

Your Local Plan

May
2024

Derbyshire
DALES
District Council

*Keeping you informed about
Local Plan preparations*

Have your say
We want **YOUR** views
on new housing



Your questions answered about the LOCAL PLAN



Complete our Local Plan survey online at www.derbyshiredales.gov.uk/LocalPlan



We aren't responsible for planning in the National Park. This means that we have to agree with the National Park Authority how much housing should take place, and how it is shared across the Derbyshire Dales District...



A new approach to housing in the Local Plan



THIS LEAFLET has been put together to encourage YOU to have your say as we set about completing the review of the Derbyshire Dales Local Plan and how we set our plans for housing over the next 17 years.

The Council is committed to building **thriving communities** throughout the Derbyshire Dales. The Local Plan is one of the instruments it will use to do so. Overall, the Council's Corporate Plan describes this aim as building thriving communities in a thriving environment through housing policies, economic planning, local development and service provision. The key objectives of the Corporate Plan that the Local Plan will seek to deliver include:

- * **Housing that meets the needs of Derbyshire Dales residents**
- * **Prosperous and sustainable Derbyshire Dales communities and businesses**
- * **A thriving environment in the Derbyshire Dales**
- * **Resources and services to enable communities to flourish**
- * **Thriving communities and environmental sustainability at the heart of all its policies and proposals**
- * **New homes where they are needed and growth targeted to meet local demand**

After you have read this leaflet please let us know what you think, by completing the online questionnaire.

This will help make it a Plan for everyone.



What IS the Local Plan?

The Derbyshire Dales Local Plan is a very important document, setting out the overall vision, objectives, and policies for the future development of those parts of the Derbyshire Dales that lie outside the Peak District National Park for the period to 2040.

Please see the map on the facing page to get an idea of the area involved. The area shaded mid-green are the parts of the Dales that lie *inside* the National Park, and the darker green areas are *outside* the Park. The Local Plan applies only to future development in the darker green areas.

The Plan seeks to address local needs, especially for housing and economic development, while ensuring that the very special environmental qualities of the district – both natural and built – are conserved and, where possible, enhanced.

It will also seek to ensure that adequate infrastructure is in place, to support any new development and existing communities, including schools and health facilities.

Complete the questionnaire



After reading through this publication, please complete our questionnaire online at:

