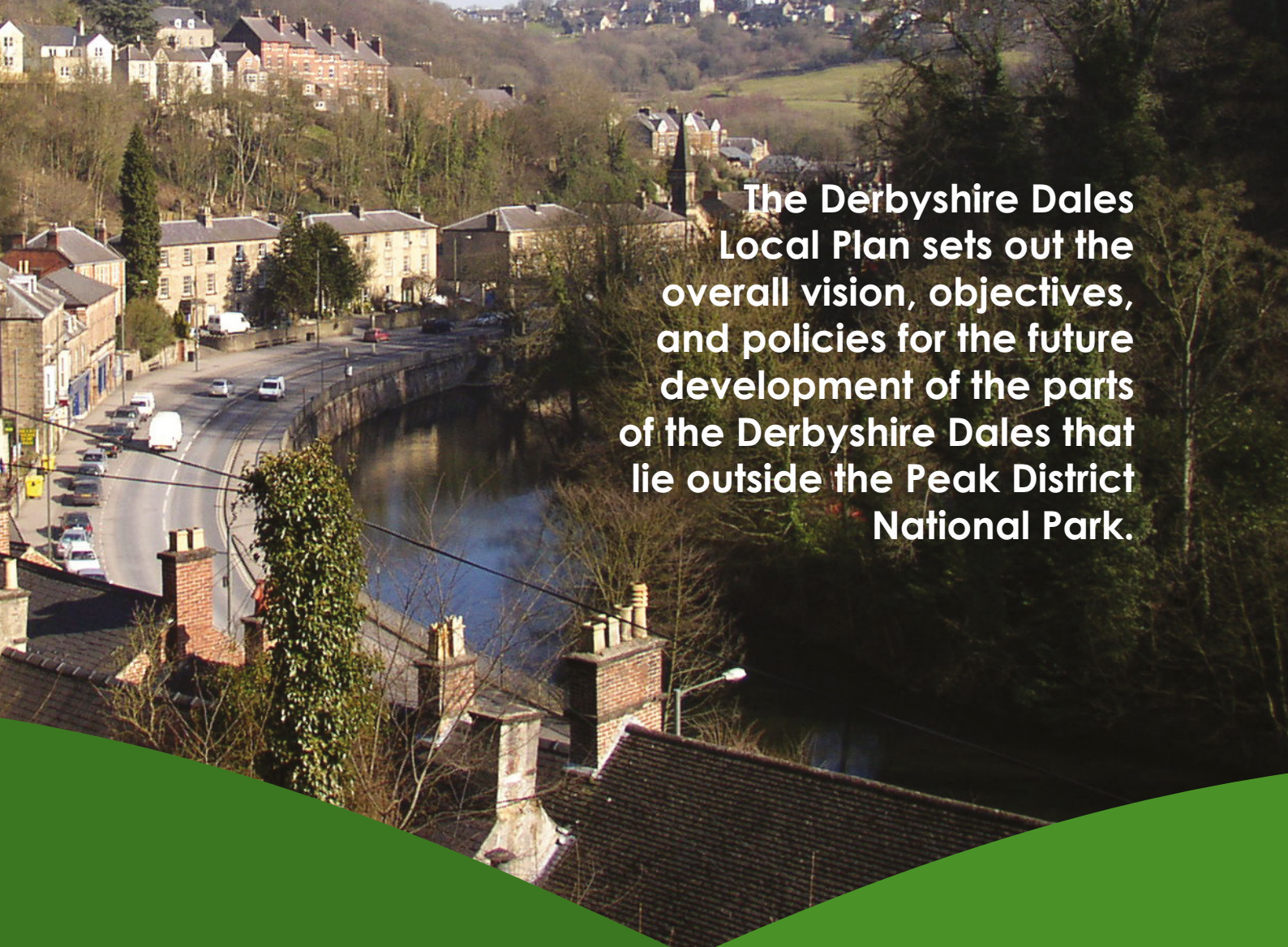


Adopted Derbyshire Dales Local Plan

December 2017



The Derbyshire Dales Local Plan 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.

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1. Introduction

What is the Derbyshire Dales Local Plan?

1.1 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. The Local Plan is the only higher level 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.

1.2 The Plan seeks to address 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.

1.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policy for England. It makes it clear that the Government considers that local plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities.

1.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions made by local planning authorities on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise. As such, all decisions that the Council makes on planning applications will have to be determined against the policies set out in the Derbyshire Dales Local Plan.

1.5 The Derbyshire Dales Local Plan includes a series of policies which are intended to address the strategic priorities for the area as well as provide guidance to the development management process in the day to day determination of planning applications.

Plan Period

1.6 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. This Plan is intended to cover the period 2013 to 2033.

Duty to Co-operate & Evidence Base

1.7 Section 110 of the Localism Act sets out a 'duty to co-operate'. This applies to all local planning authorities, national park authorities and county councils in England – and to a number of other public bodies. The duty;

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
- requires that councils set out planning policies to address such issues;
- requires that councils and public bodies 'engage constructively, actively and on an ongoing basis' to develop strategic policies;
- requires councils to consider joint approaches to plan making.

1.8 The Derbyshire Dales Local Plan has been prepared by working closely with partner organisations, including the Peak District National Park Authority, local communities and agencies. Extensive consultation has been undertaken across the Plan area. 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.

1.9 Furthermore, in order to comply with the duty, the District Council has engaged with those agencies and authorities it is required to under the legislation, and this Plan is a consequence of that process. Details of the discussions and meetings that have been held with relevant bodies under the Duty to Co-operate can be found within the Duty to Co-operate Statement which accompanies this Plan.

1.10 A wide range of studies have been commissioned over the past few years to provide the evidence base for the policies and proposals contained within this Local Plan:

- Derbyshire Dales Rural Accessibility Study (2009);
- Green Infrastructure Assessment (2009);
- Peak Sub Region Climate Change Study – Focusing on the Capacity and Potential for Renewable and Low Carbon Technologies (2009);
- Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands (2011)
- Community Infrastructure Levy Viability Study (2015);
- Derbyshire Dales Infrastructure Delivery Plan Review Report (2015)
- Derbyshire Dales Housing and Economic Development Needs Assessment (2015);
- Derbyshire Dales Retail Update Study (2015);
- Joint Derbyshire Gypsy and Traveller Accommodation Assessment (2015)
- Derbyshire Dales Landscape Sensitivity Study (2015);
- Sustainability Appraisal Scoping Report (2015);
- Settlement Hierarchy Assessment (2016);
- Strategic Traffic and Transportation Report (2016);
- Strategic Housing and Employment Land Availability Assessment (2016);
- Strategic Flood Risk Assessment (2016)
- Derbyshire Dales Built Sports Facilities, Playing Pitch and Open Spaces Strategy (2017)

1.11 The following strategies and plans have also been taken into account in the preparation of this Local Plan:

- Derbyshire Dales Economic Plan 2014 – 2019
- D2N2 Local Enterprise Partnership Strategic Economic Plan
- Sheffield City Region Local Enterprise Partnership Strategic Economic Plan 2015 - 2025
- Derbyshire Dales Visitor Economy Plan 2015 – 2019
- The Landscape Character of Derbyshire (2014)
- Derbyshire County Council Health and Wellbeing Strategy
- Strategic Statement Planning and Health across Derbyshire and Derby.

1.12 The details of the above reports included within the evidence base can be found on the District Council's website.

1.13 The revocation of the East Midlands Regional Plan in April 2013 placed the responsibility on the District Council to identify and justify its approach to the level of housing growth over the plan period.

1.14 The NPPF indicates that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

1.15 The Housing and Economic Development Needs Assessment (2015) has provided a substantive update to the evidence base in respect of the Objectively Assessed Housing and Economic Development needs of the area for the period up to 2033.

1.16 Furthermore the District Council has also updated the Strategic Housing and Employment Land Availability Assessment to ensure that the Local Plan is based on up to date and comprehensive information about the potential availability, achievability and delivery of housing land.

Neighbourhood Plans

1.17 The Localism Act has empowered communities to shape the development and growth of their local area through Neighbourhood Planning, and essentially consists of three elements:

1. Neighbourhood Development Plans - Communities can write a plan which, if passed, becomes part of the statutory planning framework for the area.
2. Neighbourhood Development Orders - Communities can agree to approve a particular type of development without the need for planning permission.
3. Community Right to Build - Communities will be able to develop land subject to doing the work and passing examination and referendum (via a Neighbourhood Development Order).

1.18 Although a number of parishes have been designated as Neighbourhood Areas, only the Wirksworth Neighbourhood Development Plan has been brought into force. The Wirksworth Neighbourhood Plan will be used in conjunction with this Local Plan to assist in the determination of planning applications in Wirksworth. Any future Neighbourhood Development Plans will need to ensure that they are in conformity with this Local Plan.

Sustainability Appraisal

1.19 The Planning and Compulsory Purchase Act 2004 requires that Local Plans are subject to a Sustainability Appraisal (SA). The purpose of the SA is to consider the social, economic and environmental impacts of the policies and proposals and thereby ensure that the Plan contributes to the delivery of sustainable development.

1.20 The SA process has contributed directly to the development of policies set out in this document. As a result, the approach to growth adopted across the Plan area will deliver development that is sustainable in the long term. The methodology and findings of the SA are set out in the SA report that accompanies this Plan.

Habitats Regulations Assessment

1.21 As a plan or project which may have a significant effect on 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 is to determine whether or not any significant effects are likely to be generated and to identify ways in which they can be avoided.

1.22 The HRA report has been published alongside the SA Report for this Plan. The HRA report has identified a number of issues that have been taken into account in the preparation of the policies set out in this Plan.

Equalities Impact Assessment

1.23 The District Council has duties under the Equalities Act 2010, to ensure that it promotes equality of opportunity and good relations between persons of different racial groups; promotes equality of opportunity between disabled persons and other persons and eliminates unlawful discrimination. Such considerations must be taken into account in determining the effects of its policies, programmes or strategies, with the aim of promoting fair and equal opportunity in employment, training and access to services.

1.24 In addition to race and disability factors the District Council has assessed the potential effects of the policies in the Derbyshire Dales Local Plan on gender, sexuality, age, religion/faith and social exclusion. The Equalities Impact Assessment identified a number of issues which have been taken into account in the preparation of the policies in this Plan.

2. Portrait of the Derbyshire Dales

Description of Plan Area

2.1 Derbyshire Dales sits within the wider area of the Peak District which extends beyond the boundaries of the Peak District National Park. The area covered by the Derbyshire Dales Local Plan is that part of the Derbyshire Dales which sits outside the Peak District National Park, which is a Local Planning Authority in its own right.

2.2 The Derbyshire Dales Local Planning Authority area comprises 33,000 hectares and has a resident population of over 44,700 people. The area is a 'Mainly Rural' District defined in the 2011 Rural - Urban Classification for Local Authorities as a district where more than 80% of the population lives in rural areas (DEFRA, 2013). The area includes attractive countryside interspersed with a large number of villages and hamlets. The area includes Matlock, Wirksworth and Ashbourne, which are long established rural market towns. These towns act as service centres to wide rural hinterlands and are home to 47% of the total population, whilst 29% live within large villages and the remaining 24% are scattered among the rural parishes in small villages and hamlets.

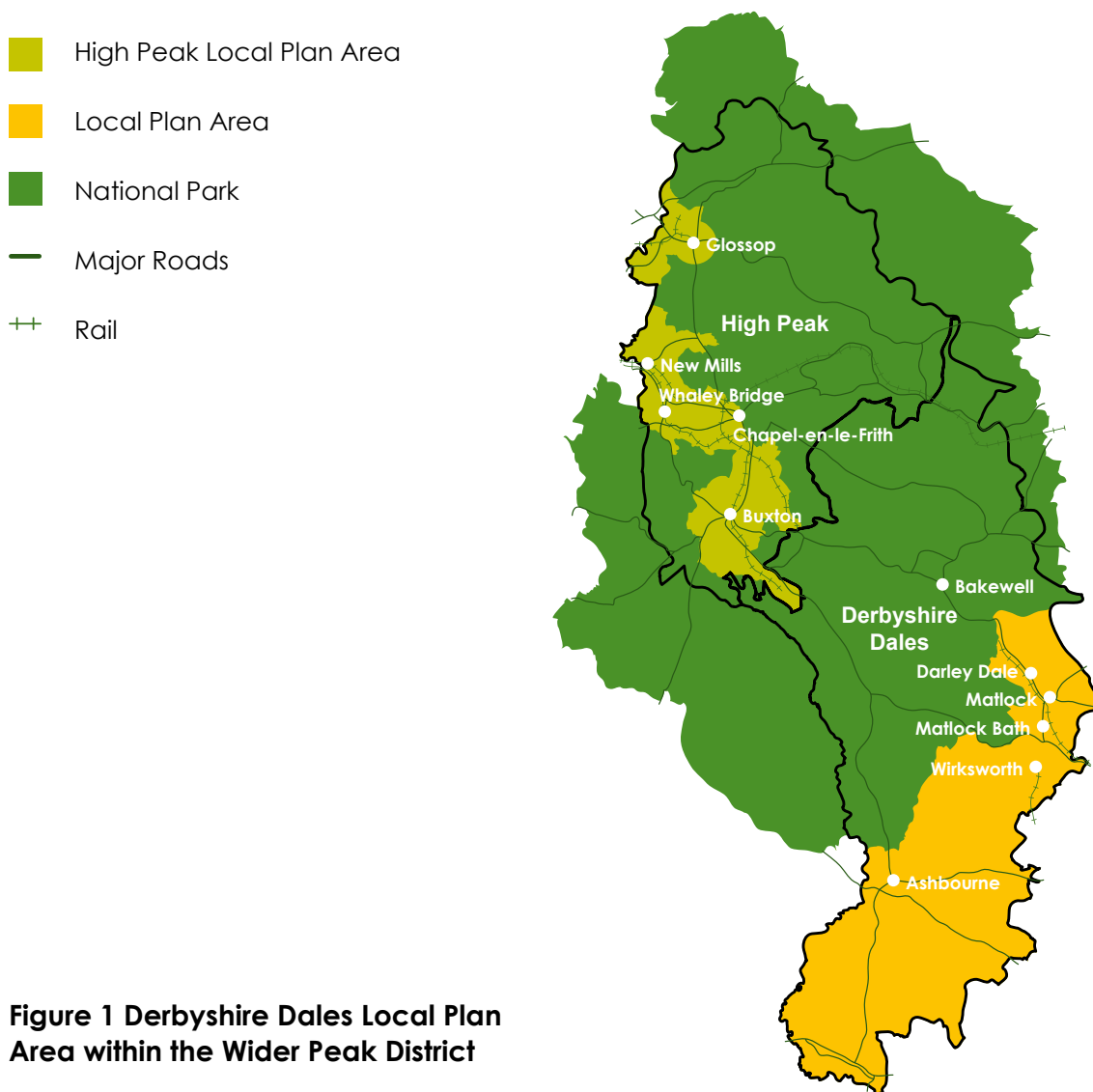


Figure 1 Derbyshire Dales Local Plan Area within the Wider Peak District

2.3 The Derbyshire Dales Local Plan will set the planning policies for only one part of the wider Peak District. The planning framework for the remainder of the wider Peak District comprises of the Peak District National Park Local Plan, Peak District National Park Core Strategy and the High Peak Local Plan. There are a number of key issues that are common across the wider Peak District and, as such, the Derbyshire Dales Local Plan has been prepared to ensure these issues are addressed in a complementary and consistent manner.

2.4 Matlock is the largest town within the Derbyshire Dales with a resident population of 9,225 people. The town sits on the edge of the Peak District National Park and is a popular tourist destination with the River Derwent and adjacent Hall Leys Park providing an attractive town centre environment. The River Derwent divides the town centre in two. There are a variety of independent shops and services on Dale Road to the west of the river, whilst the core of the town centre lies to the east of the river across Matlock Bridge at its junction with Crown Square.

2.5 Ashbourne is a medium-sized market town with a resident population of around 8,425 people located at the southern edge of the Peak District, roughly equidistant between Stoke-on-Trent and Derby. Leek, Uttoxeter and Belper are also relatively accessible from the town. The town centre has retained its historic Georgian core with narrow streets and enclosed courtyards. The Market Place is the main focus of the town centre with St John Street and Church Street forming an attractive thoroughfare where many of the town's independent shops are located. The town centre also has a full range of local services and is a popular tourist destination with a number of restaurants, cafes and pubs catering for visitors and local residents.

2.6 Wirksworth is one of the oldest towns in Derbyshire. It is located ten kilometres to the south of Matlock in the Ecclesbourne Valley. The town centre has a relatively limited but attractive range of small independent shops located along the main St John Street. There are also several restaurants and pubs which add to the range of services and facilities available within the town.

2.7 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.

2.8 The proximity of the National Park is reflected in the quality of the landscapes in which the towns and villages of the local plan are set. The landscape of the Derbyshire Dales is key to the fortunes of the area, attracting people to live and work in the area, as well as playing an important role for the economy both inside and outside the National Park.

2.9 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.

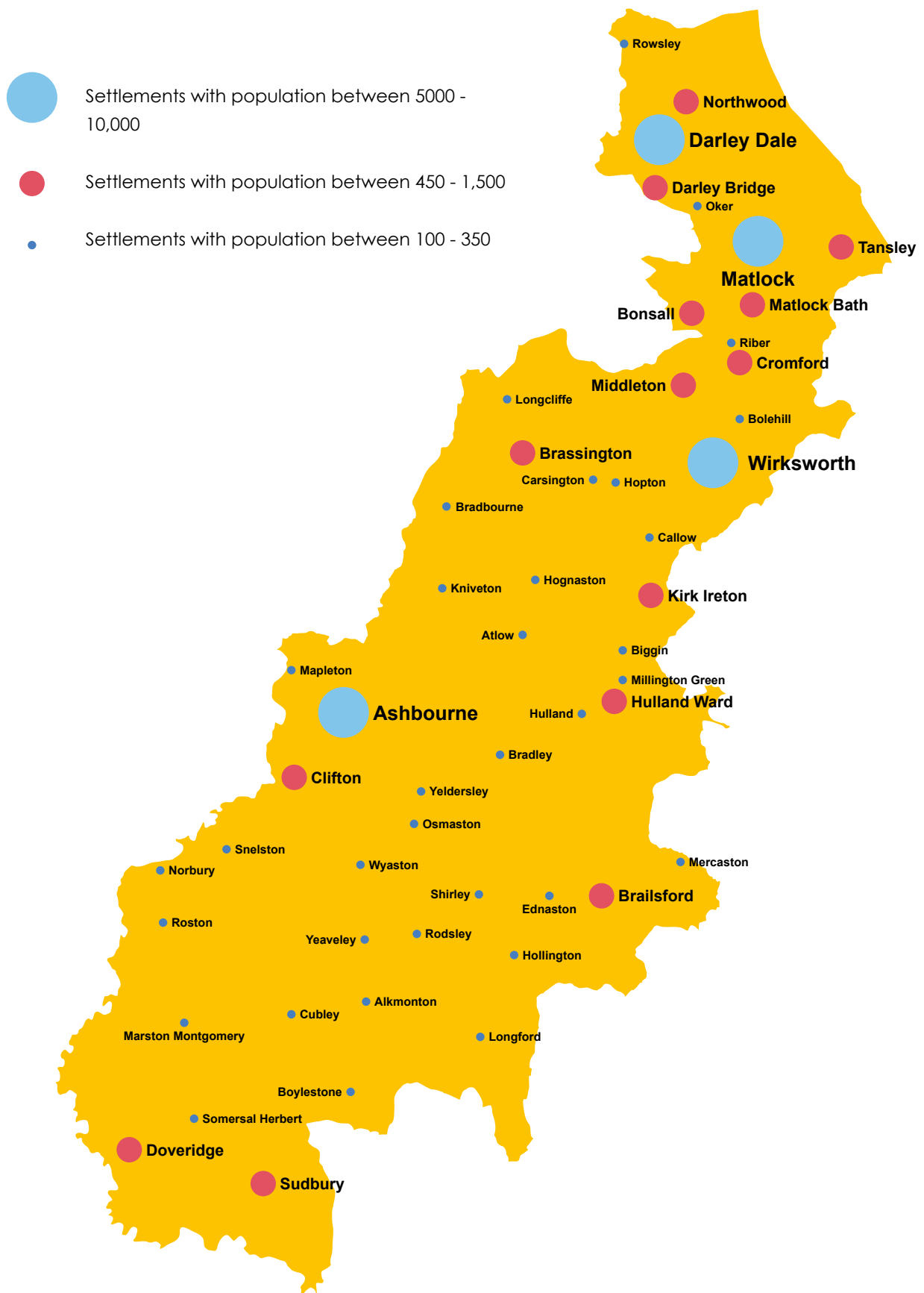


Figure 2 Settlements within the Local Plan Area

2.10 The Landscape Character Assessment for Derbyshire published in 2003 and updated in 2014 undertaken in partnership with Derbyshire County Council and the former Countryside Agency, identified 5 landscape character areas and 19 landscape character types across the Derbyshire Dales. Each landscape type has its own distinct vegetation, topography, settlement pattern and biodiversity.

2.11 Not only does the District comprise some of the most diverse and scenically beautiful areas in Britain, significant parts of the District are important for nature conservation. Within the local Plan area, English Nature has designated 19 Sites of Special Scientific Interest under Section 28 of the Wildlife and Countryside Act 1981. Some of these sites have international importance, e.g. Via Gellia at Cromford, and some have been designated as a Special Area of Conservation under the European Habitats Directive. These sites are subject to the highest degree of protection.

2.12 In December 2006, the District Council designated Pic Tor, High Tor and Lovers' Walks in Matlock as a Local Nature Reserve 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.

2.13 The Derbyshire Wildlife Sites Register identifies over 200 sites as being of county or local importance for nature conservation in the Local Plan area. A number of these sites were previously derelict or despoiled and have naturally regenerated themselves.

2.14 The Council has designated 170 Tree Preservation Orders across the area for which it is the local planning authority. There are a further 35 Tree Preservation Orders that have been designated by Derbyshire County Council. These, and a significant number of Ancient Woodlands, are vital components of the local environment because of their importance aesthetically, historically, and their contribution to the protection and enhancement of biodiversity.

Historic Environment

2.15 The high quality of the local environment is also a result of the historic fabric of the built environment. This consists of a number of elements; listed buildings, conservation areas, historic parks and gardens, archaeological sites and features and the Derwent Valley Mills World Heritage Site.

2.16 There are over 1,330 buildings listed as being of special architectural or historic interest and, of these, 35 have been identified as being at risk. The Council has designated 33 Conservation Areas outside of the Peak District National Park covering roughly 5% of the local Plan area, and is undertaking a long-term programme of Conservation Area Character Appraisals.

2.17 There are 9 parks and gardens included on the Register of Parks and Gardens of Special Historic Interest covering some 446 hectares. Currently these are;

- Ednaston Manor;
- Sudbury Hall;
- The Heights of Abraham;
- Lovers' Walks;
- High Tor;

- Derwent Gardens;
- Sydnop Hall;
- The Whitworth Institute;
- Willersley Castle.

2.18 The area is also rich in archaeological sites with features of national and local importance. Derbyshire County Council has prepared a Historic Environment Record which identifies 4,484 archaeological and heritage features within the Plan area. This list incorporates a number of “County Treasures” which are features of public importance by virtue of their archaeological, architectural, historic scenic or scientific interest.

2.19 The Derwent Valley Mills were inscribed as a UNESCO World Heritage Site in December 2001 in recognition of the unique role that the area played in the Industrial Revolution. Within the District this area extends without interruption along the Derwent Valley from Cromford in the north to Whatstandwell in the south.

Environmental Quality and Health

2.20 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 2016 Air Quality Annual State Report concluded that more recently, one of the poultry farms within the 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.

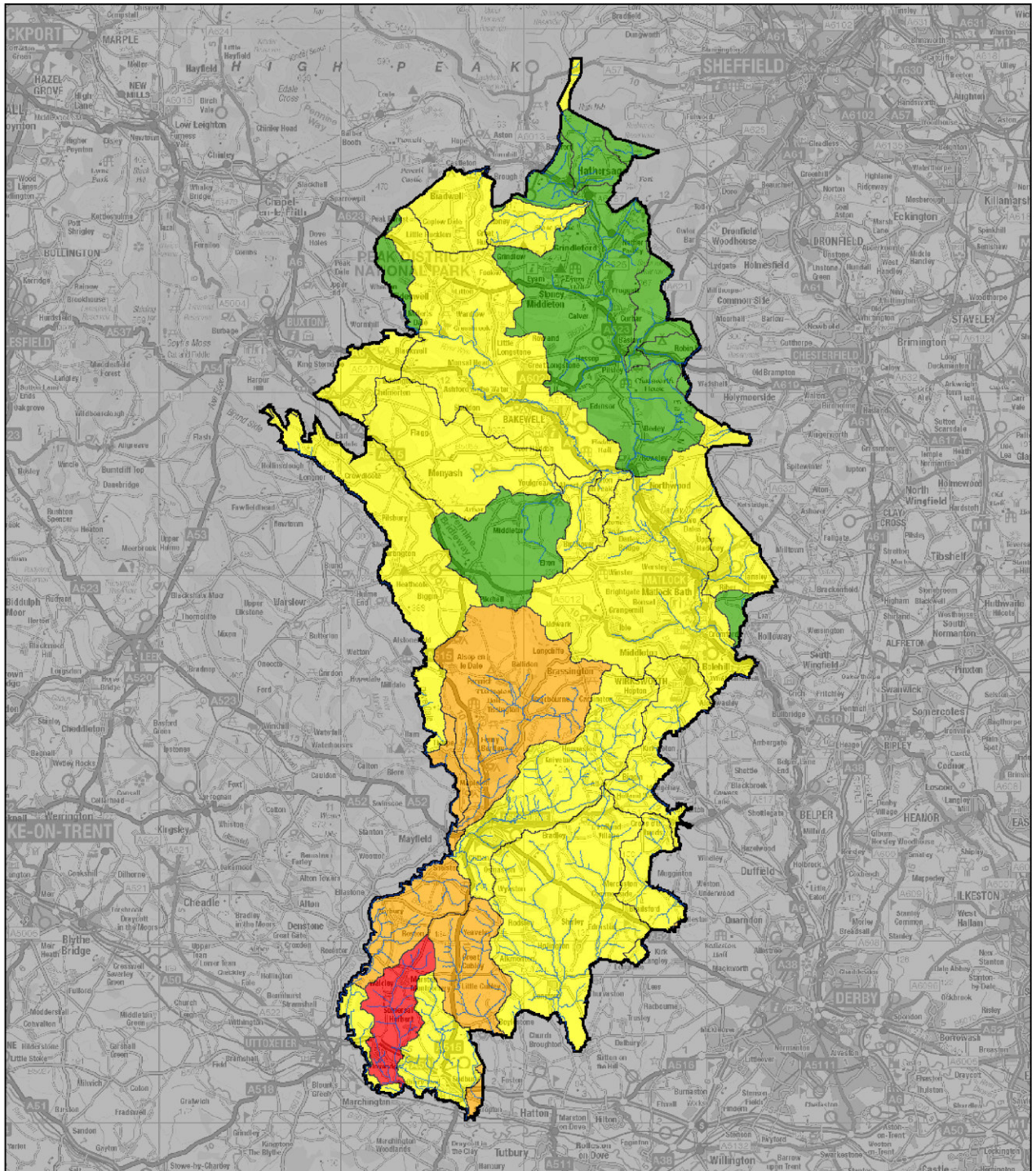
2.21 In accordance with Part 2a of the Environmental Protection Act 1990, no areas of contaminated land have been declared in the Derbyshire Dales District. However, the District does have a history of lead mining and 2,500 potential sites for land contamination have been identified for further investigation.

2.22 The District is crossed by a number of watercourses. The River Wye and the River Derwent dominate the river catchments network in the east of the district whilst the River Dove acts as a western boundary. It also contains a number of aquifers that provide high quality water requiring little treatment prior to use. The focus of the Water Framework Directive is generally to provide good environmental quality. The Environment Agency has indicated that the majority of waterbodies in the Derbyshire Dales have good to moderate ecological status as presented in Table 1 and Figure 3 overleaf.

Table 1 : Water Framework Directive Waterbodies

Ecological Status	Waterbodies in Derbyshire Dales District
Good Ecological Status	Blackleach Brook from Source to Bar Brook
	Bar Brook
	Hood Brook Catchment (tributary of the Derwent)
	Derwent from River Westend to River Wye
	Monks Dale Catchment (tributary of River Wye)
	Bradford from Source to River Lathkill
	Lea Brook (tributary of the Derwent)
Moderate Ecological Status	Dove from Source to River Manifold
	Wye from Monks Dale to River Derwent
	Highlow Brook (tributary of the Derwent)
	Noe from Peakshole Water to River Derwent
	Highshore Clough Catchment (tributary of River Derwent)
	Lathkill from Source to River Bradford
	Wye from Source to Monks Dale
	Rivelin from Source to River Loxley
	Hilton Brook (tributary of River Dove)
	Trusley Brook
	Amber from Source to Press Brook
	Derwent from River Wye to River Amber
	Dove – River Churnet to River Trent
	Hipper from Source to River Rother
	Sheaf from Source to River Don
	Lathkill from River Bradford to River Wye
	Henmore Brook Catchment (tributary of River Dove)
	Ecclesborne Catchment (tributary of River Derwent)
	Bentley Brook Catchment (tributary of River Derwent)
	Markeaton Brook from Source to Mackworth Brook
Poor Ecological Status	Foston Brook Catchment (tributary of River Dove)
	Dove – confluence River Manifold to confluence River Churnet
	Bentley Brook Catchment (tributary of Dove)
	Mackworth Brook from Source to Markeaton Brook
Bad Ecological Status	Marston Brook Catchment (tributary of Dove)

Figure 3 Derbyshire Dales WFD Classifications



Legend

2015 WFD Classifications Rivers

Ecological Class

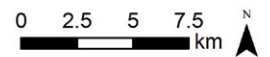
- High
- Good
- Moderate
- Poor
- Bad

Local Authority

- Derbyshire Dales District

Physical

- Rivers



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2.23 Although there are nearly 400 hectares of previously developed land across the Plan area much of it is associated with the quarrying and mineral extraction industries and is unsuitable for redevelopment because it is situated in isolated and, therefore, unsustainable locations.

2.24 The Green Infrastructure Network comprises sites important for the protection and enhancement of biodiversity, outdoor recreation and cultural heritage. These are linked together by corridors including river valleys, long distance trails and canals to form a comprehensive network of green areas for the benefit of wildlife as well as the health and well-being of local communities.

Economy

2.25 The geographical position of the Derbyshire Dales and its close proximity to the major cities such as Sheffield and Derby puts much of the Plan area within easy commuting distance of these major conurbations. This relationship affects the role and functions of the towns and villages, as well as the local housing market and the local economy of the plan area. Figure 4 below shows the relationship between the Peak Sub Region and the surrounding area.

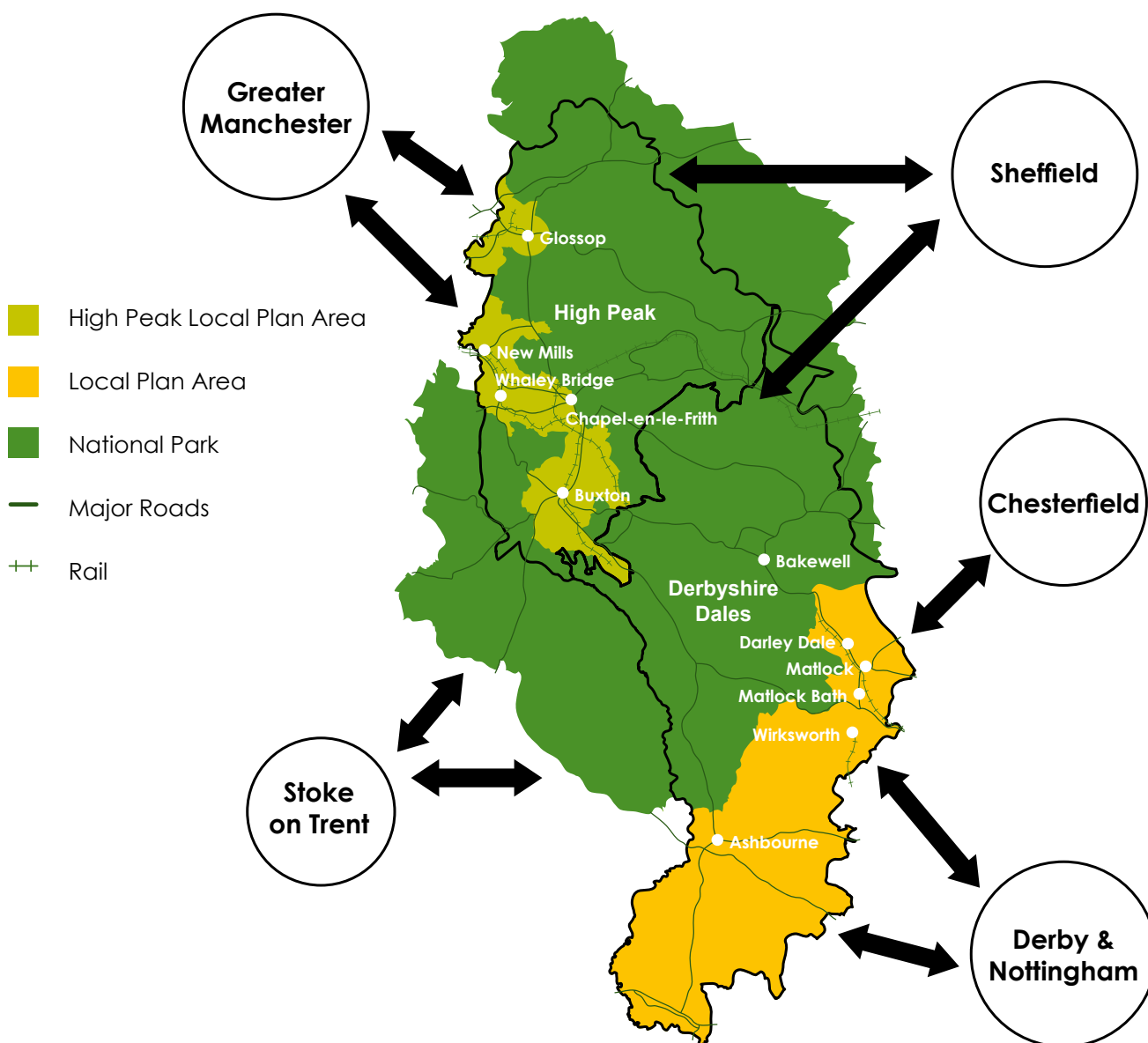


Figure 4 Relationship between the Wider Peak District and Surrounding Area

2.26 There are six key sectors that account for the majority of employment in the area; public administration, education and health, distribution, hotels and restaurants, manufacturing and banking. A significant proportion (46%) of the resident population of the Derbyshire Dales who are in employment commute to work outside of the Plan area.

2.27 The Plan area is home to large numbers of high earning employees who commute longer distances to employment outside of the Plan area. Whilst many residents travel less than 2 kilometres to work, many of those that work locally are employed on low wages in sectors such as agriculture, and tourism. At the same time house prices in the area remain high and this has had the effect of squeezing local people out of the local housing market.

2.28 The influence of the major conurbations is also strong in terms of retail attraction. The majority of residents shop in the market towns for their main food shopping, however, a large proportion of residents travel to the surrounding towns and cities outside of the Plan area for clothing and other non-food items. Despite this, the town centres across the Plan area remain attractive, with generally lower shop vacancy rates than the national average and a reasonably broad range of local shops set within a high quality environment.

2.29 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 10 million visits a year to the Peak District National Park. 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.

2.30 There is a need to diversify the local economy and attract a range of businesses to the area, to improve the value of the local job offer and reduce the level of out-commuting to the surrounding major cities. Another important factor that is driving the need to diversify the economy is the ageing population. Although the population of the Derbyshire Dales is set to grow, the size of the working age population is forecast to decrease and this could exacerbate future recruitment problems.

Housing

2.31 The local housing market in the Derbyshire Dales is influenced by a series of economic and demographic drivers. These have had a major impact on the demand for housing in the area and a consequential impact upon the ability of local residents to be able to afford property in the area. The evidence suggests that the Plan area's ageing population is being driven by the inward migration of older families and the outward migration of younger people. In 2013 some 24% of people in the District were aged 65 and over compared with 20% across the County, 18% regionally and 17% nationally.

