2013, but is likely to re-emerge in a broadly similar form in 2015 or 2016; and it is now unlikely to be adopted soon.</p> <p>Because the set-back is due to concerns that the 2013 Draft Local Plan may not have identified sufficient housing land, and there seem to be no other major concerns, it is likely that the policies in the replacement Local Plan, when it re-emerges, will prove to be similar to those in the 2013 draft (except that there may be more housing sites) – although they may be subject to further change in the course of the adoption process.</p> <p>It is therefore expected that there will be few conflicts between the replacement Local Plan, once it has finally been adopted, and this Plan. However, the two plans will both be part of the development plan, and will both need to be taken into account in any future decisions on planning applications.”</p>	To clarify the relationship between the Wirksworth Neighbourhood Plan and the Derbyshire Dales Local Plan	Accept Examiners Recommendation
WNP2	Paragraph 1.1.3	<p>Delete second sentence of paragraph and replace with the following:</p> <p><b>“1.1.4 This plan is required by law to be in general conformity with the strategic policies of the Local Plan. However, it has also been</b></p>	To clarify the relationship with the Derbyshire Dales Local Plan.	Accept Examiners Recommendation

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		<p>drafted so as to be in conformity with the 2013 Draft Local Plan. That draft was withdrawn in October 2013, but is likely to re-emerge in a broadly similar form in 2015 or 2016.</p> <p><b>1.1.5 This plan covers the period until 2028, which is likely to be the period covered by the replacement Local Plan when it re-emerges.”</b></p>		
WNP3	Insert New Paragraph after 1.3.4	<p>New Paragraph to read:</p> <p><b>1.3.5 If to any extent a policy in the Neighbourhood Plan conflicts with any other statement or information in the Plan, the policy is to prevail.</b></p>	To clarify the relationship between different sections of the plan	Accept Examiners Recommendation
WNP4	Section 1.5	<p>Revise to read as follows:</p> <p><b>1.5.2 The Town Council’s vision for the town and the parish sees:</b></p> <ul style="list-style-type: none"> <li>- A vibrant and prosperous market town with a caring, tolerant and active community at its heart; and</li> <li>- A place that is forward-looking and where people can live, work, shop, visit, and enjoy themselves in an outstanding environment that is cherished and cared-for.</li> </ul> <p><b>1.5.3 That vision will be achieved by balanced growth, including:</b></p> <ul style="list-style-type: none"> <li>- Addressing the declining youth population;</li> <li>- Bringing forward sites for development to meet the current and future needs of the community; and</li> <li>- Ensuring that such development is sustainable in its use of energy and complements the town’s character.</li> </ul> <p><b>1.5.4 The following chapters of this Plan show how this vision will be achieved in relation to particular topics, by:</b></p> <ul style="list-style-type: none"> <li>- Insisting ... distinctive character (Chapter 2);</li> <li>- Supporting ... live here (Chapter 3);</li> <li>- Sustaining ... local people (Chapter 4);</li> <li>- Encouraging development and investment to build the local economy; Supporting growth and innovation within the local economy, in particular building on the area’s distinctive strengths, including its creative entrepreneurial community; and Striving to become a more energy-efficient / low carbon town (Chapter 5);</li> <li>- Promoting ... pedestrians and cyclists (Chapter 6); and</li> </ul> <p><b>Maintaining ... are met (Chapter 7).”</b></p>	To improve the clarity of the plan	Accept Examiners Recommendation

