

Referendum Version

Darley Dale Neighbourhood Plan

2019-2033

**Darley Dale Neighbourhood Plan Steering Group on behalf of Darley Dale
Town Council, residents and businesses**

JANUARY 2020

Contents

1	What is the Darley Dale Neighbourhood Plan?	4
2	Why is a Neighbourhood Plan needed?.....	6
3	How does this Neighbourhood Plan fit with District and national planning policies?.....	7
4	Consultation	9
5	Darley Dale in context	10
6	Community Vision	23
7	Community Objectives	23
8	Sustainable Development Principles.....	24
9	Engagement with the Community: A Key Principle	25
	Key Principle: Pre-application Community Engagement	26
10	Protecting the Landscape Character of Darley Dale	26
	NP 1: Protecting the Landscape Character of Darley Dale.....	29
	NP 2: Protecting the Landscape Character of Darley Hillside	30
	NP 3: Protecting the Landscape Character of Broadwalk	30
	NP 4: Protecting the Landscape Character of Churchtown	31
	NP 5: Protecting the Landscape Character of Parkway and Oker.....	31
	NP 6: Protecting the Landscape Character of Two Dales.....	32
	NP 7: Protecting the Landscape Character of Lower Hackney	33
	NP 8: Protecting the Landscape Character of Upper Hackney	33
	NP 9: Protecting the Landscape Character of Farley	34
11	Protecting the Setting of the Peak District National Park.....	35
	NP 10: Protecting the Setting of the Peak District National Park	36
12	The Importance of Good Design in Residential Development.....	37
	NP 11: Design Principles for C3 Residential Development	39
	NP 12: Design Principles for C3 Residential Development in Darley Hillside	40
	NP 13: Design Principles for C3 Residential Development in Broadwalk	42
	NP 14: Design Principles for C3 Residential Development in Churchtown.....	43
	Parkway and Oker	44
	NP 15: Design Principles for C3 Residential Development in Parkway and Oker	45
	NP 16: Design Principles for C3 Residential Development in Two Dales.....	46
	NP 17: Design Principles for C3 Residential Development in Lower Hackney.....	47

NP 18: Design Principles for Residential Development in Upper Hackney.....	48
NP 19: Design Principles for C3 Residential Development in Farley.....	49
13 Enhancing the Provision of Community Facilities	50
NP 20: Enhancing the Provision of Community Facilities	50
14 Implementation.....	51
15 Monitoring and Review	52
Appendix A: Darley Dale Place Analysis.....	53
Appendix B: Community Projects	54

1. What is the Darley Dale Neighbourhood Plan?

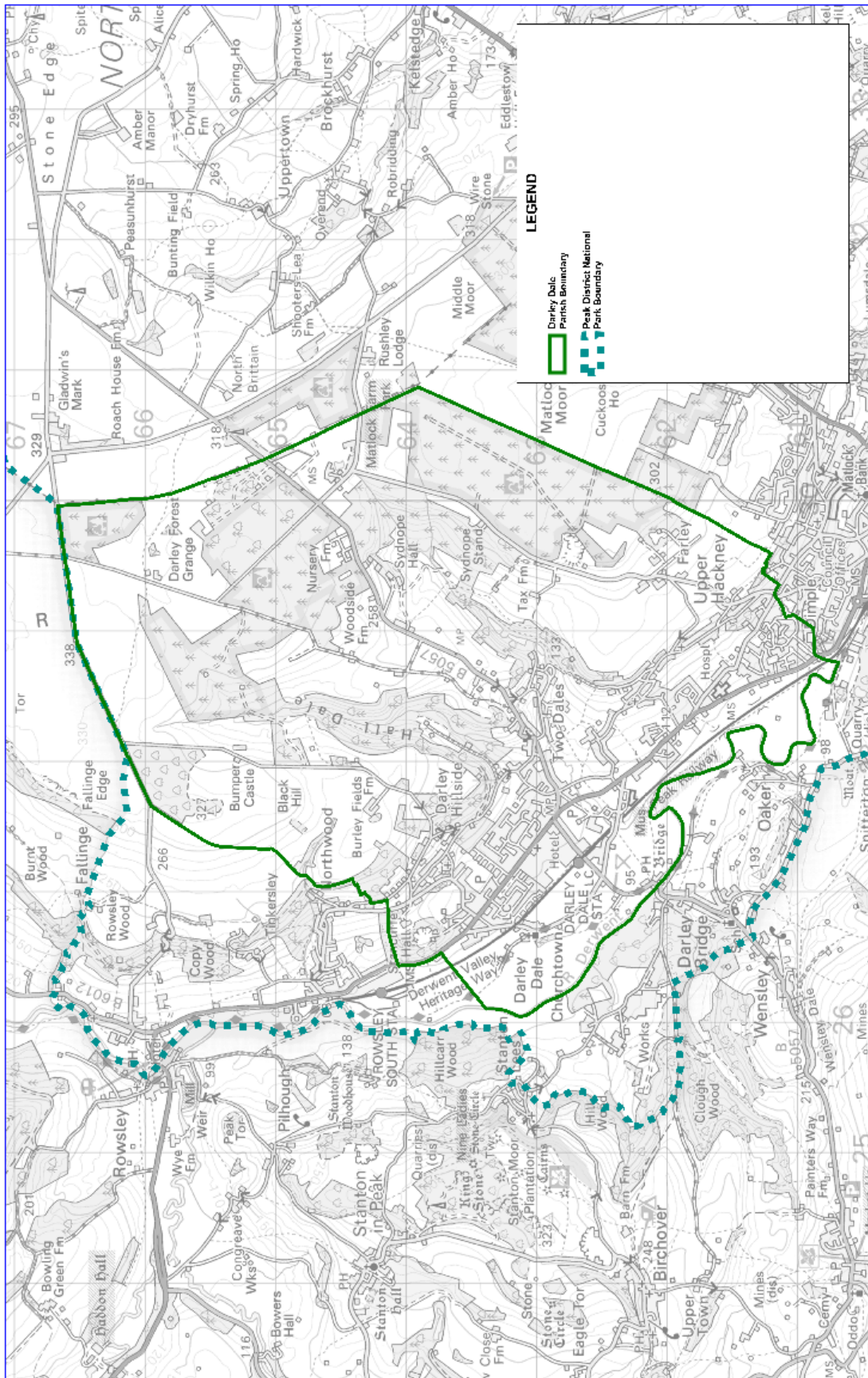
1. This Neighbourhood Plan is a new type of land use planning document prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (and updates)¹ by the Neighbourhood Plan Steering Group (NPSG) made up of residents and councillors from Darley Dale Town Council. It is a legal planning policy document and once it has been 'made' by Derbyshire Dales District Council (DDDC) it must be used by:
 1. Planners at Derbyshire Dales District Council in assessing planning applications
 2. Developers as they prepare planning application for submission to DDDC
2. The Plan has been prepared by Darley Dale Neighbourhood Plan Steering Group on behalf of Darley Dale Town Council. It covers the Neighbourhood Area which is the whole of the Parish of Darley Dale (see Map 1 over leaf) and sets out planning policies for the Area from 2019-2033. This time frame is intended to cover the same time span as the evidence base documents produced to support the Derbyshire Dales Local Plan (2017).
3. A design and character study of the Plan area entitled 'Darley Dale Place Analysis' (DDPA) was commissioned for this Plan and was consulted on as part of the Pre-Submission Consultation; it forms a key part of the evidence base for this Plan and is Appendix A of the Plan. Due to file size it is a separate document².

¹ <http://www.legislation.gov.uk/ukxi/2012/637/contents/made>

² <http://www.darleydale.gov.uk/uploads/darley-dale-place-analysis-full-draft-c-sept-16-version-14.pdf>

Map 1 Darley Dale Neighbourhood Area and relationship with Peak Park Boundary

(see also <http://www.darleydale.gov.uk/> for maps)



© Crown Copyright and database right, 2010. Download from: www.bing.com
Derbyshire Dales District Council, Town Hall, Bank Road,
Matlock, Derbyshire, DE6 5NH.
Telephone: 01753 877777

© Crown Copyright and database right, 2010. Download from: www.bing.com
Derbyshire Dales District Council, Town Hall, Bank Road,
Matlock, Derbyshire, DE6 5NH.
Telephone: 01753 877777

2. Why is a Neighbourhood Plan needed?

4. Since 1981 the District's population has grown by 5.2%³. Since 2000 there has been significant residential development in the Parish particularly on sites adjoining the A6. Between 2001 and 2011, Darley Dale grew at more than twice the rate of the whole of the Derbyshire Dales, and in particular far more than the market towns of Matlock, Wirksworth and Bakewell and local people consider that the visible impact of new estates has been noticeable.⁴
5. Current settlement patterns and the previous DDDC Local Plan 2005 policy NBE9 to protect land along the A6 from development not only protected the views out of the existing Darley Dale settlements to the Peak Park but also prevented coalescence with Matlock. Despite this policy, development has taken place on land between Matlock and Darley Dale.
6. Policy PD10 in the adopted Derbyshire Dales Local Plan 2013-2033 also recognises the importance of safeguarding the *'intrinsic character and quality of the open spaces through the Derwent Valley between Matlock and Darley Dale'*. The proposals map from the adopted Derbyshire Dales Local Plan identifies gaps along the valley floor where development will be resisted. Whilst this gives protection to specific sites, local people are keen to provide more detailed policies to ensure development across the Parish does not erode the character.
7. Consultation with the community in the Household Survey 2015 identified clear preferences for development on brownfield land first (86%) and only 5% supported development on green fields.⁵
8. The Neighbourhood Plan Steering Group (NPSG) and the Town Council, recognise that over the next 15 years there will be growth in the Parish to meet District housing requirements. This Neighbourhood Plan seeks to positively influence the quality of development likely to come forward over the plan period to 2033 in the Parish by:
 - promoting a constructive dialogue with developers before a planning application is submitted,
 - providing design policies that recognise the distinctive character of the separate settlements that make up Darley Dale Parish,
 - identifying areas of separation between the settlements that will ensure that future development does not erode this character,
 - protecting the landscape character of the area including the views out of the settlements and the views to and from the Peak District National Park

³Derbyshire Dales District Council Sustainability Appraisal Report 2016 Part 2 Annex B

⁴ Derbyshire Dales District Council Assessment of Housing Need Atkins Study Feb 2014 now superseded but used here for background information

⁵ See Household Survey Results (Consultation Process Annex 5a)

<http://www.darleydale.gov.uk/uploads/neighbourhood-survey-main-results-pdf.pdf>

3. How does this Neighbourhood Plan fit with District and national planning policies?

9. Planning policy has always been formulated by Derbyshire Dales District Council (DDDC) and this body will continue to have a legal duty to provide this. However, the Localism Act 2011 gave new powers to Parish and Town Councils to produce a Neighbourhood Plan, if they wished.
10. This Neighbourhood Plan, when ‘made’, will form part of the development plan for Derbyshire Dales District Council which will be applicable within the Neighbourhood Area, which also includes the Derbyshire Dales Local Plan 2013-2033 and the Derbyshire Minerals Local Plan (November 2002) and the Derbyshire Waste Local Plan (March 2005)⁶.
11. In December 2017 Derbyshire Dales District Council adopted its new Local Plan 2013-2033. This Neighbourhood Plan has been drafted in the context of the National Planning Policy Framework⁷, and the adopted policies in the Derbyshire Dales Local Plan.
12. The Derbyshire Dales Local Plan 2013 – 2033 sets out the big issues that the council, public and private sector partners need to address up to 2033 in Derbyshire Dales. It sets a vision, objectives and policies to help deliver the development and change identified.
13. The objectively assessed housing need is established to be 5680 dwellings up to 2033. The Derbyshire Dales Local Plan identifies how this housing provision will be met and policy HC2 allocates sites for 2485 dwellings. There are 4 allocated sites in Darley Dale parish these are:

Site allocation	Location	Site area (ha)	No of dwellings
HC2i	Land off Old Hackney Lane	1.68	57
HC2j	Land off Old Hackney Lane	0.49	9
HC2k	Land to rear of RBS	4.41	135
HC2m	Land at Stancliffe Quarry	10.16	100

14. Policy S2 settlement hierarchy establishes Darley Dale as a second-tier centre *‘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*