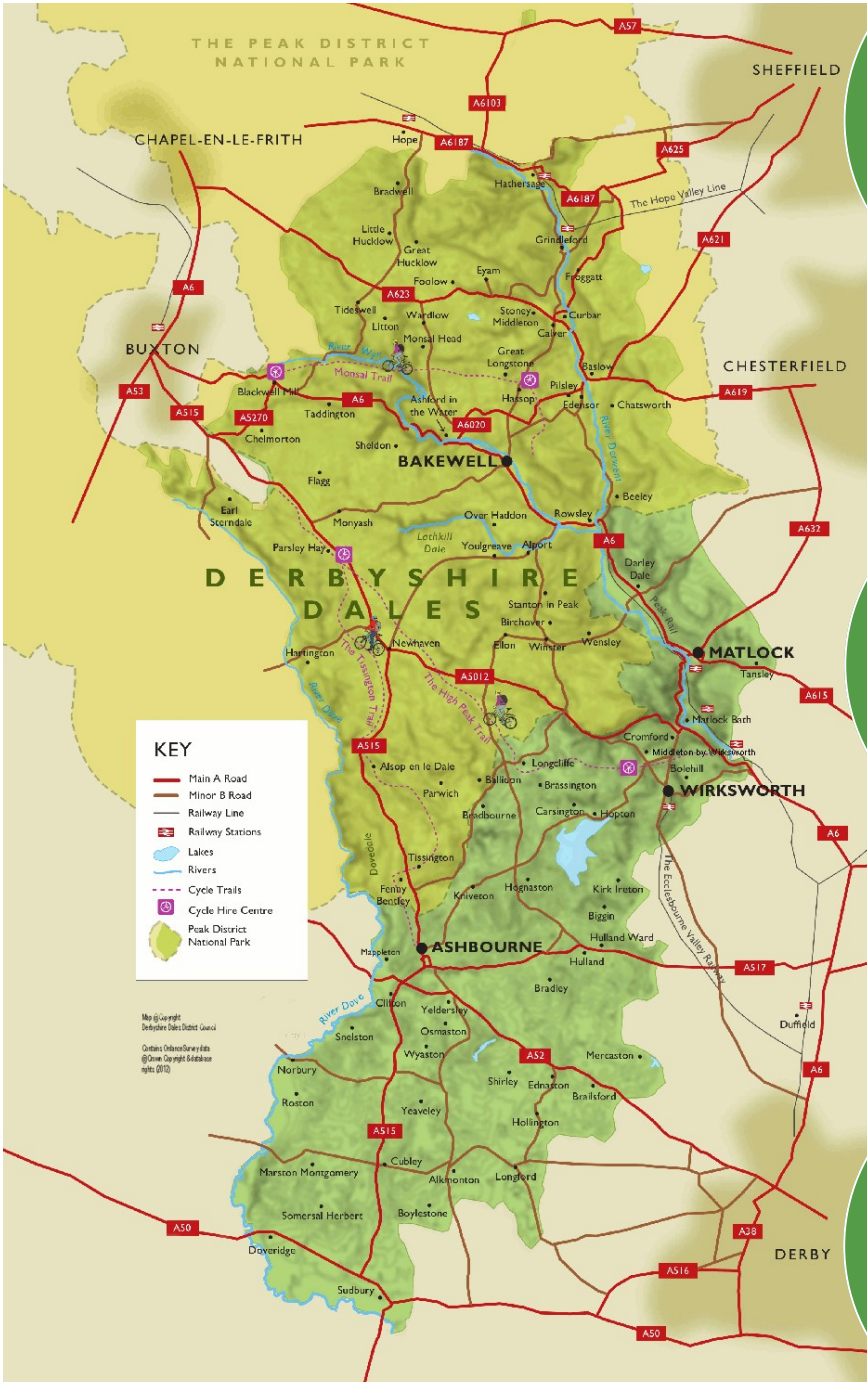
www.derbyshiredales.gov.uk/LocalPlan



It is far quicker and cheaper for us to collate your feedback via the online form. If this is an issue for you, please write to: Planning Policy Team (Local Plan), Town Hall, Matlock DE4 3NN, or email

localplan@derbyshiredales.gov.uk

What is the Local Plan?



DID YOU KNOW?

The population of the Derbyshire Dales is expected to grow by around 4,500 from 2018 to 2040

DID YOU KNOW?

The estimated population of the Dales in 2040 is 76,543 (71,977 in 2018)

DID YOU KNOW?

Average house prices in the Derbyshire Dales are 30% higher than the East Midlands as a whole



We are now revising the 2017 Local Plan and want your views on the key issues that have emerged over the past six years.

Why do we **need** a Plan?

Your District Council has a legal requirement to prepare a Local Plan and to use it when assessing planning applications. An adopted Local Plan provides certainty both for local communities and developers about what type and scale of development is needed, and where it will go.

What has **happened** recently?

Since the Local Plan was adopted in December 2017, 1,935 homes have been built in the Local Plan area - those areas of the Derbyshire Dales that are outside the Peak District National Park - and 198 homes in the National Park. Planning permission also exists for 1,375 new homes. We are now reviewing the Local Plan and looking at how the District's population is likely to change in the future and what it might mean for the number of new homes we need to plan for. Our research suggests that from now until 2040 there is a need for **between 81 and 111 new homes** each year. These are average figures but indicate less development than in previous years, but still enough to meet the future needs of our local communities.



fast facts

£28,377

Average gross pay for Dales resident

£29,923

Average gross pay in Derbyshire

£33,954

Average gross pay in England

What **happens** next?