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Recommendation Ref No.	Paragraph/Policy Ref No.	Examiners Recommendations	Reason for Recommendation	Derbyshire Dales District Council Recommended Response
WNP5	2.5.4 2.55 Footnote 11	Move to Chapter 3	For more logical structure and order of the Neighbourhood Plan	Accept Examiners Recommendation
WNP6	New Paragraph 2.5.4	<p>Insert the following new Paragraph:</p> <p><b>2.5.4 As housing development is likely to be the largest new use of land during the plan period, its impact on Wirksworth’s visual environment will be significant. Therefore, it is important that the quality and character of new housing is of a high standard, and has a beneficial impact on Wirksworth’s townscape. Chapter 3 addresses this in the context of housing generally.”</b></p>		Accept Examiners Recommendation
WNP7	2.7.1 & 2.7.2	<p>Replace with the following :</p> <p><b>2.7.1 Policy NP1 applies where development is proposed that involves the growth of the settlement beyond the boundary shown on the Proposals Map. Policies NP1 and NP2 both seek to apply the character guidance set out in Appendix 1 to the determination of all planning applications. All new development will be expected to comply with these two policies, as appropriate.</b></p> <p><b>2.7.2 Policy NP3 applies the concept statements in Appendixes 2 to 5 to the determination of applications affecting the following sites:</b></p> <ul style="list-style-type: none"> <li>- The Middleton Road housing site identified in the 2013 Draft Local Plan (Appendix 2);</li> <li>- Coneygreave House, Cromford Road (Appendix 3),</li> <li>- Haarlem Mill, Derby Road (Appendix 4); and</li> <li>- Wards Yard, Derby Road (Appendix 5).</li> </ul> <p><b>2.7.3 The concept statement in each of the Appendices provides supplementary guidance on what will be expected in a development proposal for the site in question. It is not a detailed design proposal, but a set of guiding principles and ideas, allowing flexibility in proposals whilst ensuring that fundamental priorities are delivered. The concept statements should be considered alongside the other policies of this Plan and the Local Plan.</b></p> <p><b>2.7.4 In order to demonstrate compliance with policies NP1 to NP3, all applications for development should explain:</b></p> <ol style="list-style-type: none"> <li><b>1 How the development relates to the site and the wider area, in the context of the Character Guidance, and how that has affected the design of the proposed development; and</b></li> <li><b>2 How the development and its proposed soft and/or hard landscape design will contribute positively to the quality of</b></li> </ol>	Improve clarity of the plan	Accept Examiners Recommendation

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		<p style="text-align: center;">development in Wirksworth.</p> <p><b>2.7.5</b> The policies in this Chapter apply to all new development. In addition, Policy NP4, in Chapter 3, will apply to new residential development.</p>		
WNP8	NP1, NP2, & NP3	<p>Reword Policies to :</p> <p><b>Policy NP1:</b>  <i>Setting and shape of the settlement</i>            Planning permission will be granted for development which involves the growth of the settlement, but normally only if it:</p> <ol style="list-style-type: none"> <li>1 is in line with the vision for Wirksworth set out in Chapter 1 and</li> <li>2 strengthens and improves on the defining landscape and settlement qualities identified in the Character Guidance in Appendix 1 to this Plan, so far as relevant.</li> </ol> <p><b>Policy NP2</b>  <i>Quality and character of development</i>            Planning permission will be granted for proposed development only if it accords with A or B below:</p> <p><b>A</b> In cases where the immediate environment of the site has less visual, social, natural or historic quality or little sense of place, or where the proposed use of innovative technology requires innovative design, the development:</p> <ol style="list-style-type: none"> <li>i. should take its lead from the characteristics of Wirksworth recognised in the Character Guidance, so far as relevant; and</li> <li>ii. should contribute positively to the quality of development in Wirksworth.</li> </ol> <p><b>B</b> In other cases, the development:</p> <ol style="list-style-type: none"> <li>i. should respect the local character and historic and natural assets of the surrounding area;</li> <li>ii. should take every opportunity, through its use of appropriate materials and landscape design, to reinforce local distinctiveness and a strong sense of place as identified in the Character Guidance; and</li> <li>iii. should take every opportunity to achieve ecological sustainability and a carbon neutral development,</li> </ol>	To ensure that policies set out appropriate criteria for the determination of planning applications.	Accept Examiners Recommendation