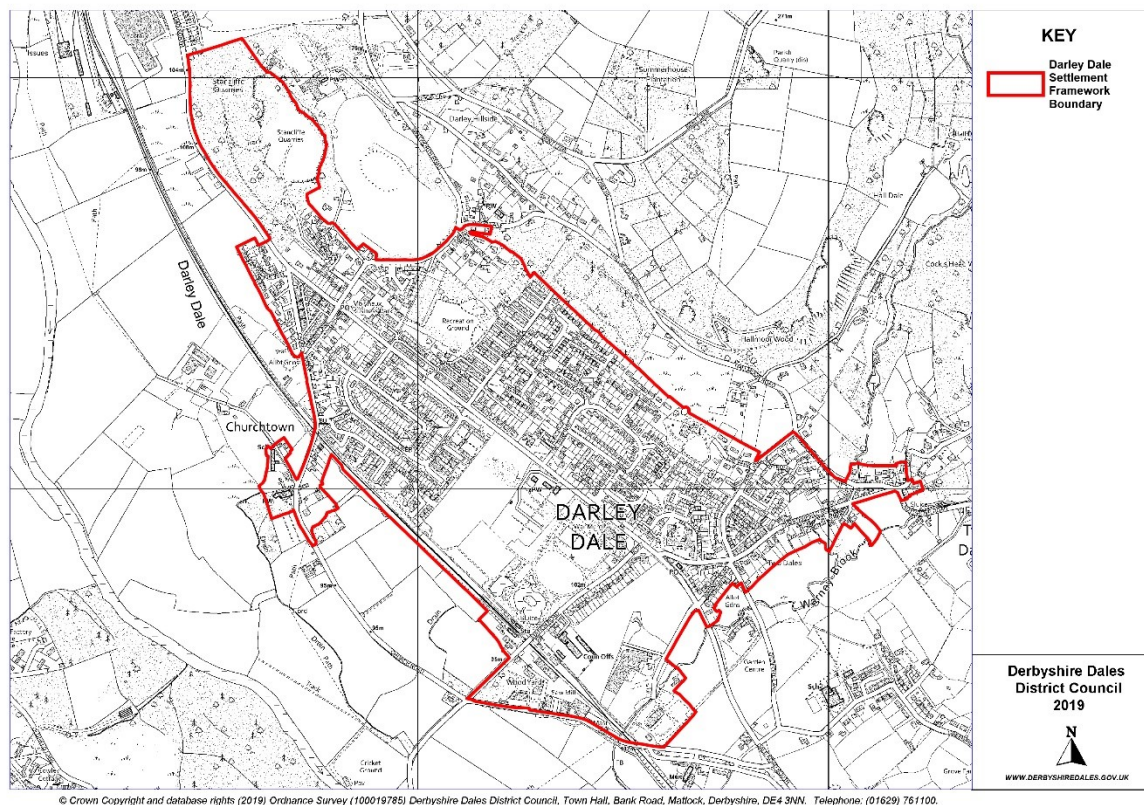
⁶ See documents at <https://www.derbyshire.gov.uk/environment/planning/planning-policy/minerals-waste-development-framework/minerals-and-waste-planning-policy.aspx>

⁷ ‘Neighbourhood Plans are required to “have regard to national policies and advice contained in guidance issued by the Secretary of State”; national policies are primarily set down within the National Planning Policy Framework (NPPF) and guidance is set down in the Planning Practice Guidance (PPG) (both of these are updated from time to time). As the Neighbourhood Area is adjacent to, and in places contiguous with, the boundary of the Peak District National Park, the 1995 Environment Act places a duty on “relevant authorities” to have regard to the purposes of the National Park.’

sustain and, where necessary, enhance current services and facilities, promoting better levels of self-containment and a viable, sustainable community.'

15. 'Under Policy S3 of the Local Plan a Settlement Development Boundary for Darley Dale is defined as shown on Map 2.'

Map 2 Settlement Development Boundary⁸



(Source: Derbyshire Dales District Council)

16. The Spatial Vision in the Derbyshire Dales Local Plan references the need to ensure *'that there is appropriate separation between settlements, in particular between Matlock and Darley Dale along the A6 corridor.'*⁹
17. The Derbyshire Dales Local Plan identifies key Issues and the first two align with the greatest concerns raised by the community in Darley Dale.

⁸ From DDDC Local Plan Policies Map at:

<https://www.derbyshiredales.gov.uk/images/documents/L/Local%20Plan%20-%20maps/DD%20Inset%201.pdf>

⁹ [Derbyshire Dales Proposal Map Inset 1](#)

Table 1

Key Issues taken from Derbyshire Dales Local Plan 2013-2033¹⁰	
Key Issue 1	Protecting and Enhancing the Character and Distinctiveness of the Landscape, Towns and Villages in the Plan Area
Key Issue 2	Managing the impact of development on the Peak District National Park and its setting

18. The Darley Dale Neighbourhood Plan has referenced many of the reports used to support the Derbyshire Dales Local Plan these include¹¹:

- a) Landscape Sensitivity Study 2015 - Wardell Armstrong
- b) Local Plan Derbyshire Dales Viability Report 2015 - Cushman & Wakefield
- c) Local Plan Settlement Hierarchy Assessment 2015 - DDDC
- d) Derbyshire Dales Housing Needs Study 2015 - GL Hearn
- e) Strategic Housing Land Availability Assessment 2013– DDDC
- f) Sustainability Appraisal Scoping Report April 2016 – DDDC
- g) Darley Dale Place Analysis 2016– Urban Forward for Darley Dale Town Council
- h) Darley Dale Town Plan 2009¹²
- i) Housing Needs Survey 2010¹³

4. Consultation

19. The NPSG recognized consultation involving a wide range of people young and old and from across all the settlements in the Parish was key to successfully developing a Neighbourhood Plan for Darley Dale Parish.
20. The NPSG has undertaken consultations to ensure that local people of all ages and from across the parish can shape and influence the scope and intent of this Neighbourhood Plan.
21. Poster publicity and 5 public consultations were held during 2014. A questionnaire survey of 2500 households in early 2015 was followed by an exhibition/display on the Town Council web site and at the Whitworth Institute.¹⁴ Also in 2015 there was a school consultation and consultations with local businesses and potential developers. The Parish Magazine, Community Voice, was used to publicise the Neighbourhood Plan and Whitworth Trust development proposals.

¹⁰ see https://www.derbyshiredales.gov.uk/images/L/DDDC_Planning_Doc_2018_vweb2.pdf page 27

¹¹ Documents 18 a-f can be found at <http://www.derbyshiredales.gov.uk/planning-a-building-control/local-plan-2015-16/local-plan-examination/examination-library>

¹² <http://www.darleydale.gov.uk/uploads/darley-dale-town-plan-2009.pdf>

¹³ <http://www.darleydale.gov.uk/uploads/housingneed-dec-2010.pdf>

See findings of Woofoo Survey at <http://www.darleydale.gov.uk/uploads/annex-8.pdf>

22. Regulation 14 consultation took place from 4th April to 14th May 2016 and was repeated from 12th March to 4th June 2018. The adoption of a new Derbyshire Dales Local Plan and the changes made to the Neighbourhood Plan at Reg. 14 in 2016 made this desirable.
23. Feedback from the Household Questionnaire has been collated and summarised in separate reports.¹⁵ The key consultation events and activities that shaped the production of this Neighbourhood Plan are summarised in the Consultation Statement.¹⁶

5. Darley Dale in context

24. In 2011 the Census recorded 5413 residents living in 2392 dwellings in Darley Dale Parish.
25. The Parish of Darley Dale covers approximately 6.5 square miles and lies 2.5 miles North West of the market town of Matlock. Matlock supports the wider rural hinterland including the Plan area. The north western edge of Matlock's development boundary runs into Darley Dale Parish so that although the areas known as Hooleys and Morledge are in Darley Dale they have a stronger connection with Matlock.
26. The Parish of Darley Dale is made up of a number of settlements. The largest is Oker/Parkway which sits along the A6. Only one other settlement, Churchtown, is to the south of the A6. The other settlements are in distinct clusters up the valley side to the north east of the A6.
27. To the west (outside the Parish) the Peak District National Park rises 400 metres above sea level and its nearest viewpoint is less than 60 metres from the Darley Dale Parish boundary.
28. Darley Dale's proximity to the Peak District National Park, and its extensive views into and from the Park, make it a natural base for visitors to the Park and its attractions. The high-quality landscape combined with a range of community amenities (parks, tea rooms, a hotel, B and B's, etc.) means that Darley Dale is a visitor destination for day trippers and those looking for longer visits.
29. In addition to 35 holiday cottages, and 6 bed and breakfast establishments, Darley Dale is also home to the Darwin Forest Country Park.¹⁷ This large and environmentally-friendly resort, with 112 lodges and popular leisure facilities, welcomes over 15,000 people per year for an average of between 3 and 4 nights and introduces people to both the facilities of Darley Dale and to nearby Peak Park venues such as Chatsworth House and Haddon Hall. It employs over 130 people from the local area in high season.

¹⁵ see <http://www.darleydale.gov.uk/consultation-undertaken-for-the.html> for all the reports

¹⁶ see <http://www.darleydale.gov.uk/uploads/consultation-statement-ddnp-9-october-5.pdf>

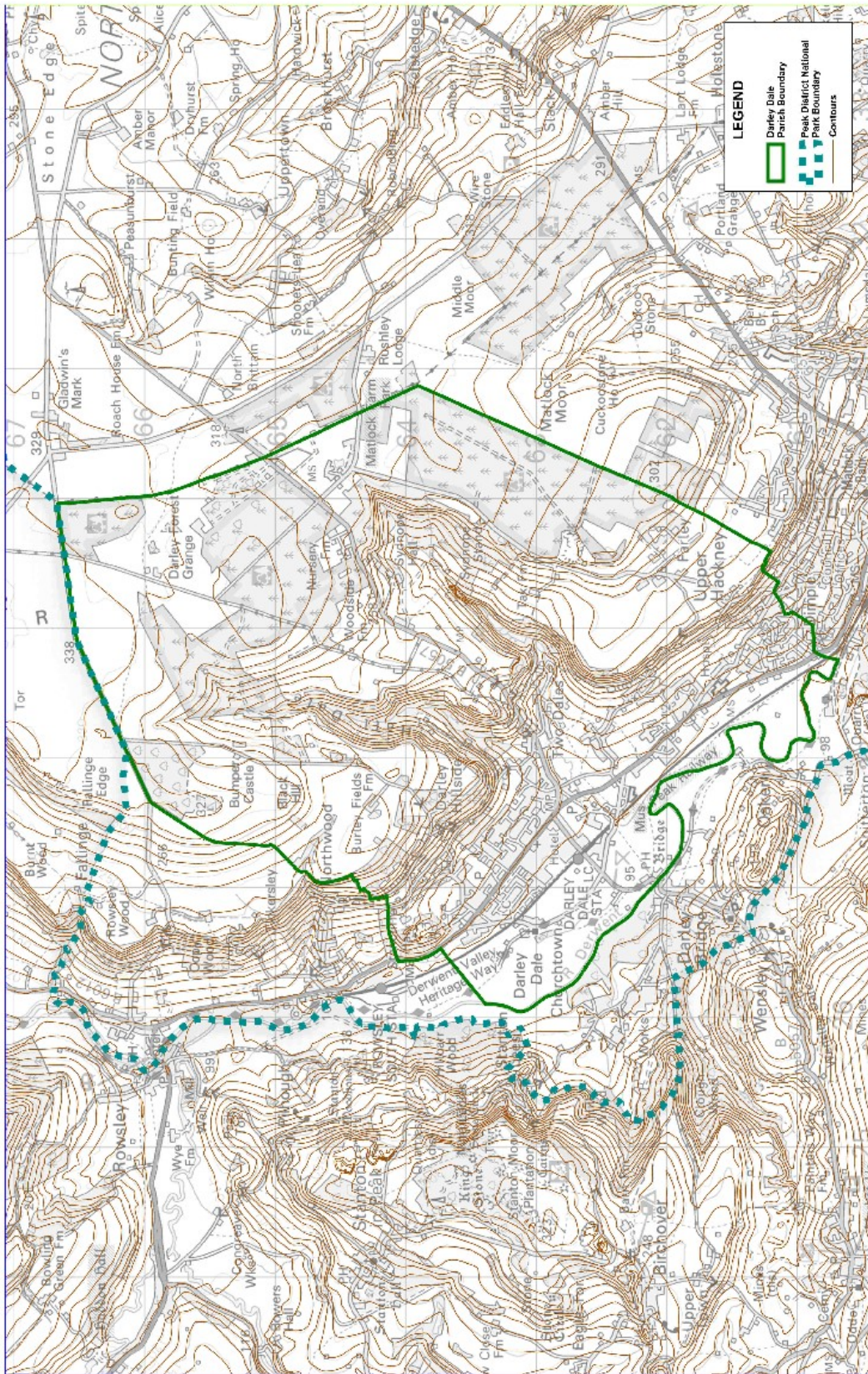
¹⁷ <https://www.darwinforest.co.uk>

Topography

30. Extensive countryside views into the Peak District National Park can be seen from all the Darley Dale settlements on the eastern slopes. From the A6 there still exist open westward vistas. Map 1 shows that the northern boundary of the Parish is contiguous with the Peak Park boundary, whilst the western boundary of the Parish runs near to the Peak Park boundary (at its nearest, near Churchtown the Peak Park boundary is about 100 m away.)
31. The main peaks in the area are Sydnop Hill, Round Hill and Black Hill. Darley Dale's location on the northern and eastern slopes of the Derwent valley means that it is visible from the Peak District National Park. The Wardell Armstrong study categorised landscapes that can be seen from the Peak District National Park as having 'high landscape sensitivity'. Currently most development in the Parish (save for a few isolated dwellings) sits in the less visually intrusive valley floor or on the lower levels of the slopes.
32. The topography of the Parish is shown in Map 3.
33. Only in the eastern direction are views restricted - by elevated, wooded slopes. These views are also discussed in the Darley Dale Place Analysis.
34. The A6 is a major highway and the centuries old pack-horse routes¹⁸, which ran north south, are merely attractive footpaths now.
35. A railway line also cuts along the valley floor, running from Matlock to Rowsley as a tourist railway; the nearest mainline train station for Darley Dale residents is in Matlock (this is 2.3 miles from the centre of Darley Dale and about a mile from the south eastern boundary of the parish).

