

# DDDC Local Plan Review May 2024

To residents of Darley Dale

Hello, I am a resident of Darley Dale and a new Councillor at Darley Dale Town Council. I am interested in planning matters taking the view that appropriate sustainable development is good for Darley Dale, but development for the sake of it and indeed over-development is not, and I believe should be opposed.

I have read and considered the information provided in the Derbyshire Dales District Council's (DDDC) Local Plan Review issued in May 2024 and my opinion/ thoughts are:

- a) By their own figures they have built at a level of 10 years homes in 6 years
- b) They would prefer to approve applications from a list of current applications within Derbyshire Dales of 3,049 homes now against an identified 16 year requirement of 1,888 homes. They accept the quantity of 3,049 needs to be reduced but make no suggestions as to the final quantity.
- c) DDDC state that at this stage they have not taken into account when considering where these 1,888 homes should be built - school capacity, evidence of deliverability or viability, or indeed any other infrastructure capacity. But they expect residents to tell them via the questionnaire how many, where they should be built and why.
- d) Of the 'up to 3,049' list of current applications in Derbyshire Dales nearly 500 are on greenfield sites. DDDC don't say that they will only build on greenfield sites when all the available viable brownfield sites have been developed, which is disappointing.
- e) They identify a need over the next 16 years for 100 homes in Darley Dale yet despite local opposition, wish to approve a greenfield development of 57 homes on Old Hackney Lane now. That's over half of the next 16 years allocation, built now.
- f) Or they would like to approve a current application for 100 homes at Stancliffe Quarry in Darley Dale, which would mean that thereafter, no more homes would be approved in Darley Dale for the next 16 years.
- g) I don't think the questions in the questionnaire are reasonably answerable by anyone other than a qualified expert in planning with a huge amount of analytical data (and the training to interpret that data).

In summary, by their own numbers they already have, and now wish residents to approve, continued over-development of the Derbyshire Dales and thus Darley Dale. They appear to want to approve development of the entire allocation of the next 16 years' housing now.

I am opposed to this proposal. Developing at an average rate is more sustainable and allows future measures to be introduced that help us towards achieving Net Zero in 2050. These measures cannot be introduced into future new builds if there are none to build.

Such measures could be mandatory EPC 'A' or better rating, heat pumps and solar panels, and neighbourhood heating networks for larger developments installed at or prior to groundworks stage.

My personal opinion of the Local Plan review questionnaire follows.

**David Chapman**  
Councillor

A: **The Whitworth**, Station Road, Darley Dale, Derbyshire DE4 2EQ

T: 01629 735 248

W: [darleydale.gov.uk](http://darleydale.gov.uk)