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		<p style="text-align: center;">including the use of energy efficiency measures and low-carbon energy generation.</p> <p><b>Policy NP3</b></p> <p><i>Sites with concept statement</i></p> <p>In cases where there is a concept statement for a site, in Appendixes 2 to 5 of this Plan, proposed development should be generally in accordance with that statement.”</p>		
WNP9	First Half of Paragraph 3.1.4	<p>Amend Wording of Paragraph:</p> <p>“The Local Plan contains a suite of policies supporting the provision of affordable housing. The 2013 Draft Local Plan also addressed the issue of social sustainability, and sought “a mix of housing that contributes positively to the promotion of sustainable and inclusive communities” ... including “a proportion of housing suitable for newly forming local households. Policy DMP17 in the 2013 Plan sought “to maximise the delivery of affordable housing”, and set out clearly the proportions of housing that would be required in new residential developments. Strongly supporting that approach, this Plan does not need to have a suite of policies addressing ...</p>	For clarity	Accept Examiners Recommendation
WNP10	Misc Sections in Chapter 3	<p>Various modifications’:</p> <ul style="list-style-type: none"> <li>• footnote 21 be amended to read:  <p style="text-align: center;"><i>“The Greater London standards may be found at [web address].”</i></p> </li> <li>• the last sentence of paragraph 3.1.9 be omitted;</li> <li>• Policy NP3 be re-numbered NP4;</li> <li>• in Parts A and B of that policy the word “must” be replaced by “should” on each of the four occasions where it occurs;</li> <li>• Part C of that policy be omitted; and</li> <li>• Appendix 4 be omitted.</li> </ul>	For clarity	Accept Examiners Recommendation
WNP11	NP4	<p>Amend Policy wording:</p> <p><b>the word “normally” be inserted before “be granted”</b></p>	To allow more flexibility in operation of policy	Accept Examiners Recommendation
WNP12	Paragraph 3.3.1	<p>Amend wording of Paragraph:</p> <ul style="list-style-type: none"> <li>• after “standard,” the word “and” is inserted; and</li> <li>• the words after “townscape” are omitted.</li> </ul>	For clarity	Accept Examiners Recommendation

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WNP13	After Paragraph 3.3.1	<p>Insert new text:</p> <p><b>3.3.2 An excellent way of getting residential development to add to the overall quality of the area and avoid mediocrity is to apply Building for Life 12 (BfL 12), a Government-backed standard for well-designed homes and neighbourhoods which can help ensure that a high standard of design is achieved for new development.</b></p> <p><b>3.3.3 The 2013 Draft Local Plan did not make BfL12 mandatory. Because it was looking at the local plan area as a whole and making policy for such an extensive area, that decision was justifiable. For Wirksworth, however, the standards set out in BfL12 should be aspired to wherever possible. BfL 12 sets out twelve criteria to assess the quality of a development scheme. Proposals coming forward in Wirksworth should thus be exemplary, ideally scoring twelve out of twelve greens when assessed against those criteria.</b></p> <p><b>3.3.4 In order to show that good design is at the heart of proposed new developments, applicants should include with their residential planning applications an assessment which clearly explains how they perform against each of the twelve criteria in BfL12.</b></p> <p><b>Policy NP6</b>  <b><i>Quality of residential development</i></b>  <b>Planning permission will normally only be granted for residential development if it scores 12 greens under the criteria in <i>Building for Life 12 (BfL12)</i>.</b></p>	To clarify how the Building for Life 12 standard will apply in the plan.	Accept Examiners Recommendation
WNP14	New Footnote referred to at end of new Paragraph 3.3.2	<p>New Footnote:</p> <p><b><i>“The Building for Life (BfL) criteria may be found at [web address]. References to BfL 12 refer also to any successor documents which may replace or modify it.”</i></b></p>	For clarity and ease of reference	Accept Examiners Recommendation
WNP15	Appendix 3	Delete Appendix 3	No required to be included in light of other recommended changes	Accept Examiners Recommendation
WNP16	Footnote 23	<p>Amend to read:</p> <p><b><i>The Code for Sustainable Homes may be found at [web address].”</i></b></p>	For clarity and ease of reference	Accept Examiners Recommendation
WNP17	Policy NP5	Rename Policy to NP7 and modify policy:	To allow more flexibility in operation of policy	Accept Examiners Recommendation