¹⁸Peakland Roads & Trackways A E Dodd & E M Dodd

Map 3: Contour Map



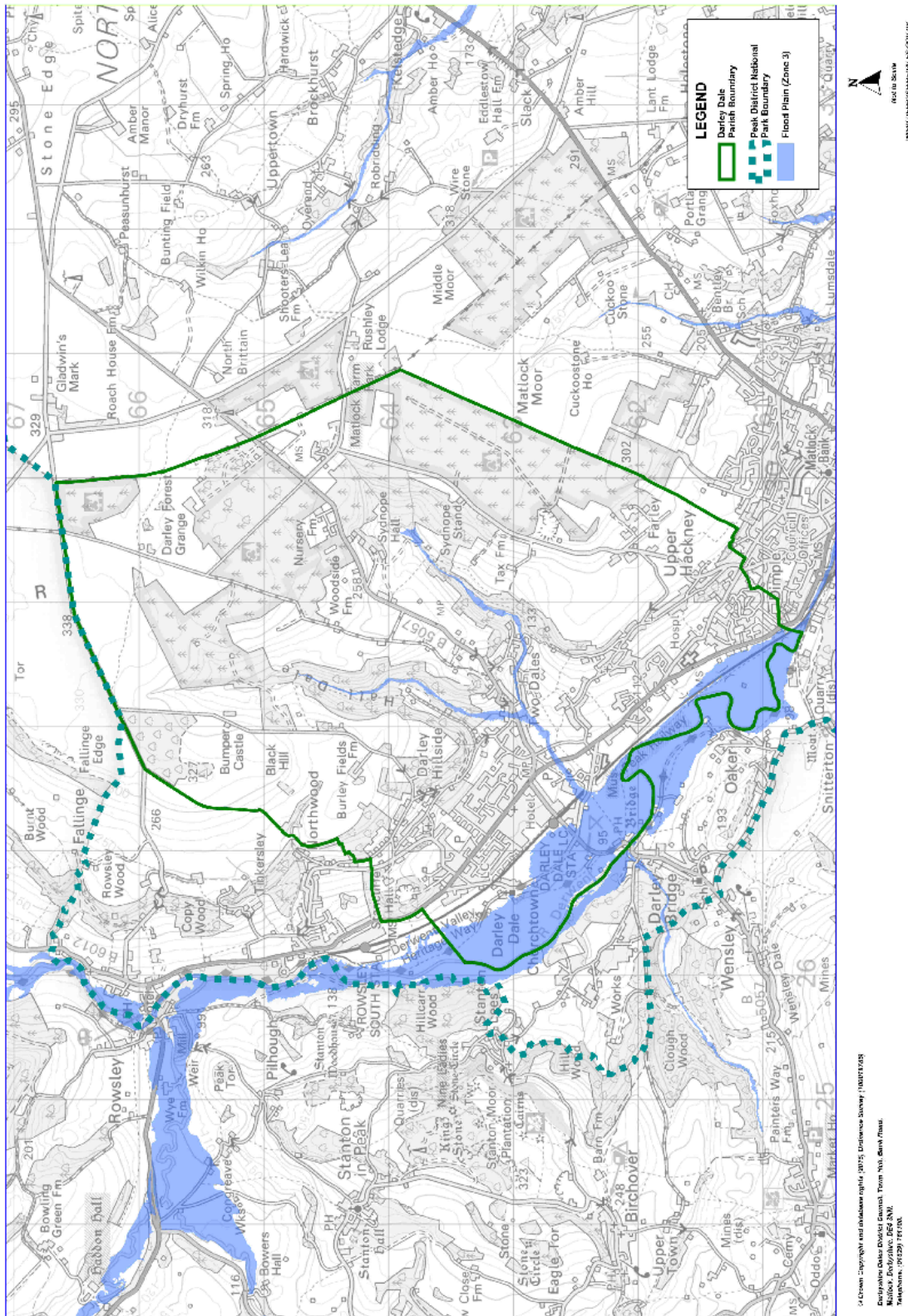
(Source: Derbyshire Dales District Council)

12

All policies should be read in conjunction with policies in Derbyshire Dales District Council’s adopted policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

36. The River Derwent meanders through the valley in which Darley Dale sits. The river forms the western boundary of the Parish, and much of the land along the river corridor is flood zone 3 making it unsuitable for most types of development. The boundary of the flood plain defines the start of the built environment.
37. Map 4 shows the flood zones and the edge of the Peak National Park boundary that set the landscape context for Darley Dale.
38. The Strategic Flood Risk Assessment 2016 also considers surface water run-off and the map for Darley Dale can be viewed at [http://www.derbyshiredales.gov.uk/images/documents/L/Local Plan evidence base docs July 2016/Appendix D uFMfSW.pdf](http://www.derbyshiredales.gov.uk/images/documents/L/Local%20Plan%20evidence%20base%20docs%20July%202016/Appendix%20D%20uFMfSW.pdf)

Map 4 Flood Zones



(Source: Derbyshire Dales District Council)

Landscape Character

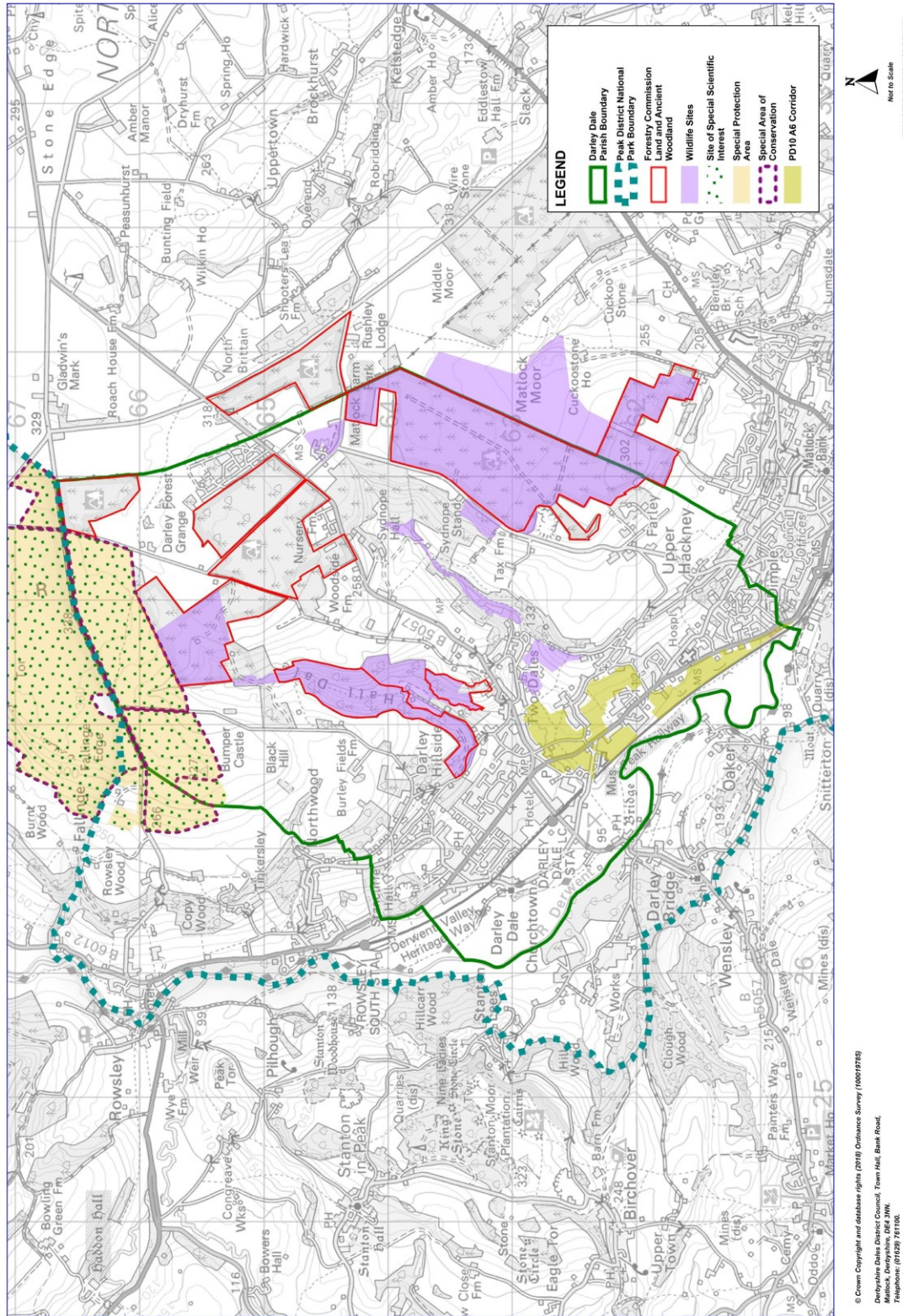
39. Derbyshire County Council's Landscape Character of Derbyshire Dales 2004¹⁹, identifies Darley Dale as being in the Dark Peak Landscape Character Area and the landscape type is described as 'settled valley pastures'. The 2015 Wardell Armstrong Landscape Sensitivity Study produced to support the Derbyshire Dales Local Plan provides an overview (see paras 6.3.1 to 6.3.12). This study and its findings are considered in more detail in section 10 Protecting the Landscape Character of Darley Dale.
40. The prominent and key habitat characteristics of the Parish are described in the Landscape Character of Derbyshire Dales as follows:
- Ancient and semi natural broadleaved woodland
 - Wet woodland
 - Veteran trees
 - Ancient and species rich hedgerow
 - Rush pasture
 - Reed beds
 - Neutral grassland
 - Standing open waters and canals
 - River Derwent and streams
41. The parish provides a network of footpaths enabling residents and visitors to access the high-quality landscape around the parish. The white peak cycle loop completed in 2017 is another attractive route through the parish connecting Matlock with the Peak District.
42. The benefits of incidental exercise to health and well-being are well evidenced. Local people benefit from safe and direct access to various walking routes and the Darley Dale Neighbourhood Plan supports proposals that seek to maximise opportunities to create and extend walking and cycling routes in accordance with Derbyshire County Council's Strategic Statement on Planning and Health across Derbyshire.²⁰
43. Map 5 shows the areas that have been identified in existing district policy as having particular environmental value.²¹ The criteria for development on the areas identified as important open spaces along the A6 is set out in Policy PD10 of the Derbyshire Dales Local Plan.