2.32 The ageing population and smaller household sizes overall has increased demand for smaller housing units in the Plan area. The existing housing stock is focused towards larger properties with a significant proportion of homes having 4 or more bedrooms and a lower proportion of smaller properties, compared to regional and national averages. Some rebalancing in the size of properties is required to ensure that housing is more affordable to local residents and to address the future reduction in household sizes.

2.33 The rural nature of the Plan area, the lack of services and facilities in many of the villages, particularly those in the southern part of the Plan area, and very limited availability of public transport increases the dependency of residents on car borne journeys. A consequence of this is that the Plan area has the highest per capita carbon emissions in Derbyshire.

2.34 Whilst public transport links outside of the larger towns are limited, the Derwent Valley Community Rail Line links Cromford, Matlock Bath and Matlock with Derby, Nottingham and the wider National Rail network, and is well used by residents commuting to work.

2.35 Although rail linkages are good, traffic congestion is a significant issue within the market towns and this has the potential to restrict growth. Ensuring that development takes place in locations readily served by public transport and that essential community facilities are accessible by sustainable means, will partially address this issue and will also be beneficial in respect of reducing carbon emissions.

2.36 More sustainable transport patterns are supported at a local level by good access to safe routes for walking and cycling. Urban trails within settlements link residential areas with local recreation and shopping opportunities, while long distance trails such as the Trans-Pennine connect the urban centres with the surrounding countryside. These sustainable routes are highly valued and well used by local residents and make a contribution to sustainable tourism in the Peak District National Park. There are clear opportunities to extend the network of walking and cycling routes within the Plan area. The completion of these routes will contribute to the expansion of the green infrastructure network for the benefit of biodiversity and the health of local communities.

2.37 Improved accessibility to community services and facilities by sustainable means such as walking and cycling or via public transport, is important to the continued sustainability of communities, particularly in those more isolated rural parts of the Derbyshire Dales.

2.38 The health and well being of residents in the Plan area is generally good. Although the provision of sport and recreation facilities across the Plan area is adequate in most cases, there are some localised examples of under supply, particularly in play provision for over-12's, football pitches, swimming pools and sports halls in Matlock. Improved provision of facilities for sport and recreation will provide opportunities to maintain the health and well-being of local residents. Higher demand for allotment sites in recent years has not been met with sufficient increases in supply which is reflected in the size of the waiting lists for such sites.

2.39 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.

Key Issues for the Local Plan

2.40 It is clear from the evidence base and the spatial portrait of the Plan area that there are a number of issues which must be addressed through the Local Plan to ensure the sustainable development of the Derbyshire Dales:

KI 1 Protecting and Enhancing the Character and Distinctiveness of the Landscape, Towns and Villages in the Plan Area

2.41 The high quality natural, built and historic environment attracts people to live and work in the Plan area. The ongoing protection and enhancement of these key assets is essential for maintaining the quality of life for local residents, attracting continued economic investment and in promoting the sub region as an attractive tourist location.

KI 2 Managing the impact of development on the Peak District National Park and its setting and helping to relieve tourism and recreational pressure on the Park

2.42 Whilst the Peak District National Park Authority is responsible for protecting the special purposes of the Peak District National Park there is a duty on constituent authorities to ensure that nothing is done to harm the special purposes. Consequently, given this requirement, development within the Plan area should not have an adverse impact upon the Peak District National Park or its setting. Furthermore, where opportunities arise development should seek to relieve the Peak District National Park from pressure related to tourism and recreation use.

KI 3 Addressing the Challenges of Climate Change

2.43 Given that the area has high levels of per capita carbon emissions and national targets are seeking an 80% reduction on 1990 levels by 2050, it is necessary to ensure that this issue is addressed.

KI 4 Meeting Housing Needs

2.44 Meeting housing needs is a challenge for the creation of sustainable communities. Providing an appropriate range of housing of different sizes, types and tenures is essential for meeting the needs of all local residents and in creating healthy and mixed communities that people will want to live in both now and in the future. There is a particular need across the Plan area to provide affordable housing and address the needs of an ageing population.

KI 5 Managing Travel Demand and Improving Accessibility

2.45 The lack of services and facilities, the dispersed nature of settlements across the Plan area and the relatively poor public transport network results in a higher than normal dependence upon the use of a private car. The location of new development is an important consideration in reducing travel demand and ensuring that services and facilities are accessible for local communities. For those in more remote locations it is, however appropriate to ensure that measures are in place to improve accessibility to shops and services.

KI 6 Protecting and Enhancing Community Infrastructure, Connectivity and Local Services

2.46 Sustainable communities require not only appropriate levels of residential and employment opportunities but also appropriate levels of community infrastructure. This includes schools, health care facilities, public transport, community buildings, places of worship, sport and recreation facilities, recycling facilities and open space. It also includes telecommunications connectivity which is a particular issue in a largely rural area like the Derbyshire Dales. In taking forward the Local Plan it will be necessary for provision to be made for commensurate levels of community infrastructure, and in appropriate in locations accessible by a variety of different transport modes.

KI 7 Protecting and Improving Leisure and Recreation Opportunities for Residents and Visitors

2.47 Ensuring that existing leisure and recreational opportunities are protected and that growing communities are supported by appropriate leisure and recreation opportunities will benefit the quality of life of both of residents and visitors alike. The Local Plan should, therefore ensure that there are appropriate levels of provision across the Plan area.

KI 8 Strengthening the Rural Economy

2.48 Continuing to diversify and 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 in order to provide the framework for delivering higher skilled, higher waged jobs for residents.

KI 9 Maintaining and Strengthening the Vitality and Viability of Town and Village Centres

2.49 Sustainable town and village centres contribute to the quality of life for local residents by providing a diverse range of services in safe and attractive environments. Ensuring that towns and village centres within the Plan area continue to be vibrant and attractive is therefore essential.

KI 10 Enhancing the Value of the Visitor Economy

2.50 Tourism is a potential growth sector across the Plan area because of the proximity of, and accessibility to, the Peak District National Park and the opportunities that this offers. Development across the Plan area that benefits the local tourism economy should be supported, particularly where it contributes to achieving a higher value economy. Similarly, schemes that may have an adverse impact upon the tourism industry either directly or indirectly should be resisted.

2.51 The 10 Key Issues identified above can be grouped together into three main themes that the Local Plan will seek to address:

- Protecting Derbyshire Dales' Character
- Promoting Healthy and Sustainable Communities
- Strengthening the Economy

2.52 Figure 5 across shows how the ten Key Issues relate to the three main themes.



Figure 5 Relationship between Key Issues and Themes in the Local Plan

3. Spatial Vision, Aims and Objectives

3.1 This section outlines a spatial vision to address the key issues and challenges identified in the spatial portrait. The vision sets out the direction which the District Council would like the Plan area to take in the long term, setting out how the area and places within it should develop as well as setting the context for the policies in the plan.

Vision

3.2 The Peak District Partnership was formerly known as the Derbyshire Dales and High Peak Local Strategic Partnership (established in 2003). It draws together organisations working in the Derbyshire Dales and High Peak from the statutory, voluntary and business sectors. The Partnership aims to focus the collective resources of partners on priorities that have been agreed by partners and add value to existing activity.

3.3 In December 2014 partners agreed a new Statement of Priorities 2015-2019. The Statement provides the framework for Partnership activity over the next five years and replaces the Derbyshire Dales and High Peak Local Strategic Partnership's Sustainable Community Strategy 2009-2014. The Statement of Priorities does however retain the same long term vision:

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.**

3.4 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, built and historic environment and their character are conserved and enhanced.

Spatial Vision

The vision for the Derbyshire Dales is that it will be widely recognised as a distinctive rural area with vibrant villages and market towns, which reflects the character of the Derbyshire Dales landscape. The area will complement and not compete with Sheffield and Derby and out-commuting will reflect a sustainable balance of living and working.

Development in the Derbyshire Dales will be managed in a sustainable way that mitigates against, and responds to, our changing climate.

The traditional character of the Market Towns and larger villages serving the smaller settlements within their rural hinterland will be maintained with increasing emphasis on the promotion of sustainable communities.

The landscape of the Derbyshire Dales is a complex combination of physical and cultural elements, developed over centuries to produce a landscape of particularly high quality which will be protected and enhanced.

New development, particularly in Ashbourne, Matlock, and Wirksworth, will seek to satisfy the identified social and economic needs of local residents which, in turn, will be supported by the protection and enhancement of areas of open and green space within and around them. Opportunities for the provision of new and improved recreation opportunities will be brought forward.

Market towns will be encouraged to respond to pressure from competing centres outside the area in order to further strengthen the Peak District's economy, provide more choice and reduce the need to travel. Proactive measures will be taken to maximise the use of previously developed land whilst recognising that some development will be required on greenfield land.

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.

Where required, larger villages will benefit from development with access to an improved range of amenities and facilities including schools and healthcare provision. Areas of countryside and green space around the villages of the plan will act as an important resource for recreational uses.

The sustainability of the villages and countryside will be promoted through appropriate investment, including agricultural diversification, and affordable homes that will help people remain in, or return to, their local communities.

The character of the Derbyshire Dales will be protected and enhanced with care taken to ensure new development is well integrated with its surroundings. The integrity of our towns and villages will be maintained by ensuring that there is appropriate separation between settlements, in particular between Matlock and Darley Dale along the A6 corridor.

Strengthening the local economy to deliver higher-level skills and wages will be facilitated through the proactive development of new employment opportunities in Matlock, Ashbourne and Wirksworth, and improved telecommunications connectivity.

The rich legacy of craft and industrial traditions like textile manufacture, will complement new sectors and provide employment that secures the traditions of the Peak District. Where appropriate, redundant quarry sites will be sensitively re-used to bring economic benefits to the area. The Derwent Valley Mills World Heritage Site will continue to grow in significance, and increasing visitor numbers will lead to the development of new accommodation and attractions in and around the corridor.

Residents will be happier, healthier and more active and will enjoy an improved quality of life. The promotion of healthy and sustainable communities will improve access to a wider range of local jobs, housing, high quality services and facilities, cultural and leisure opportunities.

Opportunities to secure improvements in accessibility to services and facilities throughout the rural area will be seized. There will be an emphasis upon minimising the adverse impacts of traffic on the adjoining Peak District National Park together with finding more sustainable ways to reap the benefits of tourism in the towns and villages without increasing the use of the private car.

Strategic Objectives

3.5 The following strategic objectives have been derived from the key issues and will help deliver the spatial vision and guide development across the Plan area to 2033. The objectives for the Derbyshire Dales Local Plan provide an interpretation of the vision and create the links between the key issues and the individual policies.

3.6 In order to implement and deliver the Local Plan's vision the following eighteen strategic objectives have been identified and are grouped under each of the Local Plan's three themes:

Protecting Derbyshire Dales' Character

- SO1: To protect and enhance the Green Infrastructure Network.
- SO2: To maintain, enhance and conserve the area's distinct landscape characteristics, biodiversity and cultural and historic environment.
- SO3: To ensure that design of new development is of high quality, promotes local distinctiveness and integrates effectively with its setting.
- SO4: To protect and enhance the character, appearance and setting of the District's towns and villages.
- SO5: To address, mitigate and adapt to the effects of climate change on people, wildlife and places.
- SO6: To protect the setting of the Peak District National Park.

Promoting Healthy and Sustainable Communities

- SO7: To meet the objectively assessed housing needs of the District.
- SO8: To ensure that there is an adequate mix of housing types, sizes and tenures to meet the needs of all sectors of the community.
- SO9: To protect and facilitate the necessary infrastructure, connectivity, services and facilities to support the development of the District and connectivity.
- SO10: To support development that minimises risks to safety and health as a result of crime (or fear of crime), flooding, pollution and climate change.
- SO11: To encourage development that increases opportunities for healthy lifestyles.

- SO12: To promote the efficient use of suitably located previously developed land and buildings whilst minimising the use of greenfield land.
- SO13: To facilitate low carbon development and energy generation from renewable sources of a type and scale appropriate to its location.
- SO14: To increase the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure.

Supporting the Rural Economy and Enhancing Prosperity

- SO15: To facilitate development that will support the growth of the District's economy, particularly through improving the quality of local employment.
- SO16: To support employment development in locations and of a scale appropriate to the Plan area.
- SO17: To support and develop the District's tourism and cultural offer.
- SO18: To strengthen the vitality and viability of the District's market towns as places for employment, shopping, services, leisure and tourism.

3.7 The Policies and Proposals within the Local Plan seek to provide the planning framework to deliver these objectives and are contained within the following four chapters under the themes of:

- The Spatial Strategy;
- Protecting Derbyshire Dales Character;
- Healthy and Sustainable Communities; and
- Strengthening the Economy.

3.8 The identification of the key issues within the Local Plan area and the development of the spatial vision, objectives and resultant policies are closely aligned. Figure 6 and Table 2 overleaf clearly demonstrate how these elements are interrelated and how they will be delivered through the implementation of Local Plan policies.



Figure 6 Relationship between Local Plan Themes and Objectives

Table 2: Links between Key Issues and Strategic Objectives

Issues	Theme	Objectives
<p>KI 1 Protecting and Enhancing the Character and Distinctiveness of the Landscape, Towns and Villages in the Plan Area.</p> <p>KI 2 Managing the impact of development on the Peak District National Park and its setting and helping to relieve tourism and recreational pressure on the Park.</p> <p>KI 3 Addressing the Challenges of Climate Change.</p>	<p>Protecting Derbyshire Dales Character</p>	<p>SO1: To protect and enhance the Green Infrastructure Network.</p> <p>SO2: To maintain, enhance and conserve the areas distinct landscape characteristics, biodiversity and cultural and historic environment.</p> <p>SO3: To ensure that design of new development is of high quality, promotes local distinctiveness and integrates effectively with its setting.</p> <p>SO4: To protect and enhance the character, appearance and setting of the District's towns and villages.</p> <p>SO5: To address, mitigate and adapt to the effects of climate change on people, wildlife and places.</p> <p>SO6: To protect the setting of the Peak District National Park</p>

Table 2: Links between Key Issues and Strategic Objectives

Issues	Theme	Objectives
<p>KI 4 Meeting Housing Needs</p> <p>KI 5 Managing Travel Demand and Improving Accessibility</p> <p>KI 6 Protecting and Enhancing Community Infrastructure, Connectivity and Local Services</p> <p>KI 7 Protecting and Improving Leisure and Recreation Opportunities for Residents and Visitors</p>	<p>Healthy and Sustainable Communities</p>	<p>SO7: To meet the objectively assessed housing needs of the District.</p> <p>SO8: To ensure that there is an adequate mix of housing types, sizes and tenures to meet the needs of all sectors of the community.</p> <p>SO9: To protect and facilitate the necessary infrastructure, connectivity, services and facilities to support the development of the District and connectivity.</p> <p>SO10: To support developments that minimises risks to safety and health as a result of crime (or fear of crime), flooding, pollution and climate change.</p> <p>SO11: To encourage development that increases opportunities for healthy lifestyles.</p> <p>SO12: To promote the efficient use of suitably located previously developed land and buildings whilst minimising the use of greenfield land.</p> <p>SO13: To facilitate low carbon development and energy generation from renewable sources of a type and scale appropriate to its location.</p> <p>SO14: To increase the opportunities for travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure.</p>
<p>KI 8 Strengthening the Rural Economy</p> <p>KI 9 Maintaining and Strengthening the Vitality and Viability of Town and Village Centres</p> <p>KI 10 Enhancing the Value of the Visitor Economy</p>	<p>Strengthening the Economy</p>	<p>SO15: To facilitate development that will support the growth of the District's economy, particularly through improving the quality of local employment.</p> <p>SO16: To support employment development in locations and of a scale appropriate to the Plan area.</p> <p>SO17: To support and develop the District's tourism and cultural offer.</p> <p>SO18: To strengthen the vitality and viability of the District's market towns as places for employment, shopping, services, leisure and tourism.</p>

4. The Spatial Strategy

The Presumption in Favour of Sustainable Development

4.1 The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development which has three dimensions: economic, social and environmental. To achieve sustainable development the NPPF advises that economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

4.2 It envisages the planning system performing the following roles;

- **an economic role** – contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

4.3 Paragraph 14 states “at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking”.

4.4 For plan-making this means that;

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- local plans should meet objectively assessed needs with sufficient flexibility to adapt to rapid change, unless;
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

4.5 Paragraph 15 further continues that “all plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally”.

4.6 The three key themes of the Derbyshire Dales Local Plan set out above seek to ensure that the plan delivers sustainable development.

4.7 It is essential that the Local Plan makes choices about where developments should go in broad terms in order to deliver sustainable development. The NPPF indicates that engagement and collaboration with neighbourhoods, local organisations and businesses is essential. Local Plans, as far as possible, should reflect a collective vision and a set of agreed

priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.

4.8 The conclusions from the evidence base identified in Section 1, the outcomes of the consultation on the Key Issues and Options, as well as the findings of the Initial Sustainability Appraisal and the Habitats Regulation Assessments, have been taken into account in determining the most appropriate approach to take across the Plan area.

4.9 This section seeks to set out the broad approach to the overall distribution of development across the Plan area. More detailed information on the scale and location of new housing, employment and retail development is set out later in this Section and in Sections 6 and 7.

4.10 At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. All new development within the Plan area should make a positive contribution towards the sustainability of the towns and villages and to protecting and, where possible, enhancing the environment within the Plan area.

4.11 Furthermore, all policies within the Plan should ensure that they are able to satisfy the 12 land-use planning principles set out in paragraph 17 of the NPPF which support sustainable economic development, high quality design, a transition to a low carbon future, the recognition of the different roles of different areas and settlements, promotion of mixed use developments and the effective use of land. These principles are central to this Local Plan which aims to address local needs locally, making the best use of resources both now and in the future.

POLICY S1: Sustainable Development Principles

All developments should seek to make a positive contribution towards the achievement of sustainable development by improving the economic, environmental and social conditions of the area wherever possible.

This will be achieved by:

- Meeting most development needs within or adjacent to existing communities having regard to the defined settlement hierarchy (Policy S2).
- Making efficient and effective use of land, particularly land which has been previously developed, (including the remediation of contaminated land and addressing land instability issues), buildings and existing infrastructure (Policy PD9).
- Making efficient use of land by optimising the use of sites whilst also reflecting the character, accessibility and infrastructure capacity of the area.
- Conserving and, where possible, enhancing the distinct Peak District character, the natural and historic environment, including the setting of settlements both within the Plan area and its surrounding areas including the Peak District National Park (Policies S3, S4, PD1, PD2, PD5 and EC8).
- Providing for a mix of types and tenures of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations (Policy HC11).
- Supporting the local economy and businesses by providing for a range of economic developments that provide employment opportunities suitable for local people in environmentally, socially and economically sustainable locations and generally encourage larger developments to incorporate mixed uses, where possible, to do so as to reduce the need to travel (Policies EC1, EC2, EC3, EC4 and EC5).

- Minimising the need to travel by promoting development in locations where there is access to a broad range of jobs, services and facilities which are accessible by foot, cycle or public transport with reduced reliance on the private car (Policy HC19).
- Minimising the risk of damage to areas of importance for nature conservation and/or landscape value, both directly and indirectly and ensuring that there is suitable mitigation for a net gain in biodiversity and the creation of ecological networks (Policy PD3).
- Encouraging the protection and prudent use of natural resources including water, by promoting water efficiency, water conservation, pollution prevention and minimising waste and increasing recycling (Policy PD7).
- Seeking to secure developments which provide a high standard of amenity for all existing and future occupants of land and buildings, ensuring communities have a healthy, safe and attractive living environment and the risks from pollution and other potential hazards are minimised and, where appropriate, mitigated (Policy HC11).
- Seeking to secure high quality, locally distinctive and inclusive design and layout in all development (Policy PD1).
- Taking into account the impacts of climate change by following a sequential approach to flood risk that seeks to direct development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere (Policy PD7).
- Giving priority to the use of Sustainable Drainage Systems to limit surface water run-off, provide local amenity value, and improve and protect the District's water quality and groundwater resources from potentially polluting development in line with the objectives of the Water Framework Directive (Policy PD8).
- Ensuring that development does not have an adverse effect on the integrity of European Sites (Policy PD3).
- Maintaining and where possible, enhancing accessibility to a good range of services and facilities, and not putting an unreasonable burden on existing infrastructure and services (Policy S2).
- Ensuring that development proposals do not prejudice the development potential of an adjacent site or larger area in a comprehensive manner.

In order to enable required development to take place, in some cases mitigation measures will be needed to address the impacts of new development on existing infrastructure and on nearby sensitive areas.

4.12 The location, scale and distribution of new development can have an impact upon social, economic and environmental well-being. Inappropriately located new development can have unsustainable consequences. It is important, therefore, that in meeting the development needs of Derbyshire Dales, care is taken to ensure the principles of sustainable development are met and community well-being is addressed.

4.13 To ensure that the principles of sustainable development are achieved across the Plan area the highest priority will be to focus development on the Market Towns where access to services, facilities and employment opportunities are most readily available. Furthermore, new residential development in the Market Towns will enable affordable housing to be provided in a way that promotes a more sustainable pattern of development.

4.14 Development outside of the Market Towns can contribute to maintaining the distinctive character and vitality of rural communities and can provide some support for existing services and facilities. New residential development away from the Market Towns can also enable affordable housing to be provided to meet local needs.

4.15 The strategic approach to development across the Plan area will be to:

- 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.
- Maintaining the role of Darley Dale as a local service centre whilst safeguarding the intrinsic character and quality of the A6 corridor.
- 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.

4.16 A settlement hierarchy forms a useful basis for taking forward the principles of the plan's spatial strategy set out above. It allows for new development to be brought forward in a sustainable way where local services are available and the need to travel is reduced. The towns and villages in the Plan area have been classified into a settlement hierarchy on the basis of the availability of local services, local employment opportunities and the ease of access to them.

4.17 The **Market Towns** are the largest settlements in the Plan area comprising of Matlock, Ashbourne and Wirksworth. These accommodate the majority of the District's population, services and facilities. The spatial strategy seeks to focus future growth in these settlements and to strengthen their role as service centres. These settlements will be defined by a settlement development boundary within which development of an appropriate scale and nature will be allowed.

4.18 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.

4.19 Twelve villages are identified as **Accessible Settlements with Some Facilities**. These villages are the most sustainable villages in the rural areas which generally have a good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres. These villages also have an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages. The spatial strategy focuses the bulk of the rural development in these settlements and seeks to ensure that they are sustained and promoted as service centres. These settlements will be defined by a Settlement Development Boundary within which development of an appropriate scale and nature will be allowed. There is a significant range in terms of the size and services and facilities available to villages in this category. As such, the scale of new development in any of these villages will generally be relative to their current size and infrastructure.

4.20 Six villages are identified as **Accessible Settlements with Minimal Facilities**. Whilst it is recognised that in these villages there is a need to meet local needs for housing and other economic or community purposes, these villages generally have a very limited range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. Development on a large scale would be unsustainable in these villages, as this would generate a disproportionate number of additional journeys outside the villages and undermine the spatial strategy.

4.21 Ten Villages are identified as **Infill and Consolidation Villages** where the provision of services and facilities is extremely limited. Whilst new development is unlikely to add to the overall viability of the limited amount of services and facilities in these locations, the provision of a small amount of development within the physical confines of the settlement (where this is limited to infill and consolidation of the existing built framework), or where there are opportunities for the redevelopment of brownfield sites which will result in a positive environmental improvement, will be permitted. This should help to safeguard their vitality at least in the short to medium term.

4.22 The following policy defines the settlement hierarchy and the associated broad approach to development in each instance.

POLICY S2: Settlement Hierarchy

Proposals for new development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy. This will ensure that development reduces the need to travel and promotes sustainable communities based on the services and facilities that are available in each settlement. The use of previously developed land and buildings will be encouraged.

Market Towns – First Tier

Matlock, Ashbourne and Wirksworth

These are the District's main towns. They are the primary focus for growth and development to safeguard and enhance their strategic roles as employment and service centres. They will continue to provide significant levels of jobs and homes, together with supporting community facilities and infrastructure to meet their economic potential in the most sustainable way, consistent with maintaining or enhancing key environmental attributes.

Local Service Centre – Second Tier

Darley Dale

Darley Dale is an amalgam of smaller settlements which has the ability to support sustainable patterns of living in the District because of the current levels of facilities, services and employment opportunities that are available. It has the ability to provide for additional jobs and homes in order to help sustain and, where necessary, enhance current services and facilities, promoting better levels of self-containment and a viable, sustainable community.

Accessible Settlements with Some Facilities – Third Tier

Brailsford, Clifton, Cromford, Darley Bridge, Doveridge, Hulland Ward, Matlock Bath, Middleton, Northwood, Rowsley, Sudbury and Tansley.

These villages possess some facilities and services that, together with local employment, provide the best opportunities outside the first and second tier settlements for greater self-containment. They will provide for reduced levels of development in comparison to higher order settlements in order to safeguard and, where possible, improve their role consistent with maintaining or enhancing key environmental attributes.

Settlement boundaries for First, Second and Third Tier settlements are defined on the Policies Maps. New development should be focused within the settlement boundaries of these settlements in accordance with their scale, role and function unless otherwise indicated in the Local Plan.

Accessible Settlements with Minimal Facilities – Fourth Tier

Bonsall, Brassington, Carsington, Kniveton, Kirk Ireton, Marston Montgomery

Accessible Settlements with minimal facilities are defined as settlements with a very limited range of employment, services and facilities. Small villages have a low level of services and facilities and few employment opportunities. Development will, therefore, be limited to that needed to help maintain existing services and facilities and to meet the housing needs of the settlement. As such, there is some limited scope for development within these settlements.

In all cases, development should be commensurate with the scale and function of the settlement, can be accommodated through infill and consolidation of the existing built framework of the settlement or is well related to the existing pattern of development and surrounding land uses; would not lead to prominent intrusion into the countryside; or constitutes exception sites affordable housing (Policy HC5).

Infill and Consolidation Villages – Fifth Tier

Bradley, Ednaston, Hognaston, Hollington, Longford, Osmaston, Roston, Shirley, Yeaveley, Wyaston.

These remaining settlements have a lack of basic facilities to meet day to day requirements. However, there could be scope for very limited development within the physical confines of the settlement where this is limited to infill and consolidation of the existing built framework; or where there are opportunities for the redevelopment of brownfield sites on the edge of settlements which will result in a positive environmental improvement; or where development constitutes exception sites for affordable housing (Policy HC5).

Other Rural Areas

All other areas, including those villages, hamlets and isolated groups of buildings where nearly all services and facilities must be accessed in higher order settlements are, for the purposes of this plan, considered as 'countryside'. In these locations, development will be strictly limited to that which has an essential need to be located in the countryside.

Settlement Development Boundaries

4.23 Settlement development boundaries have been identified in the Plan. The boundaries seek to define the physical extent of those settlements which are considered to be the most appropriate and sustainable, given the scale of growth envisaged. The boundaries have been drawn in order to encompass the built-up area of each of the settlements within Tiers 1, 2 and 3 of the Settlement Hierarchy as these are the focus for the majority of planned growth up to 2033 and any additional development in these towns and villages should be concentrated within their built-up areas. The purpose of defined settlement boundaries is, however, not to limit the total supply of land for development but to assist in directing built development towards the most suitable and sustainable locations across the District with respect to the settlement hierarchy and to define the intended relationship between settlements and countryside beyond.

4.24 The following criteria have been used to define the extent of the settlement development boundaries where appropriate:

- i. existing commitments by virtue of an extant planning permission, for residential or employment development on the fringes of settlements;

- ii. allocations of the land for residential, employment and other purposes within this plan;
- iii. the presence of clearly defined physical features such as walls, fences, hedgerows, roads, streams;
- iv. the inclusion of schools, halls, large houses and other buildings which stand in extensive grounds, would depend on their relationship to the overall fabric of the settlement. In some cases, their relative isolation caused by their spacious setting would justify total exclusion whereas, in other cases the building itself could be included within the Settlement Development Boundary but the curtilage excluded;
- v. residential curtilages exclude; paddocks, orchards, land used for recreational purposes and similar uses and land separated from the main curtilage by a physical boundary;
- vi. open areas, including formal and informal recreation space, which contribute to the character or setting of a settlement, are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting.

POLICY S3: Development Within Defined Settlement Boundaries

Within the defined settlement development boundaries (Policy S2), planning permission will be granted for development where:

- a) the proposed development is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located;
- b) it does not adversely affect the purposes of the Peak District National Park or is harmful to its valued characteristics;
- c) it protects the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site and its buffer zone;
- d) the proposed development retains any existing buildings that make a positive contribution to the character and appearance of the settlement;
- e) the access would be safe and the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development;
- f) it would have a layout, access and parking provision appropriate to the proposed use, site and its surroundings; and
- g) it does not conflict with any other relevant policy of this Local Plan.

4.25 The NPPF sets out that one of the core planning principles is recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. It goes on to state that planning policies should support economic growth in rural areas by supporting the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. Proposals for the diversification of farm businesses, including the re-use of farm and other buildings, will therefore, be generally supported, provided they do not have an adverse impact upon the character and appearance of the surrounding area.

4.26 Paragraphs 54 and 55 of the NPPF advises local planning authorities that housing on rural exception sites in the countryside may be acceptable and that in the countryside new isolated homes in the countryside should be avoided unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

4.27 Where planning permission is required new housing in the countryside will generally not be supported and in any case all development proposals for housing in the countryside must be rigorously justified.

4.28 Applications for development within the countryside will be required to submit evidence to justify why such a location is required. The submission should include an indication of the alternative options that have been considered and an explanation as to why the countryside location is the preferable choice.

4.29 Wherever development is permitted in the countryside particular care will be needed to ensure that it is integrated sympathetically into the landscape and that its impact is minimised. Development needs to be viewed, therefore, in its context and in some cases the cumulative impact of successive smaller developments may affect the character of the countryside.

POLICY S4: Development in the Countryside

Outside defined settlement development boundaries, and sites allocated for development as defined on the Policies Map, the District Council will seek to ensure that new development protects and, where possible, enhances the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.

Planning permission will be granted for development where:

- a) It comprises the redevelopment of a previously developed site and/or conversion or extension of existing buildings for employment use provided it is appropriate to its location and does not have an adverse impact on the character and appearance of the rural area.
- b) It represents the sustainable growth of tourism or other rural based enterprises in sustainable locations where identified needs are not met by existing facilities.
- c) It comprises rural employment development including home working, commercial enterprises and live-work units.
- d) It comprises equestrian development where it does not have an adverse impact upon the character of the area.
- e) It involves development associated with sport and recreational uses in accessible locations and least environmentally sensitive locations.
- f) It comprises proposals for agriculture and related development which helps sustain existing agricultural and other rural based enterprises, including small scale farm

shops selling local produce, complementary farm diversification and new agricultural buildings that maintain the landscape quality and character of the countryside.

- g) It comprises proposals for the replacement of a non-residential / non-agricultural building with a more sustainable and appropriate non-residential alternative.
- h) It comprises proposals for enabling development that is required in order to maintain a heritage asset.
- i) It comprises the following forms of new residential development:
 - Housing in fourth and fifth tier villages in accordance with Local Plan Policy S2.
 - A single replacement dwelling in accordance with Local Plan Policy HC7.
 - Affordable housing in accordance with Local Plan Policy HC4.
 - Extensions to existing dwellings in accordance with Local Plan Policy HC10.
 - A Gypsy and Traveller site in accordance with Local Plan Policy HC6.
 - Housing to meet the essential requirements of agriculture, forestry or other rural based enterprise in accordance with Local Plan Policy HC13.
 - Conversion and Re-Use of Buildings in accordance with Local Plan Policy HC8.
 - Development on non-allocated sites on the edge of defined settlement development boundaries of first, second and third tier settlements (Policy S2) in circumstances where there is no 5 year supply subject to consideration against other policies in the Local Plan and the provisions of the NPPF.
- j) It does not adversely affect the purposes of the Peak District National Park and is not harmful to its valued characteristics.
- k) It preserves and/or enhances the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park;
- l) It protects the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site and its buffer zone.
- m) It does not lead to excessive encroachment or expansion of development away from the original buildings.
- n) In the case of proposals to re-use an existing building or buildings that are capable and worthy of conversion. Any such conversion will involve a building that positively contributes to an established local character and sense of place. In the case of replacement buildings they must bring about environmental improvement.
- o) In the case of new buildings for essential community facilities, they cannot be accommodated within the identified settlement development boundaries or through the re-use or replacement of an existing building.
- p) It comprises renewable energy development in accordance with Local Plan Policy PD7.
- q) Any significant loss of the best and most versatile agricultural land is outweighed by the benefits of the development and the development cannot be sited on land of lesser agricultural value.
- r) It will have a safe access and will not generate traffic of a type or amount which cumulatively would cause severe impacts on the transport network, or require improvements or alterations to rural roads which could be detrimental to their character.
- s) It does not undermine, either individually or cumulatively with existing or proposed development, the physical separation and open undeveloped character between nearby settlements either through contiguous extensions to existing settlements or through development on isolated sites on land divorced from the settlement edge.
- t) It does not conflict with any other relevant policy of this Local Plan.

4.30 The NPPF indicates that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

4.31 The Derbyshire Dales Housing and Economic Development Needs Assessment (2015) sought to define the Housing Market Area (HMA) for the Derbyshire Dales using criteria such as commuting flows, migration patterns and house price data.

4.32 The district of Derbyshire Dales is adjoined to the south and south-east by the Derby HMA comprising the local authority areas of Amber Valley Borough, Derby City and South Derbyshire District; to the north-east and east, by the North Derbyshire and Bassetlaw HMA comprising the local authority areas of Bolsover District, Chesterfield Borough and North East Derbyshire District Councils in Derbyshire and Bassetlaw District Council in Nottinghamshire; and to the north-west by the High Peak HMA comprising the local authority area of High Peak Borough Council.

4.33 The evidence points to a complex set of relationships between parts of the Derbyshire Dales and the surrounding areas, with the southern part of the Derbyshire Dales District, including Ashbourne and Wirksworth, falling within a Derby-focused HMA; whilst the northern part of the District (including Bakewell and Hathersage) falls within a Sheffield-focused HMA. The central part of the District, including Matlock, can reasonably be seen as falling within an area of overlap HMAs, with influences from Sheffield, Chesterfield and Derby.

4.34 In accordance with the Duty to Co-operate the District Council has engaged constructively, actively and on an ongoing basis with its neighbouring authorities. However, authorities are at different stages in plan-making and, as such, they have defined HMA boundaries based on a best fit to local authorities, with the geographies that they have defined not including Derbyshire Dales District.

4.35 As a consequence of the complex set of relationships that exist and the limited availability of appropriate data, it is not feasible to robustly identify the Objectively Assessed Need (OAN) for housing for each part of the wider HMAs which fall within the Derbyshire Dales. However, notwithstanding the above, under the existing arrangements all of the neighbouring local planning authorities are proposing to meet their objectively assessed housing needs in full in either their adopted or emerging local plans. Similarly, no neighbouring authority has indicated that they are in a position to contribute to meeting Derbyshire Dales' housing needs and no authority has requested that Derbyshire Dales contributes to meeting any unmet need from their area.

4.36 As part of future Local Plan reviews, it is desirable to review the existing arrangements with a view to either defining a wider strategic HMA or pursuing joint working and plan preparation across district boundaries.

4.37 The Derbyshire Dales Housing and Economic Development Needs Assessment (2015) identifies that the objectively assessed need for the whole of the Derbyshire Dales, including areas within the National Park, for the period 2013 - 2033 should be 322 dwellings per annum or an overall figure of 6,440. However, having regard to the more recent 2014-based Sub-National Population and Household Projections, the updated analysis of the housing requirements for the Derbyshire Dales points to a lower objectively assessed housing need (OAN) of 284 dwellings per annum. This equates to an overall requirement for the plan period of 5,680 dwellings. The District Council considers this to be a more up to date assessment of housing need for the period up to 2033.

4.38 This housing provision will be achieved through the following sources;

- Dwelling completions in the Derbyshire Dales (including within the Peak District National Park) in the period 2013 – 2017 (702 dwellings).
- Total net housing commitments in the Derbyshire Dales (excluding the Peak District National Park) at 1st April 2017 (2675 dwellings).
- Anticipated development in the Peak District National Park in the period 2017 – 2033 of 20 dwellings per annum (320 dwellings).
- A net windfall site allowance outside the Peak District National Park in the period 2017 – 2033 of 15 dwellings per annum (240 dwellings).
- Sites with a resolution to grant planning permission at 31st March 2017 (262 dwellings).
- Sites allocated in Policy HC2 where there is no extant planning permission or resolution to grant at 1st April 2017 and where development is expected in the period 2017 - 2033 (2485 dwellings).