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		<ul style="list-style-type: none"> <li>the word “must” be replaced by “should”, and the last paragraph of that be omitted; and</li> </ul> <p><b>Appendix 5 be omitted.</b></p>		
WNP18	Policies NP6 to NP8	Policies renumbered NP8 to NP10	Consequential modifications from revisions elsewhere in the plan	Accept Examiners Recommendation
WNP19	Policy NP9	<p>Revised Policy Wording:</p> <p><b>Planning Permission for the redevelopment or change of use of community assets, facilities and open spaces will be granted only if it can be demonstrated that:</b></p> <p><b>1(a) The asset or facility is no longer needed to serve the needs of the community or</b>  <b>(b) the asset or facility is no longer financially or commercially viable or</b>  <b>(c) an alternative facility of the same type can be provided in an equally accessible location; and</b></p> <p><b>2 All possible options have been explored to maintain a community use. The buildings, uses and sites protected by this policy and by the relevant policies of the adopted local plan include those listed here.”</b></p>	To ensure compliance with the basic conditions	Accept Examiners Recommendation
WNP20	Para 4.4.1	<p>Revise Wording in second and third sentences:</p> <p><b>The first steps in protecting them were to be taken by the 2013 Draft Local Plan (policies DMP 15, SP 10, DMP 20 and DMP 21). Those policies strongly resisted the loss of community facilities and recreational areas and other open spaces, but did not identify those places in a list or on the Proposals Map (other than the National Stone Centre and The Meadows); this Plan does so, in policy NP9.</b></p>	To ensure that basic conditions are met.	Accept Examiners Recommendation
WNP21	Policy NP9	Renumber to Policy NP11	Consequential modifications from elsewhere in the plan	Accept Examiners Recommendation
WNP22	Policy NP10	Renumber to Policy NP12	Consequential modifications from elsewhere in the plan	Accept Examiners Recommendation
WNP23	Policy NP11	<p>Policy Renumber to Policy NP13 and reworded:</p> <p><b><i>Overnight accommodation and tourism development</i></b></p> <p><b>Planning permission will be granted for</b></p> <p><b>1. changes of use to hotel and other overnight accommodation and for extensions to existing hotels or bed and breakfasts,</b></p>	To ensure compliance with the basic conditions	Accept Examiners Recommendation

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		<p>and</p> <p>2. new buildings and other development related to tourism, provided that they would not have significant harmful impacts on the local community, the wider visitor experience or the character or appearance of natural and historic environment of the plan area and the surrounding countryside</p>		
WNP24	Policies NP12 & NP13	Renumber to NP14 & NP15	Consequential modifications from elsewhere in the plan	Accept Examiners Recommendation
WNP25	Policy NP14	<p>Renumber Policy to NP16 and modify policy wording:</p> <ul style="list-style-type: none"> <li>in that policy the word “must” be replaced by “should”, and the last paragraph of that be omitted; and</li> </ul> <p><b>Appendix 5 be omitted</b></p>	To provide more flexibility in operation of the policy	Accept Examiners Recommendation
WNP26	Footnote 33	<p>Revise Wording:</p> <p><i>The BREEAM standards may be found at [web address].”</i></p>	For clarity and ease of referencing	Accept Examiners Recommendation
WNP27	Para 5.7.8	<p>Amend wording:</p> <p><b>Policy NP16, which applies to both residential and non-residential development, will help to facilitate the upgrading of buildings where the necessary works require planning permission, although it will need to be read alongside national and local policies requiring the protection of heritage assets from harm</b></p>	For clarity	Accept Examiners Recommendation
WNP28	Policy NP15	<p>Renumber to Policy NP17 and revise wording:</p> <p><b>Planning applications for alterations to buildings required to improve their energy conservation qualities will permitted, provided that works to heritage assets do not cause harm to their significance</b></p>	To ensure that it meets the basic conditions	Accept Examiners Recommendation
WNP29	Paragraph 5.7.9	<p>Add to last sentence:</p> <p><b>and they should respect their surroundings</b></p>	For clarity	Accept Examiners Recommendation
WNP30	Policy NP16	<p>Renumber to Policy NP18 and reword:</p> <p><b>Planning permission will normally be granted for developments the main purpose of which is to provide power from renewable energy sources primarily for use in the plan area and its immediate vicinity, provided that they do not cause harm to:</b></p> <ul style="list-style-type: none"> <li>landscape character, biodiversity and geodiversity interests; or</li> </ul> <p><b>heritage assets or their setting</b></p>	To ensure that it meets the basic conditions	Accept Examiners Recommendation
WNP31	Policy NP17	<p>Renumber to Policy NP17 and reword:</p> <p><b>Favourable consideration will be given to proposals for development</b></p>	To ensure that it meets the basic conditions	Accept Examiners Recommendation