We now need to complete the review of the Local Plan and publish a new one. We want your views on the approach to housing we have set out in this leaflet. As we develop our thinking there will be more opportunities to have your say in the coming months.

Here's our timetable:

Milestone	Month
Initial consultation	Now
Draft Derbyshire Dales Local Plan consultation	November 2024
Revised Draft Plan consultation	March 2025
Derbyshire Dales Local Plan submitted	June 2025
Examination in Public	January/February 2026

*Source: Office for National Statistics, Annual Survey of Hours and Earnings 2022

Impact of...



on homes target

The National Park covers about half of the Derbyshire Dales, but there is only limited opportunity for new development here because of the likely impact on the environmental quality of the Park.

The National Park does not have to set a target for new housing development. This may put pressure on the District Council to meet some of the National Park's needs in the Local Plan area. However, the District Council is encouraging the National Park Authority to ensure the housing needs of its communities are met within the Park.

27%
of our
residents
are 65+

18%
65+ average
for England

34%
of our
residents
are 60+

Housing numbers

Recent affordable housing



Here are the key issues the Local Plan needs to address:

- The amount of land needed for housing and employment development
- How much new affordable housing is needed to meet future community needs
- Where the new developments should go
- How best to support our town and village centres
- What infrastructure is needed to meet future development needs

Why do we **need** so many new homes?

To meet the country's needs, the Government estimates 300,000 new homes need to be built in England each year, yet the average annual build rate over the past ten years was 178,000.

The Government's planning policy is to significantly increase the supply of housing across the country.

To provide certainty about the

decisions we make we need an up to date Local Plan that identifies appropriate sites with development potential, but one that also protects the much-loved Derbyshire Dales landscape.

There are however some key decisions to be made about where new homes are to be provided to maintain the vitality and sustainability of our communities.

Population **projections...**

The Government's National Planning Policy Framework (NPPF) requires the District Council to *identify the scale and mix of housing and the range of tenures that the local population is likely to need in the coming years.*

The most recent population projections predict:

- * A population growth of about **4,500 people** (6.34%) here in

the Dales between the years 2018-2040.

- * A **29.7% increase** in people aged 60 or more, but the biggest change will come in the 75+ age group, where it is forecast to grow by nearly **70%**.
- * A significant drop in the economically active category - 45 to 59.

Age group	Population 2018	Population 2040	Change in population	% change from 2018
Under 15	10,112	9,754	-358	-3.54%
15-29	9,891	9,193	-698	-7.05%
30-44	9,861	10,526	665	6.74%
45-59	17,370	14,971	-2,399	-13.81%
60-74	16,185	17,593	1,408	8.69%
75+	8,558	14,505	5,947	69.49%
TOTAL	71,977	76,542	4,565	6.34%

Affordable housing



Across the District Council area the average house price in 2023 was £328,998 - much higher than surrounding areas.

Although house prices in Derbyshire Dales grew by 34% over the period 2018-2023, higher interest rates have subdued the market a little in recent times. They are however still higher than neighbouring areas and higher than the average price in the East Midlands.

Household income of just over £47,000 a year is needed to own a property in the Derbyshire Dales. The minimum required for a social rent is just under £15,000.

Just over 30% of households have an income below £30,000. A further 25% are in the £30,000 to £50,000 range.

Priority

The evidence suggests a significant number of families find it difficult to afford to buy a new home in many parts of the Derbyshire Dales.

Affordable housing has been the District Council's highest priority for over 20 years, and more than 1,000 new affordable homes have been provided across the whole of Derbyshire Dales in that time.

SEE QUESTION 1, back page

How **many** homes are still needed?



The revised Derbyshire Dales Local Plan covers the period 2017-2040. To calculate how many new homes are still needed to plan for we need to take account of the number of home completions since 2017, and the number of homes that have planning permission but are yet to be built. We also need to take into account the level of new housing development within the Peak District National Park. All these factors account for more than 2,000 new homes.

