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Monday, 8 July 2024

To All Councillors:

As a Member of the **Local Plan Sub-Committee**, please treat this as your summons to attend a meeting on **Tuesday, 16 July 2024 at 6.00 pm** in the **Council Chamber, Town Hall, Matlock, DE4 3NN**

Yours sincerely,

Helen Mitchell  
Director of Corporate and Customer Services

This information is available free of charge in electronic, audio, Braille and large print versions, on request.

For assistance in understanding or reading this document or specific information about this Agenda or on the “Public Participation” initiative please call the Committee Team on 01629 761133 or email [committee@derbyshiredales.gov.uk](mailto:committee@derbyshiredales.gov.uk)

## **AGENDA**

### **1. APOLOGIES FOR ABSENCE**

Please advise the Democratic Services Team on 01629 761133 or email [committee@derbyshire.gov.uk](mailto:committee@derbyshire.gov.uk) of any apologies for absence.

### **2. ELECTION OF CHAIR FOR THE YEAR 2024/25**

To propose that a Member of the Sub-Committee be elected as Chair.

### **3. APPOINTMENT OF VICE-CHAIR FOR THE YEAR 2024/25**

To propose that a Member of the Sub-Committee be appointed Vice-Chair.

#### **4. APPROVAL OF MINUTES OF PREVIOUS MEETING (Pages 3 - 6)**

10 April 2024

#### **5. PUBLIC PARTICIPATION**

To enable members of the public to ask questions, express views or present petitions, **IF NOTICE HAS BEEN GIVEN**, (by telephone, in writing or by email) **BY NO LATER THAN 12 NOON OF THE WORKING DAY PRECEDING THE MEETING**. As per Procedural Rule 14.4 at any one meeting no person may submit more than 3 questions and no more than 1 such question may be asked on behalf of one organisation.

#### **6. INTERESTS**

Members are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the District Council's Code of Conduct. Those interests are matters that relate to money or that which can be valued in money, affecting the Member, their partner, extended family and close friends. Interests that become apparent at a later stage in the proceedings may be declared at the time.

#### **7. A NEW APPROACH TO HOUSING - PUBLIC CONSULTATION OUTCOMES (Pages 7 - 24)**

This report summarises the responses to the public consultation on the New Approach to Housing public consultation which was held between 9th May 2024 and 20th June 2024.

#### **8. DERBYSHIRE DALES LOCAL PLAN - PROPOSED ASSESSMENT METHODOLOGY FOR SITE SELECTION AND PRIORITISATION - HOUSING LAND ALLOCATIONS (Pages 25 - 40)**

This report provides for Members consideration and approval a proposed methodology for the evaluation and prioritisation of potential housing sites as the basis for allocation within the revised Derbyshire Dales Local Plan for the period 2017-2040.

Members of the Sub-Committee - Councillors Robert Archer, Matt Buckler, Martin Burfoot, Nigel Norman Edwards-Walker, Gareth Gee, Susan Hobson, David Hughes, Peter O'Brien, Lucy Peacock, Roger Shelley and Peter Dobbs (Substitute)

#### **NOTE**

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## Local Plan Sub-Committee

**Minutes of a Local Plan Sub-Committee meeting held at 6.00 pm on Wednesday, 17th April, 2024 in the Committee Room, Town Hall, Matlock DE4 3NN.**

### PRESENT

Councillor Peter O'Brien - In the Chair

Councillors: Martin Burfoot, Nigel Norman Edwards-Walker, Gareth Gee, Susan Hobson, David Hughes, Lucy Peacock and Roger Shelley

Steve Capes (Director of Place and Economy), Mike Hase (Planning Policy Manager), Esther Lindley (Principal Planning Policy Officer) and Tommy Shaw (Democratic Services Team Leader)

### Note:

*“Opinions expressed or statements made by individual persons during the public participation part of a Council or committee meeting are not the opinions or statements of Derbyshire Dales District Council. These comments are made by individuals who have exercised the provisions of the Council’s Constitution to address a specific meeting. The Council therefore accepts no liability for any defamatory remarks that are made during a meeting that are replicated on this document.”*

### APOLOGIES

Apologies for absence were received from Councillor(s): Robert Archer and Matt Buckler

### 427/23 - APPROVAL OF MINUTES OF PREVIOUS MEETING

It was moved by Councillor Roger Shelley, Seconded by Councillor Gareth Gee and

### RESOLVED

That the minutes of the meeting of the Local Plan Sub-Committee held on 01 February 2024 be approved as a correct record.

### Voting

**07 For**

**00 Against**

**01 Abstentions**

The Chair declared the motion **CARRIED**.

#### **428/23 - PUBLIC PARTICIPATION**

There was no public participation.

#### **429/23 - INTERESTS**

There were no declarations of interest.

#### **430/23 - LOCAL PLAN PUBLIC CONSULTATION - HOUSING OPTIONS**

The Policy Manager introduced a report which provided, for Members consideration, proposals for the first round of public consultation on the review of the Derbyshire Dales Local Plan.

The previous meeting of this Sub-Committee considered a report which presented outline proposals for public consultation on the Derbyshire Dales Local Plan. At that meeting it was resolved to approve the proposals, whilst considering several additional suggestions for implementation into the consultation process. It was also resolved that a future report would be considered by this Sub-Committee, setting out precise details of the forthcoming public consultation.

It was noted within the report that in developing the options for the public consultation, a number of alternatives were prepared. These alternatives were then considered and discussed extensively with the Chair and Vice-Chair of this Sub-Committee following the previous meeting. As a result, it was considered that there were three options with potential to be put forward for public consultation. Details of these options were presented to Members within the report and its appendices.

It was moved by Councillor David Hughes, seconded by Councillor Gareth Gee and

#### **RESOLVED** (unanimously)

1. That preparations for the public consultation proceed, on the basis that estimated housing need and the availability of major development sites be taken into account, with support through policies for appropriate levels of development in smaller communities.

That, the following topics therefore be included in the public consultation process:

- An appropriate level of development in smaller communities.
- The viability of identified major sites.

2. That the details of the public consultation set out in Appendix 1 be developed into formal public consultation documentation to be agreed in conjunction with the membership of this Sub-Committee.
3. That public consultation commence on 9<sup>th</sup> May 2024 for a period of six weeks ending on 20<sup>th</sup> June 2024.
4. That a further report on the results of the public consultation be considered by a future meeting of this Sub-Committee.

5. That decisions on the future site allocations in the Local Plan be undertaken as part of the detailed development of the policy and proposals, and be subject to consultation as part of the Regulation 18/19 consultations during the latter part of 2024 and during Spring 2025.

The Chair declared the motion **CARRIED**.

**Meeting Closed: 7.40 pm**

**Chair**

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# Agenda Item 7



## OPEN REPORT LOCAL PLAN SUB COMMITTEE

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### LOCAL PLAN SUB COMMITTEE – 16<sup>TH</sup> JULY 2024

#### A New Approach to Housing– Public Consultation Outcomes

#### Report of Planning Policy Manager

#### Report Author and Contact Details

Mike Hase

Planning Policy Manager

Tel 01629 761251

Email [mike.hase@derbyshiredales.gov.uk](mailto:mike.hase@derbyshiredales.gov.uk)

#### Wards Affected

All outside of the Peak District National Park

#### Report Summary

This report summarises the responses to the public consultation on the New Approach to Housing public consultation which was held between 9<sup>th</sup> May 2024 and 20<sup>th</sup> June 2024.

#### Recommendations

1. That the results of the public consultation on the New Approach to Housing be noted.
2. That the contents of Section 2 of the report be taken into account in the development of policies and proposals for inclusion in the revised Derbyshire Dales Local Plan.
3. That the level of housing need for the plan period of the revised Derbyshire Dales Local Plan 2017-2040 be set at 217 dwellings per annum.
4. That the strategic approach to new residential development in the revised Derbyshire Dales Local Plan seeks to focus new development upon the Market Towns and delivering new local needs housing elsewhere across the plan area.