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Recommendation Ref No.	Paragraph/Policy Ref No.	Examiners Recommendations	Reason for Recommendation	Derbyshire Dales District Council Recommended Response
		<p>that:</p> <ol style="list-style-type: none"> <li>1. enable users to reach the town centre, schools, and other social facilities on foot or by cycle by routes avoiding difficulties such as busy roads, narrow footways, and steep inclines; or</li> <li>2. improves conditions for pedestrians and cyclists using existing routes.</li> </ol> <p>Development that would adversely affect other existing footpath and cycling routes will normally be refused</p>		
WNP32	New Policy	<p>New Policy NP20 to read:</p> <p><b>Planning permission will be granted for the new footpath and cycle route along the Hannages, shown on the proposals map. Development that would prejudice the provision of that route will be refused</b></p>	For clarity that the plan supports improvement in infrastructure provision.	Accept Examiners Recommendation
WNP33	Policy NP18	<p>Move policy to after Paragraph 7.5.4 renumber to Policy NP21 and reword:</p> <p><b>All planning applications for new retail floorspace exceeding 200 sq m must be accompanied by an impact assessment, to include assessment of:</b></p> <ul style="list-style-type: none"> <li>• the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and</li> </ul> <p><b>the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made</b></p>	To ensure that it meets the basic conditions	Accept Examiners Recommendation
WNP34	Paragraph 7.5.6	Omit Paragraph	For clarity about the extent of area that the Primary Shopping Frontage should cover`	Accept Examiners Recommendation
WNP35	Policy NP19	<p>Move policy to after Paragraph 7. 5.7 and reword:</p> <p><b>Temporary uses in the town centre</b></p> <p><b>Within the town centre, as defined in the Proposals Map, permission will normally be granted ... residents</b></p>	For clarity of area to which the policy should apply	Accept Examiners Recommendation
WNP36	Proposals Map	Extent of Town Centre as defined in Derbyshire Dales Local Plan should be shown on Neighbourhood Plan Proposals Map	For consistency with Local Plan	Accept Examiners Recommendation
WNP37	Proposals Map	Extent of Primary Shopping Frontage should be shown as the same extent as in the Derbyshire Dales Local Plan	No evidence to suggest changes to the area are necessary or that there is benefit of extending the primary shopping frontage	Accept Examiners Recommendation
WNP38	Policy NP20	Move Policy to follow Paragraph 7.5.12 Renumber to Policy NP23 and re-word to:	To ensure policy provides a	Accept Examiners

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		<b>Proposals to improve the Tuesday market, or to relocate it to an appropriate new location within the town centre, will be considered sympathetically, and in the light of other policies in the development plan, provided that it does not lead to a net loss of car parking</b>	basis for determining planning applications in the future for the provision of Wirksworth Market	Recommendation
WNP39	Policy NP21	Move Policy to follow Paragraph 7.5.16 Renumber to Policy NP24 and re-word to:  <b>Permission will not be granted for any development that would prejudice the coming forward and implementation of a scheme for the improvement of the footways and carriageways in central Wirksworth, to improve the relationship between pedestrians and vehicles.</b>  <b>Where planning permission is required for works to be carried out in association with such a scheme, any application will be considered sympathetically in the light of other policies in the Plan.</b>	To ensure policy provides a basis for determining planning applications in the future that could have an adverse impact upon the aspiration to improve the footways etc in Wirksworth	Accept Examiners Recommendation
WNP40	Policy NP22	Renumber to Policy NP25	Consequential modifications from elsewhere in the plan	Accept Examiners Recommendation
WNP41	Policy NP23	Renumber to Policy NP26 and reword:  <b><i>Possible car parking at Canterbury Road</i></b> <b>The land at the junction of Wood Street and Canterbury Road, shown on the Proposals Map, is particularly suitable for a new car park, and may in the long term be used for that purpose. Any planning application for other forms of development on this site will therefore be determined in the light of the likelihood, at the time of the application, of the site coming forward for parking, and the extent to which the proposed development would prejudice that possibility</b>	In order to recognise that the site has the long term potential to be used as a car park but that other uses could come forward in the meantime.	Accept Examiners Recommendations
WNP42	Chapter 8	Modify to take account of recommended changes elsewhere in Examiners report	To ensure that all consequential changes are adequately addressed	Accept Examiners Recommendations
WNP43	Paragraph 8.4	Omit Table	Table duplicates points identified elsewhere in the Plan	Do Not Accept Examiners Recommendations & Retain Table
WNP44	Proposals Map	Identify Sites with Concept Statements and Others Identified in Chapter 5	For clarity	Accept Examiners Recommendations

## APPENDIX 2

### Wirksworth Neighbourhood Plan – Schedule of Minor Modifications

The following schedule of minor modifications to the Wirksworth Neighbourhood Plan is recommended to be taken forward:

