

A Plain English Guide to the DDDC Local Plan Survey

How to fill in DDDC's Regulation 19 consultation survey, step by step

This guide does not tell you what to think about the draft Local Plan. It simply explains, in plain English, what each question on the official survey is asking so that whatever your view, you can complete it clearly.

Before you start

- You need to fill in a separate survey for each different concern or point you want to raise. If you have three concerns, that means completing three surveys.
- You do not need to be a planning expert. Write in your own words because a genuine, personal reason carries weight.
- If you get stuck, Darley Dale Town Council can help. Contact the DDDC Planning Committee: david.chapman@darleydale.gov.uk or call the Clerk's office on 01629 735248.

Question 3: Which part of the Plan are you commenting on?

This question asks you to point to the specific paragraph, policy, or map you are commenting on. You only need to fill in ONE of the three boxes, for whichever you know.

If you are not sure of the exact number, it is fine to describe it in your own words instead (for example "the housing sites proposed in Darley Dale"). A reference is helpful but not essential.

Here are the policy numbers most relevant to Darley Dale, to save you looking them up:

Topic	Reference	What it covers
Housing sites in Darley Dale	Policy HC2	The four proposed housing allocations (Darley Road North, Stancliffe Quarry, Old Hackney Lane, Darley Lodge)
Stancliffe Quarry specifically	Policy DS3	The site-specific policy for the former quarry site
Green A6 corridor and gap between Darley Dale and Matlock	Policy PD10	The rule intended to stop the two towns merging into one, and protecting views to/from the Derwent.
Overall housing strategy	Policy S7	How many homes are planned and where, across the district
Drainage / sewage capacity	No fixed number	Describe this in your own words as there is no single paragraph number for this

Question 4: Two separate yes/no questions

This part is really asking two different legal questions, this is roughly what each one means;

4(1) "Legally compliant?"

This asks whether DDDC followed the correct legal process while preparing the plan (for example, consulting properly, working with neighbouring councils). It is not asking whether you agree with the plan's *content*.

4(2) "Sound?"

This asks whether the content of the plan itself is well-founded. In plain English, an Inspector will ask whether the plan is:

- Based on up-to-date, accurate evidence

- Realistic and deliverable
- In line with national planning rules

If you think any part of the plan gets this wrong - for example, if it relies on information you believe is out of date or incorrect - that is a soundness concern, and you would answer “No” to this question.

If you are happy with how the plan has been put together, answer “Yes” to both - you can still use the box in Question 5 to explain why you support it.

Questions 5 and 6: Explaining your view and what you want changed

Question 5 asks you to explain your concern (or your support) in your own words. Question 6 asks what change you would like to see. You do not need to try to write formal policy wording, a plain description of the outcome you want is enough.

Two worked examples below show what a completed answer might look like, one raising a concern, one expressing support. These are examples only, to show the level of detail that works well. Your own words are what matters.

Example to raise a concern

Q5: “I am concerned that the draft plan does not show that the sewage network serving Darley Dale has capacity for the extra homes proposed. I understand from Darley Dale Town Council that no cumulative drainage study covering all the proposed sites together has been carried out, despite this being requested.” Q6: “I would like DDDC to commission and publish a cumulative drainage and sewage capacity assessment covering all proposed Darley Dale sites together, before the plan is finalised.”

Example that expresses support

Q5: “I support the draft plan progressing. While I have some concerns about individual sites, I understand that without an adopted plan Darley Dale could be more exposed to speculative development that the planning authority has even less control over.” Q6: “No modification requested, I support the plan.”

Question 7: Hearing sessions

This asks whether you would like to speak in person to the Planning Inspector later in the process (this happens in 2027, once the written consultation has closed).

- Choose “No” if you are happy for your written comments to speak for themselves.
- Choose “Yes” only if you feel strongly that you want to explain your point in person - you can still be asked to confirm this later, so answering “Yes” now does not commit you to anything final.
- Choose “Not applicable” if you are only expressing support and are not asking for any change.

Need help?

You may decide that having read the survey questions, you don’t understand enough about the process or the development of the plan to make a judgement or comment. If so, see darleydale.gov.uk/LocalPlan for details on how to email DDDC with your views, or write to them. Either method is allowable.

Further Information

See darleydale.gov.uk/LocalPlan for information and how to engage with the Regulation 19 consultation.