#### List of Appendices

Appendix 1 Copy of Online Survey Questionnaire

#### Background Papers

Report to Local Plan Sub Committee 17<sup>th</sup> April 2024:

<https://democracy.derbyshiredales.gov.uk/documents/s10227/Local%20Plan%20Public%20Consultation%20-%20Housing%20Options.pdf>

Consultation Leaflet:

<https://www.derbyshiredales.gov.uk/documents/derbyshire-dales-local-plan-review-a-new-approach-to-housing-consultation-may-2024-leaflet-pdf-2mb/download>

Consultation Video

[https://youtu.be/gN1r\\_PQfjYA](https://youtu.be/gN1r_PQfjYA)

**Consideration of report by Council or other committee**

This report is presented to the Local Plan Sub Committee for consideration in discharging their terms of reference on behalf of the Community and Environment Committee. When all policies and proposals have been reviewed by this Sub Committee a report will be presented to Community and Environment Committee.

**Council Approval Required**

No

**Exempt from Press or Public**

No

## A New Approach to Housing– Public Consultation Outcomes

### 1. Background

1.1 Members will recall that at a meeting of this Sub Committee held on 17<sup>th</sup> April 2024 considering a report which set out proposals for the first round of public consultation on the review of the Derbyshire Dales Local Plan. It was resolved as follows :(Minute 430/23)

*1. That preparations for the public consultation proceed, on the basis that estimated housing need and the availability of major development sites be taken into account, with support through policies for appropriate levels of development in smaller communities.*

*That, the following topics therefore be included in the public consultation process:*

*- An appropriate level of development in smaller communities.*

*- The viability of identified major sites.*

*2. That the details of the public consultation set out in Appendix 1 be developed into formal public consultation documentation to be agreed in conjunction with the membership of this Sub-Committee.*

*3. That public consultation commence on 9th May 2024 for a period of six weeks ending on 20th June 2024.*

*4. That a further report on the results of the public consultation be considered by a future meeting of this Sub-Committee.*

*5. That decisions on the future site allocations in the Local Plan be undertaken as part of the detailed development of the policy and proposals, and be subject to consultation as part of the Regulation 18/19 consultations during the latter part of 2024 and during Spring 2025*

1.2 Following liaison with the Chair and Vice Chair of this Sub Committee the contents of a public consultation leaflet was agreed and subsequently published and made available on the District Council's website over the period 9<sup>th</sup> May to 20<sup>th</sup> June 2024.

1.3 This was complimented by an online video, hosted on You Tube which sought to set out the key messages of the public consultation.

1.4 Paper copies of the consultation leaflet were made available at Matlock and Ashbourne Town Halls, along with Matlock, Ashbourne and Wirksworth Libraries and Leisure Centres.

1.5 Residents and stakeholders were asked to submit their views via an online survey. However, those not able to submit their comments online were encouraged to submit views either by letter or by email. A copy of the online survey is attached at Appendix 1 for Members information.

1.6 An online workshop for Parish Councils was held on 29<sup>th</sup> May 2024 and attended by 14 representatives from 9 Parish Councils.

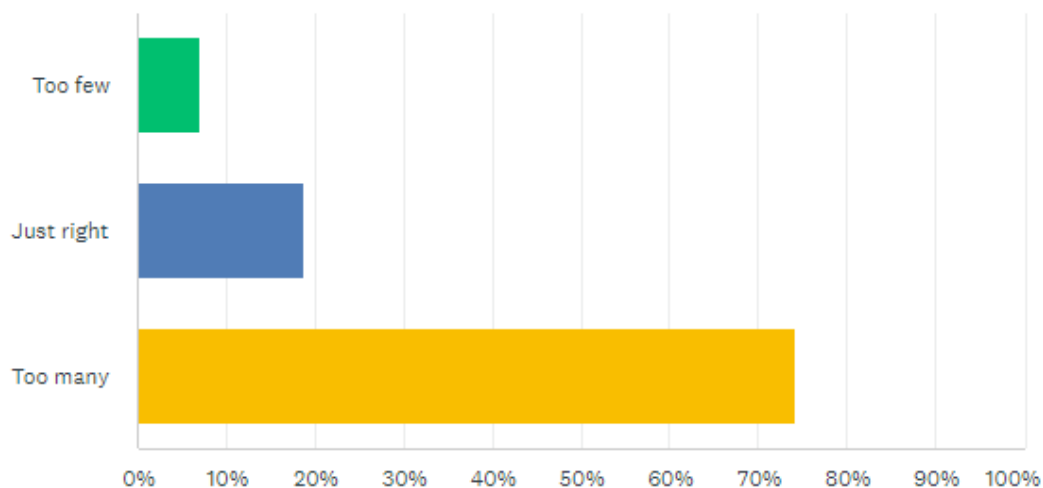
## 2. Key Issues

- 2.1 As a result of the public consultation a total of 770 responses were submitted to the online survey. A number of further responses were received by letter or email from residents, and other stakeholders.
- 2.2 It is considered, in light of the high-level nature of this public consultation, and the content being predominantly available online, that the number of responses and engagement is above what would normally be expected.
- 2.3 The results of the public consultation can be viewed online: [Local Plan Consultation 2024 - Responses](#)

### Future Housing Needs and Community Ambitions

1. Do you think the housing needs we have identified allow us to deliver flourishing and thriving communities, are they:

Answered: 721 Skipped: 49



ANSWER CHOICES	RESPONSES
Too few	6.93% 50
Just right	18.86% 136
Too many	74.20% 535
<b>TOTAL</b>	<b>721</b>

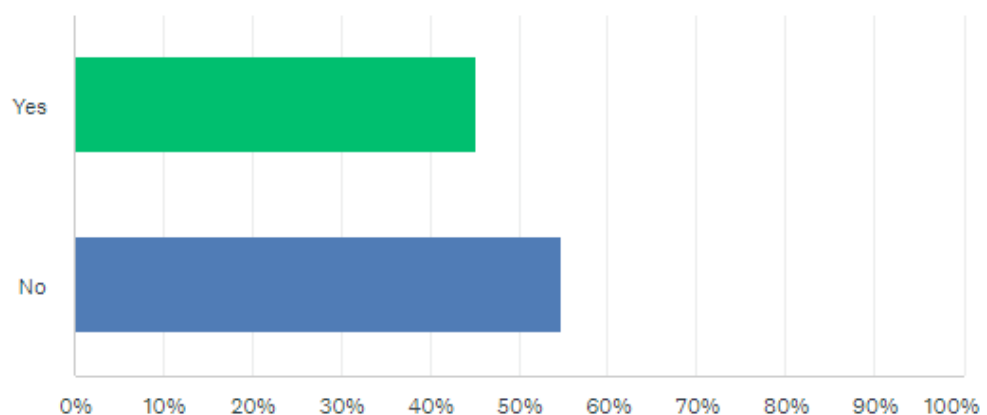
- 2.4 Almost 75% of responders felt that the level of housing needs was too many to deliver flourishing and thriving communities. The main concerns to the future level of housing need being excessive were:

- Increased development will have a detrimental impact upon the high environmental quality of towns and villages across Derbyshire Dales.
- Lack of existing infrastructure to support both existing and new development
- Too many new houses have already been built in recent years, there is no need for any more, particularly in the rural villages
- The roads are already at saturation point and cannot cope with any additional new development
- Drainage networks cannot cope with additional development.
- More development should be directed to meet the needs within the National Park to offset any future requirement within the local planning authority area.
- Too many empty properties which need to be addressed first.

2.5 The second question asked whether the District Council’s ambitions for supporting all of our communities were ambitious enough.