#### **General and Specific Points – As set out in Paragraphs A1 to A5 of the Examiners Report**

#### **Other more detailed changes to words:**

<b>Location</b>	<b>Words to be omitted ...</b>	<b>... and words to be inserted</b>
Footnote 7	“is a policy of the draft local plan, and is”	“was a policy of the 2013 Draft Local Plan. Its boundary is”
Para 2.1.2	“draft Derbyshire Dales Local Plan”	“2013 Draft Local Plan”
Para 2.4.1	“the draft DDLP policies”	“the policies in the Local Plan”
	...	Add at end: “The policies in the 2013 Draft Local Plan were similar.”
Para 2.4.4	“improves”; “are”	“improved”; “were”
Para 2.4.5	“in the local plan’s proposals for Wirksworth”	“in Wirksworth identified in the 2013 Draft Local Plan”
Para 2.6.2	“designed”	“designs”
	“Quality and Character of Development Policy 2”	“Policy NP2”
Para 2.3.3	[the text after the first sentence]	“Policy SP9 in the 2013 Draft Local Plan required new homes, except for those on small sites, to achieve the highest viable rating in the Code for Sustainable Homes (CSH) – in particular, to meet or exceed the requirements of the Building Regulations, which currently do not require a higher rate than Level 3. It did not set a specific standard.”
Para 3.4.1	“the DDLP”	“the 2013 Draft Local Plan”
	“the DDLP housing target”	“the target in the Draft Plan”
Para 3.4.2	“the DDLP sites”	“the sites in the Draft Plan”
	Omit: “with the DDLP”	...
Para 4.1.2	“the Consultation identifies”	“the consultation exercise identified”
Para 4.2.1	“the Consultation shows”	“the consultation exercise identified”
Para 4.3.1	“the Consultation says”	“the consultation exercise identified”
Para 4.3.5	“football or hockey pitches”	“football pitches”
Para 4.8, second point <sup>1</sup>	“sports group”	“sports community”
Para 4.5.2	“The local Plan states”	“The 2013 Draft Local Plan stated”
	“It adds”	“It added”
	“The local plan acknowledges”	“The Draft Plan acknowledged”
	“seeks”	“sought”
	“The local plan says”	“It said”

<sup>1</sup> A corresponding amendment would be needed to the list of action points in Chapter 8, if retained.

**APPENDIX 2**

<b>Location</b>	<b>Words to be omitted ...</b>	<b>... and words to be inserted</b>
Para 5.2.4	"the growth of visitors"	"an increase in the number of visitors"
	"bed and breakfast and holiday lets are rising"	"the number of bed and breakfast and holiday lets is rising"
Heading above paragraph 5.2.6	"Derbyshire Dales Local Plan"	"The 2013 Draft Local Plan"
Para 5.2.6	[first five lines of paragraph]	"Policy SO6 of the 2013 Draft Local Plan stated that the District Council would support the development of tourism and culture, and gave a list of ways on which that would be done. They included supporting and ..."
	"does"	"did"
Para 5.2.7	"sets"; "says"; "prefers"; "means"; "are"	"set"; "said"; "preferred"; "meant"; "were"
	"adapts DMP12"	"adopts the approach of the Draft Plan"
Para 5.2.8	[first three lines of paragraph]	"The Hotel Demand Survey for Derbyshire and the Peak District, referred to in the Draft Local Plan, states that Buxton, ..."
Para 5.2.9	"DMP13 has"	"Policy DMP13 in the 2013 Draft Local Plan had"
	"is"	"of both the adopted Local Plan and the and the Draft Local Plan is"
Para 5.2.10	Omit "to add to Derbyshire Dales Local Plan Policy SP6's intention"	...
Para 5.4.1	"The Derbyshire Dales Local Plan has"	"The 2013 Draft Local Plan had"
	"go"; "seeks"	"went"; "sought"
Para 5.4.2, line 3	"is"	"are"
Para 5.4.3, line 8	"has"	"have"
Para 5.4.6, last sentence	"the draft DDLP has"	"the 2013 Draft Local Plan had"
Section 5.5, heading	"DERBYSHIRE DALES"	"2013 DRAFT"
Para 5.5.1	"As that requirement has not been interpreted into a local plan policy, this"	"This"
Heading above para 5.5.2	"DDLp"	"2013 Draft Local Plan"
Para 5.5.2	"Draft DDLP Policy SP1 says that one"	"One"
	"At paragraph 6.29, it says that the"	"The"
Para 5.5.3	Omit: "without specific policies in the draft DDLP, "	...
	The words after "Action Point."	"In addition, policies in the 2013 Draft Local Plan supported this vision."
Para 5.5.4	"encourages"	"encouraged"
Para 5.5.5	"identifies"	"identified"
Para 5.5.6	"seeks"	"sought"
Para 5.5.7	"enables"; "justifies"	"enables"; "justifies"
Para 5.5.8	Omit last sentence	...