¹⁹ [Derbyshire Dales Landscape Character & Design Supplementary Planning Document \(September 2018\)](#) page 7

²⁰ See <https://www.derbyshire.gov.uk/site-elements/documents/pdf/council/meetings-decisions/meetings/health-wellbeing-board/12-7-2018-health-and-wellbeing-strategy-update.pdf>

²¹ For the important open spaces along the A6 see also the [Proposal Map Inset 1](#)

Map 5 Areas of Nature Conservation, Peak Park and Parish Boundaries and land covered by Local Plan Policy PD10²²



²² (Source: Derbyshire Dales District Council)

History

44. The Domesday Book of 1086 notes that Darley (Dereleie) consisted of seven villagers and a priest, all settled near St Helen's church in the settlement known as Churchtown. Further small settlements gradually took shape, most evolving in the last two to three hundred years, such as Farley, Darley Hillside, Two Dales and Hackney, which remain in the Parish of Darley Dale, and Northwood and Darley Bridge, which are now separate Parishes.
45. The area is steeped in history with the 12th Century St Helen's Church denoting the oldest part of the Parish. There are the remains of 5 quarries and a disused former flax mill which relate to the impact of the industrial revolution. Cromford Mills, part of the Derwent Valley Mills World Heritage Site, is only 5 miles south of Darley Dale down the Derwent valley. This site stretches from Derby to Cromford.²³
46. There are 24 Grade II listed buildings and 3 Grade II* listed structures in the Parish. The benefaction of the successful industrialist Joseph Whitworth left an indelible mark on Darley Dale. The Whitworth Institute, an imposing Grade II listed building that fronts the A6, opened to the public in the late 19th century. The Institute comprised an indoor (heated) swimming pool, an assembly hall, various reading and committee rooms and eventually a library, a billiard room, a museum of natural history and a hotel. The extensive landscaped grounds are also open to the public and are on Historic England's list of Registered Parks and Gardens. The land around Sydnope Hall is also on Historic England's list of Registered Parks and Gardens.
47. The consultation session with the school children for this Neighbourhood Plan revealed how much they love the Whitworth Park. The wider Household Questionnaire showed the Institute and the Park are valued by residents of all ages. The Whitworth Institute was gifted to the people of Darley Dale and has recently undergone extensive renovations to ensure its continued use for future generations.
48. The Whitworth's lived at Stancliffe Hall, another imposing private dwelling. It was built in the 17C but extensively extended by Joseph Whitworth in the 1880's. The former Stancliffe Quarry is adjacent to the hall and is a strategic site allocation for 100 dwellings in the Derbyshire Dales Local Plan.

Darley Dale today

49. In June 2016, the average house price in Darley Dale was £63,000 more than the County average (£245,000 compared to £182,000)²⁴. Affordability is an issue across the district but since 2011 there have been 82 affordable dwellings built in Darley Dale. In the short term the Town Council considers there is an adequate supply of Affordable Houses in the area. However, over the duration of this Neighbourhood Plan it is likely that further Affordable dwellings will be required. It is anticipated that any additional Affordable Housing will be delivered as part of legal agreements on housing allocation sites.

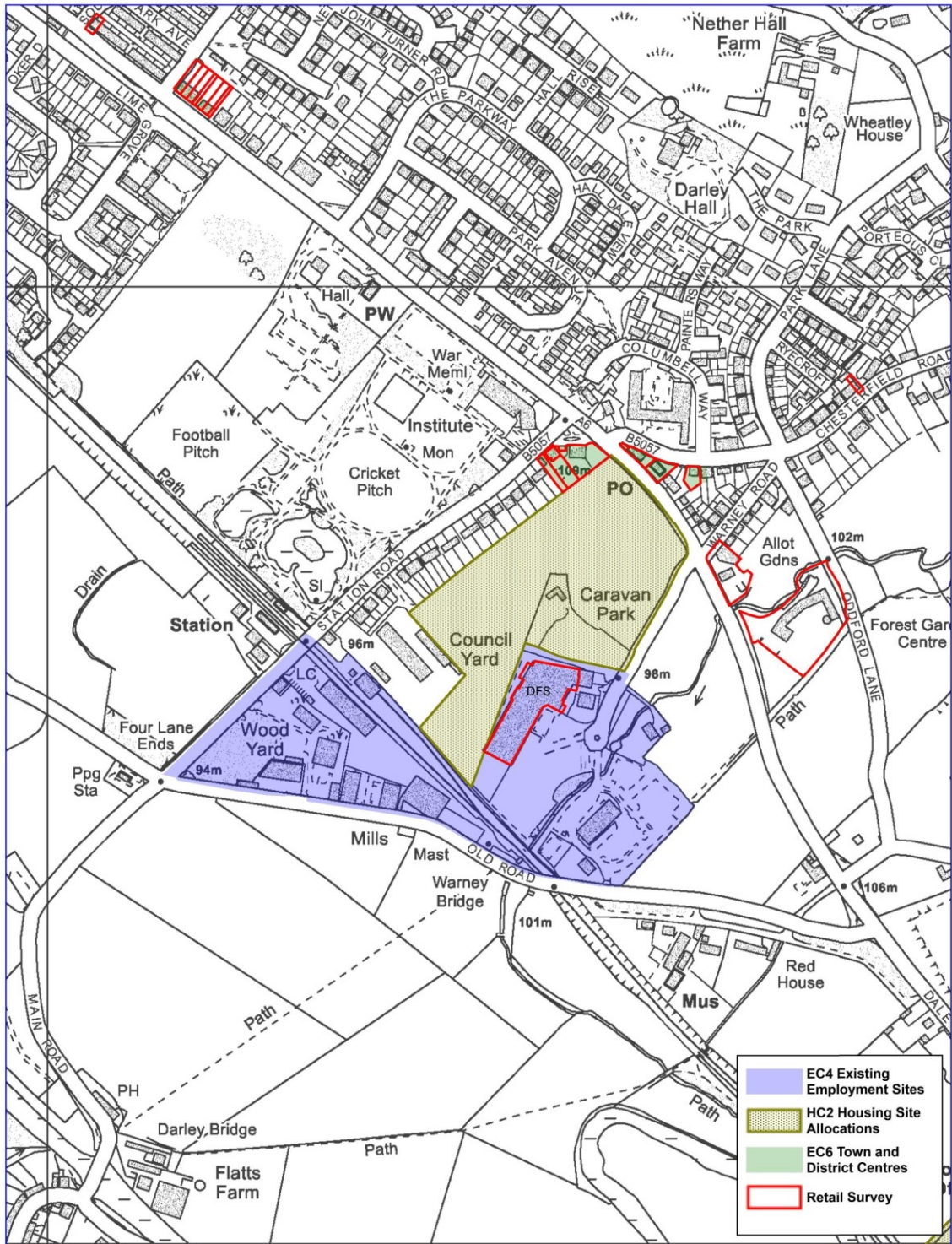
²³ see <http://www.derwentvalleymills.org>

²⁴Zoopla website showing purchase prices of houses accessed June 2016 <https://www.zoopla.co.uk/house-prices/>

50. The Parish of Darley Dale is a vibrant community. The Town Council website reports that the Parish offers something for everyone, from nurseries to Over 60s clubs. It has a range of restaurants and pubs as well as several community halls and there is always some activity to attend.
51. There are 18 shops, 2 primary schools, community centre, a GP surgery, community hospital, post office and 5 pubs. There is a regular day time bus service to Matlock, Bakewell and beyond.
52. Maps 6 and 7 show the retail and employment facilities in Darley Dale (these were provided by DDDC and are taken from the Local Plan Proposals Maps).
53. In a report published by DDDC on Settlement Hierarchy, Darley Dale scored highly for its accessibility to employment opportunities, with an estimated 46-50 local businesses within the Parish, and with easy and quick access to employers in Matlock and around.
54. However, the Settlement Hierarchy report also noted that Darley Dale does not have a town centre and *'buses pass through it rather than radiate from it'*.²⁵

²⁵ http://www.derbyshiredales.gov.uk/images/documents/S/Report_Sett_Hchy_Rev_8.pdf

Map 6: Existing Retail and Employment Sites in Darley Dale (from Policies Map from Local Plan)



© Crown Copyright and database rights (2018) Ordnance Survey (100019785)
Derbyshire Dales District Council, Town Hall, Bank Road,
Matlock, Derbyshire, DE4 3NN.
Telephone: (01629) 761100.



Map 7 Existing Retail and Employment Sites in Darley Dale (from Policies Maps for Local Plan)



© Crown Copyright and database rights (2018) Ordnance Survey (100019785)
 Derbyshire Dales District Council, Town Hall, Bank Road,
 Matlock, Derbyshire, DE4 3NN.
 Telephone: (01629) 761100.



WWW.DERBYSHIREDALES.GOV.UK

Settlement Pattern

55. Darley Dale Parish is made up of a number of settlements each of which has identifiable characteristics. Churchtown is the oldest part of the Parish, the old routes that over time became the A6 resulted in a clustering of other settlements along the A6 and up the lower slopes. The separate and distinct nature of the settlements is what makes up the distinctive character of Darley Dale. In his 2002 book on Darleys in the Dale a local historian noted that *'Darley became known in the 1800s as Darleys in the Dale because of the size and make up of scattered hamlets on the east and west side of the valley.'*²⁶
56. These settlements are described in full in the Darley Dale Place Analysis at <http://www.darleydale.gov.uk/uploads/darley-dale-place-analysis-full-draft-c-sept-16-version-14.pdf> and there is further discussion of them in section 10 Protecting Landscape Character and section 12 the Importance of Good Design.

Table 2 Settlement Pattern

Settlement	Description
Darley Hillside	Darley Hillside has a strong relationship with its landscape setting, with street alignment and terraced plots allowing for long views across to the Peak District National Park.
Broadwalk	Broadwalk is not a separate settlement but is distinctive enough in townscape terms to merit analysis. It sits in the lower part of the valley, and the alignment of the streets means that it has high visual connections to the Peak District National Park and to the ridge line to the east.
Churchtown	Churchtown is a low valley settlement that has strong visual links with both the ridge lines and valley sides of the surrounding hills, and with long views up and down the valley.
Oker and Parkway	Both Oker and Parkway are confined to the valley floor. In terms of settlement pattern, both estates are based on loops, with some dead end streets which do not connect directly to other character areas.
Two Dales	Two Dales occupies the lower slopes of the Derwent Valley, running from the A6 up Sydnop Hill towards the valley ridge and is arranged in a loose ribbon along the B5057 towards Sydnop Hill.
Lower Hackney	Lower Hackney sits on flatter ground, away from the valley slopes, either nestled in the valley floor or ridges up the valley side. This gives parts of it commanding views across to the Peak District National Park, or, for the lower parts, a feeling of being contained within the landscape. The green spaces that serve to separate the various parts of Lower Hackney add a great deal in character terms and help provide access to the views that help landscape shape the

²⁶ Darleys in the Dale - Echoes from the Valley by Lewis R Jackson 2002

	experience of being in a village.
Upper Hackney	Upper Hackney has a distinct relationship with its landscape, enjoying far views across the valley to the Peak District National Park. The settlement pattern of Upper Hackney is strongly linked to the wider landscape and the topography shapes the way development has occurred. The narrow ridge that Upper Hackney occupies creates a linear settlement, with very little development occurring away from the main through routes.
Farley	Farley is a small settlement high up in the Dales, and has a connection with both the far landscape via long views to the Peak District National Park, and to the local landscape setting through its openness and the fragmented nature of development.
Hooleys and Morledge	Although Hooleys and Morledge are in Darley Dale Parish their character and location means these areas have a stronger connection with Matlock. ²⁷

²⁷ As this Neighbourhood Plan is setting a policy framework to protect the character of the separate settlements in Darley Dale it was not considered necessary to provide a separate character analysis of these areas as they are contiguous with Matlock.

Map 8: Settlements in Darley Dale



6. Community Vision

57. This vision has been prepared and endorsed by the NPSG based on the consultation events and questionnaire feedback. The initial consultations with the community upon which the consultations are based are at <http://www.darleydale.gov.uk/>

'In 15 years' time Darley Dale Parish will be a welcoming and thriving community for all ages. It will still be a predominantly rural area but it will also provide a high-quality environment in which to live, work and spend leisure time. New development will have blended sensitively with the existing character of the settlements. Great care will have been taken to protect the special landscape which defines the Parish so that the buildings and landscape continue to inspire local people and visitors alike.'

7. Community Objectives

58. A range of issues were raised through the various consultations however the objectives below reflect the greatest concerns and the area of focus for this Neighbourhood Plan.

Community Objective 1: Ensuring that all new development is designed and located so that it minimises its impact on the natural and built environment, whilst providing direct benefit to local people by:

- a) Being suitable to meet Parish needs, and
- b) Being informed by the Darley Dale Place Analysis (as well as other District and County studies), and
- c) Being underpinned by extensive local consultation

Community Objective 2: Ensuring that all new development is designed so that it

- a) respects the materials, style, and layout of the existing settlement (where applicable), and
- b) enhances, rather than diminishes, the existing character of Darley Dale Parish.

Community Objective 3: Protecting the landscape character of Darley Dale, like the green gaps that keep the settlements separate and the wide public vistas across to the Peak District National Park.

Community Objective 4: Seeking opportunities, whenever possible, to maintain and enhance the community facilities within Darley Dale.

Community Objective 5: Encouraging voluntary pre-application community engagement so that developers can identify and address community priorities for the particular location proposed.