## 2. Do you consider our aspirations for supporting all of our communities are ambitious enough?

Answered: 689 Skipped: 81



ANSWER CHOICES	RESPONSES	
Yes	45.14%	311
No	54.86%	378
<b>TOTAL</b>		<b>689</b>

2.6 Although the responses suggested that the majority did not feel the approach being taken was ambitious enough (56% to 44%) the difference between the answers was not as significant as those set out in Question 1.

2.7 The detailed responses to this question provide an indication about their reasoning. The main points raised were similar to the Question 1:

- Levels of development in the past have not provided benefits to local communities, so unlikely to do in the future.
- In some places services and facilities such as pubs, local shops and schools lost despite new development
- Infrastructure needs to be in place before new development is brought forward – including drainage, doctors and schools.
- Focus should be on brownfield sites before greenfield sites
- Support should be given to the existing services and facilities instead of new development
- New development will have an impact upon the character of the towns and villages
- New development not addressing climate change sufficiently
- Need for affordable homes for local people

2.8 Notwithstanding the responses to the public consultation indicate concerns with the level of new homes suggested and that the level of the District Council’s ambition was not sufficiently robust it is nevertheless necessary for the Local Plan to include an indication of the future housing needs.

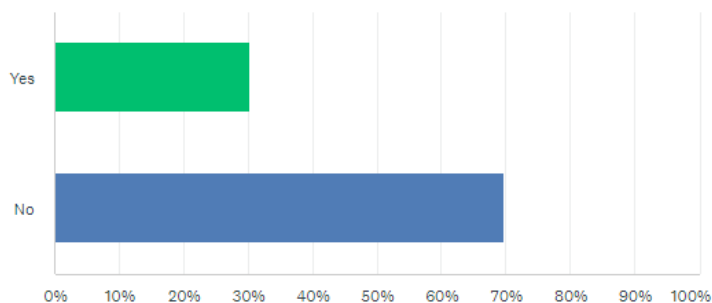
2.9 The evidence that this Sub Committee has considered on this matter previously, indicates that over the plan period 2017-2040 a housing need of 217 dwellings per annum. As such it is recommended that this level of housing need be set as the basis for the revised Local Plan.

Location of New Development – Focus on Market Towns, Local Needs in Villages

2.10 The third question asked whether residents and stakeholders supported the delivery of new homes in the Market Towns and meeting local needs in the smaller villages. The responses suggest a lack of support to this approach:

3. Do you support the majority of new homes taking place in Matlock, Ashbourne and Wirksworth, and housing to meet local needs in the smaller villages?

Answered: 719 Skipped: 51



ANSWER CHOICES	RESPONSES	
Yes	30.32%	218
No	69.68%	501
<b>TOTAL</b>		<b>719</b>

2.11 The detailed responses to this question provide an indication about their reasoning. The main points raised are set out below:

- Need infrastructure in advance of building new houses to enable communities to be built, including better public transport, and libraries
- Need to ensure housing built in the National Park as a means of building communities there too
- Need to address the need across all the communities in Derbyshire Dales
- There needs to be more focus on the delivery of affordable homes across Derbyshire Dales, and restricting second homes and holiday lets etc
- Need to do more to support the local economy and ensure young people can access affordable housing, as well as supporting villages shops and services
- Protect the quality of the local environment by resisting new development
- Support needed across the plan area for the increasing elderly population
- Focus on brownfield sites rather than greenfield sites,
- Development is destroying communities not supporting them

2.12 The current NPPF seeks to ensure that all new development contributes towards the delivery of sustainable pattern of development. In this regard the Settlement Hierarchy seeks to identify those settlements that are the most sustainable by virtue of their access to employment opportunities, shops and other services and facilities including doctors and dentists. Tier 1 settlements being inherently the most sustainable locations for new development and Tier 5 settlements being the least sustainable locations for new development.

2.13 However, the District Council has identified that as part of the Local Plan review that it wishes to ensure that all new development has a beneficial impact across all communities of Derbyshire Dales. As such it is recommended that the strategic approach for the revised Local Plan be one of seeking to deliver most new residential development in the more sustainable settlements such as the Market Towns and supporting local needs housing elsewhere across the plan area.

2.14 By taking such an approach it will seek to meet the requirements of the current NPPF, and make a significant contribution to achieving a 'sound plan'.

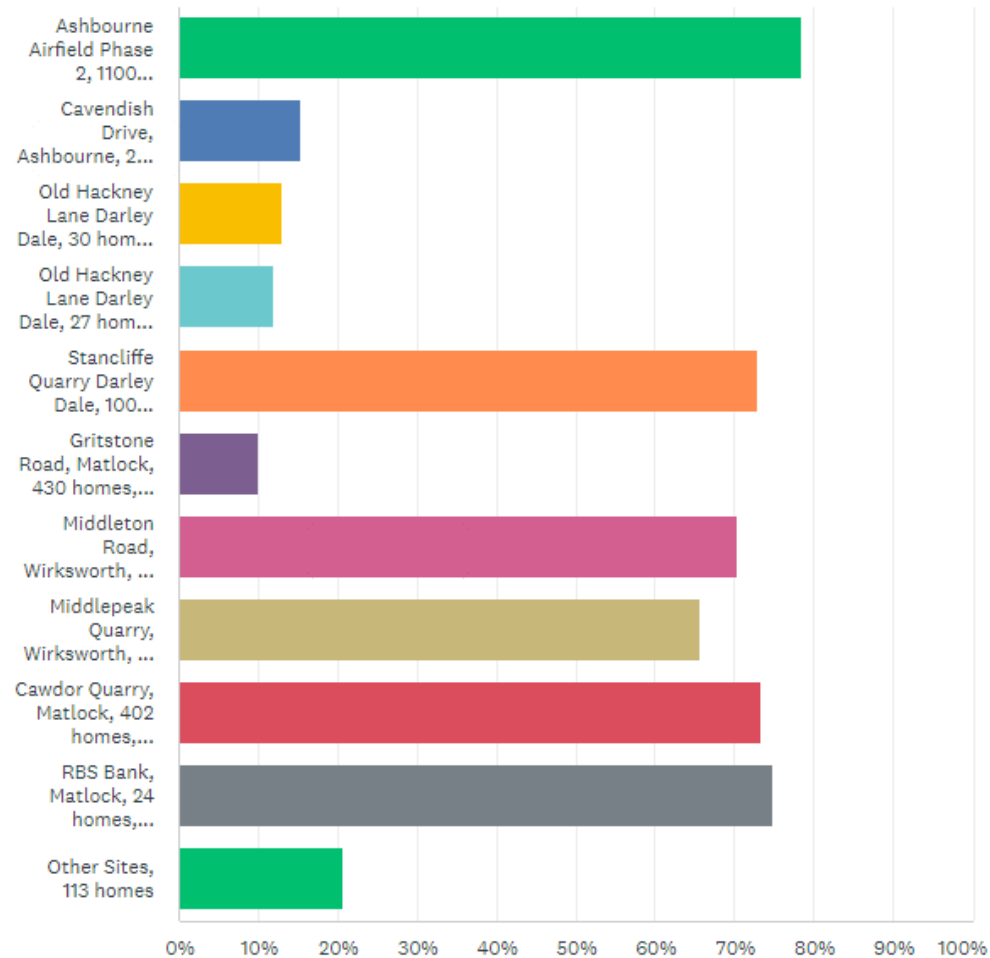
#### Sites for Inclusion/Exclusion in the Local Plan

2.15 Question 4 and Question 5 asked which of the sites currently allocated in the adopted Derbyshire Dales Local Plan should be retained in the Local Plan and which should be withdrawn from the Local Plan.

2.16 The following data relates to those sites which it is considered should be retained in the revised Derbyshire Dales Local Plan:

4. Which of the sites identified in this leaflet do you consider should be retained in the Local Plan. Please tick all that apply.