**APPENDIX 2**

<b>Location</b>	<b>Words to be omitted ...</b>	<b>... and words to be inserted</b>
Para 5.5.10	“is”	“was”
	“the draft DDLP”	“the 2013 Draft Local Plan”
Para 5.5.13	Omit first sentence	...
	“it”	“the Ecclesbourne Valley Railway”
Para 5.7.2	“the Derbyshire Dales Local Plan”	“the 2013 Draft Local Plan”
Heading above para 5.7.4	“Derbyshire Dales Local Plan”	“Peak Sub-Region Feasibility Study”
Para 5.7.4	“The draft DDLP” summarises a feasibility study which”	“A feasibility study commissioned by the District Council and other local authorities, cited in the 2013 Draft Local Plan, ”
Para 5.7.5	“DDLp policy SP9 reflects”	“Policy SP9 in the 2013 Draft Local Plan reflected”
	“seeks”	“sought”
Para 5.7.7	[third, fourth and fifth sentences]	“The requirements for residential properties were set out in Chapter 3 of this Plan. The corresponding requirements for non-residential buildings, based on BREEAM standards, are in Policy NP17.”
Para 6.2.5	“The draft Derbyshire Dales Local Plan follows the NPPF guidance. It does not identify many sites and routes but it does have general policies”	“The 2013 Draft Local Plan followed the NPPF guidance. It did not identify many sites and routes but it did have general policies”
Page 38	Omit footnote 37	...
Para 6.3.2	<ul style="list-style-type: none"> <li>• “In Wirksworth town centre specifically: <ul style="list-style-type: none"> <li>- There is vehicular / pedestrian conflict, arising from the following main problems:”</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• “In Wirksworth town centre specifically, there is vehicular / pedestrian conflict, arising from the following main problems:”</li> </ul>
Para 6.4.7	“policy NP17”	“Policy NP20”
Para 6.4.8	Omit: “(part of National Cycle Network 54).” <sup>2</sup>	...
Para 7.3.1	“four headings: Retail; Market; Tarmac; Parking”	“five headings: Retail; Market; Appearance of the town centre; Usability of the streets; Parking”
Para 7.4.2	“local plan”	“national and local policy background”
Heading above para 7.4.3	“Draft Derbyshire Dales Local Plan”	“2013 Draft Local Plan”
Para 7.4.4	[whole paragraph]	“The 2013 Draft Local Plan did not provide for a significant new food shop since, at the time it was prepared, there was apparently no suitable site either in the town centre or at the edge of the centre.”
Para 7.4.5	“The local plan’s”	“National”
	Omit: “, in line with national policy.	...
	“They say”	“in line with that policy, the 2013 Draft Local Plan said”
	“They require”	“It required”
Para 7.4.6	“local plan”	“Draft Plan”
	“include” [in lines 3 and 5]	“included”

<sup>2</sup> See paragraph 8.8 of this Report.

**APPENDIX 2**

<b>Location</b>	<b>Words to be omitted ...</b>	<b>... and words to be inserted</b>
Para 7.4.7	“The “resisting” of development elsewhere is not explained in detail in the local plan, so the NPPF policy is relevant. The”	“As for development elsewhere, the”
	“town centres”	“a town centre”
Para 7.5.1	“The draft local plan summarises the Town Centre Study but, because it is a district-wide plan, does”	“The 2013 Draft Local Plan summarised the Town Centre Study but, because it was a district-wide plan, it did”
Para 7.5.3	“The proposed policy would”	“Policy NP21 does”
	“it would require the”	“but it does require an”
	“”the proposal for the”	“a proposal for a”
7.5.4	“, the policy would apply in that location also”	“as much as by such a development elsewhere, Policy NP21 applies throughout the plan area.”
7.5.8	“NP9”	“NP11”
7.5.12, line 6	...	After “fair-trade”, insert “items”
7.5.19	[First four lines]	“Whilst the Wood Street site is not”
	Omit: “in the plan period”	...
Policy NP22	Omit last sentence.	...
8.3.1	[last three lines]	“policies in the Local Plan, and will be applied by the local planning authority alongside them.”
8.3.4	“need”	“want”
8.3.6	“are achievable”	“are likely to be achievable”