

How the



LOCAL PLAN affects



The Derbyshire Dales District Council's LOCAL PLAN sets out how many houses will be built, and where, and will be in effect until 2040. It originally came into force in 2017 but is **under review NOW**.

It is **VERY** important that residents of Darley Dale have their say on the future development within Darley Dale, but only have until June 20th 2024 to complete an online questionnaire to express their views.

This document is specifically targeted at **DARLEY DALE** residents and explains how the **DDDC LOCAL PLAN** affects Darley Dale.

The original Local Plan of 2017 required that a total of around 5989 homes should be built across the 21 wards of Derbyshire Dales, or over a 23 year period, an average of 261 per year.

Up to 2023 DDDC have completed 2133 homes. At the plan's 261 homes per year, in the 6 years since the 2017 plan came into effect 1566 homes would have kept them on schedule with the plan.

So in 6 years, DDDC have built 36% more homes than are required by the plan.

DDDC have calculated that the number of homes to be built between around 2026/27 when the new reviewed and revised plan is adopted, and 2040 is;



Darley Dale needs a TOTAL of 100 over the 16 years to 2040.

This is an average of just 8 homes PER YEAR to be built in Darley Dale



DDDC now say in their review that Darley Dale needs only 100 homes in the next 16 years. But in the Local Plan review DDDC say they would 'prefer' to keep as many of the current proposed developments as they can, which for Darley Dale is;

*57 homes on Old Hackney Lane **NOW***

*100 homes at Stancliffe Quarry **NOW***

= 157 more homes to be built **NOW in Darley Dale**

This is 57 MORE homes that the plan requires IN 16 YEARS

Their revised plan says only 8 homes PER YEAR are needed in Darley Dale

**DDDC's record in the last 6 years shows that they are over-developing the area.
They have built 10 years worth of homes in 6 years.**

**What the Local Plan review says is needed
IN THE NEXT 16 YEARS**

Taking into account what DDDC have built since 2017, and allowing for only the minimum number of homes to be built in the National Park (20 per year), over the next 16 years DDDC need to build:

1888 homes over a 16 year period

**What DDDC would prefer to build
NOW**

DDDC currently have a list of sites that they state in the review that they would prefer to proceed with, *conceding that they are subject to trimming the quantities:

3049* homes now

of which, nearly 500 are in greenfield sites



Where should these homes be built?

DDDC propose what they call a 'Settlement Hierarchy' which has different tiers which consider which settlements are best suited to accommodate new development and meet their local needs.

Tier 1 is Ashbourne, Matlock and Wirksworth Tier 2 is Darley Dale Tiers 3-5 are the outlying villages

Option 1 is to build all remaining homes in Tier 1

Option 2 is to build 185 homes a year in Tiers 3-5, the balance in Tiers 1 & 2

Option 3 is to leave the plan as it is and make no changes (what developers want, where they want them?)

DDDC would like to stay with Option 3

How do you have a say as a Darley Dale resident?

Fill in the questionnaire online. Closing date 20th June 2024

<https://www.surveymonkey.com/r/DDDCLocalPlan>