

8th February 2011

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Mrs S A Leighton
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Dear Mrs Leighton

**DERBYSHIRE DALES DISTRICT COUNCIL AND HIGH PEAK BOROUGH COUNCIL
JOINT CORE STRATEGY CONSULTATION AND FINDINGS**

I write further to your letter dated 20th January 2011 regarding the contents of the Derbyshire Dales and High Peak Joint Core Strategy Draft Plan published in June 2010 and the summary of findings as outlined in the recent committee report presented to the Derbyshire Dales and High Peak Core Strategy Joint Advisory Committee on 5th January 2011.

With reference to your queries relating to the identification of Tansley as a 'larger settlement' within the Settlement Hierarchy, it is considered essential that new development is brought forward in a sustainable manner where local services and facilities are available. Based upon an assessment of the settlements within the Matlock and Wirksworth Sub Area it is considered that Tansley has the local facilities; is well served by public transport and has capacity to accommodate a limited amount of new development without detriment to its character and appearance. Furthermore it is considered that a modest proportion of development would ensure the continued sustainability of the village.

With regard to Cromford, Matlock Bath and Darley Dale these are additionally identified in the Settlement Hierarchy as 'larger settlements' based upon an assessment of the services and facilities available in each location. However, at the time of preparing the Joint Core Strategy Draft Plan and based upon the evidence available it was considered that Darley Dale, Cromford and Matlock Bath presented limited opportunities for the delivery of new development without detrimental impacts upon the character and appearance of the settlements and accordingly were not identified in the Matlock/Wirksworth Sub Area Strategy.

As part of the plan making process the Local Authority has a duty to undertake a period of continuous community engagement and to fully consider representations and comments received during the plan preparation process. As noted in your letter it is proposed to undertake a series of 'Community Conversations' over the coming months.

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At this time it is envisaged that community conversations will take place in those settlements identified in the Matlock and Wirksworth Sub Area including Tansley, Darley Dale and Cromford. It is not intended to undertake a community conversation event in Matlock Bath due to continued evidence of limited development opportunities and the need to maintain the unique character and appearance of Matlock Bath as a settlement. The purpose of the community conversations is to review the evidence base for the Joint Core Strategy, identify local community aspirations and obtain a detailed understanding of infrastructure requirements, constraints and opportunities for individual settlements. The feedback from the community conversation events will inform the next stages of plan preparation.

The report presented to the Derbyshire Dales and High Peak Core Strategy Joint Advisory Committee on 5th January 2011 sought to summarise the representations received during the consultation on the Draft Plan in June/July 2010. It is acknowledged that Tansley Parish Council and a significant number of Tansley residents submitted representations to the Draft Plan. I address below each of your queries regarding the analysis of representations:

Core Strategy CS15 Exception Sites – a total number of eight comments were received relating to this policy, two of which objected with the remaining six comments offering support for the policy approach. Accordingly it is considered that the overall essence of response was one of support for a policy that will make a valuable contribution towards the delivery of much needed affordable housing and it is therefore not deemed necessary to change the report.

The policy approach contained within CS15 is in accordance with national planning policy guidance contained within Planning Policy Statement 3 'Housing' and essentially represents a continuation of the existing policy contained within the Adopted Derbyshire Dales Local Plan. This policy approach has been effective in maximising the delivery of affordable housing and in achieving the District Council's number one corporate priority of delivering affordable decent housing across the Derbyshire Dales.

Core Strategy Policy CS24 Matlock / Wirksworth - it is acknowledged that Tansley Parish Council and a significant number of Tansley residents submitted representations to the Draft Plan, including the submission of 172 questionnaires in July 2010. May I assure you that although not directly reported in the Committee Papers of 5th January 2011 the findings of the questionnaire along with all comments were taken into account. It is considered that the overall sentiment of the comments received by Tansley residents are reflected in the Council's report and will continue to inform the plan making process.

In terms of the distribution of residential development over the plan area, the overarching Spatial Strategy and Sustainable Development Principles (CS1) establish that the principles of sustainable development must be accorded to with first preference given to making the best use of previously developed land and vacant/underused buildings in sustainable locations. At the present time no sites have been identified either on brownfield or greenfield land within Tansley to meet its anticipated housing requirements. The specific locations for development around Tansley will be identified through the preparation of a Joint Allocations Development Plan Document (DPD). The Allocations DPD will seek to allocate land for housing in the context of the principles set out in the Core Strategy.

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Mrs S. A. Leighton
Clerk to Tansley Parish Council

The preparation of the Joint Core Strategy must be based upon a robust and credible evidence base and plan for the needs of the communities and neighbourhoods of the Derbyshire Dales. All representations are taken into account and will continue to inform the decision making process. Following a period of uncertainty regarding how to take forward the Joint Core Strategy it is now clear following the decision of the High Court Judicial Review of the Cala Homes (South) Limited case that the preparation of the Joint Core Strategy must be undertaken such that it is consistent with both national policy and in general conformity with the East Midlands Regional Plan.

The recently published Localism Bill entails proposals to provide communities with more ability to shape neighbourhoods and brings changes to the planning process in terms of the preparation of Local Development Framework's. Until such time as the Localism Bill is enacted work on the preparation of the Joint Core Strategy is ongoing. A comprehensive review of the evidence base and forthcoming community conversation events will inform the preparation of a revised Joint Core Strategy Draft Plan in the spring of 2012.

I trust you find this informative, should you have any further queries please do not hesitate to contact me on the above telephone number or by email to planning@derbyshiredales.go.uk

Yours Sincerely



PH M. Hase
Planning Policy Manager