8. Sustainable Development Principles

59. The sensitivity of the landscape of the Parish means that new development must be very carefully located. Map 5 shows the extent of nature conservation areas across the Parish. The countryside around Darley Dale provides a green lung for a much wider population than just local residents. With ready access to a network of footpaths and bridleways and on the doorstep of the Peak District National Park, it is not surprising that Darley Dale residents are unequivocal in their desire to retain this character and protect its rural setting.
60. However, Darley Dale's proximity to Matlock means that it is also close to a range of facilities and services. It is well connected by bus to main centres, a short distance from the railway station in Matlock and has the benefit of a newly opened cycle route, which connects to the wider Peak District and the train station. A further example of the social aspects of sustainable development, include the Primary Schools, the hospital, a GP surgery and numerous care homes.
61. Given the growing and ageing population of the district (as reported in the Strategic Housing Market Assessment 2015) the NPSG also accepts that between now and 2033 Darley Dale Parish will need to grow.
62. The importance of balancing the economic, social and environmental implications of all development is emphasised in the National Planning Policy Framework (NPPF) (para. 8).
63. The Neighbourhood Plan policies are intended to provide locally specific guidance to developers based on the Place Analysis to ensure that development can be *'sympathetic to local character and history including the surrounding built environment and landscape setting while not*

*preventing or discouraging appropriate innovation'*²⁸. The Neighbourhood Plan policies are *'prepared positively in a way that is aspirational but deliverable'*²⁹

64. In the context of planned housing growth in the parish on the site allocations in the Derbyshire Dales Local Plan and for any other development that is located in accordance with District policies, the Neighbourhood Plan policies provide a framework for developers to enable them to bring forward proposals that will minimise the environmental impact by securing high quality design that works with the landscape character.
65. When commenting on development proposals Darley Dale Town Council will take a positive approach that reflects the presumption in favour of sustainable development where it accords with the policies in this Neighbourhood Plan.
66. The Town Council will work proactively with applicants proposing major development to find joint solutions and will encourage applicants to work with them to ensure the scheme is in accordance with the design and location principles in this Neighbourhood Plan.

9. Engagement with the Community: A Key Principle

67. This Plan reflects the community's desire to play a role in shaping the future of development in the Parish. The importance of pre-application engagement is endorsed in paragraph 188 of the National Planning Policy Framework.
68. The Housing White Paper 2017 and National Planning Policy Framework 2018³⁰ reinforces the value of pre-application engagement so that 'policy strengthens the importance of early pre-application discussions between applicants, authorities and the local community about design and the types of homes to be provided'³¹
69. This community knows their area and wants to be involved constructively in ensuring new development is well designed. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Town Council prior to a scheme being submitted for planning permission. All decisions on planning applications are undertaken by Derbyshire Dales District Council as the Local Planning Authority.
70. Due to the volume of planning applications for extensions and minor development, pre-application engagement is encouraged usually on major development³² except where the proposal is outside the Settlement Boundary (as defined in the Adopted Derbyshire Dales Local Plan Policy S3). This is because of the landscape sensitivity of sites outside the Settlement

²⁸ NPPF Para 127 c

²⁹ NPPF para 16 b

³⁰ NPPF para 40-42

³¹ Housing White Paper 2017 para A.65 [at https://www.gov.uk/government/publications/fixing-our-broken-housing-market](https://www.gov.uk/government/publications/fixing-our-broken-housing-market)

³² Major development defined by the GPDO 1995 is 10 or more dwellings, sites 0.5 hectares or larger or buildings 1,000 sq. metres or bigger

Boundary and the impact of minor development (that could be up to 9 dwellings) on the landscape character.

71. Encouraging community engagement between the developer, the local community and the Town Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by DDDC.

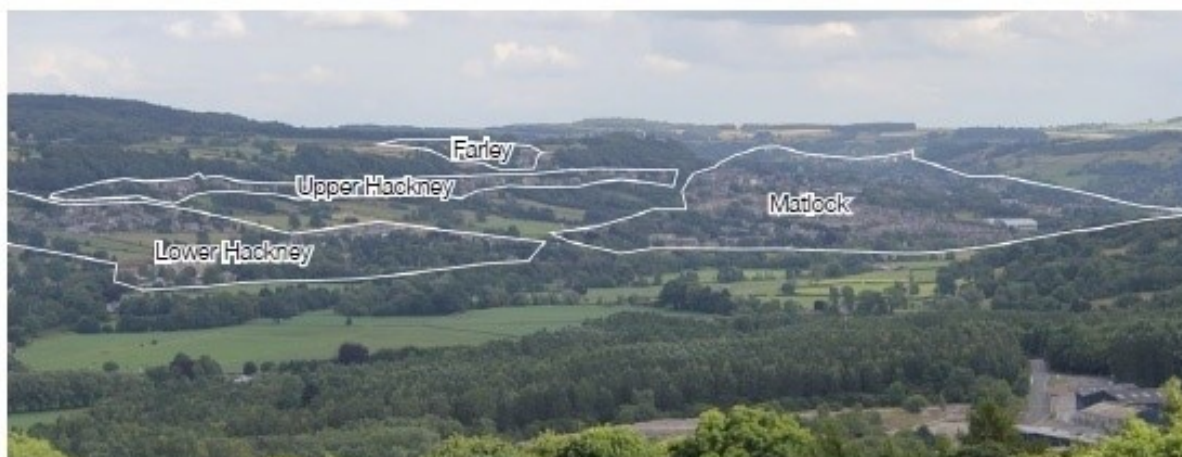
Key Principle: Pre-application Community Engagement

1. **Applicants submitting a major development proposal, or a proposal for minor development (excluding extensions) where it is outside the Settlement Boundary, are encouraged to actively engage in consultation with the Town Council and the community as part of the design process at the pre-application stage.**
2. **Applicants are encouraged to include within their application submission details of ;**
 - a) **how they have consulted with the community; and**
 - b) **how issues of concern have been addressed.**

10. Protecting the Landscape Character of Darley Dale

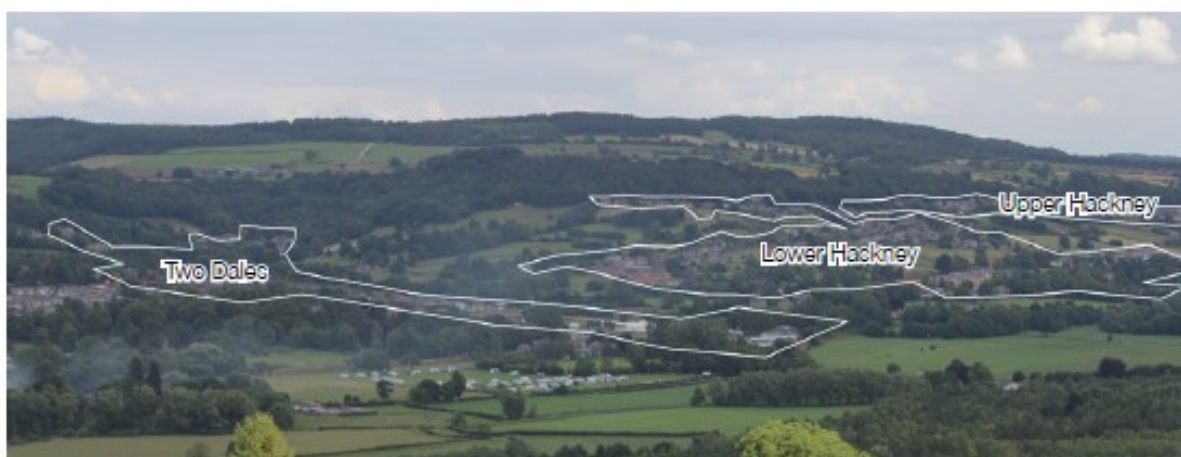
72. The Darley Dale Place Analysis provides a detailed analysis of both the character of the existing settlements and how they relate to their landscape. It states that *'The aim of examining the landscape ...is to help understand the role it has in supporting the character and identity of the Darley Dale settlements.'* The settlement morphology, views and connections with the Dales work together to shape the experience of being in Darley Dale; this is an integral part of the character of the built environment. When viewed across the valley from west to south east the gaps between settlements and the way settlement shape responds to the underlying valley slopes is more apparent.
73. In image 1 Upper Hackney appears largely separate from Matlock; despite more recent developments the valley floor between Matlock and Darley Dale offers undeveloped open spaces that as you drive out of Matlock give you a sense that you are moving from an urban area to a more rural location. Lower Hackney, Upper Hackney and Farley are recognisably separate settlements sitting in their own landscape setting.

Image 1



74. Looking further to the north but still from across the valley image 2 shows the extent to which Warney Brook defines the boundary between Two Dales and Lower Hackney. In both images the upper valley slopes are relatively free from development; this is a key settlement characteristic reflecting previous planning policy of restraint.

Image 2



75. Wardell Armstrong in their Landscape Sensitivity Report 2015 for DDDC³³ observed that it was the open space along the A6 that had prevented coalescence. The Wardell Armstrong report concludes that '*land which prevents visual coalescence is of high sensitivity*'.
76. The Wardell Armstrong Study highlights that visual coalescence between Matlock and Upper Hackney and Darley Dale and Two Dales is prevented by extensive landscape screening. (see para 7.1.2) Image 1 and Image 2 show that whilst some settlements have boundaries defined

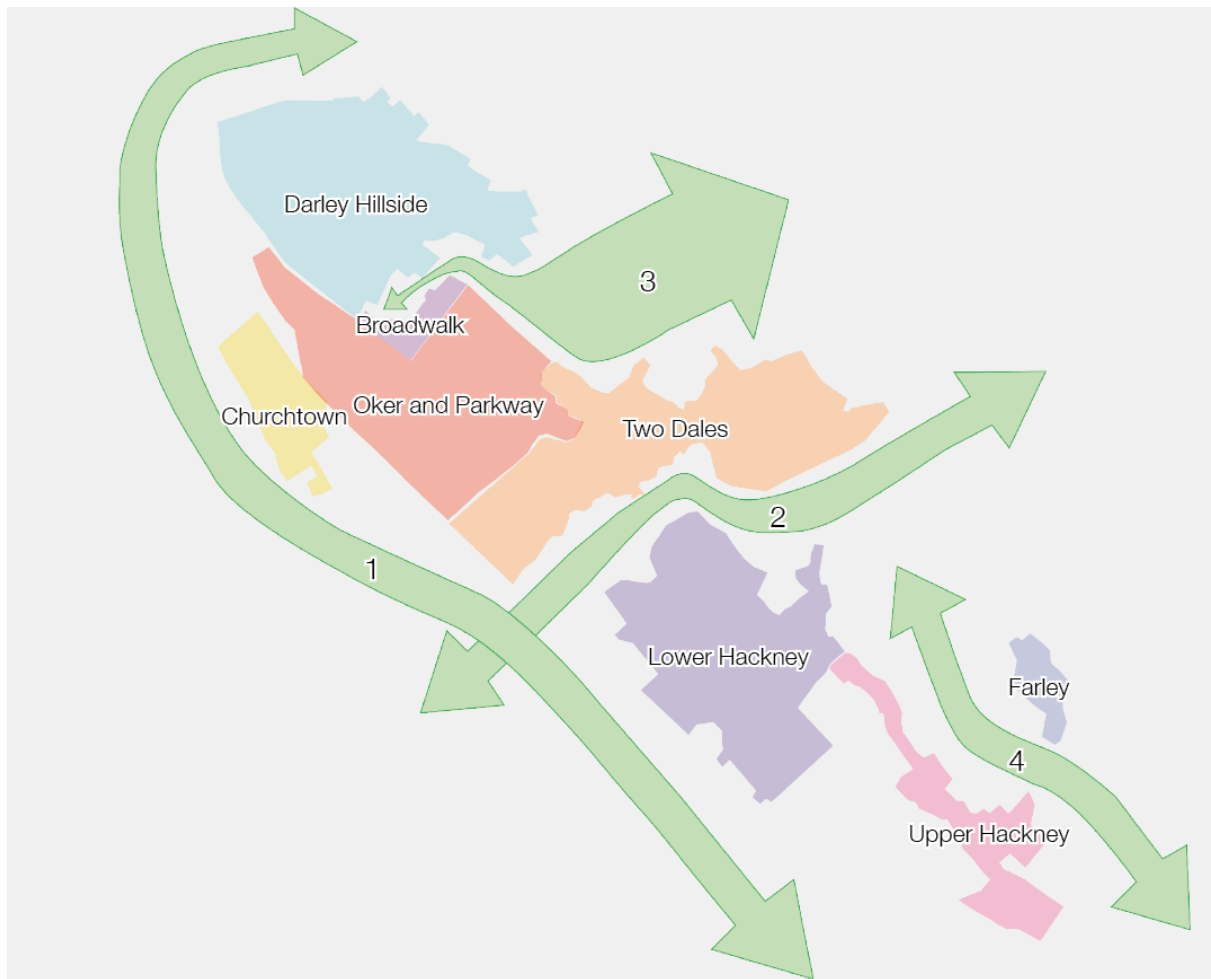
³³ see Derbyshire Dales District Council web site

http://www.derbyshiredales.gov.uk/images/documents/C/Committee/Local_Plan_Advisory/Full%20Landscape%20Sensitivity%20Study%20Sept%202015%20-%20Reduced.pdf

by landscape screening (trees) there are also gaps between the settlements which actually create this separation.