4.39 The Derbyshire Dales Housing and Economic Development Needs Assessment (2015) also assessed the needs for registered care provision for older persons and identified a net need for 500 bedspaces over the period 2013-2033. This does not form part of the objectively assessed housing need and is to be provided in accordance with Local Plan Policy HC11.

4.40 On the basis of the evidence from the SHELAA, the District Council has concluded that there is capacity to allocate land on sites of 10 dwellings or more for 2,485 properties for the period up to 2033. Taking account of the contribution from development in the Peak District National Park, existing completions and commitments, and windfall development, the District Council has, at this time, sufficient land for 6,684 dwellings up to 2033. This represents flexibility of 17% and ensures that the Objectively Assessed Housing Needs of the District up to 2033 can be met.

TABLE 3: Strategic Housing Provision 2013-2033

OAN Requirement 2013 - 2033 (Net)	5680
Total Completions 2013 - 2017	702
Total Net Commitments at 1st April 2017	2675
PDNPA Contribution 2017 - 2033	320
Net Windfall Allowance 2017 - 2033	240
Other Sites with Resolution to Grant	262
Allocated Sites	2485*
Total Housing Provision	6684

* Allocated sites in Policy HC2 without the benefit of planning permission at 1st April 2017 and where development is expected in the plan period 2013 - 2033.

POLICY S5: Strategic Housing Development

The District Council will accommodate at least 5,680 dwellings over the period 2013 - 2033. In order to accommodate this requirement, sufficient land will be identified to accommodate at least 2,485 dwellings on new sites allocated in Policy HC2.

Strategic Employment Development

4.41 In order to sustain and grow the local economy, it is essential that sufficient land is available for businesses. Available land must also be of suitable quality and appropriately located to meet local needs and the objectives of the Local Plan. A range of sites must therefore be made available to satisfy the different requirements of all sectors of the economy.

4.42 The Derbyshire Dales Housing and Economic Development Needs Assessment (2015) concludes that taking account of forecast changes in the economy of Derbyshire Dales, and the demographic changes, that there is a requirement to identify a need for at least 15 hectares of employment land to meet development needs in the District to 2033. However, in order to ensure sufficient flexibility in supply and a range of sites throughout the District provision of 24 hectares of employment land is sought by Policy S6.

4.43 The NPPF sets out that in order to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century. Whilst this will generally entail ensuring that the location and design of new business premises are suitable for the modern needs of firms within the Plan area, it will also involve facilitating flexible working practices such as the integration of residential and commercial uses within the same unit.

POLICY S6: Strategic Employment Development

The District Council will maintain and, where possible, enhance the economic base of the Plan area.

This will be achieved by making provision for at least 24 hectares (gross) of employment land over the period 2013 - 2033 on new sites allocated in Policy EC2.

Matlock/Wirksworth/Darley Dale Development Strategy

4.44 Matlock is the administrative centre of the Derbyshire Dales, and the administrative centre for Derbyshire County Council. Its development as a Victorian and Edwardian Hydro town in the 1880's remains evident in the distinctive character and appearance of the town. Consequently, much of the town is situated within a Conservation Area. The town also has other designated heritage assets, including listed buildings, a schedule monument and a registered historic park and garden. Matlock town centre acts as a focus for the surrounding hinterland. Its administrative function results in significant daily net inward work related movements. Although the majority of the daily movements are car borne journeys, the town is however well served by public transport, with both bus and rail services available. There are also good public transport routes, which allow travel across the town. There are also opportunities for new development in the town that will not have an adverse impact upon its character and appearance.

4.45 The evidence from the Derbyshire Dales Retail Study Update (September 2015) indicates that Matlock town centre is attractive and well maintained and has a reasonable environment which is only reduced by the level of traffic travelling through. Pedestrian levels are good and there are plenty of units such as coffee shops to increase dwell time, coupled with a number of units selling items such as antiques and second hand goods, which are likely to be catering for the tourist trade.

4.46 The Study considers Matlock town centre to be a healthy centre which acts as a focal point for the wider surrounding area and as such provides a range of national retail operators, which include a series of 'attractors' such as Sainsbury's, Co-op, Iceland, Wilkinsons and M&Co along with banks, services and offices with occupiers such as Derbyshire County Council.

4.47 The designation of the Derby-Matlock rail line as a Community Rail line, and the introduction of hourly rail services has provided real opportunities for modal shift for visitors and commuters, and as a result there has been a significant increase in passenger numbers. The relatively flat area adjacent to the River Derwent also provides opportunities for modal shift, particularly for cycling and walking.

4.48 Wirksworth is an attractive market town with medieval origins. Its development is primarily associated with lead mining and more recently limestone quarrying. Wirksworth has a compact town centre, focused around the Market Place, with its array of historic buildings, with its principal streets leading off. Much of the town centre is designated as a Conservation Area. The town and parish have other designated heritage assets including a larger number of listed buildings and several scheduled monuments. Furthermore, in recognition of its important historic environment and architectural qualities over four hundred properties are covered by an Article 4 Direction which restricts inappropriate, external alterations.

4.49 To the south of the town the landscape is some of the highest quality in Derbyshire. The population of the town has fluctuated over time, according to local economic conditions. It has however been at such a level as to sustain all 'key' services and facilities. Although the town acts as a local focus for its residents there are considerable daily outward movements to Matlock and Derby. Although the majority of these will be car borne, there are however good public transport links which allow commuting to Belper, Derby and Matlock from Wirksworth. The re-opening of the Wirksworth to Duffield Railway line provides an alternative means of transport for local residents.

4.50 The evidence from the Derbyshire Dales Retail Study Update (September 2015) indicates that Wirksworth town centre predominantly serves a very local catchment and this is reflected in the high number of local independent traders and limited national operators. The centre would seem to adequately serve local needs as well as some tourist needs given the high numbers of public houses/wine bars. The study describes Wirksworth as an attractive and well maintained centre with a pleasant environment and a low number of vacant units.

4.51 Darley Dale, is situated to the north-west of Matlock and comprises several linear settlements that extend up the hillside to the north-east, beyond which is some of the highest quality landscape in Derbyshire. Whilst there is no designated Conservation Area at Darley Dale it does possess a number of other designated heritage assets including listed buildings and a registered historic park and garden. Its growth during the second half of the 19th century is associated with Sir Joseph Whitworth, the armaments manufacturer who lived at Stancliffe Hall. Through his benefaction the impressive Whitworth Centre and its associated park were constructed/formed in the 1890's. Although the level of population within Darley Dale has been sufficient to maintain the viability of all key services and facilities in the village, these however only provide day-to-day needs, with Matlock providing those essential services not available within Darley Dale. There are good public transport links between Darley Dale and Matlock, which allow daily commuting into/out of Matlock.

4.52 Tansley is situated approximately 2.5 kms east of Matlock. The level of population has been sufficient to maintain the viability of all the important services and facilities in the village. The village is served by public transport, which facilitates commuting to Matlock, and has capacity to accommodate new development without detriment to its character and appearance.

4.53 Matlock and Wirksworth are identified as Market Towns in the Settlement Hierarchy and as such are considered to be the most sustainable locations for most new development. The spatial strategy identifies Matlock and Wirksworth as primary areas within the Plan area for new development, where significant levels of employment and service provision will be maintained. Darley Dale is identified as a Local Service Centre. It has the ability to support sustainable patterns of living because of current levels of facilities, services and employment opportunities. It has the ability to provide for additional jobs and homes in order to help sustain and, where necessary, enhance current services and facilities, promoting better levels of self containment and a viable, sustainable community.

4.54 The Peak Sub Region Open Space study (2009) identified that local residents support and are keen that the District Council continue to protect the open spaces along the A6 Corridor between Matlock and Darley Dale. The local plan seeks to ensure that the open spaces protect the identity of the two settlements and ensure that there is no coalescence (see Policy PD10 in Section 5).

4.55 Whilst there are no large scale concentrations of industrial development in Matlock or Wirksworth there are a number of employment sites that are of importance in terms of the number of jobs that exist on site and their ability to make a significant contribution to the overall principle of delivering sustainable development. To ensure the continued availability of existing employment land, a number of these sites have been safeguarded from redevelopment to other uses.

4.56 In addition to these employment sites there are opportunities at Halldale Quarry, Cawdor Quarry, Matlock and Middleton Road, Wirksworth to bring forward high quality employment as part of mixed-used developments. The development of these sites will benefit both communities by providing more opportunities for residents to live close to their workplace and be less reliant upon the motor car as the primary mode of transport.

4.57 There has been a significant amount of investment in Matlock and the surrounding area in the past few years. The completion of a supermarket by Sainsbury's and the A6 town centre relief road at Cawdor Quarry in 2007 has led to many food shopping trips that previously had been undertaken to Chesterfield and other towns to be curtailed.

4.58 The vitality and viability of Matlock and Wirksworth town centres is essential to the overall sustainability and attractiveness of these towns. Consequently, maintenance and enhancement of the town centres will be essential to local quality of life and sustainability as well as to their continuing status as two of the main retail centres within the wider Peak District.

4.59 The strategy will be to protect and enhance existing retail provision, commensurate with the current role and function of the town centres as identified in the Derbyshire Dales Retail Study Update (September 2015).

POLICY S7: Matlock / Wirksworth / Darley Dale Development Strategy

The District Council will seek to promote the sustainable growth of Matlock, Wirksworth and Darley Dale whilst promoting and maintaining the distinct identity of its settlements, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meet the housing needs of the local community. This will be achieved by:

- a) Promoting and maintaining the distinct identity of the settlements which make up the central area by;

- 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 (Policy PD10).
 - 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.
- b) Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by;
- Allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the Plan area including the delivery of appropriate levels of affordable housing to meet local needs.
 - Supporting the development of new housing on sustainable sites.
 - Supporting the development of new housing within the mixed redevelopment of industrial legacy sites including Cawdor Quarry, Halldale Quarry, Middle Peak Quarry and Middleton Road.
- c) Encouraging the growth of local employment opportunities and supporting the diversification of the economy and growth of local business by;
- Allocating suitable, deliverable sites for industrial and business use sufficient to meet the economic needs of the area.
 - Supporting the provision of employment within mixed redevelopment of the industrial legacy sites including Cawdor Quarry (Matlock), Halldale Quarry (Matlock) and Middleton Road (Wirksworth).
 - Encouraging the growth of sustainable tourism.
 - Safeguarding existing employment sites for industrial and business use unless specifically allocated for an alternative use.
 - Protecting the Outstanding Universal Value of the Derwent Valley Mills World Heritage site whilst also realising its economic potential.
 - Supporting the development of Matlock Bath as a tourist destination for the 21st Century.
- d) Supporting enhancements to key community services and infrastructure and connectivity to meet the needs of the local population and support growth by;
- Working with partner organisations to enable improvements to school capacity in the area through the safeguarding of sites for existing and future educational purposes.
 - Working with the Clinical Commissioning Group to facilitate improvements to health provision in Matlock and Darley Dale.
 - Supporting improvements to the range and quality of town centre retail and services in Matlock and Wirksworth town centres.

- Supporting the implementation of the Derwent Valley Cycleway and White Peak Loop.
- Working to maintain and improve the provision of local leisure and cultural facilities and services.

Ashbourne Development Strategy

4.60 Ashbourne is known as the 'Gateway to Dovedale'. It is an attractive historic town, with origins in the medieval period. Much of the town centre is designated as a Conservation Area. Ashbourne is renowned as being one of the finest Georgian towns in England, its prosperity during the 18th and early 19th centuries has left an architectural legacy of important buildings which now form a distinctive characteristic of the town centre. The core of the town is designated as a Conservation Area but also has other designated heritage assets including an unusually large number of listed buildings in recognition of its important and fine architectural heritage. In addition to the designated heritage assets there are many non-designated heritage assets contained within the Derbyshire Historic Environment Record, plus other assets yet to be identified (i.e. buildings, structure and features of local interest). The population of the town grew from 5,579 in 1971 to 8,300 in 2011. The town is well served by a good variety of services and facilities. As a market town it acts as a focus for public transport. There are also good public transport links to the main employment area on the former Ashbourne airfield.

4.61 Although Ashbourne is situated within a large rural hinterland and is largely self-contained there is a considerable amount of commuting both to and from Derby and Uttoxeter. The town is the main employment and service centre for the southern part of the Derbyshire Dales.

4.62 The evidence from the Derbyshire Dales Retail Study Update (September 2015) indicates that Ashbourne is a healthy centre which provides for a range of occupiers including national retailers which draw people to the centre. Pedestrian flows are strong with the centre catering for both local shopping and tourists. The centre supports turnover estimated at £40.2 million for convenience goods and £27.0 million for comparison goods.

4.63 Maintaining the vitality and viability of Ashbourne town centre is essential for the overall sustainability of the town. The Waterside Retail Park has broadened the extent of the retail provision within the town. There is however very little capacity for additional growth in retail floorspace in Ashbourne, and few sites available within or on the edge of the town centre. The strategy will be to safeguard, and where opportunities arise, to improve the environment of Ashbourne town centre, as a means of maintaining its position as one of the main retail centres within the Wider Peak District and its attractiveness for both residents and visitors.

4.64 The Ashbourne Airfield Industrial Estate, which sits to the south east of the town is the largest industrial estate within the Plan area. As such it remains an important component in maintaining the sustainability of Ashbourne by providing an opportunity for local residents to use other modes of transport than the motor car to access this site. Its location and size are such that it is of strategic importance to the town and the surrounding rural hinterland.

4.65 A significant amount of previously developed land remains, which is a remnant of the former airfield to the east of the current Ashbourne Airfield Industrial Estate. This has the potential for a mixed use re-development which provides a second access into the Industrial Estate, relieving considerable congestion at the current Blenheim Road/Derby Road junction. In March 2017, the Council granted outline planning permission for a residential development of 367 dwellings, provision of 8 hectares of employment land, ancillary commercial and

community facilities, strategic landscaping, a new link road and associated infrastructure on land immediately adjacent to the current Industrial Estate. In addition, it is proposed to allocate further land at the former airfield for development (see Policies DS1 and DS8 in Section 8).

4.66 Waterside Park, on the site of the former Nestle factory has broadened the range and quality of modern office and employment premises within the town. Furthermore the Henmore Trading Estate is an important employment area which provides opportunities for small scale local businesses. Both of these are situated within the Settlement Development Boundary of Ashbourne and are important because of the contribution they make to delivering sustainable development.

4.67 Congestion in Ashbourne Town Centre has caused significant problems for a considerable time. The volume of traffic passing through the centre has a detrimental impact on environmental quality and affects the character and appearance of the area. A southern bypass for the town was constructed in the 1990's as a means of relieving the town centre of traffic. The District Council remains supportive of the principle of a second bypass to connect the A52 west of the town with the A515 to the north should funding opportunities arise.

4.68 The existing signalised junction of Station Street/Compton Street/Sturston Road/Derby Road/Old Hill already experiences peak hour congestion and has been the source of a number of accidents over the years. Whilst the potential to increase the capacity of these junctions through physical junction improvements is limited, mitigation measures and the promotion of sustainable transport interventions will be required.

4.69 Ashbourne is identified as a Market Town in the Settlement Hierarchy and as such is a priority location for new development where significant levels of employment and service provision will be maintained.

POLICY S8: Ashbourne Development Strategy

The District Council will seek to promote the sustainable growth of Ashbourne whilst seeking to safeguard its important role as a historic market town serving a wide rural hinterland.

This will be achieved by;

- a) Protecting and enhancing the unique character of Ashbourne whilst also seeking to meet its future development needs by:
 - protecting sites designated for environmental value, public open spaces, local and European wildlife sites, recreation areas and allotments;
 - maintaining and where possible enhancing, the vitality and viability of Ashbourne Town Centre;
 - protecting and enhancing the historic environment;
 - protecting and where possible enhancing biodiversity and geodiversity.
- b) Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:
 - allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the Plan area including the delivery of appropriate levels of affordable housing to meet local needs;

- supporting the development of new housing on sustainable sites;
 - supporting the development of new housing within the mixed redevelopment of opportunity sites such as Ashbourne Airfield.
- c) Encouraging the growth of local employment opportunities and supporting the diversification and growth of local business by:
- providing a new access to, and link road through the Ashbourne Airfield Industrial Estate to help realise the full economic potential of the site;
 - allocating suitable, deliverable sites for industrial and business use sufficient to meet the economic needs of the area;
 - supporting the retention and provision of employment within mixed redevelopment of the industrial legacy sites;
 - encouraging the growth of sustainable tourism;
 - safeguarding existing employment sites for industrial and business use unless specifically allocated for an alternative use.
- d) Supporting enhancements to key community services and infrastructure and connectivity to meet the needs of the local population and support growth by:
- supporting the principle of a second bypass to connect the A52 west of the town with the A515 to the north should funding opportunities arise;
 - working with partner organisations to secure the implementation of appropriate traffic management and mitigation measures;
 - working with partner organisations to enable improvements to school capacity in the area through the safeguarding of sites for existing and future educational purposes;
 - working with the Clinical Commissioning Group to facilitate improvements to health provision in Ashbourne;
 - supporting improvements to the range and quality of town centre retail and services in Ashbourne town centre;
 - working with partner organisations and developers to improve traffic flows throughout the town and minimising traffic congestion in the town centre;
 - working to maintain and improve the provision of local leisure and cultural facilities and services.

Rural Parishes Development Strategy

4.70 Beyond the hinterland of the Market Towns and their surrounding areas the remaining part of the Plan area consists of attractive rural villages and scattered hamlets with a rich and varied landscape in between.

4.71 The villages and hamlets in the Rural Parishes have varying degrees of access to services, facilities, and public transport. The largest of the villages in the Rural Parishes are Brailsford, Hlland Ward, and Doveridge.

4.72 The strategy for the Rural Parishes is to ensure that new development does not have any significant adverse impact upon the character and appearance of these villages, and the surrounding countryside. The strategy also seeks to provide for the continued sustainability of these communities focussing on improving access to services and facilities and delivering appropriate levels of affordable housing to meet local needs.

POLICY S9: Rural Parishes Development Strategy

The District Council will seek to promote the sustainable growth of the rural parishes whilst promoting and maintaining the distinct identity and historic character of individual settlements, improving accessibility to services and facilities wherever possible and meeting the housing needs of local communities.

This will be achieved by;

- a) Promoting and maintaining the distinct identity of the settlements which make up the rural parishes by:
 - protecting the character and local distinctiveness of the villages and hamlets;
 - protecting sites designated for environmental value, public open spaces, local and European wildlife sites, recreation areas and allotments;
 - protecting and enhancing key rural services and facilities which support rural communities including shops, public houses, village halls etc;
 - protecting the open countryside and high quality environment from inappropriate development;
 - protecting and enhancing the historic environment of rural villages.
- b) Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:
 - allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the Plan area including the delivery of appropriate levels of affordable housing to meet local needs;
 - supporting the development of affordable housing on rural exception sites;
 - supporting the development of new housing on sustainable sites.
- c) Encouraging the growth of local employment opportunities and supporting the diversification and growth of local business by:
 - encouraging farm diversification schemes in sustainable locations;
 - supporting the retention of existing and provision of new employment within existing communities;
 - encouraging the growth of sustainable tourism in appropriate locations.
- d) Protecting existing and supporting enhancements to key community services and infrastructure and connectivity to meet the needs of the local population and support growth by:
 - working with partner organisations to enable improvements to school capacity in the area through the safeguarding of sites for existing and future educational purposes;
 - working with the Clinical Commissioning Group to facilitate improvements to health provision in rural centres.

Local Infrastructure Provision and Developer Contributions

4.73 Community services and facilities include education, health and social services, public and emergency services, village halls, community buildings, social clubs, libraries, cultural facilities, places of worship, allotments and cemeteries. The term “infrastructure” is used to refer to all of the social, physical and “green” facilities needed for the proper functioning of the Plan area and the communities within it, having regard also to the interaction with the surrounding areas and includes the provision of infrastructure by utility companies such as Severn Trent Water, and United Utilities.

4.74 The approach towards infrastructure is firstly to make the most of the capacity of existing infrastructure; encouraging behavioural change where this will enable more efficient use of the existing infrastructure, remedying any major deficiencies in existing infrastructure and providing new infrastructure that is needed to serve the new development proposed in this Local Plan.

4.75 The District Council, under the auspices of the Duty to Co-operate, has sought to work with many different organisations to ensure that the Plan is prepared through a process of continuous engagement. In preparing the Local Plan the District Council has worked jointly with High Peak Borough Council, the Peak District National Park, Derbyshire County Council and other neighbouring local planning authorities to consider whether there are any issues of strategic importance that require close co-operation to deliver the Local Plan. Furthermore the District Council has held discussions with key infrastructure providers to ensure that plans are in place for the delivery of key infrastructure. Whilst the District Council has sought to determine that there are suitable mechanisms in place to deliver the necessary infrastructure there remains a few areas which will require detailed feasibility studies by delivery agencies to ensure the infrastructure will be in place to support the growth across the Plan area.

4.76 The Derbyshire Dales Community Infrastructure Levy and Viability Study has indicated that there is the potential to introduce a Derbyshire Dales Community Infrastructure Levy without it having an adverse impact upon the viability of development. Given the infrastructure requirements related to this plan the District Council is therefore likely to undertake consultation on a draft Charging Schedule in 2018.

POLICY S10: Local Infrastructure Provision and Developer Contributions

The District Council will work with partners to ensure that infrastructure will be in place at the right time to meet the needs of the District and to support the development strategy. The release of land for development will be informed by capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, services and community facilities, where necessary.

This will be achieved by:

- Providing for health and social care facilities, in particular supporting the proposals that help to deliver the Derbyshire Health and Wellbeing Strategy and other improvements to support local Clinical Commissioning Groups.
- Requiring that new development is suitably located and supported by appropriate

complementary measures to ensure accessibility to services and jobs and the health and well-being of local communities.

- Facilitating enhancements to the capacity of education, training and learning establishments throughout the Plan Area.
- Securing new transport infrastructure, including for walking and cycling to encourage modal shift, address traffic congestion and support growth identified in the Local Plan.
- Providing for strategic enhancement of the energy and utilities networks.
- Supporting improvements to and extension of telecommunications and the provision of superfast broadband infrastructure (where feasible) in accordance with industry standards.
- Ensuring the availability of water, flood risk infrastructure (including maintenance of flood defences) and wastewater 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.
- Supporting the provision of open space, sports and recreation facilities in order to meet the current and future needs of the district.
- Supporting improvements to, or the provision of new, waste management infrastructure required to support development.
- Safeguarding land needed for critical elements of future infrastructure provision through local plan allocations or designation.
- Providing for green infrastructure and enhancement of ecological networks through developer contributions.

New development will only be permitted where the infrastructure necessary to serve it is either available, or where suitable arrangements are in place to provide it within an agreed timeframe. Arrangements for the provision, or improvement of infrastructure directly related to a planning application will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission. This will ensure that the necessary improvements can be completed prior to occupation of development, or the relevant phase of a development. Subject to development viability and further consideration by the Council, infrastructure required to support the cumulative impact of household and population growth in the Derbyshire Dales will be supported by investment from a Community Infrastructure Levy.

The Council will work with service and infrastructure providers with the aim of ensuring the delivery of adequate infrastructure and services, to serve the development needs of the Plan area. Consideration will be given to ensuring that any adverse impacts arising are minimised, and that decisions on the provision of such infrastructure are taken on the basis of environmental sustainability as well as cost. Particular attention will be given to addressing the needs of those areas which experience economic and/or social deprivation.

The adequacy of infrastructure provision throughout the Plan area will be the subject of regular monitoring by reviewing the Infrastructure Delivery Plan to ensure that the sites and policies of the Local Plan remain deliverable.

5. Protecting Derbyshire Dales Character

5.1 The landscape of the Plan area is some of the most highly sensitive and attractive outside of the Peak District National Park. Given the high quality environment of the Plan area, and its relationship with the Peak District National Park it is appropriate to set out a strategy that addresses those elements that make up its character.

5.2 Preparing a plan that is locally distinct is a challenge for all local planning authorities. The spatial portrait identifies those elements of the Plan area that are unique and need to be specifically addressed. One of the main themes of this Local Plan is the protection of the character and appearance of the Plan area. This section, therefore, seeks to set out the approach to be taken with regard to design, the built and historic environment, biodiversity, green infrastructure, and landscape character.

Design and Place Making

5.3 Well-designed buildings respond to the character and setting of their surroundings and make a positive contribution to the protection and enhancement of attractive places and local identity. Towns and villages in the Derbyshire Dales have a distinct local character which has been defined by their architectural and historic development as well the use of natural materials such as stone. The distinct sense of place and high environmental quality of the towns and villages is a major factor in attracting people to live in the area.

5.4 It is important that any new development that is brought forward throughout the Plan area is capable of achieving a high standard of design by reflecting upon the locally distinct character and features of the area. However in appropriate circumstances contemporary design may be acceptable.

5.5 Given the constraints and challenges facing the Plan area, new development should be designed so that it is flexible and easily adapted to changing future uses. The rich variety of architectural styles and historic features in the Plan area needs to be protected and enhanced. Alterations to existing buildings and new development should be designed to complement the local distinctiveness of the area and make a positive contribution to the quality of the environment. A balance must be sought however, between protecting historic development and allowing new development that satisfies modern design requirements and contributes to the economic and social well-being of communities.

5.6 New development must be durable and should take account of the challenges of climate change and natural hazards such as flood risk and contaminated or unstable land. The use of sustainable design and construction methods will be supported as means of reducing the direct and indirect impacts on the natural environment.

5.7 The population changes forecast for the District Council area envisage a significant growth in the elderly population over the plan period to 2033. The District Council will therefore seek to ensure that the design and layout of new housing development is such that it can meet the future needs of all residents of the area.

POLICY PD1: Design and Place Making

The District Council will require the layout and design of new development to create well designed, socially integrated, high quality successful places, where people enjoy living and working. All developments should respond positively to both the environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

This will be achieved by:

- Requiring all development to be of high quality design that respects the character, identity and context of the Derbyshire Dales townscapes and landscapes.
- Ensuring that new development is designed to offer flexibility for future needs and uses taking into account demographic and other changes.
- Ensuring that all new development is based on a thorough site appraisal and that 'design quality' is reflected in the development through a clear understanding of site context including reference to any Design Statements, Neighbourhood Plans, and is sensitive to its context as well as contributing to sustainable living.
- Requiring that development on the edge of settlements enhances and/or restores landscape character, particularly in relation to the setting and character of the Peak District National Park.
- Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features.
- Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.
- Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees.
- Requiring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities.
- Requiring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments.
- Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people.
- Ensuring that development takes account of national design guidance and Supplementary Planning Documents.

Protecting the Historic Environment

5.8 The historic environment plays a key part in making the Derbyshire Dales a diverse and special place. It is varied and unique, and many of its heritage assets are recognised as an irreplaceable international and national resource.

5.9 The historic environment contains a number of assets including listed buildings, scheduled monuments, registered parks and gardens, archaeological sites, and other buildings and areas which contribute to the character of the local area. Heritage assets also make a significant contribution to the sense of local identity and new development should make a positive contribution to the historic character of the area.

5.10 The Council seeks to promote a positive strategy for the conservation, enjoyment and enhancement of the historic environment. The NPPF and National Planning Policy Guidance both stress that heritage assets should be conserved in a manner according to their relative significance. The Council values heritage assets for their historic, architectural, artistic and archaeological interest and recognises their important role in both national culture and local environment.

5.11 In December 2001, the Derwent Valley Mills in Derbyshire became inscribed as a World Heritage Site. This international designation confirms the Outstanding Universal Value of the area as the birthplace of the factory system where in the 18th Century water power was successfully harnessed for textile production, and became the model for factories throughout the world. Stretching 15 miles down the river valley from Matlock Bath to Derby, the World Heritage Site contains a fascinating series of historic mill complexes. Much of the cultural landscape setting associated with the mills and their communities of the 18th & 19th Centuries has also survived.

5.12 Particular scrutiny will be given to proposals relating to development in the World Heritage Site (or its buffer zone) which have the potential to impact on the Outstanding Universal Value. Proposals for significant development may be referred, where appropriate, to the World Heritage Site Partnership for detailed appraisal.

5.13 The heritage assets of the Plan area, and their relationship with the surrounding built environment make a significant contribution towards defining the area's local distinctiveness, as well as making it an attractive place in which people want to live and work. That character is recognised and identified within the Conservation Area Character Appraisals. It also makes the area desirable for visitors and tourists and has considerable benefits for the local economy. The strategy is therefore to ensure that the special character and appearance (and significance) of the built and historic environment across the Plan area is protected and wherever possible enhanced.

5.14 The historic environment of Derbyshire Dales extends to many more aspects than the sum total of the designated heritage assets. To protect the distinctive character of the Plan area, the District Council will continually review the extent of protection offered. This, for example, could include certain assets being given statutory protection by formal designation, that the number and extent of conservation areas are reviewed and that other means of identifying those assets that need protection on account of their local significance are positively identified through the compilation of lists of local buildings of special architectural or historic interest. Furthermore, the Council will continue to review and update Article 4 Directions, where relevant.

5.15 To ensure that development proposals do not have an adverse impact upon the special character and appearance (or significance) of many of the District's heritage assets (designated or non-designated), the District Council has adopted Supplementary Planning Documents on the conversion of farm buildings, shop fronts and commercial properties in respect of design guidance. These will be reviewed once the Local Plan has been adopted to ensure that they can continue to be used in the determination of planning applications.

5.16 Development proposals that are likely to have an impact upon the significance and/or the setting of a heritage asset will be required to be accompanied by sufficient information and details. The level of information and detail to be submitted should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposals on that significance. This will normally include a written statement clearly identifying and describing the significance of the heritage asset, and its setting, and the potential impact of the proposed development on that significance/fabric. Detailed drawings clearly describing the proposals, may have to be prepared by a suitably qualified person or a relevant recognised body.

POLICY PD2: Protecting The Historic Environment

The District Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

Particular protection will be given to designated and non-designated heritage assets and their settings including:

- The Derwent Valley Mills World Heritage Site;
- Listed Buildings;
- Conservation Areas;
- Scheduled Monuments;
- Archaeological Sites or heritage features;
- Registered Historic Parks and Gardens; and
- Non-designated heritage assets.

This will be achieved by:

- Requiring all works that could impact on a heritage asset or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence.
- Ensuring that development respects the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site and is in accordance with the Management Plan.
- The District Council taking proactive action in order to secure the repair and reuse of heritage assets 'at risk'.
- Ensuring that development within areas that are likely to affect other known important sites, sites of significant archaeological potential, or those that become known through the development process are accompanied by, an archaeological evaluation. Planning conditions and/or obligations will be agreed to ensure that, wherever possible, archaeological or heritage features are recorded and retained intact/in situ. Where this is impractical, based on compelling and justifiable reasons, such features will be appropriately excavated and recorded prior to removal or relocation.
- Requiring proposed developments that affect a heritage asset and/or its setting, including alterations and extensions to existing buildings, to demonstrate how the proposal has taken account of design, form, scale, mass, the use of appropriate materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is holistic, sympathetic and minimises harm to the asset.
- Requiring development proposals in Conservation Areas to demonstrate how the proposal has taken account of the local distinctive character and setting of the Conservation Area including open spaces and natural features and how this has been reflected in the layout, design, form, scale, mass, use of materials and detailing, in accordance with Character Appraisals where appropriate.
- Requiring the retention of shop-fronts of architectural or historical value wherever possible. Proposals for replacement shop-fronts, signage and colour, or alterations to shop-fronts affecting heritage assets should respect the character, appearance, scale, proportion and special interest of the host building and its setting.

- Continuing the District Council's programme of Conservation Area Character Appraisals.
- Reviewing, updating and introducing where appropriate, Article 4 Directions to control permitted development in Conservation Areas.
- Encouraging and where possible, supporting owners or occupiers of historic commercial buildings to improve and enhance their shop-fronts, windows, doors and signage in a traditional and sympathetic manner.

Biodiversity and the Natural Environment

5.17 The Plan area has a rich biodiversity, primarily because of the rural nature of the area. The countryside that surrounds the towns and villages and that borders the Peak District National Park, comprises a patchwork of internationally, nationally, regionally and locally designated sites important for their nature conservation value.

5.18 There are a total of 4 nature conservation sites of international importance, designated within the Plan area. These Special Protection Areas and Special Areas of Conservation are afforded the highest level of protection, in order to conserve the priority species and habitats located within them. There are also 19 Sites of Special Scientific Interest within the Plan area which are nationally recognised for their wildlife and geological interest. A number of these are also of international importance and are home to a wide variety of species and habitats that might find it difficult to survive in the wider Peak District countryside.

5.19 Derbyshire Dales is a partner organisation helping to deliver the Lowland Derbyshire Biodiversity Action Plan, which includes actions to address the needs of UK priority species and habitats, as well as plans for other habitats of local importance or interest.

5.20 There are a number of locally important wildlife sites and local nature reserves dispersed throughout the Plan area that are valued by local communities for their natural beauty and biodiversity value. There are well over 200 sites in the Derbyshire Dales included on the Derbyshire Wildlife Sites Register. Although much of the remaining countryside has no formal designation, the contribution that the wildlife and habitats within it make to both biodiversity and the quality and distinctiveness of the landscapes of the area are invaluable.

5.21 Opportunities for biodiversity to extend into the urban areas will be sought. In particular parks and gardens where there is space for vegetation and wildlife to thrive, and river corridors and trails that link habitats together. The continued development of the Green Infrastructure Network will provide opportunities for links between the urban areas and the surrounding countryside to be developed.

5.22 The impact of climate change on biodiversity will need to be addressed. Evidence from the UK Climate Change Impacts Programme is that some species are already adapting to changes in climate. However there is also an increasing recognition that adaptation to climate change should consider the wider landscape. By improving connectivity between habitats it is anticipated that species will become more resilient to the impacts of climate change.

POLICY PD3: Biodiversity and the Natural Environment

The District Council will seek to protect, manage, and where possible enhance the biodiversity and geological resources of the Plan Area and its surroundings by ensuring that development proposals will not result in harm to biodiversity or geodiversity interests and by taking full account of the following hierarchy of protected sites:

- a) internationally important sites including existing, candidate or proposed Special Protection Areas and Special Areas of Conservation;
- b) nationally important sites including Sites of Special Scientific Interest and National Nature Reserves;
- c) locally important sites including Local Wildlife and Geological Sites, Local Nature Reserves, Ancient Woodlands, County Geological Sites, and Priority Habitats identified in the Derbyshire Biodiversity Action Plan;
- d) the network of ecological networks that link biodiversity areas, including areas identified for habitat restoration and creation; and
- e) encouraging the protection and recovery of priority species linked to national and local targets.

This will be achieved by:

- Conserving and enhancing sites of international and European importance. The District Council will not permit any development proposals that have an adverse effect on the integrity of a European site (or wildlife site given the same protection as European sites under the NPPF) either alone or in combination with other plans or projects.
- Conserving and enhancing any Sites of Special Scientific Interest. The District Council will not normally permit any development proposal which would directly or indirectly (either individually or in combination with other developments) have an adverse effect on a Site of Special Scientific Interest.
- Conserving and enhancing regionally and locally designated sites.
- Not permitting any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:
 - a) there is no appropriate alternative site available;
 - b) all statutory and regulatory requirements relating to any such proposal have been satisfied; and
 - c) appropriate conservation and mitigation measures are provided, such mitigation measures should ensure as a minimum no net loss and wherever possible net gain for biodiversity; or if it is demonstrated that this is not possible; the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented.
- Encouraging development to include measures to contribute positively to the overall biodiversity of the Plan area to ensure there is a net overall gain to biodiversity.
- Working with partners including the Peak District Local Nature Partnership and the Lowland Derbyshire and Nottinghamshire Local Nature Partnership to help meet the objectives and targets in the Peak District Biodiversity Action Plan, or its successor plan.

- Working with partners to protect and enhance watercourses.
- Identifying local ecological networks and supporting their establishment and protection preferentially creating biodiversity sites where they have the potential to develop corridors between habitats (both terrestrial and freshwater).
- Working with partners in the public, private and voluntary sectors to develop and secure the implementation of projects to enhance the landscape and create or restore habitats of nature conservation value, and to secure the more effective management of land in the Plan area and its surroundings.

5.23 As a plan or project which may have a significant effect on a European site (Special Protection Areas (SPAs) and Special Areas of Conservation (SACs)) the Local Plan has been subject to a Habitats Regulations Assessment (HRA) as required under the EU Habitats Directive (92/43/EEC). Its purpose being to determine whether or not any significant effects are likely to be generated and to identify ways in which they can be avoided.