Answered: 616 Skipped: 131

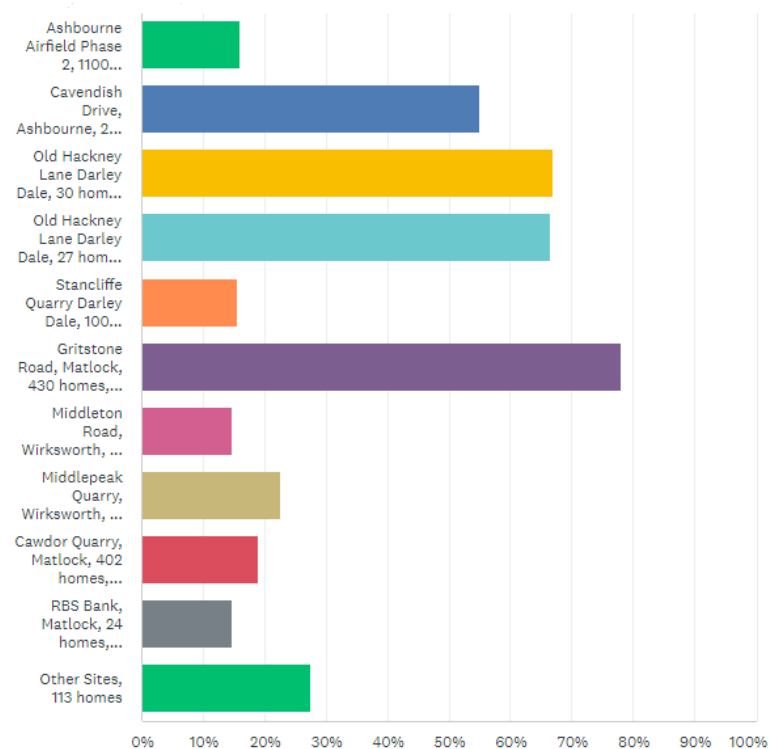


ANSWER CHOICES	RESPONSES
Ashbourne Airfield Phase 2, 1100 homes, Brownfield Site	78.30% 487
Cavendish Drive, Ashbourne, 28 homes, Greenfield Site	15.11% 94
Old Hackney Lane Darley Dale, 30 homes, Greenfield Site	12.86% 80
Old Hackney Lane Darley Dale, 27 homes, Greenfield Site	11.90% 74
Stancliffe Quarry Darley Dale, 100 homes, Brownfield Site	72.67% 452
Gritstone Road, Matlock, 430 homes, Greenfield Site	10.13% 63
Middleton Road, Wirksworth, 150 homes, Brownfield Site	70.10% 436
Middlepeak Quarry, Wirksworth, 645 homes, Brownfield Site	65.59% 408
Cawdor Quarry, Matlock, 402 homes, Brownfield Site	73.15% 455
RBS Bank, Matlock, 24 homes, Brownfield Site	74.44% 463
Other Sites, 113 homes	20.74% 129
<b>Total Respondents: 622</b>	

- 2.17 In setting out the reasoning for the retention of the above sites a significant number of replies indicated that they prefer development on brownfield sites in preference to greenfield sites, as it is a more sustainable approach. As such the responses give a clear indication of the support for any sites which are seen as brownfield.
- 2.18 There were, however, several comments made, which suggested concern about the overall level of new residential development being proposed. There were also comments raising concern that development of brownfield sites will result in the loss of nature conservation as well as the ability of the highways network and other infrastructure to be able to accommodate additional residential development.
- 2.19 Some comments suggested that there should be no building on greenfield sites until all brownfield sites have been fully completed. There were also concerns that some of the brownfield sites might need to be reviewed as to whether they were now deliverable because they have not been brought forward for development over the course of the period since the adoption of the Derbyshire Dales Local Plan in 2017.
- 2.20 The following relates to the question that sought comments on which of those sites currently allocated in the adopted Derbyshire Dales Local Plan should be withdrawn from the revised Derbyshire Dales Local Plan:

5. Which of the sites identified in this leaflet do you consider should be withdrawn from the Local Plan by the District Council. Please tick all that apply.

Answered: 684 Skipped: 63



ANSWER CHOICES	RESPONSES	
Ashbourne Airfield Phase 2, 1100 homes, Brownfield Site	15.95%	111
Cavendish Drive, Ashbourne, 28 homes, Greenfield Site	54.45%	379
Old Hackney Lane Darley Dale, 30 homes, Greenfield Site	66.38%	462
Old Hackney Lane Darley Dale, 27 homes, Greenfield Site	65.95%	459
Stancliffe Quarry Darley Dale, 100 homes, Brownfield Site	15.37%	107
Gritstone Road, Matlock, 430 homes, Greenfield Site	77.59%	540
Middleton Road, Wirksworth, 150 homes, Brownfield Site	14.94%	104
Middlepeak Quarry, Wirksworth, 645 homes, Brownfield Site	22.84%	159
Cawdor Quarry, Matlock, 402 homes, Brownfield Site	18.82%	131
RBS Bank, Matlock, 24 homes, Brownfield Site	14.66%	102
Other Sites, 113 homes	27.16%	189
<b>Total Respondents: 696</b>		

- 2.21 The responses to this question indicate that there is considerable support for removing currently allocated greenfield sites in the revised Derbyshire Dales Local Plan.
- 2.22 In setting out the reasoning for the withdrawal of the above sites, responses indicated the following reasonings:
- 2.23 Greenfield sites are unsuitable for development because they are valuable for their environmental characteristics, including landscape character and nature conservation. Furthermore, the loss of greenfield sites would lead to the loss of agricultural land – brownfield sites should be prioritised for new development before any consideration is given to greenfield sites.
- 2.24 Concerns were raised about the overall level of housing being too much, that some villages had already had too much development over the past few years. It was suggested that the area has inadequate capacity on the highways network and within existing infrastructure to support new housing.
- 2.25 A number of other alternative sites for new residential development were identified during the public consultation period. These sites will be subject to review through the SHLAA process, using the same assessment criteria and process as used previously.
- 2.26 In order to determine which sites should be included within the revised Local Plan to meet the future housing needs of the District Council a report is presented elsewhere on the agenda of this Sub Committee. This recommends the use of a methodology which assesses the suitability and prioritises potential sites for allocation within the revised Derbyshire Dales Local Plan..
- 2.27 It is recommended that a future report on the outcome of this assessment process be presented to a future meeting of this Sub Committee, and at that

meeting a resolution be sought which identifies the sites to be taken forward into the revised Local Plan.