- 77. The Darley Dale Place Analysis (DDPA) identified key gaps between some of the settlements. These are shown in diagram 1 below and contribute to the character of Darley Dale Parish. Note that Two Dales, Oker and Parkway and Broadwalk are conjoined. However, between Broadwalk and Darley Hillside the recreation area affords some separation that extends east (green corridor 3).

Diagram 1



- 78. These green corridors are described in the Darley Dale Place Analysis as:

Corridor Number	Description
1	The A6/River Derwent corridor at the valley floor both limits and bounds the settlements and is a major contributor to the open public views from all the settlements out of Darley Dale Parish and onto the Peak District National Park to the West and South.
2	The green corridor that runs along Warney Brook acts to define the limits of both Two Dales and Upper and Lower Hackney and provides a visual link between the valley floor and the ridge line above.

3	The green corridor provided principally by the recreation ground and the woodland which helps prevent coalescence between Parkway/Broadwalk and Darley Hillside and Two Dales and Darley Hillside.
4	The green corridor that keeps Farley separate from Upper Hackney and that screens development higher up the slope reduces its visibility when viewed from the National Park.

79. Given the landscape sensitivity of much of the Plan area, the value placed on open spaces that prevent coalescence (as reported in the Wardell Armstrong and from the consultation feedback) and the function of these green corridors in contributing to the distinctive character of the settlements in Darley Dale.
80. Fundamental to the success of these green corridors is the need to protect their open and undeveloped character through the prevention of inappropriate development, maintaining a degree of separation between certain settlements and avoiding coalescence.
81. NP 1 supports development that reinforces this existing distinctive character across the whole parish. NP2 – 8 are area specific policies that reflect the specific requirements of each identified area.

NP 1: Protecting the Landscape Character of Darley Dale

Planning permission will be supported for development where the proposal can demonstrate:

- a) a high design quality that protects and contributes to the distinctive landscape character of the Parish; and**
- b) a scale that reflects that of the settlement to which it adjoins and the rural nature of the Parish; and**
- c) that a sense of openness has been maintained between the settlements (where this is a key component of their distinctive character as identified in the Darley Dale Place Analysis). This is a particular character feature of Farley and Upper Hackney, Lower Hackney and Two Dales, Darley Hillside and Broadwalk; and**
- d) the green corridor and sense of openness has been maintained along the Derwent Valley; and**
- e) that the location is on the least visually sensitive parts of the valley or on plateaus but not on the steeper slopes where development would be prominent from the Peak District National Park.**

82. **Darley Hillside** is located to the north of the built-up area of Darley Dale. Darley Hillside has a strong relationship with its landscape setting, with street alignment and terraced plots allowing for long views across to the Peak District National Park. Whitworth Road runs up the gentler parts of the valley slope but once on steeper ground the streets run along the ridgeline. Plots sit into the topography with terracing across the street enabling long views. The feeling of being high up in the landscape but also nestling up to the hillside is an important character-forming element, and new development should seek to replicate this relationship.

83. Plots are arranged in a semi regular way with buildings loosely aligned on a common building line³⁴ and with the short edge of the plot to the street³⁵. More formal arrangements on the valley floor give way to a varied approach further up the hillside.

NP 2: Protecting the Landscape Character of Darley Hillside

Planning permission will be supported for development in Darley Hillside where the proposal can demonstrate:

- a) a street alignment that reflects the terraced plots which work with the landform, to help retain the link between settlement pattern and setting by allowing for long views across to the Peak District National Park; and
- b) reflecting the underlying topography with streets on the steeper ground running along the ridgeline; and
- c) a layout that allows for front gardens to provide landscaping to enhance the street scene and to link Darley Hillside with the woodland beyond and
- d) that plots located lower in the valley have the short edge to the street and follow a common building line.

84. **Broadwalk** is not a separate settlement, it is directly south of Darley Hillside, but is distinctive enough in townscape terms to merit analysis. Although it is unlikely that any new development will occur in this part of Darley Dale there may be small infill sites that become available and new development may also wish to adopt cues from Broadwalk should designers wish to use a locally referenced but still distinctive approach to development.

NP 3: Protecting the Landscape Character of Broadwalk

Planning permission will be supported for development in Broadwalk where the proposal can demonstrate:

- a) a layout that still provides opportunities to maintain far views across the valley to the Peak District National Park; and
- b) opportunities to enhance the character and setting of the area and introducing natural features such as trees to improve the attractiveness of the street.

85. **Churchtown** is a low valley settlement that has strong visual links with both the ridge lines and valley sides of the surrounding hills, and with long views up and down the valley. This landscape

³⁴ the common building line is defined by the predominant alignment of building frontages along a street. The building line is not just a line on the ground; it also extends vertically as a building line plane. Any new building should normally follow the established building line. See Darley Dale Place Analysis Version E page 54 <https://www.darleydale.gov.uk/uploads/darley-dale-place-analysis-full-draft-c-sept-16-version-14.pdf>

³⁵ The settlement pattern in the lower valley of Darley Hillside is to have rectangular plots arranged end on so the short edge faces the street and they run deeply back to allow for good sized back gardens) see Darley Dale Place Analysis Version E page 54 and link above

is seen through fragmented high trees and buildings. Future development should respect this relationship and should ensure that views to the landscape are designed in from the outset.

NP 4: Protecting the Landscape Character of Churchtown

Planning permission will be supported for development in Churchtown where the proposal can demonstrate:

- a) plots that follow the linear development pattern with gaps sufficient to glimpse the wider valley from within the character area; and
- b) the layout ensures that rear gardens provide a soft edge to the open landscape of the valley bottom to provide greenery to the long views from the Peak District National Park and from higher vantage points in Darley Dale Parish; and
- c) publicly accessible views of the Church spire are protected.

86. Both **Parkway and Oker** are confined to the valley floor and as such have a feeling of being contained within the landscape with ridge lines visible between and above buildings. New development should seek to ensure that long views onto the Dales are not overly obstructed to maintain this visual connection.

87. Both estates use perimeter blocks arranged in a series of loop roads and cul de sacs with most roads/footpaths not running to the edge of the estates but forming internal network. Routes out of the estates to the surrounding area are not direct and Parkway and Oker are not well integrated with surrounding character areas.

NP 5: Protecting the Landscape Character of Parkway and Oker

Planning permission will be supported for development in Parkway and Oker where the proposal can demonstrate:

- a) a layout confined to the less visually sensitive areas of the valley floor that allows glimpsed views onto the backdrop of local hills avoiding building across the end of streets where this blocks off views to the wider countryside.

88. **Two Dales** looks and feels contained within a steep landscape. Development on the steeper slopes is terraced allowing long views over the Peak District National Park and to local areas of prominent topography that help give it character. Gaps between buildings allow for glimpse views along the valley side. New development should seek to maintain and enhance both far and more local views.

89. Development is arranged in a loose ribbon along the B5057. Here development fronts the street more strongly on the northern side than on the southern edge. Development away from this main route is generally found to the northern edge and here back lanes and denser development feel closer knit. Steeply rising land creates a sporadic development pattern.

90. The open spaces in Two Dales bring the landscape into the settlement. The fields adjacent to the B6057 help the main route feel open and allows visual connections to the wider landscape.

NP 6: Protecting the Landscape Character of Two Dales

Planning permission will be supported for development in Two Dales where the proposal can demonstrate:

- a) a layout contained within the steep landscape that maintains both far and local views; and
- b) a layout that follows the existing development pattern along the roads through Two Dales; and
- c) a distinction between the layout on the steeper slopes (which is more fragmented and terraced into the landscape) with a layout lower in the valley which fronts the street.

91. **Lower Hackney** sits on flatter ground, away from the valley slopes and is either nestled in the valley floor or on ridges further up the valley side. This gives parts of it commanding views across to the Peak District National Park, and on the lower parts, a feeling of being contained within a large landscape. The green spaces that serve to separate the various parts of Lower Hackney add a great deal in character and provide access to the views that pull the landscape into the village. New development should seek to incorporate visual connections to the wider landscape within any proposals.
92. Lower Hackney has a settlement pattern that reflects the relationship between landform and development, with development occupying flatter areas and spaces occurring where the valley slopes are located. It is this general rule that helps to generate the gap within the village, and through this arrangement local topography is clearly reflected in the way the village is arranged.
93. Lower Hackney is nucleated on the valley floor, with development forming perimeter blocks³⁶ around a grid of interlinking lanes to form a settlement that is compact. Other parts of the village are linear, following the main lines of movement as it works up the valley towards the ridge above. A more dense area occurs as you move up Grove Lane that again is made up of lanes connecting to form a grid, with buildings arranged to create perimeter blocks.
94. The streets and spaces of Lower Hackney can be grouped as either major routes that connect to places beyond the village or as a loose grid of lanes that interconnect within the settlement. Trees and other landscaping in private plots adds a great deal to the village.

³⁶ There are various types of perimeter blocks yet good perimeter blocks have the same characteristics: **public fronts** that form a strong outward (or public facing) edge and **private backs**. For more information on perimeter blocks see <http://www.emcouncils.gov.uk/write/What on earth is a perimeter block.pdf>

NP 7: Protecting the Landscape Character of Lower Hackney

Planning permission will be supported for development in Lower Hackney where the proposal can demonstrate:

- a) that the green spaces that separate the various parts of Lower Hackney that provide access to the views have been protected; and
- b) a layout that reflects the underlying topography by developing on the less visually sensitive areas of the valley floor and plateaus keeping the steeper areas open and undeveloped; and
- c) a layout that ensures there is space for planting on private plots to add richness to the street scene; and
- d) that developments reflects existing development patterns with frontage development along the major routes and a looser plot configuration on the interconnecting lanes.

95. **Upper Hackney** has a distinct relationship with its landscape, enjoying far views across the valley to the Peak District National Park. The way the landscape is experienced in Upper Hackney adds a great deal to its character, with a feeling of being perched high on the landscape and commanding over the valley below, but with a sense of enclosure on the valley side to the east. Future development should respect this important relationship and maintain these important views.
96. Upper Hackney occupies a narrow ridge within steeply sloping landscape, and as such is a highly linear settlement. The main routes of Greenway Lane and Hackney Road run parallel to the ridge, and back lanes such as Ameycroft Lane also follow this alignment, making the overall structure of Upper Hackney highly reflective of its landscape setting and of the way the local topography is arranged.
97. On the main routes, buildings are arranged in a regular fashion, with fronts facing the street. Development is more intense along the eastern side of the settlement, with views across the landscape from properties terraced into the valley side. Properties on the western side of the street tend to sit lower in the landscape.

NP 8: Protecting the Landscape Character of Upper Hackney

Planning permission will be supported for development in Upper Hackney where the proposal can demonstrate:

- a) a layout that maintains far views across the valley to the Peak District National Park; and
- b) a layout that is reflective of the local landscape and topography with frontage development on Greenway Lane, Hackney Road and Ameycroft Lane to reinforce the linear settlement pattern.

98. **Farley** is a small settlement high up in the Dales, and has a connection with both the far landscape via long views on to the Peak District National Park, and to the local landscape setting through its openness and the fragmented nature of development. Future development should maintain this sense of openness and should not break the connection that Farley has with its landscape setting.

NP 9: Protecting the Landscape Character of Farley

Planning permission will be supported for development in Farley where the proposal can demonstrate a layout that reflects the open and fragmented character which allows for long views to the Peak District National Park.

11. Protecting the Setting of the Peak District National Park

99. Darley Dale sits in the foothills of the Peak Park. Part of the Parish boundary is contiguous with or close to the Peak District National Park Boundary (see Map 1). Darley Dale is an enclave encircled by the PDNP on its west and northern boundary and this proximity matters greatly to local residents.³⁷
100. In the Peak District National Park's Core Strategy 2011 para 9.15 one of the park's valued characteristics was identified as *'the flow of landscape character across and beyond the National Park boundary, providing a continuity of landscape and valued setting for the National Park;'*³⁸.
101. Darley Dale is in the Dark Peak Landscape Character Area and the landscape types in Darley Dale are defined as lowland villages/farmlands and settled valley pastures.
102. The response from officers at the PDNP on this Neighbourhood Plan confirmed that they supported the inclusion of this policy (see consultation statement). This approach is also supported by other statutory consultees.³⁹
103. Previous planning policy has helped to keep land to the west of the A6 open providing long vistas towards Bonsall Moor and the hillsides around Wensley and Winster.
104. Equally, views from the Peak Park across to Darley Dale Parish show that the gaps between settlements and the way settlement shape responds to the underlying valley slopes. Image 1 and 2 show how little development there is on the valley floor, this creates a green wedge between the A6 and the Peak park boundary.
105. Section 62(2) of the Environment Act 1995 requires local authorities to have regard to the purposes of the National Park in performing its function (that is of *'conserving and enhancing the natural beauty, wildlife and cultural heritage'*⁴⁰) when it (Derbyshire Dales) is performing its functions and *'where there is conflict between those purposes, [it] shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park.'*
106. Darley Dale Town Council, as the Qualifying Body preparing the Neighbourhood Development Plan within the strategic framework of the Derbyshire Dales Local Plan, should also have regard to this requirement.