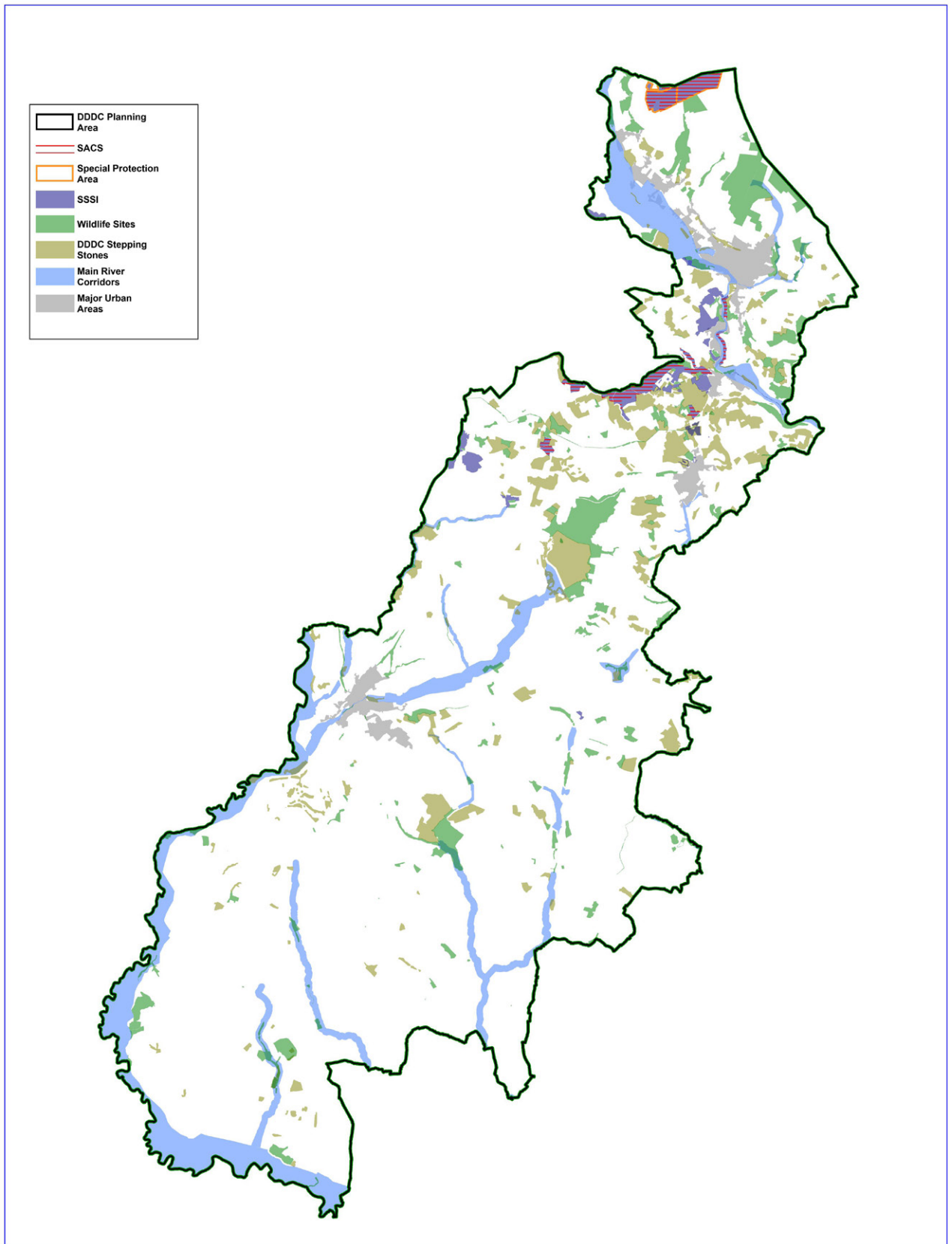
5.24 The HRA Report, which is available as a supporting document, has identified the potential for adverse effects on the Peak District Moors (South Pennine Moors Phase 1) SPA, the South Pennine Moors SAC, the Peak District Dales SAC, and Gang Mine SAC from residential development within the vicinities of these sites. Such adverse effects could be the result of pet predation, fire setting, trampling of vegetation, disturbance of birds, eutrophication from dog walking and disturbance of grazing animals used for site management. Furthermore, potential air quality effects that could result from construction activities for residential and employment uses, and the operation of employment uses, have been identified on the Peak District Dales SAC and Gang Mine SAC. Potential water quality effects from construction activities have also been identified in relation to the Peak District Moors (South Pennine Moors Phase 1) SPA, the South Pennine Moors SAC and the Peak District Dales SAC. Policy PD3 therefore requires that any proposals which could potentially result in adverse effects on European sites are assessed and mitigation is put in place to avoid adverse effects occurring.

Green Infrastructure

5.25 The Green Infrastructure of Derbyshire Dales is a network of linked, multifunctional green spaces that exist within both urban and rural environments. The spaces can be important for a number of reasons including: their landscape value; as habitat for wildlife; providing opportunities for outdoor recreation and education and as cultural and heritage features. They are made more valuable by being linked via rivers, canals, other waterways, hedgerows and belts of woodland and being accessible via public footpaths, long distance trails and quiet roads all of which benefit wildlife, the landscape, the historic environment, public health and the wellbeing of local communities.

5.26 Green Infrastructure includes ecological networks that contribute to biological diversity as a result of increased vegetation cover and connectivity, and facilitate migration, dispersal and genetic exchange of species and the wider environment. The Council will work in partnership with relevant local agencies and where appropriate with neighbouring authorities to enhance and wherever possible protect significant ecological networks within the District. Figure 7 shows the components and distribution of the Derbyshire Dales Ecological Network.

5.27 The protection and enhancement of these assets is essential in creating and maintaining sustainable communities as they provide opportunities for outdoor recreation and social interaction, improve accessibility through safe and attractive routes for walking and cycling and contribute to the network of habitats that are so important in sustaining local biodiversity.



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Figure 7 Derbyshire Dales Ecological Network

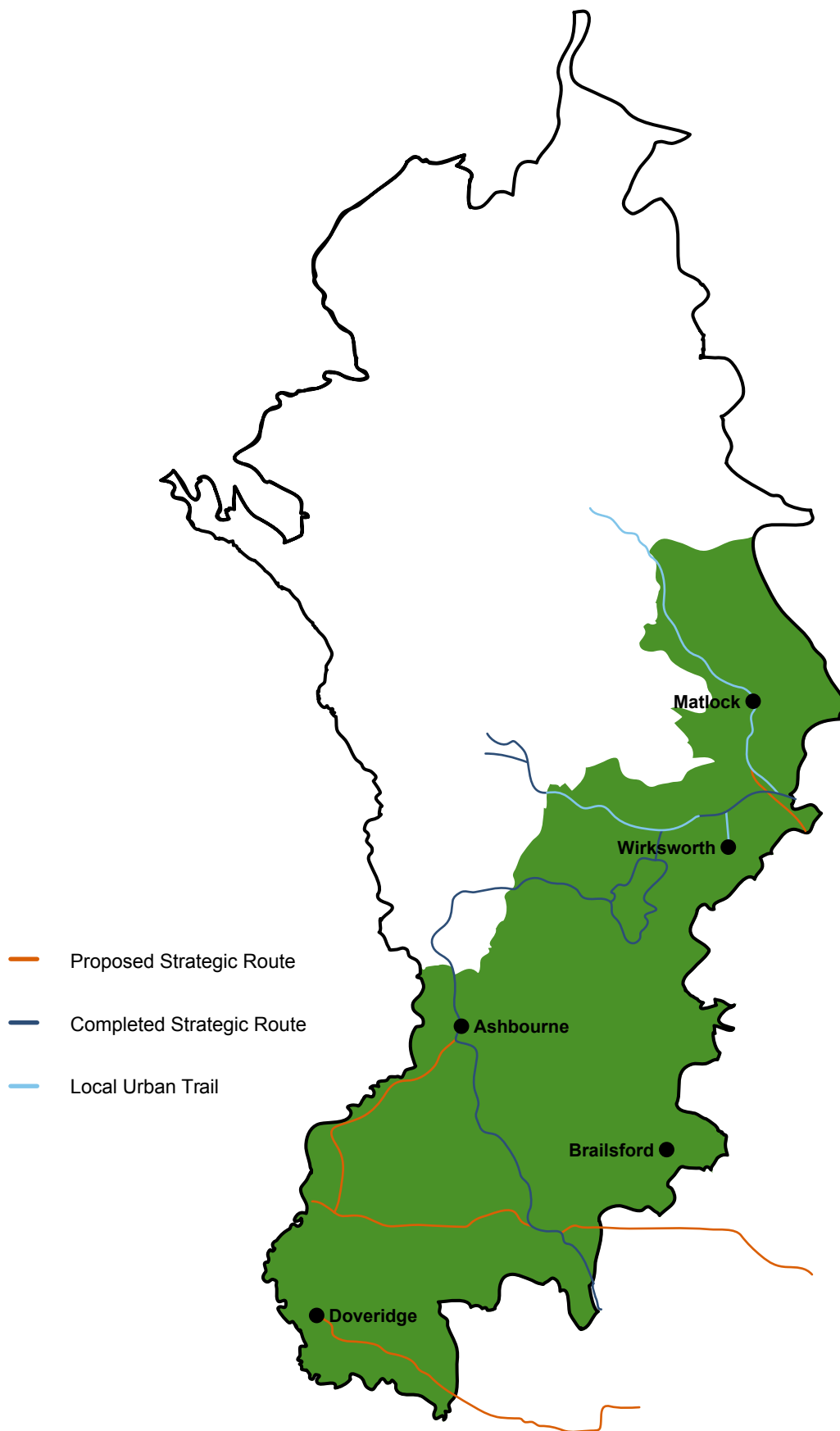


Figure 8 Long Distance and Local Trails in the Derbyshire Dales

5.28 Table 4 and Figure 8 set out details of the multi-functional corridors and trails that link green spaces, residential areas and town centres together across the Plan area.

TABLE 4 Long Distance and Local Trails in the Derbyshire Dales	
Route	Type
Pennine Cycleway	Long Distance Trail
Pennine Bridleway	Long Distance Trail
Derwent Valley Heritage Way	Long Distance Trail
Cromford Canal	Canal
Ashbourne Scenic Heritage Trail	Local Trail
Wirksworth Scenic Heritage Trail	Local Trail

5.29 Although there is a high quality strategic green infrastructure network across the Plan area, gaps have been identified that if addressed, would strengthen the network. The implementation of the West Derbyshire Greenway Strategy and the Matlock to Buxton Cycle Trail (White Peak Loop) in partnership with Derbyshire County Council and the Peak District National Park provides opportunities to achieve improvements in the network. At the same time this will deliver a range of sustainable development objectives by improving opportunities to walk and cycle, decreasing car dependency, improving the health and well-being of local communities and enhancing environmental quality.

5.30 Green infrastructure projects which include works within or in close proximity to European sites, could potentially result in adverse effects on those sites, either through construction of infrastructure (e.g. new trails) or by increasing recreation in the area. Assessments and mitigation would be needed to ensure that no adverse effects occur as a result of green infrastructure projects. Mitigation could include on site measures such as appropriate signage to divert people away from sensitive areas and construction management techniques to avoid any discharges of water or creation of dust.

POLICY PD4: Green Infrastructure

The District Council will through partnership working, develop, protect, enhance and secure the long term management of green infrastructure networks.

This will be achieved by:

- Requiring that development will not have a detrimental effect on the amount or function of existing green infrastructure unless replacement provision is made that is considered to be of equal or greater value than that lost through development; taking particular account of appropriate levels of mitigation where development would result in habitat fragmentation.
- Requiring that any green infrastructure development project that could result in adverse effects to a European site is subject to project-level HRA and appropriate mitigation put in place.
- Requiring that development proposals, where appropriate, make provision for the creation of new or enhancement of existing green infrastructure, including public and private open space, recreation areas, parks and formal outdoor sports facilities, local nature reserves, wildlife sites, woodlands, allotments, bridleways, cycle ways and local green spaces.
- Requiring that through its layout and design, new development responds to the location of existing green infrastructure and ecological networks, supporting their appropriate uses and functions.
- Where appropriate, ensuring that green infrastructure helps mitigate the effects of climate change including through management of flood risk.
- The protection and extension of existing long distance trails and the improvement of access linkages to the Peak District National Park.
- Identifying and protecting key wildlife corridors and stepping stones that connect sites of importance for biodiversity, including creating or restoring habitats of nature conservation value.
- Seeking opportunities for the creation of habitats that allow for the mitigation of the effects of climate change on species, including the enhancement of opportunities for species to migrate, establishing links between habitats and preventing habitat losses in line with Biodiversity Action Plans.

Landscape Character

5.31 The landscapes of the Derbyshire Dales are some of the defining characteristics of the Plan area. They define the sense of place, have a strong influence on local distinctiveness, and have been instrumental in shaping local settlement patterns. Local communities value their beauty, their variety, their tranquillity, their accessibility and the contribution they make to the quality of life. They are an important resource in attracting people to live and work in the area as well as driving the local tourist economy.

5.32 Landscape Character is defined as the distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It is based on the premise that the combination and arrangement of the physical attributes of the landscape such as scale; geology and landform; soils and land use; ecology and tree cover; settlement pattern; the degree of enclosure and the nature of the highways network, be they natural or man-made, give different areas a distinctive character.

5.33 Landscape character varies dramatically and there are significant differences across the Plan area. These differences are described and distinct landscape character types identified in, 'The Landscape Character of Derbyshire', (Derbyshire County Council, 2014).

5.34 There are 19 landscape character types distributed across 5 landscape character areas in the Derbyshire Dales which are set out in Table 5 below:

TABLE 5: Landscape Character Types in Derbyshire Dales	
Character Map of England- Landscape Character Areas	Derbyshire Dales Landscape Character Type
The Dark Peak	Open Moors Settled Valley Pastures Enclosed Moorland Riverside Meadows
The White Peak	Limestone Slopes Plateau Pastures Limestone Dales
The Derbyshire Peak Fringe and Lower Derwent	Wooded Slopes and Valleys Enclosed Moors and Heaths Wooded Farmlands Riverside Meadows Settled Farmlands
The Needwood and South Derbyshire Claylands	Settled Plateau Farmlands Sandstone Slopes and Heaths Settled Farmlands Riverside Meadows Estate Farmlands
The Trent Valley Washlands	Lowland Village Farmlands Riverside Meadows

5.35 The Peak District National Park contains some of the country's wildest and most beautiful landscapes. Approximately half of the Derbyshire Dales District lies within the Peak District National Park, with much of the Local Plan area bordering it. If the special qualities of the National Park are to be protected, careful control needs to be exercised over harmful development, be this within or outside the National Park. Proposals should take account of the adopted Peak District National Park Authority Landscape Strategy and Action Plan. Planning permission will not therefore be granted for development that is considered to be harmful to the valued characteristics of the National Park¹.

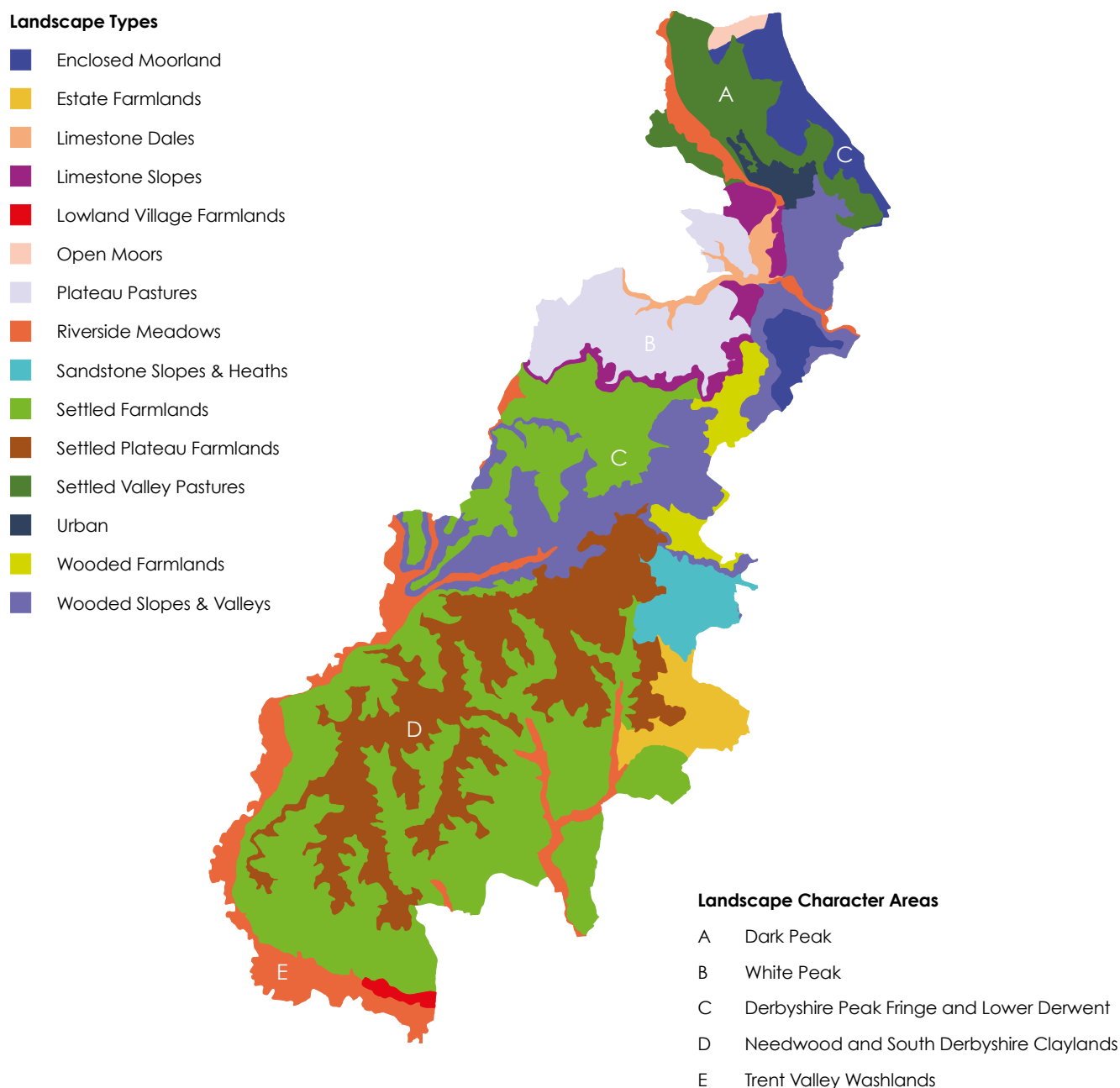
5.36 The quality of much of the landscape in the Plan area is equivalent to that in the neighbouring National Park yet the pressure to accommodate economic and social development is much greater. In order to protect and where possible enhance landscape character, development brought forward should as a minimum be able to assimilate into the landscape and avoid adverse impact on the landscapes that make the area special.

¹ The valued characteristics of the Peak District National Park are contained within paragraph 9.15 of the Peak District National Park Core Strategy (Adopted October 2011), which is available from the following link; http://www.peakdistrict.gov.uk/_data/assets/pdf_file/0014/141215/LDF-CoreStrategyFinal.pdf

5.37 The characteristics of each landscape type are described in detail in 'The Landscape Character of Derbyshire' which is supported by the 'Derbyshire Historic Landscape Characterisation Study', and the Derbyshire Dales Landscape Character Assessment. The District Council has adopted a Supplementary Planning Document concerned with Landscape Character and Design. The document provides guidance on how measures to ensure the protection and enhancement of the landscape should be included as part of proposals for new development which is a material planning consideration.

5.38 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 housing development, and was used to appraise the suitability of sites for inclusion within the Plan.

Figure 9 Derbyshire Dales Landscape Character Map



POLICY PD5: Landscape Character

The District Council will seek to protect, enhance and restore the landscape character of the Plan area recognising its intrinsic beauty and its contribution to the economic, environmental and social well-being of the Plan area.

This will be achieved by:

- Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers or other topographical features.
- Requiring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in 'The Landscape Character of Derbyshire' and 'Landscape Character of the Derbyshire Dales' assessments and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.
- Requiring that development proposals recognise the intrinsic character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park and can be accommodated without unacceptable impact.
- Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement.

Development will only be permitted if all the following criteria are met:

- a) The location, materials, scale and use are sympathetic and complement the landscape character.
- b) Natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development should be both retained and managed appropriately in the future.
- c) Opportunities for appropriate landscaping will be sought alongside all new development, such that landscape type key characteristics are strengthened.

Trees, Hedgerows and Woodlands

5.39 Trees, woodlands and hedges make an important contribution to the beauty, diversity and distinctiveness of the District. Tree and woodland canopies create shelter and shade, intercept rainfall and airborne pollutants, and reduce soil erosion and the leaching of pollutants into surface and ground waters. Woodland ecosystems are a key component of local biodiversity providing habitats for both rare and common species. Trees and woodlands take many years to mature, accordingly ancient woodlands and veteran trees in particular are irreplaceable.

5.40 Mature trees, woodlands and hedges are sensitive to the impacts of development, either directly through their removal or indirectly through the impacts of construction. Due to the length of time and the cost taken to replace mature features, and the contribution they can make to the quality of development, they should be retained and protected where possible. Surveys and assessments carried out in accordance with recognised standards should be used to inform the design process and minimise impacts.

5.41 Where their loss is unavoidable they should be replaced with suitable new planting either within the site or in the locality if this is more appropriate. Development can make a positive contribution to the local tree and hedgerow resource through new planting or the restoration and improved management of existing features.

5.42 Where trees within or adjacent to a site could be affected by development, a full tree survey and arboricultural implications assessment to BS 5837 will be required as part of the planning application. This needs to be carried out at a sufficiently early stage to inform the design of the development. The implementation of any necessary protective measures will be secured by the use of planning conditions.

POLICY PD6: Trees, Hedgerows and Woodlands

Development should seek where appropriate to enhance and expand the District's tree and woodland resource.

Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Trees, hedgerows, orchards or woodland of value should be retained and integrated within development wherever possible. Where their loss is justified replacement provision will be required utilising indigenous tree species and hedgerows that are in sympathy with the locality and the site and, as a minimum, of equivalent value to the trees and hedgerows to be lost.

Climate Change

5.43 Tackling climate change is a national priority. The long-term aim is to reduce carbon dioxide emissions by 80% below the 1990 baseline by 2050 and this is now a statutory duty embedded in the Climate Change Act 2008.

5.44 The NPPF indicates that Planning has a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. It advises that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.

5.45 The District Council, High Peak Borough Council and the Peak District National Park commissioned a feasibility study to assess the potential for renewable and low-carbon technologies, including microgeneration, across the Peak Sub Region². The Study concluded that there was potential for a range of different types of renewable/low carbon technologies to be used across the area. In particular it indicated that solar thermal and photo voltaic, heat pumps, small scale wind technologies and some medium wind technology in Derbyshire Dales had the potential to address climate change locally. It also found that there was potential for the use of combined heat and power schemes and decentralised district heating schemes especially in larger developments. Although the Study was updated in 2011 by the report: Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report; Prepared for East Midlands Councils by Land Use Consultants, Centre for Sustainable Energy and SQW the conclusions and recommendations from both reports are consistent. ² <http://www.derbyshiredales.gov.uk/climatechangestudy/part1>

5.46 The Study included a landscape sensitivity assessment that indicated that the high landscape quality of the Peak Sub Region was generally a constraint to renewable energy developments in particular to large scale wind turbine developments and bioenergy crops.

5.47 It made a number of recommendations including:

- a requirement for all new developments to have an energy statement that will demonstrate how the development complies with statutory regulation and planning policy;
- setting targets for renewable energy consumption using differential targets for domestic and non-domestic development and setting a tiered target based on planning use or the use of standards based on achieving set levels in the Code for Sustainable Homes (CSH) and Building Research Establishment Environmental Assessment Method (BREEAM);
- a policy for standalone renewable energy development that could be used to export energy to the grid or district heating schemes;
- a policy to support anaerobic digestion to include criteria to safeguard the landscape and environment;
- policies to promote heating networks and decentralised energy;
- using a carbon offset fund instead of targets to fund energy efficiency improvements in the existing housing stock.

5.48 The Study suggested that an alternative approach to using targets for renewable energy consumption or CO₂ reductions was the development of a policy based upon achieving set levels in the CSH or BREEAM. However, since publication of the Study, the Government has withdrawn support for CSH and suggested local planning authorities only require development to achieve optional building regulations standards if it can be shown that such requirements are necessary and viable.

5.49 Residential development accounts for approximately a third of all carbon emissions and therefore promoting low carbon residential development is one means of addressing the challenge of climate change. The Study considered that it is easier to achieve large contributions to energy demand from renewable/low carbon in domestic, rather than industrial or commercial developments.

5.50 The approach in the Local Plan will seek to reflect the energy hierarchy:

- reduce the need for energy;
- to use energy more efficiently;
- to use renewable energy;
- any continuing use of fossil fuels to be clean and efficient for heating and co-generation.

5.51 Energy efficiency and use of renewable/low carbon energy will be encouraged in new residential development. Commercial developments will be expected to achieve a very good or above assessment using the BREEAM standards which continue to apply. To ensure these requirements do not affect the viability of new developments, they will only apply to commercial development over 1,000 square metres. Pre-assessment certificates that set out the estimated performance of the development against BREEAM will be required to be submitted for applications involving commercial development over this threshold.

5.52 The strategic approach will therefore be to mitigate the effects of climate change without adversely affecting the quality and distinctiveness of the local environment by:

- directing development to sustainable locations;
- promoting low carbon sustainable development;

- maximising carbon reductions in new build by reducing the need for energy;
- using energy more efficiently; and
- generating energy from low carbon or renewable sources.

5.53 Where a wind turbine development scheme, alone or in combination with other plans and projects, has the potential to have an impact on a European site, developers must carry out a project-level Habitats Regulations Assessment of the likely significant effect(s) of the scheme, in accordance with the Habitats Regulations. In order to gain planning permission, wind turbine developments must demonstrate that they will not have an adverse effect on the integrity of any European sites. Wind turbine developments on an SPA or on functionally linked land associated with an SPA are likely to have adverse effects on that European site.

POLICY PD7: Climate Change

In addressing the move to a low carbon future for the Derbyshire Dales, the District Council will promote a development strategy that seeks to mitigate global warming, adapts to climate change and respects our environmental limits.

This will be achieved by:

- Requiring new development to be designed to contribute to achieving national targets to reduce greenhouse gas emissions by using land-form, layout, building orientation, tree planting, massing and landscaping to reduce likely energy consumption and resilience to increased temperatures.
- Supporting the generation of energy from renewable or low-carbon sources provided that the installation would not have significant adverse impact (either alone or cumulatively).
- Ensuring that renewable energy installations minimise any adverse impact on the landscape and landscape setting of the Peak District National Park and that any wind turbine developments demonstrate that they will not have any adverse effect on the integrity of any European sites (including project-level HRA where appropriate), wildlife sites, protected species or habitats.
- Promoting the use of sustainable design and construction techniques (including flood resistance/resilient measures).
- Ensuring that renewable/low carbon energy generation developments and associated infrastructure are supported by requiring Design Statements to include an assessment of how any impacts on the environment and heritage assets, including cumulative landscape, noise and visual impacts, can be avoided and/or mitigated through careful consideration of location, scale, design and other measures.
- Securing energy efficiency through building design.
- Unless it can be demonstrated that it would not be technically feasible or financially viable, requiring commercial developments over 1000m² to be designed to achieve Building Research Establishment Environmental Assessment Method (BREEAM) very good standard as a minimum. Pre-assessment (design stage) certificates will be required to be submitted accordingly.
- Supporting a pattern of development that facilitates the use of sustainable modes of transport.
- Promoting energy and water efficiency and the use of renewable / low carbon energy in new development and through retro-fitting or refurbishment of existing buildings.

- Supporting sustainable waste management by provision of space for recycling and composting.
- Supporting the re-use of buildings wherever possible and desirable to do so.
- Supporting the use of sustainable design and construction techniques including the re-use of buildings, use of recycled materials in construction, including where appropriate the local or on-site sourcing of these building materials.
- Encouraging the use of green infrastructure to help mitigate the effects of climate change and ensure climate change adaptation and resilience.
- Supporting development that promotes water efficiency measures and incorporates water conservation techniques, including rainwater harvesting and grey water recycling.

Where renewable/low carbon energy development accords with any of the principles listed above, proposals should demonstrate:

- a) the impact of the scheme, together with any cumulative impact (including associated transmission lines, buildings and access roads), on landscape character, visual amenity, water quality and flood risk, the historic environment and heritage assets as well as their setting and biodiversity;
- b) evidence that the scheme has been designed and sited to minimise any adverse impact on the surrounding area for its effective operation;
- c) the nature and extent of any adverse impact on users and residents of the local area, including shadow flicker, air quality and noise;
- d) the direct benefits to the area and local community.

Where appropriate, provision should be made for the removal of the facilities and reinstatement of the site should it cease to be operational.

In all cases development will need to demonstrate how any significant adverse impacts on acknowledged biodiversity interests (and the habitats that support them) will be adequately mitigated.

The Council will encourage the provision of small scale renewable energy developments utilising technology such as hydro installations, solar panels, biomass and wood fuel heating, small scale wind turbines and photovoltaic cells.

Community renewable energy schemes will be particularly welcomed where they comply with this policy.

Flood Risk Management and Water Quality

5.54 Water is a vital resource and its management is fundamental to sustainable development. The way in which water is managed is an important factor in determining whether new development has a positive or negative impact on people and the environment. Good planning of water issues can provide clean and reliable water supplies, areas for recreation, habitats for wildlife and flood mitigation. Derbyshire Dales has an intricate network of rivers and streams which have played a key role in industrial heritage, and contribute greatly to the richness, diversity and beauty of the District.

5.55 When determining planning applications, the Council shall ensure flood risk is not increased elsewhere, and only consider development in flood areas where informed by a site-specific Flood Risk Assessment, following the Sequential Test and Exception Test.

5.56 Historically surface water drainage systems have been designed to remove surface water from a site as quickly as possible by means of underground piped systems. This has the potential to increase flooding problems downstream and does not contribute to the natural recharge of groundwater levels. Such systems contribute to the transport of pollutants from urban areas to watercourses and groundwater. With concerns surrounding the impacts of climate change and the requirements of legislation including the Water Framework Directive, a more sustainable approach to drainage is therefore advocated to reduce flood risk, manage water quality and provide integrated amenity benefits.

POLICY PD8: Flood Risk Management and Water Quality

The District Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development.

When considering planning applications, the District Council will have regard to the 'Humber Flood Risk Management Plan', the 'Humber River Basin Management Plan' and the Local Flood Risk Management Strategy, all relevant Catchment Flood Management Plans and the Local Flood Risk Management Strategy.

Development will be supported where it is demonstrated that there is no deterioration in ecological status in line with the Water Framework Directive, either directly through pollution of surface or groundwater or indirectly through pollution of surface or groundwater or indirectly through overloading of the sewerage system and Wastewater Treatment Works.

Management of flood risk will be achieved by only permitting development within areas at risk from flooding as defined by the Environment Agency if:

- a) a sequential test as set out in the 'National Planning Practice Guidance' to the NPPF and in accordance with the updated 'Derbyshire Dales Strategic Flood Risk Assessment' demonstrates that this is the only site where the development can be located;
- b) the development is on a site which has passed the sequential test but where flood risk still exists, the sequential approach has been used to locate the most vulnerable parts of the development in the areas of lowest flood risk;
- c) where necessary an 'Exception Test' as set out in the 'National Planning Practice Guidance' to the NPPF demonstrates that the proposed development can be accommodated with an acceptable degree of safety;
- d) a site specific flood risk assessment shows that the site is protected adequately from flooding, or the scheme includes adequate flood defences or flood risk management measures and takes account of the predicted impact of climate change;
- e) it does not damage or inhibit access to watercourses for maintenance or existing flood defence and flood risk management structures or measures; and
- f) it will not cause or worsen flooding on the site or elsewhere, and will reduce flood risk elsewhere where possible.

New developments shall incorporate appropriate Sustainable Drainage Measures (SuDs) in accordance with National Standards for Sustainable Drainage Systems. This should be informed by specific catchment and ground characteristics, and will require the early consideration of a wide range of issues relating to the management, long

term adoption and maintenance of SuDs. In considering SuDs solutions, the need to protect ground water quality must be taken into account, especially where infiltration techniques are proposed. SuDs schemes will require the approval of the SuDS approval body for the area, where one exists.

Wherever possible SuDS will be expected to contribute towards wider sustainability considerations, including amenity, recreation, conservation of biodiversity and landscape character, making use of the role that trees, woodland and other green infrastructure can play in flood alleviation and water quality control.

For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required. Applications and proposals which relate specifically to reducing the risk of flooding (e.g. defence / alleviation work, retrofitting of existing development, off site detention /retention basins for catchment wide interventions) will be encouraged.

New development in areas with known ground and surface water flooding issues will seek to provide betterment in flood storage and to remove obstructions to flood flow routes where appropriate.

Pollution Control and Unstable Land

5.57 The District's industrial heritage means that there are a number of sites across the Plan area which have had one or more industrial or commercial uses and are likely to have some form of in soil and/or water contamination that may need to be addressed.

5.58 Sites which pose a current and imminent hazard to health, buildings, water or the environment can be managed under the contaminated land provisions of the Environmental Protection Act 1990.

5.59 The likelihood of development on particular sites causing harmful effects will vary greatly, depending on the nature of the development proposed, and the nature of adjoining uses and/or the sensitivity of the local environment. The important point is that such issues and potential impacts should be considered when putting forward a scheme. The implementation of satisfactory investigation, risk assessment, and remediation of sites subject to historic contamination can be managed through the planning process where a site is subject to a development proposal.

5.60 On a precautionary basis, the possibility of contamination should be assumed when preparing plans or considering planning applications in relation to all land which supported or was adjacent to a previous industrial use. In addition, the possibility of contamination should be considered where uses are proposed that are particularly sensitive to contamination, for example, housing, schools, hospitals and children's play areas.

5.61 The policy below sets out the way in which individual development proposals will be assessed in order to protect the safety and health of residents, workers and visitors alike. This approach seeks to ensure that the delivery of the required level of development in this Plan is achieved and that appropriate safeguards are in place against future contamination or pollution.

POLICY PD9: Pollution Control and Unstable Land

The District Council will protect people and the environment from unsafe, unhealthy and polluted environments whilst promoting the use of appropriately located brownfield land.

This will be achieved by only permitting developments if the potential adverse effects (individually and cumulatively) are mitigated to an acceptable level by other environmental controls or by measures included in the proposals.

This includes:

- air pollution (including odours or particulate emissions);
- pollution of watercourses (rivers, canals reservoirs, streams, ditches, ponds and wetland areas) or groundwater;
- noise or vibration;
- light intrusion;
- land contamination including soil pollution and disturbance; or
- other nuisance, environmental pollution or harm to amenity, health or safety.

The District Council will ensure that sites are suitable for their proposed use taking account of ground conditions and land instability, including from natural hazards such as radon gas, former activities such as mining, or pollution arising from previous uses. Planning permission will only be granted for development on land potentially affected by land contamination provided effective and sustainable measures are taken to assess, treat, contain or control the contamination so as to ensure that it does not:

- a) expose the environment or occupiers of the development and neighbouring land uses to any unacceptable risk;
- b) lead to or allow the contamination of any watercourse (rivers, canals, reservoirs, streams, ditches, ponds or wetlands) or groundwater;
- c) cause or allow the contamination of adjoining land.

The District Council will impose conditions relating to the assessment of remediation and verification processes where appropriate.

Matlock to Darley Dale A6 Corridor

5.62 There has been a long established policy that seeks to ensure that the open spaces between Matlock and Darley Dale are protected from inappropriate development in the interests of safeguarding the coalescence of the two settlements. As part of the Derbyshire Dales Strategic Landscape Sensitivity Study (August 2015) an assessment has been undertaken to determine which parcels of the open space between the two settlements are more sensitive to development, to validate the continuation to this policy. The Study concludes that in relation to the open spaces between Matlock and Darley Dale;

'The density of settlements increases towards the north, with the collection of settlements located on the A6 around Matlock comprising the most densely developed area. In this area physical coalescence has occurred between many of the settlements, such as Matlock and Upper Hackney, and Darley Dale and Two Dales, and it is difficult to identify the delineation of settlements on a map. However visual coalescence is prevented due to the presence of extensive screening vegetation, and open space alongside the A6. Land which prevents visual coalescence is therefore of high sensitivity, and it is important that this land remains undeveloped in order to maintain the perceived breaks between settlements.