### Development in the Villages

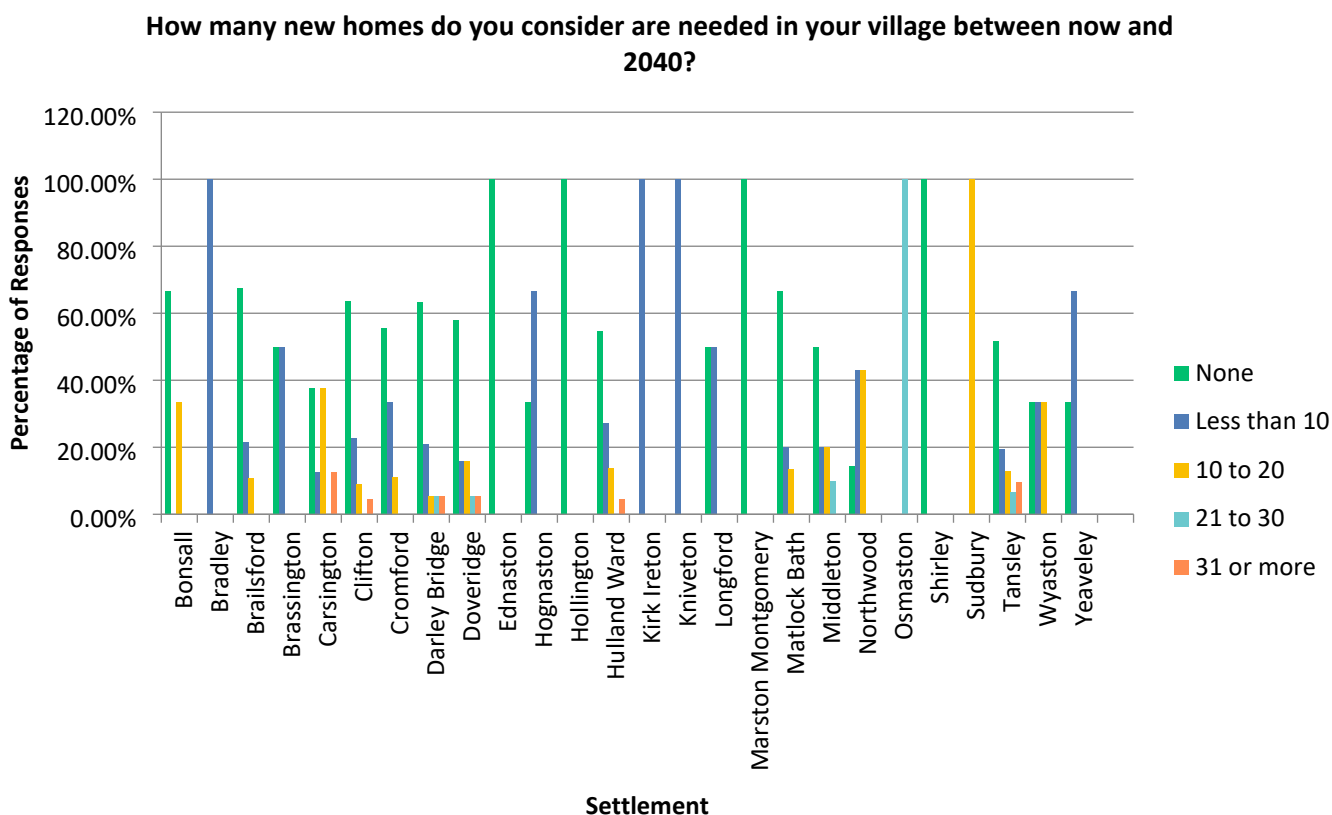
2.28 The survey asked residents of villages across the plan area for their views on the number of new homes needed in their village between now and 2040.

2.29 An analysis of all those that identified their location as being in a village indicates the following cumulative totals:

Number of New Homes	Percentage
None	55.75%
Less than 10	24.34%
10 to 20	13.72%
21 to 30	2.65%
30 or more	3.54%

2.30 These cumulative figures appear to reinforce the replies to Q1, in that the majority of respondents living in villages do want any new residential development in their village over the next 16 years.

2.31 A detailed analysis of the responses on a village by village basis indicates the number of new dwellings that residents considered reasonable for each to accommodate over the next 16 years.



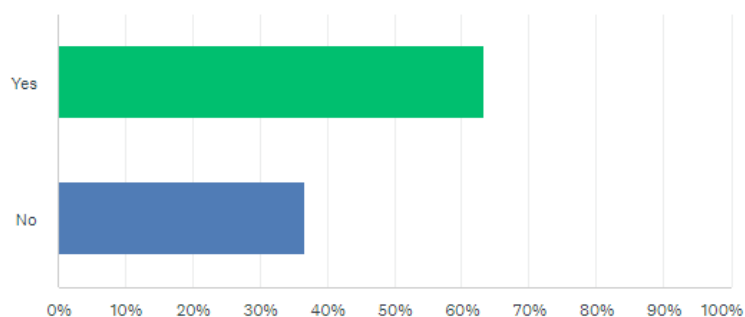
2.32 The response rate varied by village, with some settlements providing no replies to the survey. The highest number of responses, 37, came from

residents living in Brailsford, followed by 31 from residents of Tansley, and 22 in Hlland Ward.

- 2.33 This suggests that the replies to this question were heavily influenced by the level of development that preceded the review of the Local Plan. The above diagram indicates the proportion of those responses by settlement.
- 2.34 Notwithstanding these responses when asked in Question 9 whether residents would support the Parish Council working at identifying sites to meet local housing needs nearly two thirds of respondents indicated that they would support such actions.

9. Would you support your Parish Council and your local community working with the District Council to identify a suitable site or sites to meet local housing needs?

Answered: 590 Skipped: 180



ANSWER CHOICES	RESPONSES	
Yes	63.39%	374
No	36.61%	216
<b>TOTAL</b>		<b>590</b>

- 2.35 This would suggest that residents in villages may be willing to accept some limited new housing development but only where it is needed to deliver benefits to meet local housing needs, for example affordable housing, rather than new open market housing.

Community Infrastructure – What is Missing from Your Village?

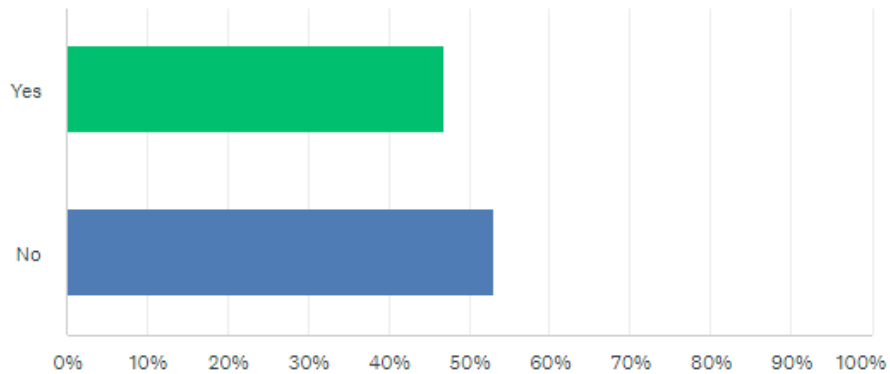
- 2.36 Question 10 on the survey asked for comments on what community infrastructure as missing. There were 451 text responses to this question. To summarise the responses to this question a ‘Word Cloud’ has been prepared, using the answers given to the question. ‘Word Clouds’ are images formed of words, the size of each word indicating the frequency or importance of use.
- 2.37 Consequently, the larger the word the more relevance it has to the subject at hand. The following Word Cloud has been generated from all the answers to Question 10:



to related to the delivery of new open market residential development rather than local needs affordable housing.

## 11. Would small-scale infill and consolidation in the smaller villages be beneficial?

Answered: 544 Skipped: 226



ANSWER CHOICES	RESPONSES	
Yes	46.88%	255
No	53.13%	289
<b>TOTAL</b>		<b>544</b>

### Other Ways to Maintain Village Sustainability

- 2.41 The final question of the survey for the views of residents about ways in which the District Council could maintain the sustainability of smaller villages other than through new development proposals.
- 2.42 There were 358 text replies to this question on the survey. As these responses sought to explain their comments, rather than be given any choice of answer, a Word Cloud has been generated from the answers to this question. This is set out below.
- 2.43 The responses suggest that there are concerns about the level of holiday and second homes across the plan area. The responses infer that improved community infrastructure, better services and public transport would aid with the sustainability of the smaller villages, along with the provision of new housing to meet local needs.



#### **4. Consultation**

- 4.1 The results of this public consultation will be used to shape further rounds of public consultation under Regulation 18 and Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It is anticipated that these will be undertaken in late Autumn 2024 and Spring 2025. These are statutory periods of public consultation, the responses from which the District Council will need to formally take into account prior to the submission of the revised Derbyshire Dales Local Plan to the Secretary of State.

#### **5. Timetable for Implementation**

- 5.1 The Local Development Scheme approved by this Committee at its meeting on 27<sup>th</sup> September 2023 sets out the current timetable for the completion of the revisions to the Derbyshire Dales Local Plan. At this time it envisages that during 2024 there will be public consultation, on the principles of the location of new development, future housing needs and policy developments. This will allow submission of the Derbyshire Dales Local Plan to the Secretary of State by 30<sup>th</sup> June 2025, with adoption to follow 2026.