³⁷ Consultation on the draft Neighbourhood Plan showed that 83% of respondents supported development proposals that required developers to demonstrate how the design, layout and boundary treatments are informed by, and sympathetic to, the setting of the Peak District National Park." See <http://www.darleydale.gov.uk/uploads/annex-8a.pdf>

³⁸ see http://www.peakdistrict.gov.uk/_data/assets/pdf_file/0014/141215/LDF-CoreStrategyFinal.pdf

³⁹ See Natural England's response in the comments received as part of the first Reg 14 consultation at <http://www.darleydale.gov.uk/uploads/consultation-statement-ddnp-april-2017.pdf>

⁴⁰ See 1995 Environment Act 61 (1)

107. The scale, location and design of development in Darley Dale should not be detrimental to the setting of the Peak Park. NP 4 relates to design and location. If development proposals are in accordance with these policies, it is unlikely that the scheme will then be so incongruous as to cause material harm to the setting of the National Park.
108. As part of the pre-application engagement the Town Council will seek to ensure that proposals for major development will appropriately assess and address their impact on the setting of the Peak District National Park and where necessary modifications to design and landscaping will be discussed with the developer to see if alternative approaches can be accommodated.
109. Policy NP 10 provides an additional check; reminding developers that in Darley Dale the scheme must be able to demonstrate that the visual impact of the proposal from the Peak District National Park has been assessed and where necessary mitigation measures have been put in place.
110. Policy PD5 of the Derbyshire Dales Local Plan requires development to 'protect or enhance the setting of the Peak District National Park' and Policy S1 requires development where possible to enhance the distinct Peak District character including its setting. Policy NP 10 works in conjunction with these policies. The significance of protecting the setting of the National Park to the local community is reflected in their support for a separate policy rather than it being implicit in other District policies.

NP 10: Protecting the Setting of the Peak District National Park

- 1. The impact on the Peak District National Park and its setting of major development proposals with the Neighbourhood Area should be assessed and addressed to ensure that their design, layout and boundary treatments are appropriate.**
- 2. Proposals for major development should not adversely affect the landscape character of the Peak District National Park.**

12. The Importance of Good Design in Residential Development

111. The NPPF paragraph 56 acknowledges that ‘good design is a key aspect of sustainable development and is indivisible from good planning’. The NPPF para 125 states that ‘Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.’
112. Darley Dale offers residents a quality of life that is reflected in its house prices and land values. It is reasonable to expect that new development should achieve a high quality of design using local materials.
113. The Darley Dales Place Analysis (DDPA) 2016 provides a detailed study of the Parish looking particularly at design, materials used, movement and connections and how the built environment sits in the landscape.⁴¹ This document should be used by developers to help them design schemes that maintain and where possible enhance the qualities that make Darley Dale distinctive.
114. The Place Analysis divides the parish into character areas. Policies NP12-NP19 are supported by the detailed analysis and before each policy is a description of the design elements of each character area.
115. Housing development may include C3 (residential) and C2 (care homes). Given the changing (and ageing) demographics of the parish it is likely that there will be a demand for C2 developments within the parish. The Derbyshire Dales Local Plan identifies a need for 500 bed spaces in residential Care Homes across the District
116. C2 development should still be of a high design quality. It is considered that Policy PD1 of the Derbyshire Dales Local Plan provides an adequate policy framework for the consideration of C2 planning applications within the parish.
117. The Table below is a summary of the Key Design Principles based on the Darley Dale Place Analysis.

Table 3 Key Design Principles for Darley Dale Parish

<ul style="list-style-type: none"> • Development should enhance or complement the location, respect established patterns of design, materials, form, size, scale and massing.
<ul style="list-style-type: none"> • Whilst new design does not have to replicate existing buildings, developers should demonstrate how their proposal sensitively complements the character of the surrounding area.

⁴¹ Darley Dale Place Analysis is Appendix A but due to file size it is on the Darley Dale Town Council web site at <https://www.darleydale.gov.uk/uploads/darley-dale-place-analysis-rev-e-oct-18pdf-oct-18.pdf>

- Development is required to
 - a) preserve the character of the surrounding countryside; and
 - b) reflect and enhance the distinctive settlement characteristics⁴² of Darley Dale Parish (as set out in the Darley Dale Place Analysis).

118. In addition, this Plan also encourages the use of Building for Life 12 (BfL12) by developers in the preparation of their planning applications. BfL 12 is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required. The NPPF para 129 also endorses the uses of assessment frameworks such as BfL 12.
119. BfL 12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development.
120. Based on a simple ‘traffic light’ system (red, amber and green) proposed new developments should aim to:
- a) Secure as many ‘greens’ as possible
 - b) Minimise the number of ‘ambers’ and;
 - c) Avoid ‘reds’
121. The more ‘greens’ that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are considered the acceptable threshold for a well-designed scheme.
122. The importance of ensuring that areas can connect to each other and are easy to move through is an important principle of good design that is reflected in Derbyshire Dales Local Plan Policy PD1, PD4 and PD5.
123. The Darley Dale Place Analysis provides a robust assessment of the design of each settlement within Darley Dale and from that provides a guide to the sort of considerations that need to be considered when planning future development. For example, the predominant materials used are identified, this creates a natural and muted colour palate that is key to the character of the parish.
124. The DDDC Local Plan will only allocate sites for 10 or more dwellings. Over the Plan period there may be further small scale residential schemes of 1-9 dwellings that are within the settlement boundary. These are sometimes called windfall sites. Policy NP 3 sets out the design requirement for all residential development within the Plan area.

⁴² The distinctive characteristics are set out in the justification text before policy NP12 – NP 19.

125. Policies NP11-19 should be read in conjunction with the policies Protecting Landscape Character as there is a close connection between the way settlements sit within their landscape, the role of the landscape setting in shaping the character and identity of the area and the styles and materials needed to reinforce this local distinctiveness.
126. Policy NP 11 is an overarching design policy and should be read in conjunction with the relevant design policy NP 12- 19 for each character area. Policies NP12-19 provide more specific detail regarding design principles for each character area.

NP 11: Design Principles for C3 Residential Development

1. **Planning permission will be supported for residential development within the Plan area where the proposal demonstrates:**
 - a) **a high design quality that will contribute to the character of the parish; and**
 - b) **a layout that maximises opportunities, where possible, to integrate development into the existing settlements through creating new connections and improving existing ones and which allows for easy, direct movement for people of all ages particularly to access local amenities; and**
 - c) **the use of materials, scale and massing that reinforces the existing character; and**
 - d) **regard for the content of the Darley Dale Place Analysis⁴³ (which is briefly summarised in Table 3).**
2. **Well-designed buildings should be appropriate to their location and context – this may include innovative and contemporary design solutions provided these add to the overall quality of the area, enhance character and local distinctiveness.**
3. **For major development⁴⁴ the use of national design guidance (BFL12 or equivalent) in developing design concepts, testing the final designs for quality and demonstrating how local distinctiveness has been reinforced.**

127. Development should respect local character and what this means for each settlement in the Parish is set out in Policies NP 12-19 below. The descriptions for each settlement have been summarised from the Darley Dale Place Analysis.

⁴³ see <https://www.darleydale.gov.uk/uploads/darley-dale-place-analysis-rev-e-oct-18pdf-oct-18.pdf>

⁴⁴ All schemes of 10 or more dwellings on sites of 0.5 hectares or larger or buildings of 1,000 sq. metres (defined as major development in the General Permitted Development Order 1995)

Darley Hillside

Table 4: Summary of Character Darley Hillside

Character Area	Brief Description
Darley Hillside	The streets vary from the formal arrangement lower in the valley to more informal lanes as you reach higher ground. Spaces marking junctions are sometimes featured
	Boundaries are strongly related to street types, with more formal streets having a strong boundary of low walls with hedging above and lanes having verges and more greenery
	Landscaping in private plots adds visible trees to the street scene, encloses the street and links Darley Hillside with the woodland beyond
	Plots tend to vary in size but their arrangement is semi-regular, with buildings placed to address the street. Plots are more regular lower in the valley, with more variety the higher you go.
	A narrow range of materials and forms, with steep roof pitches, some bay windows and terracing of buildings in relation to landform all add to the character of the area.

NP 12: Design Principles for C3 Residential Development in Darley Hillside

Planning permission will be supported for residential development in Darley Hillside where the proposal is of a high design quality that will positively contribute to the character of its setting and may demonstrate:

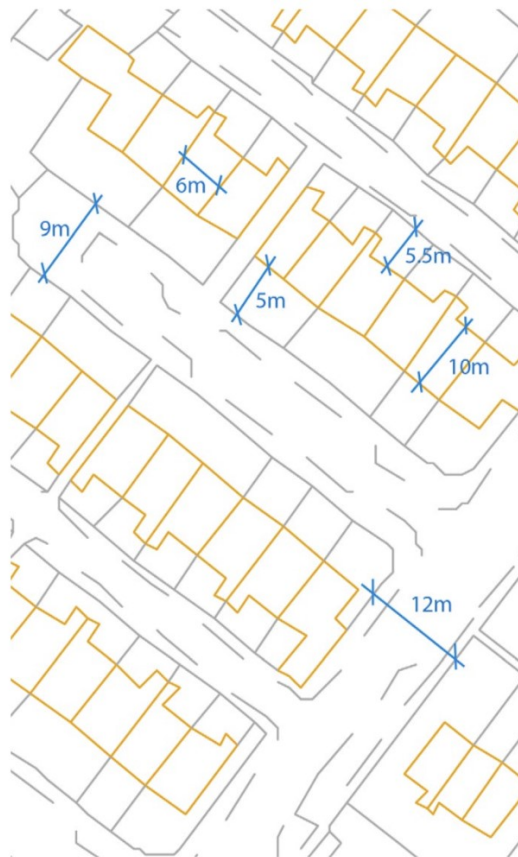
- a) inspiration taken from the use of a local materials (like local stone and slate roof tiles) to ensure a narrow range of colours reflecting the hues of local materials; and
- b) the use of boundaries of either low stone walls or low rendered walls to delineate public and private space lower in the valley with higher boundary walls higher up the valley; and
- c) the use of features reflecting local character (bay windows, projecting gables and steep roof pitches) to reflect the style of the older properties.

Broadwalk

Table 5: Summary of Character Broadwalk

Character Area	Brief Description
Broadwalk	The pattern of development is locally distinctive and could be useful for designers who need to provide frontage but who cannot allow direct on-plot access from the front.
	Buildings are mid-frontage terraces, with reconstituted stone brickwork to the front, and red brick to the rear elevation. Stone window casing and door headers, and corner detailing are all common. Roofs are continuous pitch with grey slate, with some terracotta detailing. (see Place Analysis page 61)
	The linear streets and junction spacing of Broadwalk again add a locally distinctive development pattern.
	The boundary treatments in Broadwalk are very uniform, which gives the area a cohesive character.
	The highly repetitious built form and detailing adds to rather than detracts from the overall character, as enough similarity is present to give the impression of a 'set piece'.

128. Diagram 2 is taken from the Place Analysis page 61 and shows the conformity of plot sizes and how dwellings tend to sit in the middle of the plot.

Diagram 2 Broadwalk Plot Sizes and how buildings sit on the Plot

NP 13: Design Principles for C3 Residential Development in Broadwalk

Planning permission will be supported for residential development in Broadwalk where the proposal is of a high design quality that will positively contribute to the character of its setting and may demonstrate:

- a) the use of regular plots (as shown in figure 1) with development set into the middle of the plot with entrances visible to the street; and
- b) the inclusion of front gardens with low stone walls hard up against the footpath;
- c) inspiration taken from the use of local materials (like local stone and slate roof tiles) to ensure a narrow range of colours reflecting the hues of local materials; and
- d) the use of features reflecting local character (stone window casing, door headers and corner detailing.)