The level of development within the Peak District National Park will need to be agreed with the District Council. We think between 20 and 50 new homes should on average be delivered each year within the National Park part of the Derbyshire Dales.

The more new homes that are provided in the National Park, the fewer that are needed in the Local Plan area.

We also need to ensure that the Local Plan delivers all of the housing needs for the Plan period by 2040. To achieve this requirement it is best practice to add an additional 20% onto the overall housing requirement as a contingency for the none implementation of planning permissions and to allow flexibility in the market.

Taking everything into account we need 1,378 more new homes, assuming 50 a year in the National Park, rising to 1,888 if that figure is only 20 per year.

The District Council is currently assessing potential new sites identified through the Strategic Housing Land Availability Assessment. You can still suggest sites you think would be suitable to develop for housing at

www.derbyshiredales.gov.uk/callforsites

£160,000
Entry level cost of flat in the Dales

£344,500
Detached home entry level cost

30%
households have income below £30,000



Homes target: Around 2,000 new houses have already been built or have the benefit of planning permission across the whole of the District Council area.

Where should the new homes go ?

The District Council has ambitions to ensure that towns and villages across the Plan Area are sustainable and flourishing.

We want to ensure the new homes still needed are distributed across all of the settlements in the Plan area.

The intention is that the needs of younger families and the retention of services and facilities (particularly schools) are met.

Communities across the Plan area that have similar attributes, and sustainability traits, have been classified into different tiers of a Settlement Hierarchy.

This will be used to help inform decisions about which settlements are best suited to accommodate new development, and to meet their local needs.

- * **Ashbourne, Matlock, Wirksworth** (Tier 1)
- * **Darley Dale** (Tier 2)
- * **Brailsford, Clifton, Cromford, Darley Bridge, Doveridge, Hulland Ward, Matlock Bath, Middleton, Northwood, Rowsley, Sudbury, Tansley** (Tier 3)
- * **Bonsall, Brassington, Carsington, Kniveton, Kirk Ireton, Longford, Marston Montgomery** (Tier 4)
- * **Bradley, Ednaston, Hognaston, Hollington, Longford, Osmaston, Roston, Shirley, Wyaston and Yeaveley** (Tier 5)

For more information on the Settlement Hierarchy see www.derbyshiredales.gov.uk/LocalPlan

Our preferred approach

The District Council's new Corporate Plan sets out our ambition to deliver **flourishing and sustainable communities**. One way to achieve this is by retaining some of the sites that are currently allocated in the adopted Derbyshire Dales Local Plan. These have the potential to deliver more than 3,000 new homes, which is more than we need up to 2040. We will, therefore, need to make decisions about which of these sites we should keep in the Local Plan.

Ashbourne Airfield Phase 2	1100 homes	Brownfield Site
Cavendish Drive, Ashbourne	28 homes	Greenfield Site
Old Hackney Lane, Darley Dale	30 homes	Greenfield Site
Old Hackney Lane, Darley Dale	27 homes	Greenfield Site
Stancliffe Quarry, Darley Dale	100 homes	Brownfield Site
Gritstone Road, Matlock	430 homes	Greenfield Site
Middleton Road, Wirksworth	150 homes	Brownfield Site
Middlepeak Quarry, Wirksworth	645 homes	Brownfield Site
Cawdor Quarry, Matlock	402 homes	Brownfield Site
RBS Bank, Matlock	24 homes	Brownfield Site
Other Sites	113 homes	Land east of Luke Lane & south of Mercaston Lane, Brailsford (20); Land adjacent Biggin View, Hulland Ward (18), High Meadow, Hulland Ward (15), Land adjacent Cavendish Cottage, Doveridge (46), Matlock Transport, Northwood Lane, Northwood (12), Land west of Sunny Top Lane, Clifton (2)
TOTAL	3,049 homes	

We welcome your views on which of the existing sites should be retained and which should be used for other purposes, including nature conservation, agriculture or open space.