Land of high sensitivity in this area also relates to the proximity to the Peak District National Park. Many of the settlements, such as Rowsley and Northwood, are located on the opposite side of the Derwent Valley to the Peak District National Park. Therefore, land surrounding them is visually prominent in views from the Park, and development could potentially adversely impact upon the setting of the Park'.

5.63 Accordingly, it is important that the most sensitive areas of land between Matlock and Darley Dale, remains open. The following policy seeks to protect these sensitive areas from inappropriate development.

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 Policies Map unless:

- 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.

6. Healthy and Sustainable Communities

Location of New Housing Development

6.1 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.

POLICY HC1: Location of Housing Development

The District Council will ensure provision is made for housing, taking into account all other policies in this Local Plan by:

- Supporting the development of specific sites through new site allocations in the Local Plan or a Neighbourhood Plan.
- Promoting the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose.
- Supporting housing development on unallocated sites in accordance with the defined Settlement Hierarchy (Policy S2).
- Encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives.
- Supporting development identified through a Community Right to Build Order.
- Supporting self-build housing schemes where there is an identified need.
- Supporting development promoted through a Community Land Trust.

The Council will monitor actual and forecast provision through the Monitoring Report and its housing trajectory to ensure that there is a 5 year supply of deliverable housing sites against the housing requirement in the Local Plan. In circumstances where there is no 5 year supply, the Council will give consideration to approving development on non-allocated sites on the edge of first, second and third tier settlements (Policies S2 and S4) subject to consideration against other policies in the Local Plan and the provisions of the NPPF.

If the indicators outlined in the Housing Implementation Strategy demonstrate that there is persistent under delivery against the housing requirements of the Plan area, the District Council will review the Local Plan to bring forward additional sites for housing.

Housing Land Allocations

6.2 In order to deliver the housing requirements set out in Policy S5 (Strategic Housing Development) it is necessary to allocate land for new residential development on sites outside of the existing Settlement Development Boundaries of the main towns and villages of the Plan area.

POLICY HC2: Housing Land Allocations

The following sites as identified on the Policies Map will be allocated for housing or mixed use development. The District Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

Reference	Location	Settlement	Site Area	No. of Dwellings
HC2(a)	Land at Lathkill Drive	Ashbourne	1.93	0 (35)
HC2(b)	Former Mirage Hotel, Derby Road	Ashbourne	0.41	20
HC2(c)	Land at Ashbourne Airfield (Phase 1)	Ashbourne	14.55	0 (367)
HC2(d)	Land at Ashbourne Airfield (Phase 2)*	Ashbourne	49.93	1100*
HC2(e)	Land off Cavendish Drive	Ashbourne	1.22	28
HC2(f)	Land to North of A52	Brailsford	1.86	32
HC2(g)	Land off Luke Lane	Brailsford	1.23	0 (35)
HC2(h)	Land at Luke Lane / Mercaston Lane	Brailsford	1.51	0 (47)
HC2(i)	Land at Old Hackney Lane	Darley Dale	1.68	57
HC2(j)	Land off Old Hackney Lane	Darley Dale	0.49	9
HC2(k)	Land to the rear of RBS	Darley Dale	4.41	135
HC2(l)	Land off Normanhurst Park	Darley Dale	1.70	20
HC2(m)	Land at Stancliffe Quarry	Darley Dale	10.16	100
HC2(n)	Land at Cavendish Cottage	Doveridge	1.89	0 (46)
HC2(o)	Land at Derby Road/ Hall Drive	Doveridge	5.65	0 (85)
HC2(p)	Land at Marston Lane	Doveridge	1.29	18
HC2(q)	Land off Wheeldon Way	Hulland Ward	2.12	0 (48)
HC2(r)	Land East of Ardennes	Hulland Ward	0.88	0 (18)
HC2(s)	Land off A517 and Dog Lane	Hulland Ward	1.68	0 (33)
HC2(t)	Land at Cawdor Quarry	Matlock	26.65	0 (432)
HC2(u)	Land at RBS, Matlock	Matlock	0.35	24
HC2(v)	Land at Halldale Quarry	Matlock	27.00	0 (220)
HC2(w)	Land off Gritstone Road/ Pinewood Road	Matlock	24.16	430
HC2(x)	Land to the north of Porter Lane, East of Main Street	Middleton By Wirksworth	1.53	45
HC2(y)	Former Permanite Works, West of Cawdor Quarry	South Darley	1.79	50

Reference	Location	Settlement	Site Area	No. of Dwellings
HC2(z)	Land at Thatcher's Croft	Tansley	0.66	0 (19)
HC2(aa)	Whitelea Nursery	Tansley	1.03	27
HC2(bb)	Land at Tansley House Gardens	Tansley	2.20	0 (49)
HC2(cc)	Land at Middleton Road	Wirksworth	9.46	150
HC2(dd)	Land at Middlepeak Quarry	Wirksworth	62.0	645**
TOTAL PROVISION ON ALLOCATED SITES				2890

*Development at this site will extend beyond 2033. Assumed completion of circa 800 dwellings 2017-2033

**Development at this site will extend beyond 2033. Assumed completion of circa 540 dwellings 2017-2033.

Sites with 0 in the number of dwellings column had planning permission for housing development upon publication of the main modifications to the Local Plan. A zero figure is specified to avoid double counting in the Housing land phasing schedule where the number of dwellings with planning consent is stated separately. In the event that these permissions lapse, indicative housing capacity figures for these sites are provided in brackets and in the corresponding Strategic Development Site Policies in Chapter 9.

Self-Build Housing Provision

6.3 Self build housing, also known as Custom Build, typically involves individuals commissioning the construction of a new house from a builder, contractor, package company or physically building a house for themselves. The Government are keen to promote an increase in self-build housing as one of the means of addressing housing need. The Self-Build and Custom Housebuilding Act 2015 requires local planning authorities to keep registers of self and custom builders for their area. It also places a duty on local authorities to "have regard to" such registers when carrying out their planning, housing, land disposal and regeneration responsibilities.

POLICY HC3: Self-Build Housing Provision

Where there is a proven demand for self-build housing provision as demonstrated by the Council's Self-Build Housing Register, developers will be encouraged to make provision for small builders or individuals or groups who wish to custom build their own home as part of all housing allocations included within this Local Plan. In determining the nature and scale of provision, the District Council will have regard to considerations of viability and site specific circumstances.

Affordable Housing

6.4 The NPPF states that local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.

6.5 The conclusions of the Assessment of Housing and Economic Development Needs (September 2015) reiterated previous research that Affordable Housing is a key issue that needs to be addressed in Derbyshire Dales as a result of the high cost of houses, and the relatively low incomes of local employees. It identifies that approximately 100 affordable homes are required each year to meet the anticipated future needs of the District's population.

6.6 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.

6.7 In bringing forward new residential development the District Council will seek to ensure that an appropriate mix of affordable housing types are delivered.

6.8 The Local Plan, Strategic Housing Land Availability & Community Infrastructure Levy Viability Study (September 2015) tested the potential viability of 8 different residential site typologies across 3 different value areas. The study concluded that in the high and medium value areas that delivering 45% and 33% affordable housing would not have any undue impact upon the potential to introduce the Community Infrastructure Levy (CIL) but by reducing the policy requirement for the provision of affordable housing to 30% the potential introduction of CIL across the whole of the Plan area does not undermine development viability. Given the benefits that the provision of additional community infrastructure will have on the Plan area it is considered appropriate to seek 30% provision of all new residential development as affordable housing on sites of 11 dwellings or more.

6.9 Detailed guidance on the affordable housing policy set out below will be included within a revised Affordable Housing Supplementary Planning Document.

POLICY HC4: Affordable Housing

The District Council will seek to maximise the delivery of affordable housing across the Plan area by working in partnership with the Homes and Community Agency, Registered Providers, Developers and Local Communities.

In order to address the significant need for affordable housing across the Plan area, all residential developments of 11 dwellings or more or with a combined floorspace of more than 1000 square metres should provide 30% of the net dwellings proposed as affordable housing.

The affordable housing provision should be in the form of 80% social and affordable rented accommodation with the balance being provided as intermediate housing or discount starter homes. These proportions may be varied in light of individual site circumstances and local considerations with the agreement of the District Council.

Where the proposed provision of affordable housing is below the requirements set out above, the District Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision.

Affordable housing provision should normally be provided in the form of completed dwellings, designed as an integral part of the development site itself and in perpetuity. In exceptional cases, the Council may allow provision of affordable housing off-site or by means of a financial contribution of equivalent value or through the provision of serviced land or a combination thereof.

Meeting Local Housing Need

6.10 The past delivery of affordable housing across the Plan area has occurred by negotiation with private sector housing developers, and by way of "rural exceptions", whereby sites have been brought forward solely for affordable housing when in normal

circumstances they would not have been appropriate locations for new open market housing. Much of this activity has been facilitated by the Rural Housing Enabler. Affordable Housing provided on rural exception sites delivers much needed housing to those in local need. The District Council will continue to support the provision of affordable housing on rural exception sites.

6.11 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. Discount starter homes do not fall within the current NPPF definition of affordable housing and are therefore exempt from this perpetuity requirement.

POLICY HC5: Meeting Local Affordable Housing Need (Exception Sites)

In exceptional circumstances, planning permission will be granted for affordable housing on sites that would not normally be released for housing development subject to the following:

- a) the Council is satisfied that the development is of a size, type and tenure which can be justified by evidence of need from a local housing needs survey which cannot be readily met elsewhere in the locality, for the number and type of housing proposed;
- b) the scale is in keeping with the settlement's setting and its role in the settlement hierarchy;
- c) the site is considered to be the most suitable to meet the identified need;
- d) the site is accessible to a range of local facilities and services;
- e) it is not subject to any other over-riding environmental or other material planning constraints;
- f) unless the housing consists of discounted starter homes, appropriate legal agreements are secured in order to ensure that such dwellings will remain available as affordable housing for local need, in perpetuity with the necessary management arrangements;
- g) the gross internal floor area of these dwellings shall comply with the latest recommended standards used by the Homes and Communities Agency (or any successor organisation).

In exceptional circumstances, planning permission will be granted for mixed affordable and open market housing as part of an exception site where it can be demonstrated that the provision of open market housing is required to facilitate the delivery of the local needs affordable housing.

The amount of open market housing for which planning permission will be granted will be limited to that which is the minimum required to facilitate the delivery of the local needs affordable housing provided that:

- a) all the requirements set out in the clauses (a) to (g) above are met;
- b) the number of open market dwellings included in the scheme shall be no more than that required to provide the necessary number of local needs affordable dwellings at low cost and shall not be more than 50% of the total number in the scheme;
- c) it can be ensured that the development profits from the open market housing element of the scheme above a reasonable developer return (having regard to appropriate land values and margin on building costs) are employed in subsidising the local needs element;
- d) the affordable housing element of the scheme is delivered in accordance with a programme agreed beforehand with the Local Planning Authority.

Gypsy and Traveller Provision

6.12 The NPPF and Planning Policy for Traveller Sites require local planning authorities to carry out assessments of the future accommodation needs of Gypsies and Travellers. These are called Gypsy and Traveller Accommodation Assessments (GTAA), which can be used to inform the preparation of policy and site allocations for Gypsies and Travellers at Housing Market Area or local plan level, as appropriate. In accordance with the NPPF and the Duty to Co-operate set out in the Localism Act 2011, a GTAA covering Derbyshire and East Staffordshire was jointly commissioned in August 2013 by the following organisations:

- Derbyshire County Council, Derby City Council and eight District and Borough Councils in Derbyshire;
- Peak District National Park Authority;
- East Staffordshire Borough Council; and
- Derbyshire Gypsy Liaison Group.

6.13 The GTAA was published by Derbyshire County Council in June 2015. The GTAA provides a starting point for considering pitch and plot requirements for Gypsies and Travellers and Travelling Showpeople in the Plan area for the period 2014/15 to 2033/34. It identifies a total pitch requirement of 6 pitches in the period 2014-2019 with an additional need for 1 further pitch every 5 years thereafter, suggesting a total need for 9 pitches over the period 2014-34.

POLICY HC6: Gypsy and Traveller Provision

Within the Plan area, there is a requirement for a minimum of 9 Gypsy and Traveller pitches for the period 2013-2033.

The District Council will safeguard 0.3ha of land at Watery Lane, Ashbourne as identified on the Local Plan Policies Map for at least 6 Gypsy and Traveller pitches. Provision for a further 3 pitches will be met on unallocated sites in accordance with the provisions of this policy.

The District Council will safeguard existing authorised and committed sites, for Gypsy, Traveller and Travelling Showpeople uses provided there remains a need for these uses within the Local Plan area.

The Council will ensure that a five year supply of specific deliverable sites for Gypsies and Travellers is maintained throughout the lifetime of the Local Plan.

The following considerations will be taken into account in the determination of applications for Gypsy and Traveller sites:

- a) the proposal will not have a significant detrimental impact on neighbouring residential amenity or other land uses;
- b) the site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network and would not result in a level of traffic generation which is inappropriate for roads in the area;
- c) the site is situated in a suitable location in terms of local amenities and services including schools, shops, health services, and employment opportunities to allow access by sustainable means;
- d) the site is capable of providing adequate on-site services for water supply, mains electricity, facilities for recycling and waste disposal and foul and surface water drainage;
- e) the site will enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/plots and their requirements as well as enabling access for service and emergency vehicles;
- f) the site is not situated within an area at high risk of flooding;
- g) the development is well planned and incorporates soft landscaping measures in order to mitigate the impact upon the character or appearance of the local area, the landscape or sites/areas of nature conservation value or heritage assets;
- h) the site is capable of providing adequate levels of privacy and residential amenity for site occupiers;
- i) the site is suitable taking account of ground conditions, land stability and other environmental risks and nuisances, with appropriate mitigation secured prior to occupation.

Replacement Dwellings

6.14 Paragraph 55 of the National Planning Policy Framework seeks to avoid new inappropriate isolated dwellings in the countryside. The replacement of dwellings in the countryside will be permitted provided that the dwelling to be replaced has not by its condition or use abandoned its residential use. The scale, form, design and massing of replacement dwellings needs to be controlled to ensure that development is complementary to its surroundings and the character of the countryside.

POLICY HC7: Replacement Dwellings

The replacement of dwelling houses outside defined settlement development limits will only be permitted where all of the following criteria are met:

- a) the residential use has not been abandoned;
- b) the existing use as a dwelling is lawful;
- 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 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.

Conversion and Re-Use of Buildings for Residential Accommodation

6.15 The NPPF provides support for the re-use and conversion of existing buildings to assist with the sustainable growth and expansion of all types of business and enterprise in rural areas. It also supports the conversion of existing buildings to support the transition to a low carbon economy. Recent legislative changes have introduced more flexibility about the re-use of existing buildings in rural areas for residential development without the benefit of planning permission.

6.16 However in the countryside not all buildings are appropriate for conversion to a permanent open market residential use. Many are in isolated locations in the open countryside and only suitable for conversion to permanent residential accommodation for use in connection with farming or other rural activity. In the countryside some buildings, having outlived their original purpose, are better demolished and the site returned to a green field.

6.17 However, some redundant buildings are of architectural or historic interest and can make an important contribution to the character of the settlement or to the quality of the landscape. Preference is for such buildings to be retained and put back into beneficial use rather than being allowed to fall into disrepair. As such conversion to residential use may be an appropriate means of securing their long-term preservation.

6.18 Residential conversions can often have a detrimental impact upon the fabric and character of barns, mills and other traditional buildings. Ancillary activities such as garaging, car parking, and boundary treatments can be very intrusive in the countryside. If planning permission is granted for a residential conversion in the countryside the Council will seek to impose conditions removing all permitted development rights.

POLICY HC8: Conversion and Re-Use of Buildings for Residential Accommodation

Outside defined settlement development limits, the conversion and/or re-use of existing buildings to residential use from other uses will be permitted where all of the following criteria are met:

- a) the building or group of buildings are of permanent and substantial construction;
- b) the form, bulk and general design of the existing building or group of buildings make a positive contribution to the character and appearance of its surroundings;
- c) the building or group of buildings can be converted without extensive alteration, rebuilding or extension;
- d) the conversion does not have a detrimental impact upon the character and appearance of the building or group of buildings and its surroundings.

Residential Sub-Division of Dwellings

6.19 The Council will encourage the full and effective use of land in appropriate locations within existing urban areas. For example, the use of first floor premises over shops and offices, as flats, can have particular benefits. These can include the retention and improved maintenance of a previously under-utilised building and the provision of small units of accommodation.

6.20 The conversion of houses into self contained units of accommodation should only be undertaken with care and should have regard to the amenities of neighbouring occupiers and the character of the area, whether rural or urban. Provision should be made for satisfactory parking space within the site curtilage to cater for an increase in the number of residents and to prevent any potential obstruction of the highway caused by residents parking on the roadside by necessity.

6.21 Outside those settlements identified in the defined Settlement Hierarchy (Policy S2) residential sub-divisions will be discouraged owing to their relative isolation away from services. Proposals should not require any further significant extensions or additions to the original building in order to be acceptable. The building when subdivided should appear almost identical to its pre-conversion form and any alterations deemed to be necessary must be appropriate in character to the locality. This principle is consistent with the objective of development restraint in the countryside and will prevent the urbanising effect of unrestricted alterations.

6.22 Planning conditions may also be imposed to remove permitted development rights, so that control can be exercised over the future form of the building.

POLICY HC9: Residential Sub-Division of Dwellings

In considering proposals for the sub-division of existing dwellings into two or more self-contained residential units the Council will have regard to:

- a) the provision of adequate vehicular access, car parking, amenity space and facilities for recycling and refuse storage;
- b) the adequacy of the internal accommodation in terms of privacy, natural light and outlook relative to the intensity of occupation envisaged;
- c) the likely impact on the character and appearance of the immediate neighbourhood of the design, scale, form and footprint of any proposed extension or alteration;
- d) no significant new extension should be made to any dwelling located outside defined settlement development limits: minor extension may be permitted only where essential in order for the new units to achieve basic living standards;
- e) the sustainability of the new development based around the site location and its relationship to the Plan's settlement hierarchy, including accessibility to shops, services and facilities;
- f) the need to minimise built form through the conversion of any existing outbuildings.

Extensions to Dwellings

6.23 The extension of existing dwellings is often an effective means of improving the housing stock. The Council is committed to allowing people to improve and extend their property, but will seek a high standard of design, which complements the scale and style of the house to be extended and others nearby.

POLICY HC10: Extensions to Dwellings

The District Council will support proposals for the extension of residential properties, and for erection of outbuildings incidental to the enjoyment of the dwelling, provided all the following criteria are met:

- a) the plot size of the existing property is large enough to accommodate the extension or outbuilding without resulting in a cramped or overdeveloped site;
- b) the height, scale, form and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and the site's wider setting and location;
- c) following construction of the extension, or outbuilding, sufficient space is available for the parking of cars, in line with the Council's Parking Standards, in a way that does not detract from the character and appearance of the area.

Housing Mix and Type

6.24 The NPPF states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes). The Council recognises that there are many differing needs within our communities as regards the range, type and size of housing required. Meeting the housing needs of all sectors of the community by providing a range and choice of housing is therefore a key objective of the Council. The Council also recognises that access to good housing is fundamental to improving the health and wellbeing of the District's communities.

6.25 The District needs a diverse range of housing sizes and types including specialised accommodation that addresses the needs of elderly or vulnerable people. Flexible design and adequate space is needed so that residential environments make it possible for people of any age or level of mobility to have a full life and take part in the community around them.

6.26 In regard to residential care bedspaces, the evidence suggests that over the Plan period there is a need for 500 bedspaces to be provided in Residential Care Homes (Within Use Class C2). The District Council will seek to work in partnership with Derbyshire County Council, developers and other agencies to bring forward development to meet this need.

POLICY HC11: Housing Mix and Type

All new residential developments (both market and affordable and whether general needs or specialised) will be required to contribute towards the creation of sustainable, balanced and inclusive communities by meeting identified local and District housing needs in terms of housing mix, size and tenure. Generally, the larger the scale of development, the more opportunity exists for a wider range of dwelling types and sizes.

The Council will seek to secure the following mix of housing as part of all residential developments of 11 dwellings or more. The final mix achieved on any site will be informed by the location, nature and size of the development site, character of the area, evidence of local housing need, turnover of properties at the local level and local housing market conditions.

	1-bed	2-bed	3-bed	4+ bed
Market	5%	40%	50%	5%
Affordable	40%	35%	20%	5%
All Dwellings	15%	40%	40%	5%

In order to maximise flexibility in the housing stock, 1 and 2 bed affordable homes should be provided through an appropriate mix of bungalows and houses, whilst 3 and 4 bed affordable homes should be provided as houses.

Proposals that do not provide for the above housing mix will be required to demonstrate how the development contributes to meeting the long term housing needs of the district particularly in regard to the housing needs of young people, families and the elderly. Planning permission will be granted for developments that provide an appropriate mix of housing having regard to the factors outlined above.

Specialised Housing Accommodation

Specialised accommodation is Use Class C3 housing that meets the needs of the elderly and vulnerable people of whatever age and includes the broad range of accommodation for older people and those with specialist care needs. It includes sheltered/retirement accommodation, assisted living with managed care and support services, extra care housing with on-site care and support services, close care housing which includes on-site care and support and large scale retirement villages (100+ units). Schemes that provide specialised accommodation whilst promoting independent living will be supported provided all of the following criteria are met:

- the type of specialised accommodation proposed meets identified District needs and contributes to maintaining the balance of the housing stock in the locality;
- the proposal relates well to the existing settlement and provides easy access to services and facilities, including public transport, enabling its residents' to live independently as part of the community;
- the design of the proposal, including any individual units of accommodation, is capable of meeting the specialised accommodation support and care needs of the occupier; and
- arrangements are in place to ensure the delivery of appropriate care and support packages.

Registered Care Provision

Schemes that provide registered care accommodation (Use Class C2) will be supported provided that the type of provision meets identified District needs.

Flexible Design

The District Council will encourage all residential developments to be designed and built to encourage sustainable and flexible living. In particular, it will provide accommodation that can be easily adapted to suit changing household needs and circumstances, including to cater for home working and to benefit household members with disabilities or older residents who may need care and support.

All dwellings will therefore incorporate sufficient storage space and floor layouts which will provide practical usable space and a good standard of amenity.

Elderly Needs Accommodation

6.27 Derbyshire Dales has a significantly older population structure than most local authority areas and the evidence indicates that the population of people aged 60 plus is anticipated to rise by 32% over the plan period.

6.28 The District Council recognises the need to provide housing for older people as part of the wider aim of achieving a good mix of housing, but also understands that many older people wish to exercise choice and value control over their housing options. In recent years new models of enhanced and extra care housing have emerged. These aim to meet the needs of those who require high levels of care and support alongside those who are still generally able to care for themselves. These models often allow for changing circumstances in situ rather than requiring a move.

6.29 These opportunities will not suit everybody and accordingly the following policy seeks to ensure choice, by supporting people who want to stay in their own homes, or to care for family members, through adaptations to properties.

POLICY HC12: Elderly Needs Accommodation

The District Council will support the provision of accommodation for older people which ensures that they are able to sustain on-going independence either in their own homes or with the support of family members. To enable this, the Council will support evidence-based proposals for the creation of self-contained annexes and extensions to existing dwellings in order to accommodate an elderly or disabled dependent.

Planning permission will be granted for the creation of an annexe where there is a clear justification for a dependant or full-time carer provided the following criteria are met:

- a) the annexe is linked to the main dwelling by an internal door or doors;
- b) the annexe is readily convertible into an extension to the main dwelling when no longer required for family health circumstances.

Permission may be granted to convert an existing outbuilding within the curtilage of a dwelling house to a self-contained annexe where it is not possible to attach the outbuilding to the main house. Any such application will require a legal agreement to ensure that a new dwelling is not created in an unsustainable location. Any outbuilding to be converted must be closely related to the main dwelling and have shared parking and amenity (garden) space.

Agricultural and Rural Workers Dwellings

6.30 In most cases workers employed in agriculture or other rural based enterprises, and their families, will be able to live in nearby villages or towns rather than having to build new dwellings in the countryside. However, there will be some cases where it is essential for those employed in these enterprises to live at, or very close to the site of their work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any individual involved.

6.31 If planning permission is to be granted, it will be an exception to normal planning policy. The onus is therefore on the applicant to satisfy the District Council that their involvement in farming, forestry or other rural enterprise is genuine, (or is reasonably likely to materialise), that the activity requires essential supervision necessitating a new dwelling close by and is capable of being sustained for a reasonable period of time sufficient to justify the development.

6.32 When assessing applications for dwellings associated with agriculture, forestry or other rural based enterprise the District Council will apply both functional and financial tests to determine whether such a dwelling is required.

POLICY HC13: Agricultural and Rural Workers Dwellings

The District Council will support proposals for the provision of dwellings to meet the needs of agricultural, forestry or other rural based workers. Planning permission will be granted where it can be demonstrated that all of the following criteria are satisfied:

- a) there is a clearly established functional need;
- b) the need relates to a full-time worker or one who is primarily employed in agriculture, forestry or other rural based enterprise which needs to be located in the area and does not relate to a part-time requirement;
- c) the unit and the agricultural / forestry or other rural based enterprise has been established for at least three years and has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so. Where this need is unproven or a new business is being established, a temporary dwelling (such as a mobile home) may be permitted to allow time to establish that there is a genuine functional and financial need for a permanent dwelling. A temporary dwelling will only be permitted for a maximum period of 3 years;
- d) the functional need cannot be fulfilled by another existing building on the unit or within the locality that could be converted, or another existing dwelling on the unit or within the locality which is suitable and available for occupation by the worker concerned;

- e) the size of the dwelling is commensurate with the needs of the enterprise and is sustainable in terms of the viability of the activity;
- f) the dwelling is well related to either existing dwellings or buildings associated the activity with which it is required;
- g) the dwelling is not situated within an area of unacceptable flood risk.

In all cases, the District Council will:

- seek to prevent the sale of the dwelling separately from the site itself or any part of it without the prior approval of the District Council;
- limit occupation of the dwelling to a person solely based in a rural based activity or;
- to a person solely, mainly or last employed in agriculture within the locality, or to a widow or widower of such persons and to any resident dependants.

Applications for the removal of restrictive occupancy conditions will only be granted where it can be demonstrated that:

- a) the restriction has outlived its original planning purpose, and;
- b) there is no reasonable prospect of the dwelling being occupied by an agricultural or other rural based worker as demonstrated by a comprehensive marketing exercise which reflects the nature of the occupancy restriction.

Open Space and Outdoor Recreation Facilities

6.33 Open spaces for sport and recreation are essential for achieving sustainable development, as they provide opportunities for exercise and social interaction amongst local residents. Good quality open spaces benefit the health and well being of the wider community, support biodiversity, reduce flood risks and enhance the environment.

6.34 The Peak Sub Region Open Space, Sport and Recreation Study³ assessed the demand and supply of open space, sport and recreation facilities. It also undertook an assessment of quantity and quality of different types of open spaces along with their accessibility and value to the local community. The Study concluded that there was a good supply of high quality open space for sport and recreation across most of the Plan area.

6.35 Whilst the Study found that the quality and quantity of open space and recreation facilities across the Plan area were in most cases sufficient to meet the needs of the population, it found that the area would benefit from some additional provision in relation to indoor sports facilities, swimming pools and sports pitches.

6.36 Across the Plan area the Study found that demand for allotments far exceeded provision. As local communities continue to become more aware of the economic and environmental benefits of sustainably grown food, it is envisaged that demand for allotments will continue to increase and therefore shortage in provision will need to be addressed.

6.37 The strategy will therefore be to ensure that both the quantity and quality of open space, sport, leisure and recreation facilities throughout the Plan area is maintained and wherever possible enhanced, with the loss of any such facility only being countenanced if there is either a subsequent quantitative or qualitative increase in overall provision.

³ <http://www.derbyshiredales.gov.uk/openspacesreport2009> & <http://www.derbyshiredales.gov.uk/sportsassessmentreport2009>

6.38 Provision for open space and recreation is clearly important to the health and wellbeing of the area. The Peak Sub Region Open Space, Sports and Recreation Study 2012 identified local standards for the provision of both open space and built facilities. These are set out below in Table 6 and will be used in the application of Policy HC14⁴:

Table 6: Open Space Requirements (2012 Study)			
		Area Requirements	
Type	Definition	Hectares per 1,000 People	Square Metres per dwelling
Children's Play – Equipped Children's Play	Land provided with equipment the purpose of which is to enable young children to play.	0.04	0.93
Outdoor Sports Facilities	Land provided with facilities that allow for the use of the site for such activities as football and cricket.	1.82	42.23
Open Space			
Parks and Gardens	Accessible, high quality opportunities for informal recreation and community events.	0.82	19.03
Semi/Natural Green Space	Wildlife conservation, biodiversity, environmental education and awareness.	1.41	32.71
Amenity Green Space	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.	1.29	29.93
Allotments	Opportunities for people to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.	0.17	3.94
Civic Space	Providing a setting for civic buildings, public demonstrations and community events.	0.01	0.23

Indoor Sports Facilities Requirements (Square Metres per 1000 People)	
Sports Halls	41.7
Swimming Pools	22.7
Fitness Provision	9.2

6.39 New housing developments will need to provide access to open space provision in addition to private and communal space in accordance with these standards. The requirements for on-site or off-site provision will however vary according to the type of open space to be provided. Given that the towns and villages across the Plan area are set in natural surroundings generally with ready access to the countryside, developer contributions for Semi/Natural Green Space and Amenity Greenspace will not be sought. In all other cases appropriate on-site provision will be negotiated with developers on a case by case

⁴ The District Council has worked with Sport England to produce the 'Derbyshire Dales Built Sports Facilities, Playing Pitch and Open Space Strategy' which for the purposes of Policy HC14 are the successor documents to the 2012 study. See: www.derbyshiredales.gov.uk/indoorfacilitiesstrategy www.derbyshiredales.gov.uk/playingpitchstrategy www.derbyshiredales.gov.uk/openspacestrategy

basis in accordance with the standards, having regard to the location and characteristics of the site.

6.40 A financial contribution, where appropriate, will be required for the following typologies to either make up a deficit, enhance existing or to provide new facilities:

- Parks and Gardens
- Allotments
- Civic Space

6.41 Residential developments will generally be required to meet the need for children's play on-site, either as an integral part of the design, or by way of a financial contribution which will be used to install or upgrade play facilities in the vicinity of a proposed development. The Council will generally require either the provision of new on-site open space or a financial contribution towards the cost of new off-site provision where new residential development takes place in areas of inadequate public open space; or where existing provision would become inadequate because of the development. The future maintenance of any new open space provision will be the responsibility of the developer.

6.42 The Fields in Trust (FIT) recommended minimum area of a formal LAP (Local Area for Play) is approx. 0.01ha, or 100 sq. metres (0.01ha). Similarly, the FIT recommended area of a formal LEAP (Local Equipped Area for Play) is approx. 0.04 hectares, or 400 sq. metres. Therefore, on the basis of the above standards, a significant amount of new housing development is required to warrant on-site provision of formal children's play space of a FIT standard. Consequently with the exception of larger sites the provision for children's play space will take the form of developer contributions to up-grade equipped children's play facilities in the vicinity of the development.

6.43 To ensure a high quality of design and layout some informal open space provision will generally be required on-site. The extent of informal open space provision will be determined on a case by case basis taking account of site size, shape, and topography.

POLICY HC14: Open Space and Outdoor Recreation Facilities

The District Council will seek to protect, maintain and where possible enhance existing open spaces, sport and recreational buildings and land including playing fields in order to ensure their continued contribution to the health and well-being of local communities.

This will be achieved by:

- Resisting any development that involves the loss of a sport, recreation, play facility or amenity green-space as identified on the Policies Map or loss of any other existing open space, sport or recreational site, except where it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the development or the loss is associated with an alternative sports provision that would deliver benefits that would clearly outweigh the loss, or an assessment has been undertaken to demonstrate the facility is surplus to requirements and imposing conditions or negotiating a section 106 Obligation to ensure that replacement provision is provided at the earliest possible opportunity.
- Encouraging improvements to existing recreation, play and sports facilities within communities and providing new opportunities that shall be informed by the

Peak Sub Region Open Space, Sport and Recreation Study (2012) or successor documents.

- Improving the quantity, quality and value of play, sports and other amenity greenspace provision through requiring new residential developments of 11 dwellings or more to provide or contribute towards public open space and sports facilities in line with the Derbyshire Dales local open space and recreation provision standards set out in Table 6.
- Collecting financial contributions towards the delivery, improvement and management of off-site provision of open space and recreation facilities through Section 106 agreement or via the Community Infrastructure Levy.
- Exploring options for the management of new areas of open space to be undertaken by community owned and run trusts.

Community Facilities and Services

6.44 Community services and facilities include education, health and social services, public and emergency services, village halls, community buildings, social clubs, libraries, cultural facilities, places of worship, allotments and cemeteries. These services and facilities play an important role in terms of sustainable development by the reduction of outward vehicular movements for essential needs. Consequently support in principle is given to the improvement and provision of new services, and facilities that support the sustainability of local communities.

6.45 The loss of any of these services or facilities, especially from more remote rural villages can have a significant impact upon community life. Proposals that would result in the loss of important local services and facilities including shops and public houses will not be granted planning permission until all possible options have been explored to maintain the existing use. As part of their submissions for planning permission, applicants will be required to demonstrate the extent to which they have marketed the business as a going concern, and the viability of the options that they have considered.

POLICY HC15: Community Facilities and Services

The District Council will seek to maintain and improve the provision of local community facilities and services. This will be achieved by supporting proposals which protect, retain or enhance existing community facilities (including multi use and shared schemes) or provide new facilities. New facilities should preferably be located within defined settlement limits where they are most accessible. In exceptional cases, facilities may be located adjacent to these areas where it can be demonstrated that this is the only practical option and where a site is well related and connected to the existing settlement.

Development which involves the loss of a community asset or facility including land in community use, community/village halls, village shops and post offices, public houses, schools, nurseries, places of worship, health services, convenience stores, libraries, and other community services/facilities including Assets of Community Value, will only be supported where it can be demonstrated that:

- a) there is evidence to demonstrate that the existing use is no longer needed to serve the needs of the community; or
- b) the existing facility is no longer financially or commercially viable as demonstrated through a robust and comprehensive marketing exercise with the facility actively marketed at a realistic price for a continuous period of at least 12 months immediately prior to the submission of an application; and
- c) the use or facility has been offered to the local community for their acquisition/ operation at a realistic price.

6.46 In order to fulfil its function and to provide the necessary services and facilities, the County Council has identified sites that they intend to develop. To ensure these sites remain available for development as community facilities it is necessary to safeguard them from prejudicial development. In addition to the sites that the County Council intend to develop, there are a number of other sites where plans for the provision of community facilities are well advanced. The Council wish to see these sites also protected from any prejudicial development.

POLICY HC16: Notified Sites

Planning permission will not be granted for any development that would prejudice the development of the following sites as identified on the Policies Map;

- 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.

Promoting Sport, Leisure and Recreation

6.47 The provision of appropriate open space, sport and recreational facilities is an important aspect of providing attractive, healthy and socially inclusive communities. Open spaces, sports facilities and recreational opportunities contribute to the quality of places and settlements and the Council is active in promoting facilities and supporting services which offer a wide and diverse range of positive recreational experiences.

POLICY HC17: Promoting Sport, Leisure and Recreation

Development proposals involving the provision of new sports, cultural, leisure and recreational facilities, or improvements and extensions to existing facilities will be permitted provided that:

- a) the proposals are connected to and associated with existing facilities, they are located at a site that relates well to the settlement hierarchy in the District or they are intended to meet specific rural needs that cannot be appropriately met at settlements within the settlement hierarchy;

- b) it is capable of being accessed by a range of transport modes and by disabled people and those with restricted mobility;
- c) it would not have an adverse impact on the character and appearance of its surroundings and the immediate or wider landscape;
- d) it does not create unacceptable problems in terms of the relationship between the proposal and the neighbouring uses beyond the development site.

Planning permission will not be granted for development which results in the loss of any existing recreational site or facility, or where the last use was for recreational purposes, including allotments, public and private playing fields, play areas, formal and informal amenity areas, and public open space unless:

- a) it can be demonstrated that there is no current or anticipated demand for the existing facility; or
- b) it can be demonstrated that the site has no value or potential value as an alternative green space, which contributes, or could contribute to the reduction of recreation pressure on European Sites; or
- c) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of size, usefulness, attractiveness, quantity and quality in a suitable location; or
- d) the development is for alternative sports and recreational provision, the needs for which outweigh the loss.

Where sites or facilities are lost replacement provision must be made available prior to the loss of the original facility.