#### **6. Policy Implications**

- 6.1 The results of this consultation are intended to inform development of the policies and proposals in the revised Derbyshire Dales Local Plan.

#### **7. Financial and Resource Implications**

- 7.1 This report has no direct financial or resource implications for the District Council.

#### **8. Legal Advice and Implications**

- 8.1 As stated, this report summarises the responses to the public consultation on the New Approach to Housing public consultation.
- 8.2 There are 2 decisions that are recommended to be take as part of this report. The first one is for noting the report and the second is to decide whether the contents of Section 2 of the report be taken into account in the development of policies and proposals for inclusion in the revised Derbyshire Dales Local Plan.
- 8.3 The legal risk of challenge by judicial review when taking the decision as set out in the recommendations has been assessed as low, assuming that the inclusion within the revised Local Plan complies with the appropriate legislation and guidance for this area.

## 9. Equalities Implications

9.1 There are no direct equalities implications as a consequence of this report. The review of the Derbyshire Dales Local Plan will be subject to a comprehensive Equalities Impact Assessment.

## 10. Climate Change Implications

10.1 There are no direct climate change implications as a consequence of this report. The review of the Derbyshire Dales Local Plan will include revised policies which will seek to mitigate the effects Climate Change and be subject to a Climate Change Impact Assessment.

## 11. Risk Management

11.1 At this time the risk associated with the preparation of the Derbyshire Dales Local Plan is low. The Derbyshire Dales Local Plan is one of the pivotal plans and strategies ensuring the delivery of the District Council's aims and objectives as out in its Corporate Plan. Any significant delays in undertaking the review of the Derbyshire Dales Local Plan will increase the risk to the District Council of delivering its key aims and objectives.

### Report Authorisation

Approvals obtained from:-

	<b>Named Officer</b>	<b>Date</b>
Chief Executive	Paul Wilson	09/07/2024
Director of Resources/ S.151 Officer (or Financial Services Manager)	Karen Henriksen	02/07/2024
Monitoring Officer (or Legal Services Manager)	Helen Mitchell	08/7/2024

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# Agenda Item 8



## OPEN REPORT LOCAL PLAN SUB COMMITTEE

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### LOCAL PLAN SUB COMMITTEE – 16<sup>TH</sup> JULY 2024

#### **Derbyshire Dales Local Plan – Proposed Assessment Methodology for Site Selection and Prioritisation - Housing Land Allocations**

#### **Report of Planning Policy Manager**

#### **Report Author and Contact Details**

Esther Lindley

Principal Planning Policy Officer

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#### **Wards Affected**

All outside of the Peak District National Park

#### **Report Summary**

This report provides for Members consideration and approval a proposed methodology for the evaluation and prioritisation of potential housing sites as the basis for allocation within the revised Derbyshire Dales Local Plan for the period 2017-2040.

#### **Recommendations**

1. That Members endorse the methodology for the evaluation and prioritisation of sites as set out in Section 2 and Appendix 1 and that this is employed to determine which housing sites should be identified to meet the strategic housing requirements of the Derbyshire Dales for the period 2017-2040.
2. That a report be presented to a future meeting of the Local Plan Sub Committee, that provides an assessment of potential sites utilising the methodology set out in this report.

#### **List of Appendices**

Appendix 1 - Site Assessment Matrix Defined Planning Criteria

#### **Background Papers**

Report to Local Plan Sub Committee 17<sup>th</sup> April 2024:

<https://democracy.derbyshiredales.gov.uk/documents/s10227/Local%20Plan%20Public%20Consultation%20-%20Housing%20Options.pdf>

**Consideration of report by Council or other committee**

This report is presented to the Local Plan Sub Committee for consideration in discharging their terms of reference on behalf of the Community and Environment Committee. When all policies and proposals have been reviewed by this Sub Committee a report will be presented to Community and Environment Committee.

**Council Approval Required**

No

**Exempt from Press or Public**

No

## Proposed Assessment Methodology for Site Selection and Prioritisation - Housing Land Allocations

### 1. Background

1.1 Members will recall, at a meeting of this Sub Committee held on 17<sup>th</sup> April 2024 considering a report which set out proposals for the first round of public consultation on the review of the Derbyshire Dales Local Plan. It was resolved as follows :(Minute 430/23)

*1. That preparations for the public consultation proceed, on the basis that estimated housing need and the availability of major development sites be taken into account, with support through policies for appropriate levels of development in smaller communities.*

*That, the following topics therefore be included in the public consultation process:*

- *An appropriate level of development in smaller communities.*
- *The viability of identified major sites.*

*2. That the details of the public consultation set out in Appendix 1 be developed into formal public consultation documentation to be agreed in conjunction with the membership of this Sub-Committee.*

*3. That public consultation commence on 9th May 2024 for a period of six weeks ending on 20th June 2024.*

*4. That a further report on the results of the public consultation be considered by a future meeting of this Sub-Committee.*

*5. That decisions on the future site allocations in the Local Plan be undertaken as part of the detailed development of the policy and proposals, and be subject to consultation as part of the Regulation 18/19 consultations during the latter part of 2024 and during Spring 2025*

1.2 At the last meeting of this Sub Committee held on 17<sup>th</sup> April 2024 it was resolved that the first round of public consultation on the Local Plan should be undertaken at a relatively high level and that the results of the consultation be used as a basis for future decisions relating to the location and distribution of new housing development. Public consultation on the Local Plan was undertaken 9<sup>th</sup> May to 20<sup>th</sup> June 2024, the outcomes of this consultation exercise and summary of representations received is set out elsewhere on the agenda of this Sub Committee.

1.3 The public consultation sought views on the overall level of housing needs for the Derbyshire Dales, and the potential distribution of the housing across the Plan area, including the implications of meeting or otherwise the housing needs arising from within the Peak District National Park.

1.4 As set out elsewhere on the agenda to this meeting it is recommended, that a housing target of 217 dwellings per annum for the whole of Derbyshire Dales form the basis of the future housing needs over the period 2017-2040. for the revised Derbyshire Dales Local Plan.

- 1.5 On the basis of completions and commitments it is considered that the Derbyshire Dales Local Plan will need to allocate land for between 1,888 and 1,378 new homes over the period from 2023 to 2040.
- 1.6 Now that the initial public consultation on the Local Plan has been completed decisions need to be made about how much and where new housing development should take place. In order to meet the recommended overall housing requirement it is necessary to determine which sites are most suitable for allocation in the Local Plan.

## **2. Key Issues**

- 2.1 As Members will be aware the revised Local Plan will determine the overall strategy for future development across the District to 2040, including the location of residential development to address housing needs.
- 2.2 The starting point for the preparation of local plans is set out within para 11a of the NPPF, which states that *“all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.”* In addition, in terms of sustainable transport, the NPPF at para 109 confirms that the planning system *“should actively manage patterns of growth”* and that *“significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.”*
- 2.3 As set out elsewhere on this agenda it is recommended that the ‘spatial strategy’ for the Local Plan should concentrate development in the most sustainable locations, which in the context of the Derbyshire Dales Local Plan review would entail development focused to those settlements identified within the ‘settlement hierarchy’.
- 2.4 As well as identifying how many new homes the District needs and sustainable locations the Local Plan must endeavour to ‘allocate’ sufficient land in appropriate locations to meet housing needs over the Plan period. The sites allocated in the Local Plan will need to be sustainable, deliverable and justified through an extensive evidence base.
- 2.5 To achieve this it is suggested that a site selection process, that provides an indication of the relative merits of each site, and how they fit with the overall strategy Members wish to achieve through the Local Plan is appropriate. This report therefore sets out a proposed approach to site selection which seeks to evaluate the suitability of potential sites for allocation in the Local Plan.
- 2.6 The purpose of the site selection methodology will be to identify sites suitable for allocation in the Local Plan, this would normally be sites capable of delivering 10 or more residential units. The review of the Local Plan will look to incorporate a policy approach to the delivery of other sites below the 10 dwelling allocation threshold.