Development in rural villages

The majority of new homes will continue to be built in Matlock, Ashbourne and Wirksworth, because this is where there is the greatest need. But we also want to ensure that the needs of families in Darley Dale and our smaller villages are met.

Supporting existing services and facilities such as schools, shops and post offices in the rural villages is key to maintaining them as flourishing and sustainable communities. The provision of new homes provides the opportunity to add to their viability.

In our rural villages we will work with local communities to agree how many new homes are needed and identify suitable sites, and, where appropriate, take into account development built since 2017.

Is this the most suitable approach? Are there any other ways in which flourishing and thriving communities can be achieved?

SEE QUESTION 9, back page



The impacts of our approach

We have undertaken a sustainability appraisal of the options we have considered as part of the preparation of this leaflet. The detailed commentary can be found on the District Council website at www.derbyshiredales.gov.uk/LocalPlan. A summary of the Sustainability Appraisal for the preferred approach is set out below:

TOPIC AREA	COMMENTARY
Economic	The spatial strategy could have a positive effect on the economy, as the majority of housing development will be directed to the Market Towns. The strategy also encourages some housing development within lower tier settlements but it is unclear where this might come forward. It is also unknown if the rural residential development proposed by this option could help to stimulate economic growth away from Market Towns.
Environment	There is potential for adverse effects on the environment, through the development of greenfield land. By focusing the majority of development in the Market Towns it may be possible to minimise potential negative effects on landscape, heritage assets, pollution and biodiversity. However, development in the more rural areas could lead to incremental development across all settlement tiers, which could increase risks of negative environmental effects.
Social	By focusing most development into already established Market Towns, this strategy provides most future residents with good access to existing services, employment and leisure facilities. Development in the more rural areas has the potential to support existing services, transport links and leisure facilities in settlement tiers 3-5. However, it is unclear if additional facilities will result from rural development.

Infrastructure

Development cannot take place without roads, electricity, sewers and drains, water supply and telecommunications. We recognise that these services are essential, but we also acknowledge that there are some issues across the Plan area, most notably in relation to drainage and sewers.

Flourishing communities require schools, medical and dental practices, social services, shops and other commercial services. Give us your opinion about gaps in the provision of these and other community services and how they may be developed in Derbyshire Dales.

We welcome your views on how adequate the current infrastructure is and what infrastructure is needed to ensure successful new development

Questions...

- Q1:** Do you think the housing needs we have identified allow us to deliver flourishing and thriving communities?
- Q2:** Do you consider our aspirations for supporting all of our communities are ambitious enough?
- Q3:** Do you support the majority of new homes taking place in Matlock, Ashbourne and Wirksworth, and housing to meet local needs in the smaller villages?
- Q4:** Which of the sites identified in this leaflet do you consider should be retained in the Local Plan?
- Q5:** Which of the sites identified in this leaflet do you consider should be withdrawn from the Local Plan by the District Council?
- Q6:** Are you aware of any other suitable sites the District Council could develop for housing?
- Q7:** We are interested in understanding the views of our rural communities. Which village do you live in?
- Q8:** How many new homes do you consider are needed in your village between now and 2040?
- Q9:** Would you support your Parish Council and your local community working with the District Council to identify a suitable site or sites to meet local housing needs?
- Q10:** What community infrastructure do you think is missing from your village?
- Q11:** Would small-scale infill and consolidation in the smaller villages be beneficial?
- Q12:** Are there any other ways the District Council could maintain the sustainability of smaller villages other than through new development proposals?



Complete our questionnaire at:
www.derbyshiredales.gov.uk/LocalPlan

Closing date: 20th June 2024



This publication is available free of charge in electronic, audio, Braille and large print versions, and in other languages on request. For assistance in understanding or reading this document, please call 01629 761101 or email localplan@derbyshiredales.gov.uk



Find us online: www.derbyshiredales.gov.uk

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