Managing Travel Demand and Accessibility

6.48 Derbyshire Dales sits between two important national corridors; the M1 and M6. The former of these, the M1, passes through Derbyshire's eastern edge and is an important draw for those Districts with direct access to it. The main access junctions are Junctions 28 and 29 (both of which are known to be congested). The A6 forms the main route along which many settlements have historically formed, including Cromford, Matlock, and Darley Dale. To the south of the Plan area the A52 links Ashbourne with Derby and Stoke on Trent. The A50 provides a strategic link between Derby and Stoke on Trent and passes close to villages such as Doveridge and Sudbury.

6.49 Access to shops, key services, facilities, training and employment is important to maintaining quality of life. The rural nature of the Plan area means that accessibility is a key issue, with many of the more isolated rural settlements having limited or no public transport access. The continued sustainability of these settlements is important to maintaining the local distinctiveness of the Plan area, and as such the strategy required to deliver this will need to focus on meeting local housing need and improving accessibility.

6.50 An assessment of the current transport and access conditions in the Plan area identified traffic congestion hotspots in Ashbourne and Matlock town centres. The reason for congestion varies from location to location but can include leisure, shopping and school runs. However, the most significant single contributor to trips on the local highways network is journeys to work. Many residents in Derbyshire Dales travel to Derby, Sheffield and Amber Valley to work.

6.51 The assessment has also highlighted areas that have limited access to key services and facilities such as healthcare, education, shopping and post offices. Typically the more rural parts of Derbyshire Dales were identified as having the least access to key services and facilities.

6.52 The Rural Accessibility Study⁵ commissioned by Derbyshire Dales and Derbyshire County Council sought to review accessibility issues to the south of the A52. It found that this part of the Plan area suffered particularly from a poor range of local services and facilities and limited public transport options to access services elsewhere.

6.53 The current dispersed settlement pattern across the Plan area means that access to services is a major issue. By shaping patterns of future development and influencing the location, scale, density and mix of land uses, the Local Plan can help reduce the need to travel, reduce the length of journeys, congestion and make it safer and easier for people to access jobs, shops, leisure facilities and services by means of transport other than by private car.

6.54 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, Highways England, 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.

6.55 Derbyshire County Council has a particularly critical role to play, not just as the local highways and public transport authority but by taking the lead on matters such as public rights of way, leisure routes, cycleways and accessibility.

6.56 The Derbyshire Dales Traffic and Transportation Evidence Base (2016) indicates that in order to address the consequences of the development proposals set out in this Plan on the local highways network that effective travel demand measures are required, particularly in Matlock and Ashbourne. The District Council will therefore work in partnership with the County Council to develop a programme that seeks to encourage more use of sustainable travel modes in accordance with Policy HC20.

6.57 Travel Plans will be required to be submitted for major developments as a way of improving access to such schemes by sustainable means of transport and will be secured by way of condition or s106 agreement. To ensure the effective implementation of Travel Plans, the District Council, in association with Derbyshire County Council, will seek to ensure that an appropriate financial contribution is made by the developer to achieve this.

6.58 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 Highways England and the Highways Authority as appropriate.

6.59 In circumstances where a safe access can be achieved but the proposed development would result in a severe impact upon 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.

⁵ <http://www.derbyshiredales.gov.uk/ruralaccessibilitystudy/part1> & <http://www.derbyshiredales.gov.uk/ruralaccessibilitystudy/part2>

POLICY HC18: Provision of Public Transport Facilities

Development proposals should cater for the needs of bus and taxi operators, where appropriate. Layouts should encourage operational efficiency, maximise likely bus passenger traffic and include ancillary facilities such as shelters and seating for users.

POLICY HC19: Accessibility and Transport

The District Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan. This will be achieved by:

- Delivering sustainable patterns of development.
- Ensuring that additional growth within the towns and villages of the Plan area is managed and where possible, accompanied by accessibility improvements and travel demand measures. Such measures to include a targeted programme of sustainable transport interventions to minimise single occupancy car usage, improvements to local bus services and the implementation of effective Travel Plan measures.
- Promoting a balanced distribution of housing and employment development.
- Ensuring the development of social, cultural and community facilities in locations that allow for ease of access by multiple methods of transportation.
- Requiring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.
- Requiring that new development can be integrated within existing or proposed transport infrastructure to further ensure choice of transportation method and enhance potential accessibility benefits.
- Supporting proposals for new community assets and facilities where these are required to meet the needs of the Plan area or lead to the provision of additional assets that improve community well-being.
- Requiring that facilities are well related to public transport infrastructure and provide high standards of accessibility to all sectors of the community.
- Supporting innovative schemes to secure the local delivery of public services in rural communities and other areas with poor public transport, in particular the delivery of some services through the use of mobile services and technology will be encouraged where this results in better local provision.
- Supporting highways and junction improvements required to address the cumulative impact of development across Derbyshire Dales as identified in the Derbyshire Dales Local Transport Study and Infrastructure Delivery Plan.
- Promoting the maintenance and introduction of appropriate facilities to support cyclists, pedestrians and horse riders, ensuring that development supports the use of local cycleway and pathway networks to improve choice of travel and ensuring safe access to developments on foot and by bicycle.
- Encourage and promote improvements to public transport networks in association with the Local Highway Authority, Network Rail and other providers.
- Supporting the further development of the Derwent Valley Rail line and Peak Rail.

- Approving developments unless the residual cumulative impacts on the transport network are severe.
- Ensuring development does not lead to an increase in on-street parking to the detriment of the safe and efficient operation of the highway network.
- Requiring applicants to submit details of parking provision, which includes the proposed parking provision, based on an assessment of parking needs of the development and the impact on the surrounding road network. The details should be proportionate to the impact of the development.
- Requiring applicants to submit, implement and monitor Travel Plans (or Travel Plan Statements) and Transport Assessments to support relevant proposals, as advised by the Highways Authority.

Developer contributions or funding pooled through a Community Infrastructure Levy will be used to deliver transport and accessibility improvements required to accord with this policy.

In the event that a Community Infrastructure Levy is adopted, the Regulation 123 "Infrastructure List" will also specify appropriate measures to be funded.

POLICY HC20: Managing Travel Demand

The District Council, in consultation with the Highways Authority, will adopt a hierarchical approach to ensure the delivery of sustainable transport networks will be adopted which will seek to provide (in order of priority):

- 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.

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.

Car Parking Standards

6.61 The provision of off-street car parking is necessary to ensure the safe and efficient operation of the highways network. As such the District Council will seek to ensure that the amount of car parking required by new development is in accordance with the standards set by Derbyshire County Council as Highways Authority.

6.62 The allocation of parking spaces for disabled people is the subject of a Departmental Traffic Advisory Leaflet (5/95) which includes guidance on the proportion of spaces that might be appropriate. The decision on exactly how many parking spaces to provide, both on and off street, remains one for the District Council and operators to determine, depending on local circumstances. All new developments will be required to ensure access for the disabled in accordance with Traffic Advisory Leaflet (5/95).

POLICY HC21: Car Parking Standards

Vehicular parking for new development should be provided having regard to adopted standards, as set out in Appendix 2 of this Local Plan, or where the developer can adequately justify their own parking provision with evidence accompanying any planning application. Evidence will need to demonstrate that the level would not have a detrimental impact on the local road network.

7. Strengthening the Economy

7.1 This Section focuses on how the District Council and its partners will support the economy of Derbyshire Dales to encourage jobs and employment opportunities within the Plan area. Accordingly, it is important to understand the specific local challenges and aspirations that have been identified by key organisations and strategies.

7.2 A Local Enterprise Partnership (LEP) is a voluntary partnership between local authorities and business set up to help determine local economic priorities and lead economic growth and job creation within the local area. The Derbyshire Dales District falls within two LEP areas:

- D2N2 - Derby and Derbyshire, Nottingham and Nottinghamshire;
- Sheffield City Region.

7.3 Each LEP has produced a Strategic Economic Plan. The D2N2 Plan sets a single target of creating 55,000 additional private sector jobs in the D2N2 area by 2023 and includes proposals for the use of Local Growth Funds to help overcome market failure and tackle barriers to growth. The Plan recognises that the natural environment of its rural areas, particularly the upland Peak District and surrounding market towns are key economic assets for D2N2 and that smaller scale growth is appropriate in towns within Derbyshire Dales. Priority sectors include: food and drink manufacturing, creative industries and the visitor economy, all of which are important to the economy of the Derbyshire Dales. One of the Plan's strategic priorities is the establishment of the Peak District as a World Class Destination. This is to be achieved through investment in infrastructure to help unlock new housing and employment sites at Ashbourne Airfield, via a new access and link road, and enabling works to help deliver former quarry sites around Matlock.

7.4 Sheffield City Regions Strategic Economic Plan aims to create 70,000 additional jobs and create 6,000 new businesses by 2023. The Plan describes the Derbyshire Dales as an area with a high quality of life, thriving small businesses and attractive market towns with opportunities for growth. To encourage growth the Plan prioritises investments in infrastructure, business support and skills, and seeks to grow employment within knowledge intensive sectors which will help diversify and strengthen the Dale's economy. The District Council will continue to work proactively with both LEPs to ensure that the District plays an appropriate role in securing sustainable economic growth.

7.5 The District Council's own Economic Plan 2014 – 2019 aims to help enable the creation of more higher-value jobs in the Dales in place of lower skilled, lower paid roles. Four priorities are identified for investment:

- Growing microbusinesses.
- Vibrant market towns as employment and service centres.
- Broadband speed and access in rural communities.
- Increasing quality employment opportunities for young people in rural areas.

7.6 Sectors for particular focus within the District Council's Economic Plan are; manufacturing, knowledge based and creative industries and the visitor economy. Unlocking stalled employment sites in and around market towns is a key objective of the Economic Plan with the following five priority sites identified to support growth within the Plan area:

- Ashbourne Airfield, Ashbourne
- Bakewell Road, Matlock
- Cawdor Quarry, Matlock

- Halldale Quarry, Matlock
- Middleton Road, Wirksworth

7.7 Proposals that help to implement the aims and objectives of the Economic Plan will be supported by the District Council, subject to the provisions of other policies in the Local Plan.

New Employment Development

7.8 A diverse and growing local economy is an important element required for achieving sustainable development throughout the Plan area. Despite the current economic climate, the percentage of the working age population unemployed in the Derbyshire Dales (0.5%) is below the Derbyshire (1.5%) and national (2.0%) averages. However, nearly a quarter (23.5%) of those unemployed are under the age of 25 (all figures at Nov 2015). The District also has a highly skilled workforce with Derbyshire Dales exceeding regional and national averages for the percentage of the population educated to NVQ Level 4 (33.4% in the Dales compared with 23.7% in Derbyshire and 27.4% nationally) (Census 2011).

7.9 However, the average salary of those people working within the Derbyshire Dales is significantly lower than that of Derbyshire and the wider region. Weekly pay in the Dales averages £345 per week, compared to £479 for the East Midlands as a whole, Derbyshire Dales earnings levels are 35% below the England average (ONS ASHE 2015). This indicates a continued reliance on lower paid jobs locally and that many residents commute outside the District to seek higher wage job opportunities, particularly to neighbouring urban areas such as Derby, Nottingham and Sheffield.

7.10 Employment in manufacturing and construction represents 20% of the Derbyshire Dales workforce (Census 2011), but public sector dependency remains high. Employment in traditional industries such as farming and quarrying remain above the national average, but represent only 6% of the Derbyshire Dales workforce (Census 2011). The need to secure higher-wage jobs and attract knowledge-based industries remains a key issue. As such the Local Plan will seek to support growth in these sectors across the Plan area.

7.11 Small/micro-businesses, self-employment and home-working are an important part of the local economy. However, a key issue for the Derbyshire Dales is to encourage more of these smaller businesses to grow. As such the Local Plan will seek to support growth in these sectors across the Plan area.

7.12 A priority challenge for the Peak District Partnership and the Local Plan is to develop an economy that provides high-wage, high-skill jobs for local people. Significant opportunity exists to raise the quality and value of the Peak District 'product', building the Peak District brand beyond the visitor economy. This will enable businesses to maximise the commercial advantage from their association with the Peak District.

7.13 To enable the creation of more higher-wage, higher skilled jobs, and reduce the need to travel long distances to work, the strategy of the Plan is to complement existing employment opportunities by supporting growth. The availability of suitable land for development is therefore essential. As such the Local Plan will seek to provide employment land in locations that contributes to the achievement of sustainable development.

7.14 The local environment and quality of life offered by the area is a key locational advantage for local businesses. Quality of place can also help attract new business investment in the area. Consequently, the retention of what makes the Peak District unique is essential for both its environmental and economic wellbeing. The location and design of new economic development should therefore ensure that it is well related to the character and appearance of the surrounding area.

7.15 The poor availability of fast broadband is a major issue in the Plan area, particularly the rural areas. Where broadband is available the level of service provided and speed of connection is often significantly slower when compared to the urban areas. The lack of broadband is a significant deterrent to business growth and new businesses establishing in these areas, and in encouraging further home working. Enhancements to broadband provision and ICT infrastructure will be pursued with partners. This will contribute towards the aim of reducing long distance commuting and relieve pressure on transport networks. As such the Local Plan will seek to support broadband infrastructure provision wherever feasible across the Plan area.

POLICY EC1: New and Existing Employment Development

The District Council will support proposals for new or expansion of existing business or industrial development in sustainable locations that contribute towards the creation and retention of a wide range of jobs, an increase in higher value employment opportunities and training provision locally in order to enhance the economic base of the Plan area. This will be achieved by:

- Supporting the development of sites allocated for future employment in the Local Plan.
- Encouraging the redevelopment, intensification and more efficient use of existing sites where they are either not fully utilised or unsuited to modern employment requirements, particularly those sites located within or serving the Market Towns and those with good access by a variety of transport modes.
- Protecting existing employment sites and premises in order to ensure that development would not result in the loss of land or buildings from employment use; unless the proposals accord with Local Plan Policy EC3.
- Encouraging a greater presence of high value and knowledge-based businesses in the Plan Area.
- Encouraging small-scale and start-up businesses, including through the provision of innovation centres and managed workspace and small, modern industrial units.
- Encouraging office development within the Market Towns in accordance with identified need.
- Encouraging the appropriate expansion of existing businesses requiring additional space to grow.
- Supporting visitor-based service sector jobs within the local tourism industry.
- Focussing new retail and leisure development within town centres to support their vitality and viability.
- Improving workforce skills by encouraging the provision of new training facilities on employment sites.
- Encouraging flexible working practices in the interests of achieving the principles of sustainable development.
- Supporting new agricultural development, farm diversification and other development which supports the rural economy.
- Supporting employment development outside of allocated employment sites but within the built up area when it would not create harm to the character, appearance or amenity of the area.
- Ensuring that sites proposed for mixed use redevelopment should aim to provide for at least the same or an increase in the level of job opportunities as existed when the employment space was previously used, subject to viability and site specific circumstances.

- Supporting business development within the countryside in accordance with Policy S4.

Permission will be granted for business or industrial development, or for the expansion or intensification of existing industrial or business uses, provided that the proposals would:

- Be of a type and scale of activity that does not harm the character, appearance or environment of the site or its surroundings or to the amenity of occupiers of nearby properties.
- Be accessible by a variety of transport modes, promote opportunities for sustainable transport and seek minimal reliance on the private car.
- Have a layout, access, parking, landscaping and facilities that are appropriate to the site and its surroundings and contribute to an attractive business environment.
- Enable provision of infrastructure in ways consistent with cutting carbon dioxide emissions and adapting to changes in climate (including SUDS, flood risk and green infrastructure).
- Make provision for the expansion of electronic communication networks including telecommunications and superfast broadband infrastructure wherever feasible.

POLICY EC2: Employment Land Allocations

The following sites as identified on the Local Plan Policies Map will be allocated for employment development (Use Class B1a, B1b, B1c, B2 and B8).

Site Reference	Location	Employment Area (gross)	Uses
EC2(a)	Land at Ashbourne Airfield, Ashbourne (Phase 1)	8ha	B1a, B1b, B1c, B2, B8
EC2(b)	Land at Ashbourne Airfield, Ashbourne (Phase 2)	6-8ha	B1a, B1b, B1c, B2, B8
EC2(c)	Land at "Pisani Works" Derby Road, Cromford	3ha	B1a, B1b, B1c, B2
EC2(d)	Land at Cawdor Quarry, Matlock	1ha	B1a, B1b, B1c, B2
EC2(e)	Land at Halldale Quarry, Matlock	2ha	B1a, B1b, B1c
EC2(f)	Land off Middleton Road / Cromford Road, Wirksworth	2ha	B1a, B1b, B1c, B2
EC2(g)	Land at Porter Lane / Cromford Road, Wirksworth	1ha	B1c
EC2(h)	Land at Porter Lane, Wirksworth	0.9ha	B1a, B1b, B1c, B2

Existing Employment land and Premises

7.16 For various reasons not all existing industrial and business land and premises will continue to be viable for such uses over the plan period. In order to maintain a sufficient supply of land for employment purposes, in the first instance, the presumption will be that sites should continue to be maintained in employment generating use (either in its current form or redeveloped). However, this may not always be viable and mixed-use development may be more appropriate. In considering any proposals involving the loss of employment land the District Council will require evidence that the site has been adequately marketed for employment purposes before any consideration is given to alternative uses.

7.17 In order to demonstrate effective marketing of a site, applicants will be required to provide:

- a) evidence of a thorough marketing exercise over at least a 6 month period by a commercial property agent with a good knowledge of the property and the appropriate local, national, or niche market for class B use land and premises. Marketing should include advertising in the local and regional press, including a minimum of one advert per month in a local newspaper and a minimum of two adverts over the marketing period in a relevant national publication; and
- b) a copy of the letter of instruction to the property agent(s); and
- c) evidence of marketing the property through the Economic Development Department of the District Council for at least 6 months; and
- d) evidence that the asking price or market rent is the market value as defined by the RICS "Appraisal and Valuation Standards" ('The Red Book') which must take into account the property and the planning constraints affecting it; and
- e) the methodology used by the surveyor in arriving at a valuation showing what figure, if any, has been allowed for the goodwill of a business, for any fixtures and fittings and for the building itself. The floor area must also be identified so that a value per unit area can be established for comparison with the local market; and
- f) written details of all enquiries received and the reasons why potential buyers/ leaseholders found the buildings to be unsuitable, and why any offers were not accepted.

7.18 Proposals involving the potential loss of employment land or premises to other uses will be required to have been subject to a marketing exercise for a minimum of six months prior to any application for planning permission being considered by the District Council. Furthermore, any such application will also need to be accompanied by a comprehensive financial viability appraisal that sets out costs and values of development as well as all the options that have been considered which incorporate employment provision, for the re-use or re-development of the land or premises, including mixed use development.

7.19 Where it is demonstrated through the marketing exercise and the viability appraisal that there is no reasonable prospect of a site being used for continued employment use, applications for alternative uses of land or buildings will be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

POLICY EC3: Existing Employment Land and Premises

Development proposals involving the redevelopment or change of use of existing business or industrial land or premises (falling within Use Classes B1, B2 or B8) for non-employment uses will only be permitted where:

- a) the continuation of the land or premises in industrial or business use is constrained to the extent that it is no longer suitable or commercially viable for industrial or business use as demonstrated by marketing evidence commensurate with the size and scale of development; and the proposed use is compatible with neighbouring uses; or
- b) an appropriate level of enabling development is required to support improvements to employment premises or supporting infrastructure. In such cases, a viability appraisal should be submitted to demonstrate that a change of use or redevelopment of the site is required to fund the improvements. Mixed-use proposals should not create any environmental, amenity or safety issues.

Proposals that would result in an under-supply of existing premises or a reduction in suitable employment land in relation to identified needs will not be permitted.

POLICY EC4: Retention of Key Employment Sites

The key employment sites listed below and identified on the Local Plan Policies Map, will be retained for B Class Employment Uses. Redevelopment for non-employment uses on these sites will only be permitted in accordance with Local Plan Policy EC3.

Site	Location
EC4(a)	Ashbourne Airfield Industrial Estate, Ashbourne
EC4(b)	Henmore Trading Estate, Ashbourne
EC4(c)	Land at Porter Lane East, Cromford
EC4(d)	DFS Complex, Darley Dale
EC4(e)	Land at 'Arconic' (Formerly Firth Rixon), Darley Dale
EC4(f)	Molyneux Business Park, Darley Dale
EC4(g)	Station Road / Old Road, Darley Dale
EC4(h)	Unity Garage, Dale Road, Darley Dale
EC4(i)	Dimple Road Business Park, Matlock
EC4(j)	Lime Tree Business Park, Matlock
EC4(k)	Land at Main Street, Middleton by Wirksworth
EC4(l)	Rowsley Industrial Estate, Station Close, Rowsley
EC4(m)	Brookfield Industrial Estate, Tansley
EC4(n)	Kingsfield Industrial Estate, Wirksworth
EC4(o)	Ravenstor Industrial Estate, Wirksworth

Regenerating an Industrial Legacy

7.20 There are a number of large scale former employment sites across the Plan area which are the legacy of a bygone industrial era and where there is a need for significant regeneration and investment. In some cases, a mixed-use development can provide greater benefit to the local community than if the site was retained solely in employment use. Mixed-use redevelopment may offer the opportunity to contribute to the creation of a resilient, higher-value employment base.

7.21 The sites identified below are currently constrained in terms of their ability to support modern business needs and would benefit from large scale investment and redevelopment. The regeneration of these sites for employment or mixed-use development will be supported.

POLICY EC5: Regenerating an Industrial Legacy

The District Council will seek to maximise the potential of large scale former employment sites where their infrastructure and/or premises are no longer suited to meeting the needs of modern businesses in their present form.

This will be achieved by:

- a) Encouraging proposals for the redevelopment or reuse of the following sites which are no longer conducive to meeting the needs of modern businesses in their present form.
- b) Stimulating investment on other industrial legacy constrained sites in order to encourage their beneficial re-use.
- c) Encouraging mixed-use developments, which retain or create employment opportunities on site, particularly those that support local economic growth sectors or create higher wage, higher skilled jobs.
- d) Ensuring that any buildings or features of acknowledged heritage value are retained or reused where viable and feasible.
- e) Encouraging proposals for the redevelopment or reuse of industrial legacy sites for employment use.

The regeneration of the following sites as identified on the Policies Map will be supported:

Matlock

- Cawdor Quarry
- Halldale Quarry

Wirksworth

- Land at Middleton Road
- Middle Peak Quarry

Detailed policy requirements associated with the above sites, including appropriate uses, are provided through the Strategic Development Site Allocations Policies in the Plan.

Town and Local Centres

7.22 The town, local centres and village shops in the Plan area provide a focus for a range of shopping facilities and services. The availability of shops and services within the area is important to the sustainability of communities and the quality of life overall. The retail sector makes an important contribution to the local economy in terms of local business and investment opportunities. It is important that there are a range and choice of shops and services to meet all needs of the local community and visitors alike.

7.23 In addition to the range of shops and services, the quality and appearance of the town centres across the Plan area is essential for their continuing vitality and viability. The provision of street trees and other public realm improvements can provide opportunities for the creation of biodiversity habitats within town centres, as well as creating attractive places for residents and visitors alike. Proposals for new development within town centres will be encouraged to provide improvements to the public realm and biodiversity.

7.24 In order to maintain their role serving the wider rural hinterland the priority for the Plan area is on encouraging quality schemes in scale with the existing historic town centres.

7.25 In addition to supporting the continued vitality and viability of the Market Town centres the Plan also seeks to support the continued viability of local village shops which provide essential services for rural communities.

7.26 To ensure the vitality and viability of the town centres requires that they include a significant proportion of retail shops within their core. Accordingly, primary retail frontages within each of the three town centres are defined on the Policies Map and non-retail uses within these frontages will be carefully controlled.

7.27 Elsewhere local centres can play an important role in providing for the day to day needs of local residents, thereby minimising unsustainable journeys by car. The approach will therefore be to maintain the vitality and viability of the local centres by ensuring that they also contain a suitable mix of retail and non retail uses.

7.28 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 as current shopping patterns – as informed by a telephone survey. The assessment of capacity for additional convenience floorspace across the Plan area does not 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.

7.29 To ensure that new shop fronts are appropriate to their location, the District Council has adopted a Supplementary Planning Document on Shopfront Design, which will be used in the determination of planning applications. Proposals for development within town and local centres will need to satisfy the following policy.

POLICY EC6: Town and Local Centres

The District Council will seek to maintain and where possible, enhance the vitality and viability of town centres, district centres and local centres as defined on the Policies Map in accordance with their function, scale and identified development needs.

Town centre uses will be located according to the Retail Hierarchy as follows:

- a) Principal Town Centres: Matlock, Ashbourne, Wirksworth
- b) Small Town Centres: Matlock Bath
- c) District Centres: Darley Dale, Cromford
- d) Local Centres

This will be achieved by:

- Permitting appropriate retail, leisure, and other commercial development in centres of a scale and type appropriate to the role and function of that centre.
- Strengthening the vitality and viability and enhancing consumer choice in town centres by supporting the provision of new retail floor space consistent with their function and scale in accordance with identified needs.
- Requiring town centre use developments (including extensions to existing stores) to comply with the sequential approach to site selection. Applicants should demonstrate that there are no suitable and available sites within the defined centre that could accommodate development. Preference will be given to accessible, edge-of-centre sites that are well related to the town centre and accessible by public transport. Out-of-centre proposals will only be supported when there are no suitable in-centre or edge-of-centre sites available.
- Requiring proposals for town centre uses of 300 square metres (net sales for A1) or more outside the defined centres to be supported by an impact assessment. Developer contributions may be sought to mitigate identified impacts on defined centres where appropriate. Proposals with a significant adverse impact will be refused.
- Creating safe, attractive and accessible town, district and local centres, providing a good range of shopping, food and drink uses, services, offices, and entertainment, leisure and cultural facilities, and high quality public spaces.
- Proposals that would create a concentration of evening economy uses (A3, A4 & A5) that would give rise to social and environmental issues will not be supported.
- Ensuring that there are adequate parking facilities in suitable locations to serve town centre developments and they are accessible by public transport, walking and cycling.
- Town centre regeneration proposals should seek to connect to and where appropriate, improve existing or proposed Public Rights of Way and multi-user trails.
- Ensuring that there is adequate provision for servicing and deliveries.
- Supporting proposals that seek to deliver qualitative environmental improvements and support the local distinctiveness of town centre environments through high quality design.
- Supporting proposals that would help to deliver regeneration programmes and implement relevant town centre initiatives.
- Requiring active ground floor frontages to be maintained and created within town centres with appropriate town centre uses.
- Protecting the vitality and viability of the facilities within local centres by supporting proposals for town centres uses, including retail, leisure and office development of less than 300 square metres (net sales area). Proposals above this threshold should comply with the identified sequential test and impact assessment requirements.

Applications for a change of use from A1 retail within these centres should demonstrate that the current use is no longer required to serve the local community and is not viable.

- The vitality and viability of the main town centres will be supported by the designation of Primary Shopping Areas and primary frontages within each town centre.

The extent of the Town Centres and the Primary Shopping frontages are defined on the Policies Maps. For the purposes of retail impact assessments and sequential site assessments in Matlock, Ashbourne and Wirksworth the town centre boundary denotes the defined centre.

N.B. This policy will only apply insofar as it is consistent with any permanent or temporary provisions for changes of use permissible under the Town and Country Planning (General Permitted Development) Order (as amended).

Primary Shopping Frontages

7.30 Proposals for retail development within defined centres will generally be acceptable. However, all proposals should be consistent with the scale, nature and function of the centre they are in. This is to ensure that proposals in one centre do not undermine other centres.

7.31 The appropriateness of non-shopping uses in the town centres of Ashbourne, Matlock, Matlock Bath and Wirksworth will be considered on their merits and care will be taken to ensure that changes from shopping to non-shopping uses do not undermine the vitality of a centre as a whole particularly within defined 'primary frontages'. In coming to decisions on whether non-shopping uses will be acceptable, the Council will consider the proportion of shop uses within a centre, the nature of the shops in the centre or in a particular frontage, the quality of the unit in question, and whether it has market potential for continued use as a shop.

7.32 Decisions will be taken in the context of 'permitted development rights', which currently allow some types of change of use, in certain circumstances, without the need for a planning application. The ability of the Council to control such proposals highlights the need to give particular scrutiny to proposals that continue to require the submission of a planning application.

POLICY EC7: Primary Shopping Frontages

Primary shopping frontages are designated within the main town centres of Matlock, Matlock Bath, Ashbourne and Wirksworth as identified on the Policies Map.

In the primary shopping frontage area, proposals for changes of use to A1 retail will be supported. Changes of use proposals from A1 retail to other town centre uses will only be permitted where it will not create a concentration of non-shopping uses and result in an unacceptable change in the retail character of the immediate area or have an adverse effect on the vitality or viability of the town centre.

Proposals for residential use at ground floor level in primary frontages will not be supported. Any non-A1 use must be complementary to adjacent shopping uses in terms of its operational characteristics and retain a display frontage appropriate to a shopping area.

N.B. This policy will only apply insofar as it is consistent with any permanent or temporary provisions for changes of use permissible under the Town and Country Planning (General Permitted Development) Order (as amended).

Promoting Peak District Tourism and Culture

7.33 Part of the Peak District destination, Dales villages, market towns, cultural attractions and stunning landscapes draw large numbers from the surrounding cities. Receiving about 5m visits a year this generates an estimated £315m in visitor spend and provides employment, offers business opportunities and helps sustain local services.

7.34 Most of the visits to the Dales are day visits (approximately 15% choose to stay overnight) 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 5,000 people.

7.35 Derbyshire Dales has the largest volume of visitor accommodation in Derbyshire with over 1,230 accommodation establishments, approximately half the number in Derbyshire. Serviced accommodation makes up 30% and non-serviced the remainder.

7.36 A strong visitor economy is therefore important to the economic health of the Derbyshire Dales. The District Council's Visitor Economy Plan 2015-2019 has the aim to develop a higher value visitor economy in the Derbyshire Dales, and the following priorities:

- Support businesses within the visitor economy to exploit key markets and supply chain opportunities.
- Promote the Derbyshire Dales and Peak District as an inspiring place to live, work and visit.
- Improve the quality of the visitor experience offered in the Derbyshire Dales.

7.37 Growth in the Visitor Economy is supported by the District Council's Economic Plan and the Strategic Economic Plans of both the D2N2 and Sheffield City LEP. D2N2 has published its own Visitor Economy Action Plan. Investment priorities of particular relevance to the Dales and Peak District include:

- Attracting more hotel chains to the area.
- Supporting the development of more anchor attractions.
- SME support programmes aimed at clusters of attractions and visitor economy businesses, guided by local destination development plans.
- Promoting and improving markets as assets to the visitor economy.
- Identifying and addressing broadband and mobile phone connectivity 'black spots'.

7.38 The Peak District Destination Management Plan prepared by the Visit Peak District & Derbyshire DMO and the Peak District National Park identifies six objectives:

- Marketing and establishing the Peak District brand.
- Developing the destination product.
- Improving the visitor experience.
- Improving visitor infrastructure.
- Improving quality of service and sector skills.
- A need for better research and analysis.

7.39 The Local Plan therefore has a significant role to play in ensuring the continued growth of the visitor economy.

POLICY EC8: Promoting Peak District Tourism and Culture

The District Council will support the development of Peak District tourism and culture. This will be achieved by:

- Strengthening the tourism role of the Plan Area by supporting and supplementing the tourism offer of the Peak District National Park.
- Supporting tourism and provision for visitors which is appropriate to the settlements and countryside and consistent with environmental objectives.
- Retaining and enhancing existing serviced accommodation in towns and villages and supporting the provision of new serviced accommodation particularly hotel accommodation in order to encourage overnight visitor stays.
- Maintaining and where possible enhancing existing tourist, visitor cultural and recreational facilities.
- Encouraging the provision of new visitor and cultural attractions and facilities that expand the breadth and quality of the tourism offer without prejudice to the character of the Peak District.
- Supporting the growth of the Derwent Valley Mills World Heritage Site as a tourist destination.
- Supporting new tourist provision and initiatives in towns and villages, and in the countryside through the reuse of existing buildings or as part of farm diversification in accordance with Local Plan Policy EC10, particularly where these would also benefit local communities and support the local economy.
- Supporting measures within the Plan Area which would relieve tourist pressures on the most sensitive areas of the Peak District National Park and which would protect and enhance vulnerable habitats and landscapes.
- Supporting measures which encourage cycle tourism.

Where development (excluding chalet accommodation, caravan and camp site developments), accords with any of the principles listed above, it will be permitted if:

- a) the scale and nature of the activity is appropriate to its location;
- b) it supports sustainable rural tourism;
- c) the location is capable of accommodating increased numbers of visitors without detriment to road safety or congestion;
- d) there is no detrimental impact on the character of the local landscape and/or nearby settlements.

Holiday Chalets, Caravan and Campsite Developments

7.40 The NPPF indicates that planning policies should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

7.41 Whilst hotels and bed and breakfast facilities will generally be supported in appropriate locations, camping, caravan and chalet development will need to be carefully controlled to ensure that they do not have an adverse impact upon the character and appearance of the landscape within which they are proposed.

POLICY EC9: Holiday Chalets, Caravan and Campsite Developments

Development proposals for new or extensions to existing holiday chalets, touring caravan and camp site developments will be permitted provided that:

- a) the development would not have a prominent and adverse impact on the character and appearance of the immediate or wider landscape;
- b) any visual impact would be well screened by existing landscape features from areas outside the site to which the public has access for the whole of its proposed operating season;
- c) any on-site facilities are of a scale appropriate to the location and to the site itself;
- d) the site is in a sustainable location within, or in close proximity to an existing settlement with good connections to the main highway network, and the public rights of way network and/or cycleways, and is either served by public transport or within a safe attractive ten minute walk of regular public transport services;
- e) the development would not adversely affect the amenity, tranquillity or public enjoyment of any adjacent area.

Farm Enterprises and Diversification

7.42 National policy promotes the development and diversification of agricultural and other land based rural businesses. Diversification can be described as any proposal which seeks to supplement farm income on working farms. Proposals usually comprise of tourism, services, sport and recreation and other employment uses appropriate to a rural area. The conversion of disused farm buildings for tourism accommodation can usually be supported, whilst sport and recreation projects, where they have little or no adverse impact on the landscape or biodiversity, will usually be encouraged.

7.43 Diversification does not necessarily mean that a farm business stops operating in the traditional way. Any new activity should provide additional income and potentially create more employment opportunities. This in turn will help sustain rural communities and the succession of younger people in rural enterprises. Appropriate investment in the rural economy will also assist in the sustainable management of the countryside, which will bring about wider conservation and community benefits. Diversification schemes can also provide an assured future for traditional farm buildings.

7.44 Proposals for diversification plans should be supported by Farm Business Plans. Such plans can demonstrate how the diversified activity fits into the wider farming picture, and set out its environmental consequences highlighting how any significant adverse effects will be mitigated. It is unlikely that proposals for farm diversification will be supported for small areas of land which are not part of a working farm.

7.45 Any diversification proposal should be a secondary activity to the main farm enterprise and ideally will complement the daily farm activity. The scale of any proposal will be important. Too large a project may overwhelm an existing farm enterprise in terms of size or its financial contribution to the business.

7.46 Preference will be given to the sympathetic conversion of existing buildings rather than new build and an applicant will have to demonstrate why it will not be practical to use an existing building in preference to new build. Where a new building is required, this should be for the sole use of a diversification project and not for any other purpose. It should also be in scale with its surroundings and appropriately designed for its intended use. Well-proportioned buildings, which take into account their setting and use of materials, are more likely to be acceptable. Many farming enterprises have sufficient space next to existing buildings to enable any new building to be properly assimilated into the farm complex without causing undue harm.

POLICY EC10: Farm Enterprises and Diversification

Development which forms part of a farm diversification scheme will be permitted where the proposal can demonstrate the viability of farming through helping to support, rather than replace or prejudice, farming activities on the rest of the farm.

In addition, the following criteria must be complied with:

- a) the proposed development will stimulate economic activity with a use compatible with its location, which maintains the relative sustainability of a rural area;
- b) any new buildings are appropriate in scale, form, impact, character and siting to their rural location;
- c) wherever possible new or replacement buildings should be located within or adjoining an existing group of buildings;
- d) the proposed development will not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal, or require improvements or alterations to these roads which could be detrimental to their character;
- e) wherever possible the proposed development makes full and effective use of existing buildings in preference to the construction of new buildings.

Protecting and Extending our Cycle Network

7.47 The Derbyshire Dales has an important network of cycle routes that provide on and off road routes for a range of different journeys. There are a number of existing routes within the Plan area which are used as cycleways and others which are either proposed or which have potential to be used as cycleways. Development which might prejudice such use would have to be considered very carefully.

