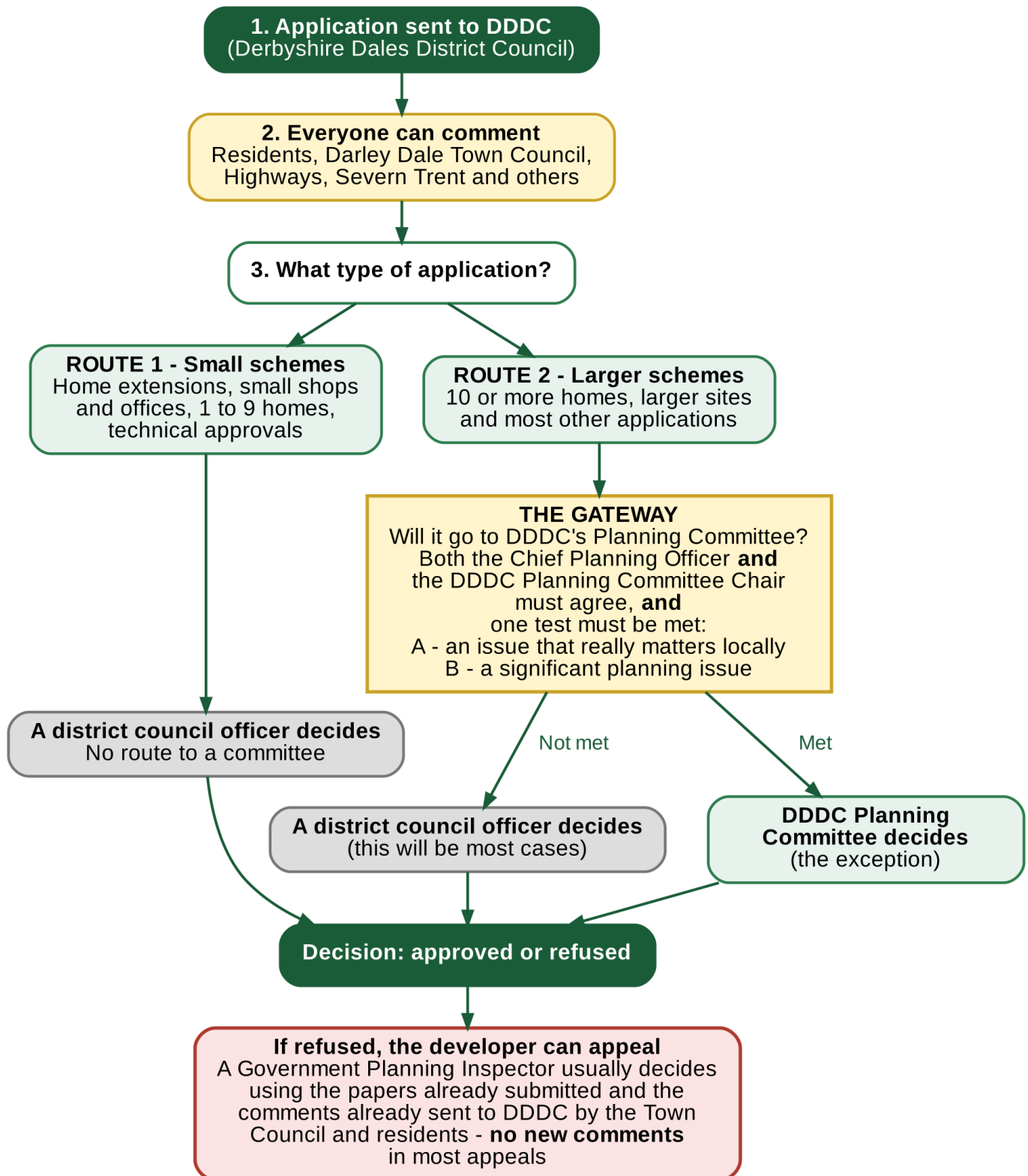


PLANNING DECISION RULES FROM 31ST OCTOBER 2026

How applications in Darley Dale will be decided

Most decisions will be made by district council officers, not by district councillors at a committee meeting. From 31 October 2026 a new national law changes who decides planning applications.



The town council will submit comments on applications using the following:

First question - Is the proposed site inside or outside the settlement boundary?

Every village has a line on the map called the **settlement boundary**. This is usually drawn around the built-up area. Now, where an application site is physically located makes a big difference on how the application is processed and determined:

Where the site is	How it is judged
Inside the boundary	Strong presumption in favour. Approved unless the harm clearly and significantly outweighs the benefits.
Outside the boundary (countryside)	Much stricter. Only allowed in limited cases - for example, to meet a proven housing need, but only if the site sits well with the village and that roads, drains and sewers can cope.

Derbyshire Dales cannot currently show a five-year supply of housing land. That makes housing harder to refuse, so objections must be strong and based on planning policy and evidence.

What has stopped

- District councillors can no longer "call in (request)" an application to be determined by committee.
- A large number of objections no longer sends an application to committee automatically.
- Darley Dale Town Council is **still a consultee** and its views must still be taken into account.
- To comment on an application, residents must write in to DDDC Planning.

Why the Town Council must still send in its views

If an application is refused by DDDC and the developer appeals, a Government Inspector usually decides on the papers. In most appeals **no new comments can be added** at that stage. The Inspector reads what was sent to DDDC leading to the refusal decision, including the Town Council and resident's written representations.

That is why the Town Council's response to DDDC Planning about an application has to be both complete and well argued when submitted by the application closing date – there are no second chances to add further information after that.

How you can have your say

- Speaking at Town Council meetings helps the Town Council form its view.
- To place **your own** comment on the record, post directly on the DDDC website (search for the application number) or you can write to DDDC Planning, Town Hall, Bank Road, Matlock DE4 3NN, before the closing date.
- Stick to planning matters such as: landscape character, flood risk, traffic and road safety, infrastructure including drainage and sewage, appropriate design, merging Darley Dale with Matlock, local open green spaces, and planning policy.
- Loss of a private view or effect on house prices, for example, are **not** considered as planning matters and will not be taken into account.
- Be specific when writing in to DDDC with comments- say what the problem is, where, and why. Photos and dates help if relevant.