## Site Selection Methodology

### Stage 1 – Strategic Housing and Employment Land Availability Assessment (SHELAA)

- 2.7 The Strategic Housing and Employment Land Availability Assessment (SHELAA) provides essential evidence on the potential supply of land suitable for housing in the Derbyshire Dales over the next 15 years. The SHELAA is a technical assessment which considers the availability, suitability and achievability of land in the District for possible development. However, as Members are aware, it is not the role of the SHELAA to allocate land for development, but to provide evidence alongside other studies to inform the site allocation and/or decision making process. The SHELAA provides the starting point for assessment, helping to identify sites and guide the site selection process.
- 2.8 The most recent version of the Derbyshire Dales SHELAA published in April 2022<sup>1</sup> identifies a number of sites in the towns and villages of the Plan area that are considered to have some potential for development. The existing housing allocations in the Adopted Derbyshire Dales Local Plan have been subject to a SHLEAA assessment. A number of other alternative sites for new residential development were identified during the recent public consultation period. These sites will be subject to review through the SHELAA process, using the same comprehensive assessment criteria as used previously.

### Stage 2 – Assessment Against Defined Planning Criteria

- 2.9 Following the first stage of assessment undertaken through the SHELAA all potential sites that are considered available, suitable and achievable (including existing housing allocations in the adopted Derbyshire Dales Local Plan and new alternative sites) would be evaluated against a series of defined planning criteria (set out in Appendix 1). These criteria will seek to provide an indication of the relative merits of each site and attribute a degree of prioritisation to their suitability for allocation. The proposed 'defined planning criteria' cover aspects such as:

- Brownfield/greenfield
- Ecological and environmental constraints
- Historic constraints
- Site accessibility and impacts on highway network
- Access to public transport
- Proximity to services and facilities
- Flood risk and surface water run off
- Impact on landscape setting
- Infrastructure constraints, improvements and enhancements
- Ability to meet affordable housing needs

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<sup>1</sup> <https://www.derbyshiredales.gov.uk/documents/shelaa-final-report-april-2022/download>  
<https://www.derbyshiredales.gov.uk/documents/shelaa-2021-appendices-full-april-2022/download>

- Bad neighbour constraints
- Ownership constraints
- Site timeframe for delivery

2.10 In order to significantly boost the supply of land for housing, the National Planning Policy Framework (NPPF) requires local planning authorities identify and update annually a supply of specific deliverable sites for housing. In determining which sites are appropriate for potential allocation for housing development, consideration therefore needs to be given as to whether sites are genuinely deliverable and developable. These terms are defined within the NPPF as follows:

*“To be considered **deliverable**, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years.”*

*“To be considered **developable**, site should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”*

2.11 To inform the assessment of sites against the defined planning criteria and address issues of site deliverability and suitability additional supporting information and justification material will be sought from landowners, developers and agents to ensure that the District Council can be satisfied that sites are genuinely developable and deliverable during the Plan period.

### **Stage 3 Site Prioritisation**

2.12 The appraisal of the sites against the defined planning criteria will enable sites to be prioritised and therefore help determine which should be considered as being the most suitable for development and allocation within the revised Derbyshire Dales Local Plan. Equally the process will enable the District Council to determine which sites are least appropriate for allocation in the Derbyshire Dales Local Plan.

2.13 Appendix 1 sets out the defined planning criteria which will be used to evaluate sites. It is recommended that the sites be prioritised on the basis of the following criteria:

## Priority 1

Sites which are located within close proximity to the Market Towns of Matlock, Ashbourne and Wirksworth and perform highly (score 3 or above) in respect of **all** of the following key development criteria: ecological impacts, site access and highway impact, flood risk and surface water run off, infrastructure considerations, bad neighbour considerations and ownership constraints, **and** are developable and deliverable within 5 years.

Priority 1 sites will in due course, be those sites which should be considered first for allocation in the Local Plan in order to meet the future housing requirement.

## Priority 2

Sites which are located within close proximity to the Market Towns of Matlock, Ashbourne or Wirksworth, or the Tier 2 settlement of Darley Dale; and Tier 3 settlements of Brailsford, Clifton, Cromford, Darley Bridge, Doveridge, Hlland Ward, Matlock Bath, Middleton, Northwood, Rowsley, Sudbury and Tansley; and perform well (score at least 3) in respect of **all** of the following key development criteria: ecological impacts, site access and highway impact, flood risk and surface water run off, infrastructure considerations, bad neighbour consideration and ownership constraints.

Sites located within close proximity of the Market Towns which are considered developable but **not** deliverable within 5 years would be considered to be Priority 2

## Priority 3

Sites in all other locations which are capable of being considered developable, and where the site assessment indicates, against a range of key development criteria including site access, flood risk and surface water run off, that development is likely to have a more significant detrimental impact with the prospect of only partial mitigation of any impact.

## Priority 4

Sites which perform poorly (Score 1) in respect of **any** of the following key development criteria: site access and highway impact, flood risk and surface water run off, infrastructure constraints, bad neighbour consideration and ownership considerations.

Priority 4 sites are inappropriate for development due to the fact that there are significant constraints which do not appear to be capable of mitigation.. As such, Priority 4 sites should not be considered suitable for allocation.

- 2.14 Having completed the evaluation of sites using the 3-stage process outlined above Members may wish to give due weight to other factors including the level of representations and the results of the Sustainability Appraisal in deciding which sites to allocate in the Local Plan. In the event that Members do not agree with the Officers assessment and recommendations it is considered that these

should be subject to an appropriate resolution of the LPSC and where appropriate future meetings of Community and Environment Committee.

- 2.15 It is recommended that a future report on the outcome of this site selection and prioritisation assessment process be presented to a future meeting of this Sub Committee, and at that meeting a resolution be sought which identifies the sites to be taken forward into the revised Local Plans.

### **3. Options Considered and Recommended Proposal**

- 3.1 The purpose of the proposed site selection and prioritisation methodology is to provide a robust assessment to inform the allocation of land for housing in the revised Derbyshire Dales Local Plan. The proposed methodology will, alongside other elements of the evidence base inform the preparation of the revised Local Plan. The alternative option would be to not have a comprehensive selection process, which would make it difficult to objectively and accurately distinguish which sites may or may not be suitable for allocation in the Local Plan.

### **4. Consultation**

- 4.1 The results of site selection and prioritisation, alongside input from Sustainability Appraisal and the supporting Local Plan evidence base will be used to shape the Local Plan and preparation of a Draft Plan for consultation under Regulation 18 and Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It is anticipated that this will be undertaken in late Autumn 2024 and Spring 2025. These are statutory periods of public consultation, the responses from which the District Council will need to formally take into account prior to the submission of the revised Derbyshire Dales Local Plan to the Secretary of State.

### **5. Timetable for Implementation**

- 5.1 The Local Development Scheme approved by this Committee at its meeting on 27<sup>th</sup> September 2023 sets out the current timetable for the completion of the revisions to the Derbyshire Dales Local Plan. At this time it envisages that during 2024 there will be public consultation, on the principles of the location of new development, future housing needs and policy developments. This will allow submission of the Derbyshire Dales Local Plan to the Secretary of State by 30<sup>th</sup> June 2025, with adoption to follow 2026.

### **6. Policy Implications**

- 6.1 The results of this site selection and prioritisation process are intended to inform development of the policies and proposals in the revised Derbyshire Dales Local Plan.

## **7. Financial and Resource Implications**

- 7.1 The choice of a proposed methodology will have no direct financial or resource implications for the District Council.
- 7.2 Producing a report that provides an assessment of potential sites utilising the methodology set out in this report will have no direct financial implications. However, there will be an opportunity cost for a member of staff to produce this report.