7.48 The vision behind the White Peak Loop is to create a 60 mile circuit connecting the existing High Peak, Tissington and Monsal Trails into Buxton, Bakewell and Matlock. The vision includes the creation of links between Matlock and the Monsal Trail to the north, and the High Peak Trail to the south via Cromford. The route will boost tourism as well as support sustainability objectives and healthier living by providing an opportunity for people to use the route for outdoor recreational activities and every day journeys.

POLICY EC11: Protecting and Extending our Cycle Network

The Council will encourage proposals that develop and extend our cycle network. Wherever opportunities exist, development proposals should seek to provide safe and convenient access to established cycle networks.

Development will not be permitted where it significantly harms an existing cycle route or prejudices the future implementation of new routes including:

- a) White Peak Cycle Loop;
- b) Any other part of the cycle network highlighted through the Local Transport Plan.

8. Strategic Site Allocations

8.1 This Section sets out policies for sites which are considered strategic in nature i.e. those sites identified in Policy HC2 (Housing Land Allocations) which are expected to provide in excess of 100 dwellings. These sites vary in type, size and capacity but are considered essential to the delivery of the Local Plan's spatial strategy and overall vision. Some of the sites also include significant employment elements as part of a mixed-use development. Consequently, taken together the sites will make a major contribution to the delivery of the overall levels of employment and residential development required across the Plan area.

8.2 All of the strategic sites identified below have specific and complex planning issues including environmental, design, heritage, and transport matters that warrant specific, detailed attention. The policies below identify the specific requirements that should be addressed for each site during the consideration of any planning application.

Land at Ashbourne Airfield (Phase 1), Ashbourne

8.3 The site is an area of 39.35 hectares located to the northwest of the junction of the A52 with Ladyhole Lane, immediately to the southeast of the Ashbourne Airfield Industrial Estate. At its western edge the site extends to meet the existing access road of the industrial estate. Immediately to the north of this access is the Vital Earth composting operation. The site extends north-eastwards across the former airfield, is criss-crossed by former runways, and incorporates land and buildings currently used by J.C. Bamford Excavators Limited as a training centre. The site abuts Bradley Wood to the north. The eastern boundary extends along and behind Ladyhole Lane whilst the south western boundary adjoins the A52.

8.4 The site is generally flat, with only the land in the northeast corner having any significant change in levels. The site adjoins the existing built up area of Ashbourne with the land immediately to the west allocated for industrial purposes in the Derbyshire Dales Local Plan adopted in 2005. Bradley Woods, a designated Local Wildlife Site, lies close to the northern boundary of the site whilst Osmaston Conservation Area is approximately 500 metres to the south at its closest point.

8.5 The existing industrial estate, adjacent to the site, suffers from poor access and a poor environment but supports a large and stable workforce. The development of Ashbourne Airfield Phase 1 will rejuvenate the industrial estate through the provision of a link road, the provision of a new business park and serviced industrial land, new facilities and amenities for the people that live and work in and around the site, as well as 367 new homes. The development will also provide opportunities for improvement to the ecology and environment of the area through the provision of new woodlands, parkland, lakes and ponds, together with children's play areas and playing fields.

POLICY DS1: Land at Ashbourne Airfield (Phase 1), Ashbourne

Land amounting to 39.35 hectares is allocated for a mixed use development (Policy EC2(a)) comprising approximately 367 dwellings and 8 hectares of employment land (predominantly Use Class B1 Business and B2 General Industry uses with any Use Class B8 Storage and Distribution being ancillary to these uses) at Ashbourne Airfield as defined on the Policies Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive layout and site masterplan for the development incorporating community facilities proportionate to serve the needs of future residents of the site including a mixed use hub providing some or all of the following uses:
 - a) Use Class A1 Retail/A2 Financial and Professional (no single unit in excess of 300m² and not more than 500m² in total).
 - b) Use Class A3 restaurants/café(s)/A4 drinking establishments (not more than 500m² in total and no more than one drinking establishment).
 - c) Use class D1 non-residential institution/community facilities (up to 750m²), and an enterprise centre incorporating small start-up office units (not more than 500m² in total).
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- The provision of a new access to serve the comprehensive development comprising a new junction from the A52; a new access road to serve the business park which shall link through to Blenheim Road; a new internal road layout to serve the development incorporating footpaths and cycle paths. No more than 75 dwellings to be erected and occupied before the link to Blenheim Road has been laid out and constructed.
- Preparation of a Transport Assessment and Travel Plan, including full highways design, specific consideration of public transport routes and subsidies, improvements to existing and development of new pedestrian/cycle routes. Provision for public transport, cycle and pedestrian routes to Ashbourne town centre.
- Provision of a comprehensive landscaping plan including the retention of landscape features to the northern and eastern site boundaries, the provision of a substantial landscape buffer between existing and new development; Bradley Wood and the surrounding countryside and the enhancement of Green Infrastructure linkages.
- The provision of a landscape bund alongside the south eastern and north eastern boundaries of Vital Earth at least 7.5m in height topped with 2m acoustic fencing.
- The provision of a landscaped buffer to the rear of existing properties on Lady Hole Lane. No development shall take place on land south east of Lady Hole Lane.
- The provision of tree planting along the south western boundary of the site (parallel with the A52).
- Development shall have regard to the proximity of existing uses and the need to ensure adequate environmental safeguarding.
- The provision of an area reserved for wildlife along the north eastern boundary.
- Provision of public open space and green infrastructure on site with links established to the wider countryside.

- 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 desk and field based archaeological assessment of the site, including the identification of appropriate mitigation measures as required.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment, incorporating surface water control measures (SUDS) throughout the development.
- Developer contributions towards the provision of infrastructure, educational services and other community services including open space, as required.
- An Ecological Assessment (i.e. desk and field based assessments, habitats/species assessments/mitigation proposals).
- A contamination and ground condition survey.
- Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.

Land to the rear of Former RBS premises, Darley Dale

8.6 This site has an area of approximately 4.41 hectares and is a greenfield site that immediately abuts the existing built up area of Darley Dale. The site comprises land associated with DFS and adjoining agricultural fields fronting the A6 close to the junction of Station Road and Chesterfield Road.

8.7 Although the allocation of this site will result in the loss of some open space it is by comparison an area of land with a much lower landscape sensitivity when compared to others elsewhere within Darley Dale. Housing development here is unlikely to have an adverse impact on settlement pattern, particularly to the north west of the site where development should remain compact and focussed. The site provides an opportunity for the provision of a new Darley Dale Medical Centre.

8.8 As some of the site falls within Flood Zone 3, a satisfactory site specific Flood Risk Assessment will be required to demonstrate the extent of its developable area.

POLICY DS2: Land to the Rear of Former RBS premises, Darley Dale

Land amounting to 4.41 hectares is allocated for residential development (Policy HC2 (k)) comprising approximately 135 dwellings at land to the rear of the former RBS premises, Darley Dale, as defined on the Policies Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive layout and site masterplan for the development incorporating community facilities proportionate to serve the needs of the local community including a new Darley Dale Medical Centre.
- 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 landscaping plan, including the retention of key landscape features including the retention of an open frontage to the A6 and along the existing DFS access road.

- Provision of a comprehensive landscaping plan with provision of public open space and green infrastructure on site with links established to the wider countryside.
- A desk and field based archaeological assessment and buildings appraisal. The development scheme should have due regard to the course of the Warney Brook and Mill Lade and to any resultant archaeological interest.
- A site specific flood risk assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contributions 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).
- Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.

Land at Stancliffe Quarry, Darley Dale

8.9 This former quarry has an area of 10.16 hectares and was once formerly part of the grounds of Stancliffe Hall (Grade II Listed) which is located just to the north east. Levels across the site vary considerably and the quarry floor comprises of a number of large piles of dimension stone and rocks.

8.10 The allocation of this site for 100 dwellings recognises the fact that the majority of the developable site area comprises previously developed land and that there is 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.

8.11 Development within the quarry is unlikely to lead to harmful impacts on the setting of Stancliffe Hall, however, development of the remaining part of the site will need to consider the extent to which there may be any harmful impacts on the setting of Stancliffe Hall.

8.12 In accordance with Policy MC17 of the adopted Derby and Derbyshire Minerals Local Plan, proposals for the redevelopment of the site should have due regard to the impact of development on the existing mineral resource.

POLICY DS3: Land at Stancliffe Quarry, Darley Dale

Land amounting to 10.16 hectares is allocated for residential development (Policy HC2 (m)) comprising approximately 100 dwellings at land at Stancliffe Quarry, Darley Dale, as defined on the Policies Map. Development will be subject to compliance with adopted Local Plan policies and:

- 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 contributions 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).
- 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.

Land off Gritstone Road/Pinewood Road, Matlock

8.13 The site has a total area of 24.16 hectares and comprises of a greenfield site abutting the northern edge of the built up area of Matlock. The site consists of an undulating, elevated plateau and pastoral fields bounded by dry stone walls. Playing fields are situated to the south of the site, with a tree belt on the western boundary.

8.14 The allocation of this site for up to 430 dwellings is likely to come forward over the whole of the plan period up to 2033.

8.15 Given the elevated nature of this site, care will need to be given to the design and layout of the site in order to ensure that development is able to be assimilated into the landscape in this location. Furthermore, there are a number of other environmental matters that will need to be addressed in order for a satisfactory development to be brought forward on this site including; flood risk, highways, ecology and archaeology.

Policy DS4: Land off Gritstone Road/Pinewood Road, Matlock

Land amounting to 24.16 hectares is allocated for residential development (Policy HC2 (w)) comprising approximately 430 dwellings on land off Gritstone Road and Pinewood Road, Matlock, as defined on the Policies Map. Development will be subject to compliance with adopted Local Plan policies and:

- Preparation of a comprehensive layout and site Masterplan for the development which provides for no built development (except essential flood risk and highway infrastructure) on the upper northern slopes beyond the extent of the protected Derwent Valley Aqueduct on the western side of the site (west of the existing reservoir).

- The scheme should incorporate community facilities including a local centre, proportionate in size to serve the needs of future residents of the site.
- Preparation of a phasing plan to secure the provision of a link road through the development from East to West (Gritstone Road to Pinewood Road) to be completed before 150 dwellings are constructed on the site and to secure any required improvements to Gritstone Road.
- 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 landscaping plan, including the retention of existing dry stone walls as features within open space network. Woodland planting to be retained to screen development to the northern boundary.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- A Historic Environment Assessment. The scheme should consider the impact of development on the setting of heritage assets, including the setting of the Grade II Listed Wolds Farmhouse and the identification of appropriate mitigation measures as required.
- A desk and field based archaeological assessment, including the identification of appropriate mitigation measures as required.
- A site specific flood risk assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment and focuses on the other sources of flooding (including surface water and groundwater). Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.
- A developer contribution towards the provision of infrastructure, educational services and other community services including open space, as required.
- Ecological Assessment (i.e. desk based and field based assessments, habitats/species assessments/mitigation proposals).

Land at Halldale Quarry, Matlock

8.16 Halldale Quarry is an extensive former limestone quarry situated in an elevated location to the south west of Matlock against the wider backdrop of Masson Hill. It is accessed, at grade, via Snitterton Road the entrance being close to the junction with Matlock Spa Road. This site has a gross area of about 27 hectares, although the developable area is considerably less. Any development within the site will make a considerable contribution to the achievement of sustainable development in Matlock.

8.17 The location, topography and landscape features of the site mean that if development respects and incorporates valuable existing tree belts and wildlife habitat there is likely to be little adverse impact on landscape character and if development within the site is carefully laid out it should ensure that it does not have any significant adverse impact on visual amenity in Matlock.

8.18 Any contamination and stability issues associated with the former use of the site will need to be addressed as part of any development proposals. In accordance with Policy MC17 of the adopted Derby and Derbyshire Minerals Local Plan, proposals for the redevelopment of the site should have due regard to the impact of development on the existing mineral resource.

POLICY DS5: Land at Halldale Quarry/Matlock Spa Road, Matlock

Land amounting to 27 hectares is allocated for mixed use development (Policy HC2(v) and Policy EC2(e)) comprising approximately 220 dwellings and 2 hectares of employment land at Halldale Quarry/ Matlock Spa Road, Matlock, as defined on the Policies Map. Development will be subject to compliance with adopted Local Plan policies and:

- Preparation of a comprehensive layout and site masterplan for the development incorporating community facilities proportionate to serve the needs of future residents of the site.
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- 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 and implementation of measures to deter traffic diverting through Oker and Snitterton.
- Provision of crossing facilities across Matlock Spa Road and the provision of footways up to and into the site.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- Provision of a comprehensive landscaping plan, including the retention of key landscape features.
- Preparation of a scheme to address the impact of development on visual amenity including potential light pollution.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- The submission of an air quality assessment and hydrological and hydrogeological assessment which identifies any potential effects, and any mitigation measures necessary to avoid adverse effects on the integrity of the Peak District Dales SAC either as a standalone development or in combination with other plans or projects.
- The submission of an assessment of the potential effects from recreation by future residents of the development on Peak District Dales SAC and any mitigation measures necessary to avoid adverse effects on the integrity of the Peak District Dales SAC either as a standalone development or in combination with other plans or projects.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Development shall have regard to the need to ensure sufficient capacity in the local sewage network and receiving sewage treatment works.
- Developer contributions 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).
- 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 impact on the existing mineral resource.
- Provision of a comprehensive landscape and biodiversity mitigation plan, including the retention of key landscape and ecological features.

Land off Middleton Road/Cromford Road, Wirksworth

8.19 This site has an area of 9.46 hectares, and comprises of an extensive area of both brownfield and greenfield land to the rear of Ravenstor Industrial Estate and extending across to Middleton Road.

8.20 Although much of the site is derelict and will require much reclamation it is situated in a good location relative to local shops and services and Wirksworth town centre. The site is relatively flat, although the land rises slightly to the west offering pleasant views to the northeast of the Peak District.

8.21 Development of the site will need to take into account the potential for impact upon the landscape character, ecology, heritage assets and visual amenity of the area.

8.22 As a consequence of its former use associated with the quarrying industry, the site is likely to have some contamination and remediation requirements that will need to be addressed as the site is brought forward.

8.23 This site has been a long-standing allocation for employment development within the Derbyshire Dales Local Plan adopted in 2005. Furthermore, it is a site that is supported for development within the Wirksworth Neighbourhood Plan. Given the site's location and scale it is considered that any allocation of this site for residential development should seek to include a proportion of employment development within it.

POLICY DS6: Land off Middleton Road/Cromford Road, Wirksworth

Land amounting to 9.46 hectares is allocated for mixed use development (Policy HC2(cc) and Policy EC2(f)) comprising approximately 150 dwellings and 2 hectares of employment land at land off Middleton Road/Cromford Road, Wirksworth, as defined on the Policies Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive layout and site masterplan for the development.
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.
- 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 enhanced pedestrian crossing facilities on the B5036.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- Provision of a comprehensive landscaping plan which includes the retention of landscape and ecological features and the provision of a substantial landscape buffer between the development and Local Wildlife Site DD451, which sits within the north-western boundary of the site, and compensation for any residual biodiversity impacts at the site.
- Provision of open space and green infrastructure on site with links established to the wider countryside.

- The submission of an air quality assessment which identifies any potential effects, and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang Mine SAC either as a standalone development or in combination with other plans or projects.
- The submission of an assessment of the potential effects from recreation by future residents of the development on Gang Mine SAC and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang Mine SAC either as a standalone development or in combination with other plans or projects.
- A desk and field based archaeological assessment.
- The submission of a Historic Environment Assessment. The scheme should include consideration of the effects of development on the setting of Wirksworth and Middleton Conservation Areas.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Site specific hydrogeological assessment into the potential impacts of the development and mitigation measures required to ensure the ongoing protection of groundwater in the underlying Source Protection Zone 1 of a public water supply.
- Developer contributions towards the provision of infrastructure and other community facilities including the provision of a replacement primary school for Wirksworth, biodiversity compensation and the appropriate amount of open space.
- Ecological Assessment (i.e. desk and field based assessments, habitats/species assessments and mitigation and compensation proposals).
- 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.
- The submission of a Heritage Impact Assessment (HIA) to assess the impact of development on the Derwent Valley Mills World Heritage Site and/or its Buffer Zone and its Outstanding Universal Value.

Land at Middle Peak Quarry, Wirksworth

8.24 The Middle Peak Quarry site covers an extensive area of some 62 hectares, comprising a dormant quarry and areas of woodland to the west of Middleton Road and north of Brassington Lane, Wirksworth. It includes the main area of Middle Peak Quarry and void, and the former Dale Quarry to the south, and represents a large area of previously developed land with opportunities for restoration and redevelopment.

8.25 The site is however situated adjacent to the existing settlement of Wirksworth, within a sustainable location with access to services and facilities within the town.

8.26 The previous use of the site as a limestone quarry means that parts of the site are likely to be unstable, potentially contaminated and will require further investigation. In accordance with Policy MC17 of the adopted Derby and Derbyshire Minerals Local Plan, proposals for the redevelopment of the site should have due regard to the impact of development on the existing mineral resource.

8.27 The site is subject to a number of environmental designations, including Dale Quarry Site of Special Scientific Interest, Stoney Wood Wildlife Site, a Regionally Important Geological Site as well as areas of woodland and tree cover protected by Tree Preservation Orders. All of these environmental and ecological designations will need to be taken into account in bringing the site forward for development. The impact upon the surrounding heritage assets will also need to be taken into account.

8.28 A comprehensive landscape and visual impact assessment will be required, to demonstrate how the redevelopment of the site can assimilate into the surrounding landscape. However, it is considered that development beyond the extent of the existing worked out quarry is likely to have unacceptable adverse impacts on the surrounding landscape character and visual amenity.

8.29 Any adverse impact on the surrounding highway network, will need to be identified and mitigated through a Transport Assessment.

POLICY DS7: Land at Middle Peak Quarry, Wirksworth

Land amounting to 62.0 hectares is allocated for mixed use development (Policy HC2(dd)) comprising approximately 645 dwellings, convenience 'local centre' retail facilities, Use Class B1 Office Accommodation and community facilities at Middle Peak Quarry, Wirksworth, as defined on the Policies Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive layout and site masterplan for the development.
- Preparation of a detailed phasing programme covering the entire site to include the provision of a local centre circa 280 square metres (net sales area).
- 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 enhanced pedestrian crossing facilities on the B5023.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- Provision of a comprehensive landscaping plan, including the retention of landscape and ecological and geological features.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- The submission of an air quality assessment which identifies any potential effects, and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang Mine SAC either as a standalone development or in combination with other plans or projects.
- The submission of an assessment of the potential effects from recreation by future residents of the development on Gang Mine SAC and any mitigation measures necessary to avoid adverse effects on the integrity of the Gang Mine SAC either as a standalone development or in combination with other plans or projects.
- A desk and field based archaeological assessment.
- The submission of a Historic Environment Assessment. The scheme should include consideration of the effects of development on the setting of Wirksworth and Middleton Conservation Areas.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Site specific hydrogeological assessment into the potential impacts of the development and mitigation measures required to ensure the ongoing protection of groundwater in the underlying Source Protection Zone 1 of a public water supply.
- Developer contributions towards the provision of infrastructure, and other community facilities including the provision of a replacement primary school for Wirksworth, and the appropriate amount of open space.
- Ecological Assessment (i.e. desk and field based assessments, habitats/species assessments and mitigation and compensation proposals).

- 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 impact on the existing mineral resource.
- Developer contributions to address any net loss of biodiversity within the site through off-site biodiversity compensation.

Land at Ashbourne Airfield (Phase 2) Ashbourne

8.30 The site comprises an expansive area of grassland and former hardstanding runways to the south of Ashbourne extending to almost 58.68 hectares. The site is on an upland plateau, extending to a ridgeline in the north before falling sharply to the A517. Industrial development is located to the north-west. The eastern boundary of the site is characterised by a sharp break of slope with trees and hedgerows with the land falling away beyond.

8.31 In March 2017 the District Council granted outline planning permission for a residential development of 367 dwellings and 8 hectares of employment land on land adjacent to the site, referred to earlier in this Section as Phase 1. The allocation of this further Phase 2 site provides an opportunity through comprehensive community master planning, for a full range of facilities and services to be brought forward including residential development, commercial and employment development, leisure and community facilities, education and social/ medical care. It is also likely that development of the site will necessitate major investment in infrastructure provision including highways, and utilities.

8.32 The opportunity to plan comprehensively for the long term needs of Ashbourne in a coherent, sustainable way, is entirely in accordance with the principles of the National Planning Policy Framework.

8.33 To ensure that development takes account of the landscape character of this part of Ashbourne it is considered appropriate to retain any landscape features on the northern and eastern boundaries of the site. Similarly, the impact upon Bradley Wood, an ancient woodland and designated Wildlife Site will need to be taken into account.

8.34 The site is capable of delivering in the order of 1100 dwellings, the majority of which (800) will be within the plan period up to 2033.

POLICY DS8: Land at Ashbourne Airfield (Phase 2), Ashbourne

Land amounting to 58.68 hectares is allocated for a mixed use development (Policy HC2(d) and Policy EC2(b)) comprising approximately 1100 dwellings and 6-8 hectares of employment land at Ashbourne Airfield as defined on the Policies Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive layout and site masterplan for the development incorporating community / educational facilities proportionate to serve the needs of future residents of the site.
- Preparation of a detailed phasing programme covering the entire site, such a programme to ensure the provision of the employment development and residential development concurrently or as otherwise agreed with the District Council.

- Preparation of a Transport Assessment and Travel Plan, including full on-site and off-site highways design, specific consideration of public transport routes and subsidies, improvements to existing and development of new pedestrian/cycle routes. Provision for public transport, cycle and pedestrian routes to Ashbourne town centre.
- Provision of a comprehensive landscaping plan, including the retention of landscape and ecological features.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- Development shall have regard to the proximity of existing uses and the need to ensure adequate environmental safeguarding.
- 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 desk and field based archaeological assessment of the site including the identification of appropriate mitigation measures as required.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment, incorporating surface water control measures (SUDS) throughout the development.
- Developer contributions towards the provision of infrastructure, educational services and other community services including open space, as required.
- An Ecological Assessment (i.e. desk and field based assessments, habitats/species assessments/mitigation proposals).
- A contamination and ground condition survey.

Land at Cawdor Quarry, Matlock

8.35 This site comprises a former quarry, which extends to an area of 26.65 hectares and the site of the former Permanite factory which extends to an area of 1.79 hectares. Cawdor Quarry is a former limestone quarry from which extraction ceased over 40 years ago. The Permanite factory manufactured Asphalt for use in the construction industry. The factory has been shut for a number of years and is now in a derelict condition.

8.36 The site has been the subject of extensive survey and site investigations in recent years with areas of contamination and instability clearly identified, together with appropriate schemes for mitigation.

8.37 Cawdor Quarry has the benefit of an extant planning permission for a mixed use development comprising of over 400 dwellings and 1 hectare of employment land. The comprehensive development of this site provides the opportunity to deliver in the order of 470 dwellings over the plan period.

8.38 Although a former access road served the Permanite factory from the west, vehicular access to serve the development site will only be permitted from the East off Matlock Spa Road. Development of the site will need to provide appropriate open space, affordable housing, and take account of the designated Site of Special Scientific Interest, and Snitterton Hall which is situated immediately to the west of the site.

POLICY DS9: Land at Cawdor Quarry, Matlock

Land amounting to 28.44 hectares is allocated for mixed use development (Policies HC2(t), Policy HC2(y) and EC2(d)) comprising approximately 470 dwellings and 1 hectare of employment land at Cawdor Quarry, including land at the former Permanite works as defined on the Policies Map. Development will be subject to compliance with adopted Local Plan policies and:

- A comprehensive layout and site masterplan for the development.
- Preparation of a detailed phasing programme covering the entire site, such as a programme to ensure the provision of employment development and residential development concurrently or as otherwise agreed with the District Council.
- 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, implementation of measures to deter traffic diverting through Oker and Snitterton and exclusion of any vehicular access from the West of the site.
- Provision of the required proportion of affordable housing and provision of an appropriate mix of housing types to meet the needs of the community.
- Provision of a comprehensive landscaping plan, including the retention of key landscape ecological and geological features.
- Provision of open space and green infrastructure on site with links established to the wider countryside.
- A desk and field based archaeological assessment.
- The submission of a Historic Environment Assessment to consider the impact of development on the setting of Snitterton Hall and other heritage assets in the vicinity of the site.
- Preparation of a scheme to address the impact of development on visual amenity including light pollution.
- A site specific Flood Risk Assessment in accordance with the findings of the Derbyshire Dales Strategic Flood Risk Assessment.
- Developer contributions towards the provision of infrastructure, educational services and other community services, green space and biodiversity as required.
- Ecological Assessment (i.e. desk and field based assessments, habitats/species assessments proposals and mitigation and compensation proposals).
- 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.

9. Implementation and Monitoring

9.1 The Local Plan is required to set out how much development is intended to happen, where and when and by what means it will be delivered. To enable this to happen, the Plan seeks to:

- Be realistic about what can be delivered.
- Reflect a partnership approach that acknowledges the important role of various organisations in carrying forward the policies and proposals of the Plan.
- Be flexible enough to reflect changing circumstances.
- Be easy to monitor to determine how well the Plan is performing against indicators and targets.

9.2 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 which sets out how this can be achieved. The IDP will be reviewed and updated as necessary to monitor the delivery of infrastructure.

9.3 In addition, the District Council is committed to the publication of an Authority Monitoring Report (AMR) in December each year. The purpose of the AMR is to show how the implementation of policies in the Local Plan is progressing.

9.4 In addition the AMR will specifically include:

- Progress against the delivery of projects identified in the Infrastructure Delivery Plan.
- Funding secured and allocated through s.106 agreements.
- Funding secured and allocated through the Community Infrastructure Levy (CIL).

9.5 The following chapter outlines how each of the policies of the Local Plan will be implemented, how they will be monitored and how the necessary infrastructure needed to support development will be delivered.

Housing Implementation Strategy

9.6 The National Planning Policy Framework requires local planning authorities to set out a housing implementation strategy within the Local Plan which demonstrates how a five-year supply of housing land is to be maintained in order to meet the required housing target.

9.7 In this regard, the District Council will continually monitor housing supply and delivery against an annual average of 284 dwellings per annum, applying as it stands a buffer of 20% in accordance with paragraph 47 of the Framework and the Sedgefield Method of calculating land supply, in order to meet Objectively Assessed Housing Needs and will report this in the Authority Monitoring Report. Monitoring will include updating the housing trajectory and the 5 year housing land supply position. In the event that monitoring identifies that the housing strategy is not being delivered in accordance with the Sedgefield Method, the District Council will investigate the reasons for this and take appropriate action depending on the circumstances. Such action may, for example, include a policy review or intervention measures through LEPs etc.

9.8 Reasonable judgement will be required in determining what appropriate action should be taken, including identifying the reasons for any under-delivery and whether it is due to factors outside the planning system. Under performance in a single year is unlikely to require immediate intervention, whereas persistent under-delivery would require more comprehensive assessment particularly where there are likely to be adverse implications for the five year housing land supply and/or the longer term delivery of the plan-period housing target. In this context, under-delivery in circa 65% (two thirds) of monitoring years would constitute persistent under-delivery as advised by the Local Plans Expert Group Report (March 2016).

9.9 As part of the Housing Implementation Strategy, the following information will be monitored and reported in the Authority Monitoring Report:

- a) Cumulative net completions.
- b) Number of permissions granted.
- c) Total net completions for the previous year.
- d) Five year housing land supply.
- e) Number of windfall dwellings permitted.
- f) Gross annual affordable housing completions.
- g) Total completions on affordable housing exception sites.
- h) Total affordable homes completed.
- i) Accommodation for older persons permitted.

Implementation and Delivery of Policies

9.10 It is important that the policies in the Local Plan are necessary and capable of being implemented, with clear mechanisms for doing so. Table 7 below outlines how each of the policies will be implemented, the organisations responsible or involved, and what the main outcomes of the policies are likely to be.

Table 7 – Implementation of Derbyshire Dales Local Plan			
Policy	Principal Outcomes	Implementation Mechanism	Delivery Body
Policy S1: 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
Policy S2: Settlement Hierarchy	Development is distributed and steered to the most appropriate locations.	Allocation of sites in the Local Plan. Allocation of sites in Neighbourhood Plans. Determination of Planning applications.	<ul style="list-style-type: none"> • DDDC • Parish Councils / Neighbourhood Forums • Developers
Policy S3: Development within Defined Settlement Boundaries	Openness of countryside is maintained.	Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Developers

Policy	Principal Outcomes	Implementation Mechanism	Delivery Body
Policy S4: Development in the Countryside	Improved rural economy through provision of appropriate development.	Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Developers
Policy S5: Strategic Housing Development	Housing requirements satisfied.	Allocation of sites in the Local Plan. Allocation of sites in Neighbourhood Plans. Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Parish Councils / Neighbourhood Forums • Developers
Policy S6: Strategic Employment Development	Economic base enhanced.	Allocation of sites in the Local Plan. Allocation of sites in Neighbourhood Plans. Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Parish Councils / Neighbourhood Forums • Developers
Policy S7: Matlock/ Wirksworth/ Darley Dale Strategy	Sustainable development of Matlock/Wirksworth/Darley Dale. Investment in infrastructure. Key sites of environmental value conserved.	Allocation of sites in the Local Plan. Allocation of sites in Neighbourhood Plans. Determination of planning applications. Section 106 obligations and conditions. Working with partners to deliver infrastructure projects.	<ul style="list-style-type: none"> • DDDC • Parish Councils / Neighbourhood Forums • Developers • Partner Organisations
Policy S8: Ashbourne Development Strategy	Sustainable development of Ashbourne. Investment in infrastructure. Key sites of environmental value conserved.	Allocation of sites in the Local Plan. Allocation of sites in Neighbourhood Plans. Determination of planning applications. Section 106 obligations and conditions. Working with partners to deliver infrastructure projects.	<ul style="list-style-type: none"> • DDDC • Parish Councils / Neighbourhood Forums • Developers • Partner Organisations
Policy S9: Rural Parishes Development Strategy	Sustainable development of rural parishes. Investment in infrastructure. Key sites of environmental value conserved.	Allocation of sites in the Local Plan. Allocation of sites in Neighbourhood Plans. Determination of planning applications. Section 106 obligations and conditions. Working with partners to deliver infrastructure projects.	<ul style="list-style-type: none"> • DDDC • Parish Councils / Neighbourhood Forums • Developers • Partner Organisations

Policy	Principal Outcomes	Implementation Mechanism	Delivery Body
Policy S10: Local Infrastructure Provision and Developer Contributions	Delivery of infrastructure needed to support development. Infrastructure investments planned by relevant providers to support communities.	Determination of planning applications. Section 106 obligations and conditions. Community Infrastructure Levy (subject to further consideration).	<ul style="list-style-type: none"> • DDDC • Infrastructure providers • Developers
Policy PD1: Design and Place Making	Layout and design of new development well designed and socially integrated. Developments respond to climate change. Design contributes to local distinctiveness and sense of place.	Determination of planning applications. Section 106 obligations and conditions. Thorough site appraisals. Supplementary Planning Documents.	<ul style="list-style-type: none"> • DDDC • Developers
Policy PD2: Protecting the Historic Environment	Heritage assets conserved, managed and where feasible enhanced.	Determination of planning applications. Section 106 obligations and conditions. Conservation Area designations. Conservation Area. Character Appraisals. Heritage Assets. Local List.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council • Historic England • Developers
Policy PD3: Biodiversity and the Natural Environment	Biodiversity and geological resources protected, managed and where possible enhanced.	Working with partners to achieve targets in the Peak District and Lowland Derbyshire Biodiversity Action Plans. Determination of planning applications. Section 106 obligations and conditions.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council • Derbyshire Wildlife Trust • Natural England • Developers
Policy PD4: Green Infrastructure	Green Infrastructure networks protected and enhanced. Extension of long distance trails.	Determination of planning applications. Section 106 obligations and conditions. Investment to implement the West Derbyshire Greenway Strategy. Working with partners to support green infrastructure.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council • Derbyshire Wildlife Trust • Natural England • Developers

Policy	Principal Outcomes	Implementation Mechanism	Delivery Body
Policy PD5: Landscape Character	Landscape Character protected, enhanced and restored.	Determination of planning applications. Section 106 obligations and conditions. Application of Landscape Character and Design Supplementary Planning Document.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council (Landscape Officers) • Developers
Policy PD6: Trees, Hedgerows and Woodlands	Tree and woodland resource increased.	Determination of planning applications. Section 106 obligations and conditions.	<ul style="list-style-type: none"> • DDDC • Developers
Policy PD7: Climate Change	Impacts of climate change addressed through adaptation and mitigation. Increased energy from renewable and low carbon sources.	Determination of planning applications. Section 106 obligations and conditions.	<ul style="list-style-type: none"> • DDDC • Developers
Policy PD8: Flood Risk Management and Water Quality	Development avoids areas of flood risk. Flood risk impact mitigated.	Determination of planning applications. Section 106 obligations and conditions. Support for measures in all relevant Catchment Flood Risk Management Plans.	<ul style="list-style-type: none"> • DDDC • Developers • Environment Agency
Policy PD9: Pollution Control and Unstable Land	Development located away from sensitive areas as far as possible. Pollution mitigation and avoidance of unstable land.	Determination of planning applications. Section 106 obligations and conditions.	<ul style="list-style-type: none"> • DDDC • Developers • Environment Agency
Policy PD10: Matlock to Darley Dale A6 Corridor	Strategic gap between Matlock and Darley Dale maintained.	Determination of planning applications.	<ul style="list-style-type: none"> • DDDC
Policy HC1: Location of Housing Development	New housing developed to meet needs in sustainable locations.	Determination of planning applications. Designation of sites in Local or Neighbourhood Plan. Section 106 obligations and conditions.	<ul style="list-style-type: none"> • DDDC • Developers
Policy HC2: Housing Land Allocations	Sufficient supply of housing to meet housing needs. Housing developed in sustainable locations.	Designation of sites in Local Plan. Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Developers

Policy	Principal Outcomes	Implementation Mechanism	Delivery Body
Policy HC3: Self-Build Housing Provision	More self-build housing.	Determination of planning applications. Self-build housing register.	<ul style="list-style-type: none"> • DDDC • Developers
Policy HC4: Affordable Housing	Sufficient supply of affordable housing that reflects both need and development viability. Provision of affordable housing tenures that relate to needs.	Determination of planning applications, Section 106 obligations and conditions. Financial Appraisals where provision is below requirements. Affordable Housing SPD. Securing investments from partners including the Homes and Communities Agency.	<ul style="list-style-type: none"> • DDDC • Developers • Registered social landlords • Homes and Communities Agency
Policy HC5: Meeting Local Affordable Housing Need (Exception Sites)	Affordable housing developed on sites that would not normally be approved for housing development.	Determination of planning applications, Section 106 obligations and conditions. Securing investments from partners including the Homes and Communities Agency.	<ul style="list-style-type: none"> • DDDC • Developers • Registered social landlords • Homes and Communities Agency
Policy HC6: Gypsy and Traveller Provision	Provision made for gypsy, traveller or travelling show people pitches.	Determination of planning applications. Regular monitoring of the need for gypsy, travellers and travelling show people pitches. Partnership working with the Derbyshire Gypsy Liaison Group.	<ul style="list-style-type: none"> • DDDC • Derbyshire Gypsy Liaison Group • Derbyshire County • Council
Policy HC7: Replacement dwellings	Dwelling houses outside settlement development limits replaced where policy criteria met.	Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Developers
Policy HC8: Conversion and Re-use of Buildings for Residential Accommodation	More buildings re-used in rural areas.	Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Developers
Policy HC9: Residential subdivision of Dwellings	Residential dwellings sub divided into one or more units where policy criteria met.	Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Developers
Policy HC10: Extensions to Dwellings	Residential properties extended where policy criteria met.	Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Developers