Churchtown

Table 6: Summary of Character Churchtown

Character Area	Brief Description
Churchtown	Although there are a range of plots and buildings, the way they sit in relation to the street and the way in which buildings occupy their plot has a consistency that helps build character. Smaller dwellings have regular arrangements and with more uniform building lines, whereas larger buildings have weaker relationships with the street and are more fragmented.
	There is a strong and consistent boundary treatment in local stone and with some hedging which helps delineate public and private space and adds enclosure to the street. Mature trees in private plots add a great deal of character to the street scene.
	A narrow range of locally distinct materials (almost exclusively local stone see Place Analysis page 47) helps bring all the different types of buildings in Churchtown together

NP 14: Design Principles for C3 Residential Development in Churchtown

Planning permission will be supported for residential development in Churchtown where the proposal is of a high design quality that will positively contribute to the character of its setting and may demonstrate:

- a) inspiration taken from the by the range of local materials (the use of local stone and slate tile roofs) to ensure a narrow range of colours reflecting local hues and to reinforce the unity of the settlement; and
- b) boundary treatments consisting mostly of low stone walls with occasional hedges to delineate public and private space to add enclosure to the street; and
- c) roof pitches that run parallel to the street with entrances visible from the street.

Parkway and Oker

Table 7: Summary of Character Parkway and Oker

Character Area	Brief Description
Parkway and Oker	Standardised street geometries and types typify both estates, reflecting their era of planning and construction but leading to streetscapes that have less variation than those typically found elsewhere in the Dales.
	In terms of street pattern both estates are based on loops with some dead-end streets and few connections to the outside world, although Oker is better connected than Parkway.
	Landscaping is generally dealt with in private plots, with either hedges or trees visible from the street. Where these occur, they add a great deal in terms of character and in softening the street scene.
	Boundary treatments differ both within and across each estate, with some low walls and hedges on Parkway, some hedges and fences on Oker, and open frontages in some instances on both estates. This approach erodes rather than adds to the character of the area, and breaks these estates from the approach taken elsewhere in the Darley Dale, where a consistent boundary treatment unifies the various settlements.
	Regular plots , with buildings set back from the street with front gardens typify both estates. Buildings face the front, with a consistent building line and regular spacing. Oker uses a narrower range of types than Parkway, and Parkway also has a greater range of storey heights.
	The materials used across both estates are not in keeping with the local vernacular, leading to the properties feeling less bespoke than those found elsewhere in Darley Dale. Oker is mainly a buff brick or concrete screed render, with concrete roof tiles. Parkway has more variation, with buff and red brick and white weather boarding.

NP 15: Design Principles for C3 Residential Development in Parkway and Oker

Planning permission will be supported for residential development in Parkway and Oker where the proposal is of a high design quality that will positively contribute to the character of its setting and may demonstrate:

- a) that it has drawn on the wider local character of the Parish; and
- b) a development that is well connected and provides appropriate linkages to improve connectivity across the wider neighbourhood; and
- c) the use of regular plots with buildings facing the front with consistent building lines and regular spacing; and
- d) inspiration taken from the range of local materials (local stone and slate roof tiles) to ensure a narrow range of colours reflecting the hues of local materials; and
- e) the use of low walls made from local materials and hedges as boundary treatments, to delineate public and private space.

Two Dales

Table 8: Summary of Character Two Dales

Character Area	Brief Description
Two Dales	The settlement pattern is generally linear and follows the main lines of movement. Away from the main road, development is arranged in semi-regular perimeter blocks with buildings that face the street. Development on the steeper slopes is loose and fragmented, terraced into the landscape. The main part of the village lower in the valley is comprised of mainly terraces or tightly arranged semi-detached houses. Some larger detached properties are also present, generally on more major routes and set back on deeper plots.
	There are a narrow range of materials used in this character area with mostly stone but some red brick (see Place Analysis page 19). Most buildings have banding and detailing at the finer grained level, which adds to character and richness to the simply proportioned buildings. Slate roof tiles with eaves perpendicular to the street edge is a common feature.

NP 16: Design Principles for C3 Residential Development in Two Dales

Planning permission will be supported for residential development in Two Dales where the proposal is of a high design quality that will positively contribute to the character of its setting and may demonstrate:

- a) inspiration taken from the range of local materials (local stone, red brick and slate roof tiles) to ensure a narrow range of colours reflecting the hues of local materials; and
- b) it is of a scale and plot orientation that reflects the local character (eaves perpendicular to the street edge, or facing onto the street, relatively narrow fronted properties, with regular plots) and with buildings behind a strong boundary; and
- c) the use of features reflecting local character (brick and stone banding, window headers and door casings); and
- d) a scale and mass that does not obstruct views to the wider landscape; and
- e) boundary treatments that clearly define the street using locally sourced materials for stone walls and which allow greenery along the boundary to be seen from the street.

Lower Hackney

Table 9: Summary of Character Lower Hackney

Character Area	Brief Description
Lower Hackney	The streets and spaces can be grouped as either major routes that connect to places beyond the village or as a loose grid of lanes that interconnect within the settlement. The more major routes have long sight lines and are more formal in their arrangement, where the back lanes are narrow and have less regular edges in terms of the way development addresses them. New development that is generating new streets should respect this difference and use it to create a hierarchy of streets.
	Boundaries to the street edge are generally hard against the footpath and are made up of low walls or hedges. This approach is used save for where buildings are placed at the plot boundary. The consistency in this approach helps Lower Hackney have a cohesive overall character, even when differences in other detailing occurs. Although a range of building types and scales are present, the predominant form is two storey, either detached in large

Character Area	Brief Description
	plots or terraced. The setback of buildings is sporadic and it is the plot boundaries that provide the consistency along the street edge.
	Most of the buildings use local stone or reconstituted stone bricks, with strong banding to give finer grained detailing. Stone window headers and door casing adds further detail. Different materials on building facades to those on the return faces makes for a distinctive design feature. (see Place Analysis page 33). This narrow range of materials and colours helps different building types and scales work together to build character.

NP 17: Design Principles for C3 Residential Development in Lower Hackney

Planning permission will be supported for residential development in Lower Hackney where the proposal is of a high design quality that will positively contribute to the character of its setting and may demonstrate:

- a) a layout that fronts the street; and
- b) inspiration taken from local materials (local stone) to ensure a narrow range of colours reflecting the hues of local materials; and
- c) uses simple design detailing e.g. stone window headers and door casings to reinforce local distinctiveness and uses low stone walls or hedges as boundary treatments hard against the footpath to add enclosure to the street; and
- d) that it is no more than 2 storeys high.

Upper Hackney

Table 10: Summary of Character Upper Hackney

Character Area	Brief Description
Upper Hackney	The streets are either long and linear, with good sight lines running along the ridge, or are back lanes with shared footpaths and narrow carriageways
	Strong boundaries in the form of low stone walls with some hedging help the various parts of Upper Hackney work together to form a consistent character and identity. Boundaries are generally hard against the footpath and help enclose the street
	Regular plots with buildings arranged to face the street give rhythm to the street and help generate character in Upper Hackney. Small front gardens in places add space for green landscaping, which helps break up long runs of street and add diversity and softness. A relatively narrow range of materials, often local stone but with some render (see Place Analysis page 26), maintains consistency and helps build visual character.

NP 18: Design Principles for Residential Development in Upper Hackney

1. Planning permission will be supported for residential development in Upper Hackney where the proposal is of a high design quality that will positively contribute to the character of its setting and may demonstrate:
 - a) inspiration taken from local materials (mostly local stone, with some render and slate roof tiles) to ensure a narrow range of colours reflecting the hues of local materials; and
 - b) simple design detailing like banding and stone window headers to reinforce local distinctiveness; and
 - c) a scale and mass that does not obstruct views to the wider landscape; and
 - d) the use of boundary treatments (low stone walls or hedging) that are hard against the footpath to help enclose the street with greenery in front plots.

Farley

Table 11: Summary of Character Farley

Character Area	Brief Description
Farley	Although Farley is very fragmented, the way the street is enclosed still makes Farley feel loosely linear. (Landscaping and boundaries create this impression.)
	Boundaries and landscaping work together to give an edge to the street. Dry stone walls and large trees near to the edge of the plot both help enclose streets and to add visual character
	A simple range of materials and colours - almost exclusively local stone (see Place Analysis page 68) helps to give Farley a cohesive character despite the buildings being quite varied

NP 19: Design Principles for C3 Residential Development in Farley

Planning permission will be supported for residential development in Farley where the proposal is of a high design quality that will positively contribute to the character of its setting and may demonstrate:

- a) the use of local stone and slate tile roofs to reinforce the unity of the settlement; and
- b) a range of boundary treatments to delineate boundaries and reinforce the distinctive character (dry stone walling) and landscaping (trees).

13. Enhancing the Provision of Community Facilities

129. Darley Dale benefits from a wide range of community facilities including allotments and recreation areas, The Tipping and Willow Way, in addition to the facilities at Whitworth Park.
130. Derbyshire County Council have completed a multi user trail that runs through Darley Dale that will allow safe non-vehicular movement between Rowsley and Matlock called the White Peak Loop. The Town Council supports the implementation of this route and expects that once the route is part of a wider network to Bakewell it will be a significant attribute for the Parish.
131. The consultation for this Plan across all ages⁴⁵ showed that Whitworth Park is particularly highly valued by local people. It also attracts visitors from further afield who similarly rate it very highly.⁴⁶ Whitworth Park includes a lake, skate bowl, two playgrounds for different age children, two football pitches, a bowling green and croquet lawn. The Whitworth Institute runs a tea room on the terrace.
132. The Whitworth Institute Building itself also provides meeting rooms and is a social hub for local groups and organisations. However, both the building (Grade II) and the park (a Registered Park) are heritage assets and require ongoing care and maintenance to keep them suitable for local use.
133. Over the Plan period it is likely that the population of Darley Dale will increase significantly as the housing sites allocated in the Derbyshire Dales Local Plan are built out. To ensure that future growth is sustainable, it is important to ensure that community facilities and services are provided to meet this growing local need.
134. Policy NP 20 supports proposals that enhance community facilities across the Plan area. The Town Council will work with DDDC to secure planning gain, (via S106 Obligations or Community Infrastructure Levy if applicable) that could be used to support improvements to local community facilities.
135. As part of the Neighbourhood Plan preparation the Town Council has worked with the youth working group and identified a number of community projects that contribute to the delivery of Policy NP 20 these are listed in Appendix B.

NP 20: Enhancing the Provision of Community Facilities

- 1. Planning permission will be supported for the development of new and improvement of existing community facilities in Darley Dale Parish where the proposal demonstrates:**
 - a) the scheme is meeting a local need; and**
 - b) the scheme is appropriate to its rural setting.**
- 2. The provision of additional community facilities for young people will be supported.**

⁴⁵ See results from school consultation and household questionnaire both 2015

⁴⁶ Tripadvisor reviewed October 2015

14. Implementation

136. The policies in this plan will be implemented by DDDC as part of their development management process. Where applicable, Darley Dale Town Council will also be actively involved, for example as part of the pre-application engagement process (see earlier Key Principle).
137. The policies in this Neighbourhood Plan will be considered alongside District and national policy in deciding planning applications.
138. The Town Council will also use this Neighbourhood Plan to frame their representations on submitted planning applications.
139. There are several areas of activity which will affect how, where and how much development takes place in Darley Dale Parish in the months and years ahead. These comprise:
 - a) the statutory planning process; this Neighbourhood Plan will direct and shape private developer and investor interest in the Plan area. However, this is also in the context of the wider Derbyshire Dales District Council planning policies and the National Planning Policy Framework.
 - b) investment in and active management of public services, and community assets, together with other measures to support local services for the vitality and viability for the Parish. In the context of the prevailing economic climate and public funding there is recognition that public investment in the Parish will be challenging to secure.
 - c) the voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and parish life. This sector may play a stronger role in the future.
140. In relation to improvements to the Plan area, the Town Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

15. Monitoring and Review

141. The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Darley Dale Town Council.
142. The Town Council will publish a report on the implementation of the Plan. The findings of the report will be shared with DDDC.
143. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Town Council that there will be a complete review of the Plan 5 years after it has been made.
144. Minor amendments that will not materially affect planning applications can be made by DDDC with the approval of the Town Council. Any amendments to the Plan will only be made following consultation with Derbyshire Dales District Council, local residents and other statutory stake holders as required by legislation.

Appendix A: Darley Dale Place Analysis

Separate document due to file size see <https://www.darleydale.gov.uk/uploads/darley-dale-place-analysis-rev-e-oct-18pdf-oct-18.pdf>

Appendix B: Community Projects

Project 1: Update the trim trail in Whitworth Park

Project 2: Install an all weather sports pitch at Whitworth Park

Project 3: Develop a wildlife area in Whitworth Park

Project 4: Improve the scout hut at Churchtown