## **8. Legal Advice and Implications**

- 8.1 This report provides for Members consideration and approval to a proposed methodology for the evaluation and prioritisation of potential housing sites as the basis for allocation within the revised Derbyshire Dales Local Plan for the period 2017-2040.
- 8.2 There are 2 recommendations to be considered and decided upon. The risk of Legal challenge should the decisions be taken as recommended has been assessed as low, provided the proposed methodology complies with all applicable legislation and guidance.

## **9. Equalities Implications**

- 9.1 There are no direct equalities implications as a consequence of this report. The review of the Derbyshire Dales Local Plan will be subject to a comprehensive Equalities Impact Assessment.

## **10. Climate Change Implications**

- 10.1 There are no direct climate change implications as a consequence of this report. The review of the Derbyshire Dales Local Plan will include revised policies which will seek to mitigate the effects Climate Change and be subject to a Climate Change Impact Assessment.

## **11. Risk Management**

- 11.1 At this time the risk associated with the preparation of the Derbyshire Dales Local Plan is low. The Derbyshire Dales Local Plan is one of the pivotal plans and strategies ensuring the delivery of the District Council's aims and objectives as out in its Corporate Plan. Any significant delays in undertaking the review of the Derbyshire Dales Local Plan will increase the risk to the District Council of delivering its key aims and objectives.

### **Report Authorisation**

Approvals obtained from:-

	<b>Named Officer</b>	<b>Date</b>
Chief Executive	Paul Wilson	11/07/2024
Director of Resources/ S.151 Officer	Karen Henriksen	09/07/2024
Monitoring Officer (or Legal Services Manager)	Helen Mitchell	11/07/2024

Assessment Factor No.	Criteria	Score 1	Score 2	Score 3	Score 4	Score 5
1	Previously developed in whole or part	100% greenfield	Site predominantly greenfield more than 70%	Greenfield / brownfield roughly 50/50	Site predominantly brownfield more than 70%	100% previously developed
2	Ecological and environmental constraints i.e. SSSI's, Local Nature sites, trees etc	Environmental designation upon site, very significant impact unable to overcome	Designation on the site, impact may be mitigated through safeguarding. No opportunities for enhancement	Designations on site mitigation and enhancement opportunities (Including TPO trees)	Designation in proximity of site, mitigation and enhancement may be achieved	No environmental constraints or designations. Opportunities for enhancement/improvements
3	Historic constraints i.e. Listed buildings Conservation Area SAMR HERS WHS Archaeology	Designated Heritage Asset on the site, very significant impact unable to overcome	Designation on the site, impact may be mitigated through safeguarding. No opportunities for enhancement	Designations on site mitigation and enhancement opportunities	Site adjacent to heritage asset, may affect setting. Mitigation may be achieved.	No heritage asset constraints or designations

Assessment Factor No.	Criteria	Score 1	Score 2	Score 3	Score 4	Score 5
4	<b>Site access and impact upon strategic highway network i.e. rd junction improvements required, access to site, congestion, impact on network</b>	No safe access can be achieved, significant impact on highway network, insurmountable issues	Safe access may be achieved, significant impact on highway network requiring larger scale measures / infrastructure in order to mitigate impact.	Safe access can be achieved with localised highway improvements, significant impacts on highway network that can be mitigated in part.	Safe access can be achieved, limited impact on the highway network that can be mitigated in part or full  i.e. line painting, new right turn, re route bus service	Safe access can be achieved, no adverse impact on highway network
5	<b>Access – Public transport</b>	No bus stops within 20 minutes walk	Within 20 minutes walk of an existing bus stop	Within 15 minutes walk of a bus stop	Within 10 minutes walk of a bus stop	Within 5 minutes walk of a bus stop
6	<b>Location in relation to services and facilities</b>	No facilities within a 15 minute walk	Local shop i.e. convenience store, post office, within 10-15 minutes walk. Limited services available	Local centre within 10-15 minutes walk, reasonable range of services	Town centre within a 20-30 minute walk. Full range of services available	Town centre within a 10-15 minutes walk. Full range of services available

Assessment Factor No.	Criteria	Score 1	Score 2	Score 3	Score 4	Score 5
7  37	<b>Flood Risk and surface water run off</b>	Site is at high risk of flooding from all sources – SFRA	Site at high- medium risk of flooding from all sources  None or limited FRA evidence – no verification by EA	Site at medium-low risk of flooding from all sources Waterbody present on site Water quality and catchment wide issues to be addressed – may be mitigated. FRA suggests flooding issues may be overcome with design and mitigation – verified by EA	Site at low risk of flooding from all sources Catchment wide issues to be addressed – may be mitigated FRA suggests flooding issues may be overcome with design and mitigation – verified by EA	Site not at risk of flooding from any source No water quality or catchment wide issues raised by EA
8	<b>Landscape setting</b>	Significant impact upon landscape. Unable to overcome through mitigation	Significant degree of landscape impact anticipated, that can be mitigated in part. None or limited opportunities for enhancement	Moderate Landscape impact that can be mitigated in part Limited opportunities for improvements and enhancement	Limited landscape impact that can be mitigated in full – limited opportunities for enhancement	No adverse impact upon landscape setting. Opportunities for improvements and enhancements

<b>Assessment Factor No.</b>	<b>Criteria</b>	<b>Score 1</b>	<b>Score 2</b>	<b>Score 3</b>	<b>Score 4</b>	<b>Score 5</b>
<b>9</b>	<b>Infrastructure Constraints– i.e. education capacity, doctors, utilities, open space</b>	Existing significant infrastructure constraints that cannot be mitigated	Existing significant infrastructure constraints that can be mitigated in part	Existing limited infrastructure constraints that can be mitigated in part	Existing limited infrastructure constraints that can be mitigated in full	No infrastructure constraints
<b>10</b>	<b>Infrastructure improvements and Enhancements i.e. education, health, open space, allotments</b>	No infrastructure improvements or enhancements proposed or information unknown		Moderate/local scale infrastructure improvements proposed. Deliverability demonstrated i.e. on site – open space, allotments, footpath enhancement		Significant and strategic infrastructure enhancements and improvements proposed. Deliverability demonstrated. I.e. plan area wide benefits i.e. school provision, health care provision, shop/local centre, employment, roads

Assessment Factor No.	Criteria	Score 1	Score 2	Score 3	Score 4	Score 5
11	<b>Housing Needs</b>	Unknown level of affordable housing provision	Provides significantly below policy requirement for affordable housing (10-20% of requirement)	Provides limited amount of affordable housing (20-50% of requirement)	Provides more than half of policy requirement for affordable housing (More than 50%)	Provides for the delivery of full or more policy requirement of affordable housing
12	<b>Extent to which site would be constrained by bad neighbouring, incompatible uses i.e. industry, commercial, railway, road noise</b>	Unacceptably high adverse affect for occupiers insurmountable issues	Significant adverse affect for occupiers some constraints may be overcome by mitigation	Moderate adverse affect for occupiers some constraints that may be overcome by design/mitigation	Slight adverse impacts that may be overcome by design/mitigation	No known constraints. Amenity unaffected

Assessment Factor No.	Criteria	Score 1	Score 2	Score 3	Score 4	Score 5
13	<b>Ownership constraints</b>	Site ownership unknown.  Owner unwilling to sell	Ownership known, and limited part of site willing to release land for development. None / limited supporting information provided.	Ownership known, willing to release whole site. No supporting information provided.	Ownership known, willing to release whole of site. Limited supporting deliverability information provided	Ownership known, willing to release. Comprehensive supporting deliverability information submitted
14  40	<b>Site timeframe for delivery</b>	Site availability over 15 years or unknown/uncertain	Site availability 10-15 years	Phased over 10-15 and 6-10 due to site size	Site availability 6-10 years	Site available within 0-5 years- or with planning permission