Policy	Principal Outcomes	Implementation Mechanism	Delivery Body
Policy HC11: Housing Mix and Type	More appropriate housing stock in terms of size and tenure.	Determination of planning applications. Section 106 obligations and conditions.	<ul style="list-style-type: none"> • DDDC • Developers • Registered social landlords • Homes and Communities Agency
Policy HC12: Elderly Needs Accommodation	More appropriate accommodation for elderly people.	Determination of planning applications. Section 106 obligations and conditions.	<ul style="list-style-type: none"> • DDDC • Developers • Registered social landlords • Homes and Communities Agency
Policy HC13: Agricultural and Rural Workers Dwellings	Dwellings for agricultural and rural workers provided where policy criteria met.	Determination of planning applications.	<ul style="list-style-type: none"> • DDDC
Policy HC14: Open Space and Outdoor Recreation Facilities	Protection and improvement of quality and quantity of open space and outdoor recreation facilities.	Designation of land in Local Plan. Determination of planning applications. Section 106 obligations and conditions. Community Infrastructure Levy (subject to further consideration). Working with partners such as Parish Councils and trusts to manage open space and recreation assets.	<ul style="list-style-type: none"> • DDDC • Developers • Parish Councils
Policy HC15: Community Facilities and Services	Local community services and facilities safeguarded. New provision made in accessible locations.	Determination of planning applications. Section 106 obligations and conditions. Community Infrastructure Levy (subject to further consideration).	<ul style="list-style-type: none"> • DDDC • Developers • Parish Councils
Policy HC16: Notified Sites	Sites needed for school buildings or playing fields safeguarded from prejudicial development.	Designation of land in Local Plan.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council
Policy HC17: Promoting Sport, Leisure and Recreation	Provision of an adequate and appropriate range of sports, cultural, leisure and recreational facilities.	Determination of planning applications. Section 106 obligations and conditions. Community Infrastructure Levy (subject to further consideration).	<ul style="list-style-type: none"> • DDDC • Developers • Parish Councils

Policy	Principal Outcomes	Implementation Mechanism	Delivery Body
Policy HC18: Provision of Public Transport Facilities	Developments that cater for the needs of bus and taxi operators.	Determination of planning applications. Section 106 obligations.	<ul style="list-style-type: none"> • DDDC • Developers
Policy HC19: Accessibility and Transport	New development in accessible locations. Provision of new sustainable transport measures to increase accessibility. Measures to promote safer road conditions.	Determination of planning applications. Section 106 obligations. Section 278 improvement works. Community Infrastructure Levy (subject to further consideration). Travel Plans. Local Transport Plan Transport Assessments.	<ul style="list-style-type: none"> • DDDC • Developers • Derbyshire County Council
Policy HC20: Managing Travel Demand	Priority given to making improvements to walking and cycling facilities and public transport services before improvements in highway capacity.	Site specific and area wide travel demand management. Improvements to transport infrastructure and services.	<ul style="list-style-type: none"> • Derbyshire County Council
Policy HC21: Car Parking Standards	Car parking provided in accordance with standards set by Derbyshire County Council.	Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Developers • Derbyshire County Council
Policy EC1: New and Existing Employment Development	New industrial and business development in sustainable locations. Increase in higher value employment and training provision.	Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Developers • Employers
Policy EC2: Employment Land Allocations	Additional land provided for employment development.	Designation of sites in Local Plan. Determination of planning applications. Public sector investment where appropriate.	<ul style="list-style-type: none"> • DDDC • Developers • D2N2
Policy EC3: Existing Employment Land and Premises Policy EC4: Retention of Key Employment Sites	Sufficient employment land protected to maintain a good supply.	Designation of sites in Local Plan. Determination of planning applications. Public sector investment where appropriate.	<ul style="list-style-type: none"> • DDDC • Developers • D2N2

Policy	Principal Outcomes	Implementation Mechanism	Delivery Body
Policy EC5: Regenerating an Industrial Legacy	Constrained industrial sites regenerated. New employment space to meet modern requirements.	Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Developers
Policy EC6: Town and Local Centres	Vitality and viability of town centres, district centres and local centres maintained and where possible enhanced. Safe, attractive and accessible town centres created. Adequate parking facilities provided in suitable locations.	Designation of sites in Local Plan. Determination of planning applications. Section 106 obligations and conditions. Securing public sector investment in public realm works.	<ul style="list-style-type: none"> • DDDC • Developers
Policy EC7: Primary Shopping Frontages	Retention of A1 retail uses within the core areas of the Ashbourne, Matlock and Wirksworth town centres.	Designation of frontages within Local Plan. Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Developers
Policy EC8: Promoting Peak District Tourism and Culture	Stronger tourism sector.	Determination of planning applications. Support tourism objectives of the Destination Management Partnership.	<ul style="list-style-type: none"> • DDDC • Developers
Policy EC9: Holiday Chalets, Caravan and Campsite Developments	Careful control of additional chalets, caravan and camp sites.	Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Developers
Policy EC10: Farm Enterprises and Diversification	Improved viability of farm enterprises.	Determination of planning applications.	<ul style="list-style-type: none"> • DDDC • Farmers
Policy EC11: Protecting and Enhancing our Cycle Network	Existing routes protected. More on and off road routes for cyclists provided.	Determination of planning applications. Work with partners in the Wider Peak District Cycle Strategy Steering Group.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council

Policy	Principal Outcomes	Implementation Mechanism	Delivery Body
Policy DS1: Land at Ashbourne Airfield (Phase 1)	Site developed for employment, housing, retail, open space and community facilities. New access provided to the A52. Green Infrastructure linkages enhanced. Mitigation of identified impacts.	Designation of site in Local Plan. Determination of planning applications. Section 106 obligations and conditions. Comprehensive masterplan.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council • D2N2 • Developers
Policy DS2: Land to the rear of Former RBS premises, Darley Dale	Site developed for housing and open space. New access provided to A6. Mitigation of identified impacts.	Designation of site in Local Plan. Determination of planning applications. Section 106 obligations and conditions. Comprehensive masterplan.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council • Developers
Policy DS3: Land at Stancliffe Quarry, Darley Dale	Site developed for housing and open space. New access provided to A6. Mitigation of identified impacts.	Designation of site in Local Plan. Determination of planning applications. Section 106 obligations and conditions. Comprehensive masterplan. Historic Environment Assessment.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council • Developers
Policy DS4: Land off Gritstone Road/ Pinewood Road, Matlock	Site developed for housing, open space and community facilities. Mitigation of identified impacts.	Designation of site in Local Plan. Determination of planning applications. Section 106 obligations and conditions. Comprehensive masterplan. Historic Environment Assessment.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council • Developers
Policy DS5: Land at Halldale Quarry/ Matlock Spa Road, Matlock	Site developed for housing, open space and community facilities. Mitigation of identified impacts.	Designation of site in Local Plan. Determination of planning applications. Section 106 obligations and conditions. Comprehensive masterplan.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council • Developers
Policy DS6: Land off Middleton Road/ Cromford Road, Wirksworth	Site developed for housing, employment and open space. Mitigation of identified impacts.	Designation of site in Local Plan. Determination of planning applications. Section 106 obligations and conditions. Comprehensive masterplan. Historic Environment Assessment.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council • Developers

Policy	Principal Outcomes	Implementation Mechanism	Delivery Body
Policy DS7: Land at Middle Peak Quarry, Wirksworth	Site developed for housing, open space and community facilities Mitigation of identified impacts.	Designation of site in Local Plan. Determination of planning applications. Section 106 obligations and conditions. Comprehensive masterplan. Historic Environment Assessment.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council • Developers
Policy DS8: Land at Ashbourne Airfield (Phase 2)	Site developed for housing, employment, community/ educational facilities and open space. Mitigation of identified impacts.	Designation of site in Local Plan. Determination of planning applications. Section 106 obligations and conditions. Comprehensive masterplan. Historic Environment Assessment.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council • Developers
Policy DS9: Land at Cawdor Quarry	Site developed for housing, employment, community/ educational facilities and open space. Mitigation of identified impacts.	Determination of planning applications. Section 106 obligations and conditions. Comprehensive masterplan.	<ul style="list-style-type: none"> • DDDC • Derbyshire County Council • Developers

Monitoring the Local Plan

9.11 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 Planning) (England) Regulations 2012 sets out further details of this requirement.

9.12 The Council's Authority Monitoring Report (AMR) will be the main mechanism for assessing how effectively the Local Plan is being implemented and for dealing with the risks and future unpredictable events that may affect delivery of the Plan.

9.13 By identifying appropriate indicators and targets, the effectiveness of each policy and implementation measure can be monitored. The results of such monitoring will then identify which policies and implementation measures are succeeding, and which need revising or replacing because they are not achieving the intended effect. A review of the Local Plan will be triggered if key targets, such as maintenance of a five year housing land supply, are not met over a sustained period.

9.14 Table 8 below sets out the indicators and targets that will be used to monitor the policies contained within the Local Plan. Sources of data for each indicator are also identified. Policies relating to strategic site allocations are not included in the Monitoring Table as their development will be monitored through the requirements for monitoring housing and employment allocations.

Table 8 – Monitoring of Derbyshire Dales Local Plan

Policy	Monitoring Indicator	Target	Data Source
Policy S1: Sustainable Development Principles	Progress under this policy is best considered in terms of progress on all policies taken as a whole.	Not applicable	Not applicable
Policy S2: Settlement Hierarchy	The number of planning applications outside higher tier settlements (Tier 1, 2, and 3).	To annually reduce the number of approvals for residential development in tiers 4 and 5.	Housing Completion Survey
Policy S3: Development within Defined Settlement Boundaries	Percentage of residential development taking place within defined settlement boundaries.	At least 90% of new residential development should be within defined boundaries.	Housing Completion Survey
Policy S4: Development in the Countryside	Percentage of appeals allowed where non-compliance with Policy S4 is a reason for refusal.	Zero	Development Management
Policy S5: Strategic Housing Development	Net annual additions to the housing stock.	284 dwellings a year	Housing Completion Survey
Policy S6: Strategic Employment Development	Net change in employment land each year.	0.75 hectares a year	Development Management Employment Land Availability Assessment

Policy	Monitoring Indicator	Target	Data Source
Policy S7: 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 Management
	Change in strategic gap between Matlock and Darley Dale.	Retention of area identified as strategic gap.	Natural England/ Derbyshire Wildlife Trust Development Management
	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 Management
	Total amount of net additional employment floorspace.	To meet requirements identified in Local Plan.	Housing Completion Survey Development Management
	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

Policy	Monitoring Indicator	Target	Data Source
Policy S8: 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 Management
	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 Management
	Total amount of net additional employment floorspace.	To meet requirements identified in Local Plan.	Housing Completion Survey Development Management
	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

Policy	Monitoring Indicator	Target	Data Source
Policy S9: 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 Management
	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 Commissioning Groups
Policy S10: Local Infrastructure Provision and Developer Contributions	Percentage of major applications approved contrary to advice of infrastructure provider.	Zero	Development Management
	Provision of essential infrastructure to support growth.	Provision in accordance with the Working Schedule in the Infrastructure Delivery Plan.	Infrastructure Delivery Plan
Policy PD1: Design and Place Making	Percentage of appeals allowed where non-compliance with Policy PD1 is a reason for refusal.	Zero	Development Management
Policy PD2: Protecting the Historic Environment	Number of buildings on the Buildings at Risk Register.	Annual reduction in the number of properties in the Plan Area on the Register.	Buildings at Risk Register
Policy PD3: Biodiversity and the Natural Environment	Changes in areas of biodiversity importance.	No net loss of quantity or quality of areas of biodiversity importance.	Natural England/ Derbyshire Wildlife Trust
Policy PD4: Green Infrastructure	Net change in green infrastructure network.	Annual increase in identified green infrastructure network and/or improvement in quality.	Development Management Derbyshire Wildlife Trust

Policy	Monitoring Indicator	Target	Data Source
Policy PD5: Landscape Character	Percentage of appeals allowed where non- compliance with Policy PD5 is a reason for refusal.	Zero	Development Management
Policy PD6: Trees, Hedgerows and Woodlands	Number of tree removals. Number of tree replacements. Areas of woodland felling. Areas of woodland Planting.	Net gain in number of trees. Net gain in area of woodland.	Development Management
Policy PD7: Climate Change	Percentage of commercial developments over 1,000m ² built to achieve BREEAM very good rating.	100%	Development Management
Policy PD8: Flood Risk Management and Water Quality	Number of planning applications granted permission contrary to advice of Environment Agency on flooding and water quality.	Zero	Development Management
Policy PD9: Pollution Control and Unstable Land	Number of planning applications granted permission contrary to advice of Environment Agency on flooding and water quality.	Zero.	Development Management
Policy PD10: Matlock to Darley Dale A6 Corridor	Change in strategic gap between Matlock and Darley Dale.	Retention of area identified as strategic gap.	Development Management
Policy HC1: Location of Housing Development	Calculation of the Five Year Housing Land Supply.	Maintenance of a deliverable five year supply of housing sufficient to meet residual housing need.	Development Management / Housing Completion Survey/Strategic Housing and Economic Land Availability Assessment

Policy	Monitoring Indicator	Target	Data Source
Policy HC2: Housing Land Allocations	Permissions granted for residential development on allocated sites. Start of development on allocated sites. Commencement of development on allocated sites.	Overall progress in line with Housing Trajectory.	Development Management / Housing Completion Survey/Strategic Housing and Economic Land Availability Assessment
Policy HC3: Self- Build Housing Provision	Number of Self-Build Plots available or under construction within Plan Area. Entries on the Self Build Register.	To ensure that self-build opportunities are incorporated into development schemes and master planning where appropriate.	Development Management Self Build Register
Policy HC4: Affordable Housing	Gross affordable housing completions. Number of affordable housing units secured through S.106 obligations.	Affordable housing development levels in accordance with Policy HC4.	Development Management
Policy HC5: Meeting Local Affordable Housing Need (Exception Sites)	Number of approvals/refusals under Policy HC5. Affordable housing completions on exception sites.	All housing built on exception sites meets an identified need for affordable housing.	Development Management
Policy HC6: Gypsy and Traveller Provision	Identified need for pitch provision. Net additional pitches.	To meet the need identified in the Gypsy and Traveller Accommodation Assessment (GTAA).	Development Management Derbyshire and East Staffordshire GTAA
Policy HC7: Replacement Dwellings	Percentage of appeals allowed where non-compliance with Policy HC7 is a reason for refusal.	Zero	Development Management
Policy HC8: Conversion and Re-use of Buildings for Residential Accommodation	Percentage of appeals allowed where non-compliance with Policy HC8 is a reason for refusal.	Zero	Development Management
Policy HC9: Residential Sub-Division of Dwellings	Percentage of appeals allowed where non-compliance with Policy HC9 is a reason for refusal.	Zero	Development Management

Policy	Monitoring Indicator	Target	Data Source
Policy HC10: Extensions to Dwellings	Percentage of appeals allowed where non- compliance with Policy HC10 is a reason for refusal.	Zero	Development Management
Policy HC11: Housing Mix and Type	Breakdown of both market and affordable housing completions into size (1 bed, 2 bed, 3 bed, 4 and over).	The mix of housing as set out in the Table within Policy HC11.	Housing Completion Survey Development Management
	Dwellings built to comply with Part M Category 2 of the Building Regulations – accessible and adaptable dwellings.	90% of dwellings in developments of 10 dwellings or more.	
	Dwellings built to comply with Part M Category 3 of the Building Regulations – wheelchair users.	10% of dwellings in developments of 10 dwellings or more.	
Policy HC12: Elderly Needs Accommodation	Number of permissions given for creation of self-contained extensions or annexes for an elderly or disabled dependent.	To increase the amount of accommodation available for older people to help sustain their independence.	Development Management
Policy HC13: Agricultural and Rural Workers Dwellings	Percentage of appeals allowed where non- compliance with Policy HC13 is a reason for refusal.	Zero	Development Management
Policy HC14: Open Space and Outdoor Recreation Facilities	Type and area of new open space provided for in Section 106 obligations attached to residential developments.	Provision in accordance with the open space standards set out in the Local Plan.	Development Management
	Percentage of applications where the loss of a sport, recreation, play facility or amenity green space is wholly mitigated by alternative provision.	100%	Development Management

Policy	Monitoring Indicator	Target	Data Source
Policy HC15: Community Facilities and Services	Developments permitted which result in loss of community facilities without compliance with criteria set out in Policy HC15.	Zero	Development Management
Policy HC16: Notified Sites	Developments permitted which would prejudice the development of notified sites for specified purposes.	Zero	Development Management
Policy HC17: Promoting Sport, Leisure and Recreation	Net change in overall provision of sport, leisure and recreational facilities.	To ensure that there is no net reduction in the provision of sports, cultural, leisure and recreational facilities during the plan period.	Development Management
Policy HC18: Provision of Public Transport Facilities	Number of bus shelters in new developments.	To increase the number of residential developments that are served by public transport services during the plan period.	Development Management
Policy HC19: Accessibility and Transport	Percentage of major new residential development within 800 metres of a bus stop or rail station with at least an hourly service between 8 am and 6 pm.	100%	Accessibility analysis
Policy HC20: Travel Demand Management	Proportion of people travelling to work by mode.	Increases in proportion of people walking, cycling and using public transport compared with 2011 census.	Census Monitoring of Travel Plans (N.B. May not be possible to monitor annually)
Policy HC21: Car Parking Standards	Number of approvals that comply with or exceed the parking standards recommended by the Highways Authority.	100%	Development Management
Policy EC1: New and Existing Employment Development	Net change in employment land each year.	0.75 hectares a year.	Development Management Employment Land Availability Assessment

Policy	Monitoring Indicator	Target	Data Source
Policy EC2: Employment Land Allocations	Completion of development on allocated sites.	1 hectare per year (20 hectares between 2013-2033).	Development Management / Housing Completion Survey/Strategic Housing Land Availability Assessment
Policy EC3: Existing Employment Land and Premises Policy EC4: Retention of Key Employment Sites	Developments approved on sites identified in Policy EC4 without satisfying criteria in Policy EC3.	Zero	Development Management
Policy EC5: Regenerating an Industrial Legacy	Vacant or redundant employment sites redeveloped.	To enable the redevelopment of all industrial legacy sites during the plan period.	Development Management
Policy EC6: Town and Local Centres	Total amount of floorspace for town centre uses in town centres. Retail unit vacancy rates in all centres.	No net loss in floorspace for town centre uses. To maintain lower vacancy levels than prevailing national average.	Town Centre surveys
Policy EC7: Primary Shopping Frontages	Retail unit vacancy rate within Shopping Frontage. Percentage of units in A1 retail use within the Primary Shopping Frontage.	To maintain lower vacancy levels than prevailing national average. More than 75% (guideline only – not target).	Town Centre surveys
Policy EC8: Promoting Peak District Tourism and Culture	Net change in number of bed spaces in serviced accommodation.	Increase in total number of bed spaces.	Visit Peak District and Derbyshire
Policy EC9: Holiday Chalets, Caravan and Campsite Developments	Percentage of appeals allowed where non-compliance with Policy EC9 is a reason for refusal.	Zero	Development Management
Policy EC10: Farm Enterprises and Diversification	Number of applications approved involving Farm Diversification.	To increase the number of farm diversification schemes approved during the plan period.	Development Management
Policy EC11: Protecting and Enhancing our Cycle Network	Net change in off and on road cycle routes.	Annual increase on total extent of cycle network.	Derbyshire County Council

Appendix 1: Glossary

Adoption

The point at which the final version of the Local Plan comes fully into effect.

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Amenity

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Authority Monitoring Report (AMR)

A document produced each year to report on progress of the policies and proposals in the Local Plan.

Biodiversity

The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

Brownfield

Land which is or was occupied by a permanent structure, including the curtilage of the

developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Community Infrastructure

Facilities available for use by the community that provide for the health, welfare, social, educational, leisure, recreational and cultural needs of the community. Examples include; village halls, GP surgeries, pubs, churches and children play areas. It may also include areas of informal open space and sports facilities.

Community Infrastructure Levy

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. The resulting funds must be used to deliver community infrastructure to support new development.

Comparison Floorspace

Shops retailing items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Conservation Area

A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

Convenience Floorspace

Shops retailing everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Curtilage

The area occupied by a property and land closely associated with that property. e.g. in terms of a house and garden, the garden normally forms the curtilage of the property, but fields and paddocks would be outside the curtilage.

Ministry of Housing, Communities & Local Government (previously Department for Communities and Local Government DCLG)

The Government department responsible for planning and production of planning guidance.

Development Plan

The documents which together provide the main point of reference when considering planning proposals.

Development Plan Documents

A document containing local planning policies or proposals which form part of the Development Plan, which has been subject to independent examination.

European Sites

Consist of Special Protection Areas (SPAs), Special Areas of Conservation (SACs), RAMSAR sites and sites on draft lists for protection as outlined in Regulation 10 of the Habitats Regulations 1994.

Examination

An independent inquiry into the soundness of a Local Plan chaired by an Inspector appointed by the Secretary of State.

Geodiversity

The variety of rocks, fossils, minerals, soils and landforms along with the range of natural processes that form them such as erosion and weathering.

Greenfield

Land which has not been previously developed before.

Green Infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Green corridors

Linear wildlife and public access corridors that link areas of green infrastructure and green spaces with each other and to settlements and which also link into the wider countryside.

Green spaces

Publicly accessible spaces, including local parks, sports grounds, cemeteries, school grounds, allotments, commons and historic parks and gardens.

Habitat

The natural home or environment of a plant or animal.

Hectare

A unit of land area equivalent to 10,000 square metres, or 0.01 of a square kilometre. One hectare equals approximately 2.5 acres.

Housing Needs Survey

An assessment of housing needs in the local area. The survey plays a crucial role in underpinning the planning policies relating to affordable housing provision in the Plan area. The information on local needs is required to determine the location of such housing and guide new investment.

Heritage Asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Infrastructure

A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

Landscape Character Assessment

An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements including; combinations of geology, landform, soils, vegetation, land use and human settlement.

Local Enterprise Partnerships

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.

Local Strategic Partnership

A group of public, private, voluntary and community organisations and individuals that is responsible for preparing the Community Strategy.

Major Development

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.

Market Housing

Private housing for rent or sale where the price is set in the open market.

Mitigation Measures

These are measures requested / carried out in order to limit the damage by a particular development / activity.

National Planning Policy Framework

The National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied.

Neighbourhood Plan

Neighbourhood Plans are one of the means which communities can use to shape development in their area. When adopted such plans become part of the Development Plan for the area and are taken into account in determining planning applications. Neighbourhood Plan policies cannot block development that is already part of the Local Plan.

Open Space and Recreational Land

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Previously Developed Land (PDL)

(See definition for Brownfield.)

Policies Map

A map or maps showing site allocations and geographical areas where policies apply.

Project Level HRA

Habitats Regulations Assessment (HRA) is required under the EU Habitats Directive (92/43/ EEC) and the Habitats Regulations (Conservation (Natural Habitats, &c.) Regulations 1994) for any proposed project (including development projects requiring planning permission) which is likely to have a significant effect on one or more European sites and which is not necessary for the conservation management of those sites. European sites contribute to the protection of habitats and species of high nature conservation importance within the European Community. They include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

National planning policy also recommends that Ramsar sites should be afforded the same level of consideration as SPAs and SACs. Habitats Regulations Appraisal (HRA) refers to the whole process, including the appropriate assessment step. This applies to any project which has the potential to affect a European site, no matter how far away from that site. The HRA of the Local Plan has identified that specific issues relating to localised recreation and air quality impacts should specifically be considered for any development within 1.6km of a European site, however, an HRA accompanying a planning application should not be limited to these issues.

Derbyshire Dales District Council, as a competent authority, must not authorise a project unless, by means of the appropriate assessment, they can ascertain that it will not adversely affect the integrity of a European site.

PM10

A term used in air quality monitoring to refer to particulate matter with a diameter less than or equal to 10 micrometers (microns).

Registered Social Landlords

These are independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies.

Rural Exceptions Site

Sites in rural areas that are developed primarily for affordable housing that may require some open market housing to subsidise their delivery.

Section 106 (S106) Agreements

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.

Sequential Approach

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

Settlement Development Boundary

The Settlement Development Boundaries have been drawn in order to define the existing or proposed built up area of each settlement in the top three tiers of the settlement hierarchy i.e. Market Towns, Local Service Centre and Accessible Settlements with some Facilities. The main purpose of the settlement development boundaries is to show where certain policies apply.

Settlement Hierarchy

Settlements are categorised in a hierarchy based on the range of services, facilities and employment opportunities in the settlement, access to education, public transport services and access to higher-order centres.

Social Rented

Social Rented Housing is housing available to rent at below market levels. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

Spatial Planning

Spatial planning goes beyond traditional land use planning. It brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

Stakeholders

Groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

Statement of Community Involvement

Document setting out the Council's approach to involving the community in preparing planning documents and making significant development control decisions.

Statutory Organisations

Organisations the Local Authority has to consult with at consultation stages of the Local Plan.

Strategic Housing and Economic Land Availability Assessment

A study intended to assess overall potential for economic and housing development in an area, including the identification of specific housing sites with development potential over a 15 year time span.

Strategic Housing Market Assessment

A study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development.

Supplementary Planning Documents

Provide additional guidance on the interpretation or application of policies and proposals in a Development Plan Document. These do not form part of the development plan and are not subject to independent examination.

Sustainable Development

In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The National Planning Policy Framework defines sustainable development in terms of its economic, social and environmental role.

Sustainable Drainage System

Previously known as Sustainable Urban Drainage Systems (SUDS). These cover a range of approaches to surface water drainage management including; source control measures, such as rainwater recycling and drainage; infiltration devices, to allow water to soak into the ground; vegetated features, that hold and drain water downhill mimicking natural drainage patterns; filter drains and porous pavements, to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed; and basins and ponds, to hold excess water after rain and allow controlled discharge that avoids flooding.

Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA)

The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic appraisal process. The purpose of Sustainability Appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable principles.

Tenure

Refers to the way in which a property is held e.g. freehold, leasehold, shared equity or rented.

Tests of Soundness

For a Local Plan to be adopted, following examination it has to be found to be “sound” - namely that it is:

- positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Travel to Work Area

A geographic area within which the majority of people both live and work based on findings from the 2001 Census. Of the resident economically active population, at least 75% actually work in the area, and also, that of everyone working in the area, at least 75% actually live in the area.

Use Class Orders

Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use require planning permission.

Veteran Trees

Ancient or veteran trees are special trees because of their history and longevity. The term veteran tree encompasses:

- Trees of interest biologically, aesthetically or culturally because of their great age.
- Trees in the ancient or third and final stage of their life.
- Trees that are old relative to others of the same species.

Windfall Site

A previously developed site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most “windfalls” are referred to in a housing context.

Appendix 2 Parking Standards

Normal Maximum Parking Standards		
Use	Normal maximum parking standard based on one space for every square metre (m ²) of gross floorspace unless otherwise stated	Threshold for applying the standard (gross floorspace)
Food Retail	One space for every 14m ²	1000m ²
Non Food Retail	One space for every 20m ²	1000m ²
B1 Offices	Urban town centre or edge of centre; One space for every 60m ² Rural town centre or edge of centre; One space for every 40m ² Rest of rural town; One space for every 30m ² Out of any town; One space for every 30m ²	2500m ²
B1 Non – office and B2 General Industry ¹	Urban town centre or edge of centre; One space for every 130m ² Rest of urban town; One space for every 80m ² Rural town centre or edge of centre; One space for every 90m ² Rest of rural town; One space for every 65m ² Out of any town; One space for every 55m ²	2500m ²
B8 Warehousing	Urban town centre or edge of centre; One space for every 300m ² Rest of urban town; One space for every 180m ² Rural town centre/edge of centre; One space for every 200m ² Rest of rural town; One space for every 150m ² Out of any town; One space for every 120m ²	2500m ²
Cinemas and conference facilities	One space for every five seats	1000m ²
D2 (other than cinemas, conference facilities and stadia)	One space for every 22m ²	1000m ²
Higher and further education	One space for every two staff plus one space for every 15 students ²	2500m ²
Stadia	One space for every 15 seats (h) ³	1500 seats
¹ The Highways Authority will recommend that restrictions are imposed to prevent changes to B1 office use where no allowance has been made for the higher parking levels associated with offices.		
² The figure for students relates to the total number of students rather than full-time equivalent figures.		
³ Parking spaces for coaches in addition to the above, to be agreed for each specific site. Coach parking should be designed and managed so that it will not be used for car parking.		

Residential Parking Standards

Developments of 1 to 5 dwellings	<p>One space for each dwelling:</p> <ul style="list-style-type: none"> where car ownership may be low, such as town centres and other locations where services can easily be reached by walking, cycling or public transport. <p>Two spaces for each dwelling:</p> <ul style="list-style-type: none"> urban locations with poor access to services and poor public transport services; three-bedroom dwellings in suburban or rural areas; and other locations where car ownership is likely to be higher than locations that are better served by public transport. <p>Three spaces for each dwelling:</p> <ul style="list-style-type: none"> four-bedroom dwellings in suburban or rural areas; or other locations where car ownership is likely to be higher than locations that are better served by public transport.
Developments over 5 dwellings	Refer to DCLG's 'Residential Car Parking Research Report' published in May 2007, which sets out a method for calculating car parking demand.

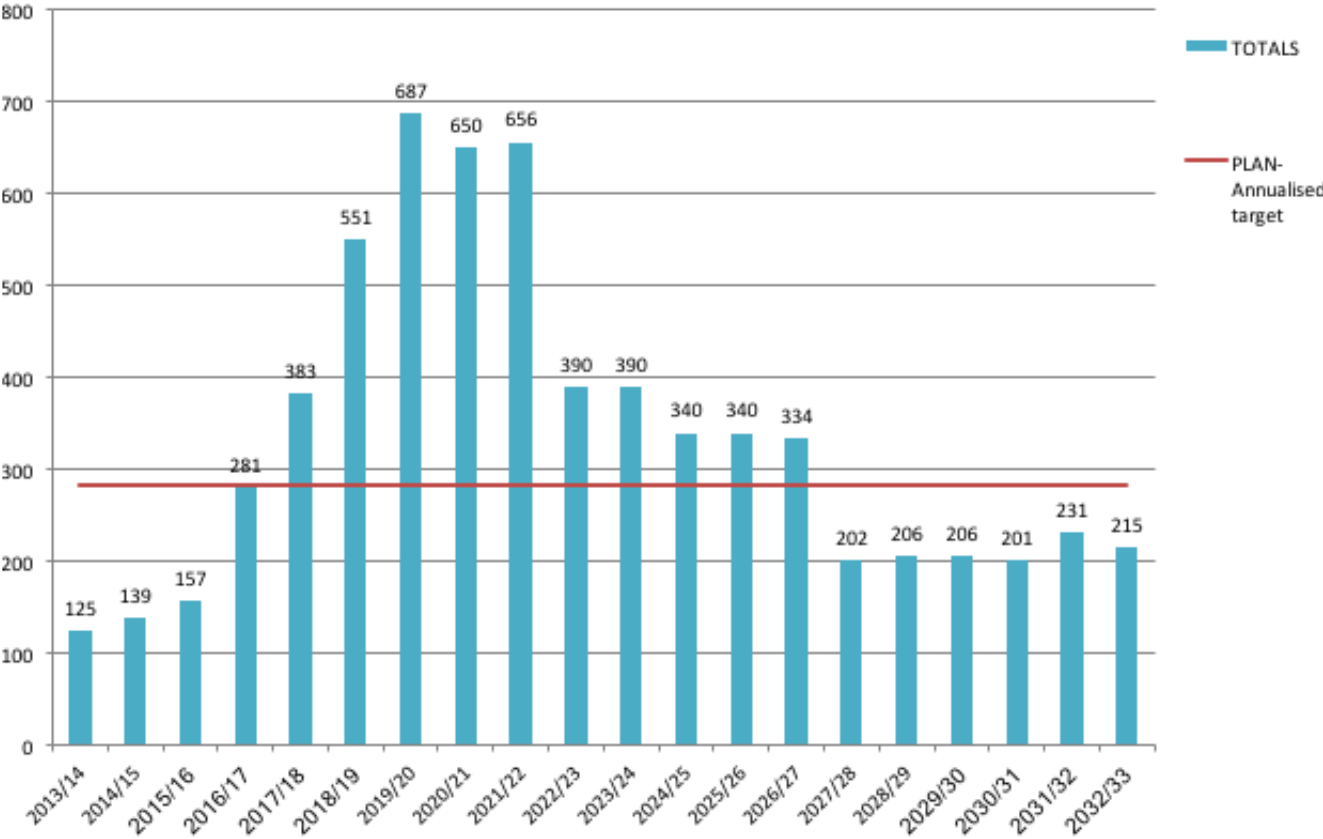
Minimum Provision for disabled parking spaces

Car park used for	Car park size	
	Up to 200 spaces	Over 200 spaces
Employees and visitors to business premises	Individual bays for each disabled employee plus two bays or 5% of total parking spaces whichever is greater.	Six bays plus 2% of total parking spaces.
Shopping recreation and leisure	Three bays or 6% of total parking spaces, whichever is greater.	Four bays plus 4% of total parking spaces.
Schools and higher and further education	At least one bay regardless of car park size.	At least one bay regardless of car park size.

Appendix 3: Housing Trajectory

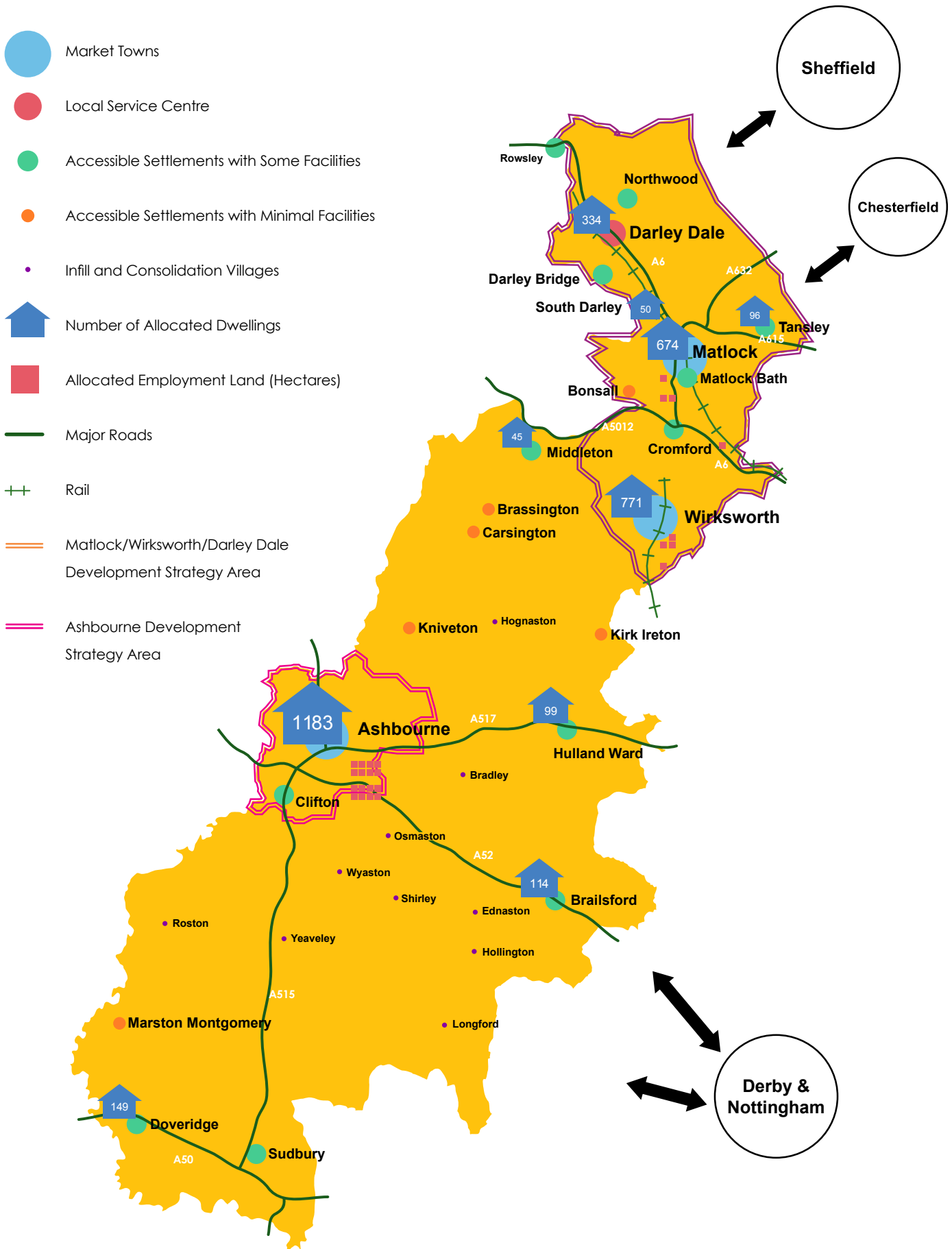
The NPPF indicates that for market and affordable housing, Local Plans should set out the expected rate of housing delivery through a housing trajectory for the plan period. On the basis of evidence submitted from land owners, agents and developers, the following trajectory for Derbyshire Dales has been prepared:

Derbyshire Dales Local Plan Trajectory 2013-2033



(EIP 2017)

Appendix 4: Key Diagram



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