

**Derbyshire Dales and High Peak Joint Core Strategy**  
**Draft Plan Consultation**

**Minutes from Tansley Exhibition and Presentation**  
**Tansley Parish Public Meeting, Tansley Village Hall, 9<sup>th</sup> June 2010**

**Attendance**

Mike Hase, Planning Policy Manager Derbyshire Dales District Council  
Claire Francis, Planning Policy Officer Derbyshire Dales District Council  
General Public x 14

**Introduction**

On 9<sup>th</sup> June 2010 a public exhibition manned by staff from Derbyshire Dales District Council was held between the hours of 1-7pm at Tansley Village Hall. From 7-9pm a formal presentation on the Core Strategy Draft Plan (June 2010) was provided followed by an open question and answer session. The evening meeting was attended by approximately 14 members of the public and Council Officers.

Mike Hase provided a presentation outlining the background to the production of the LDF and the role of the Core Strategy to plan for the future growth of the towns and villages of the Derbyshire Dales up to 2026. The presentation provided an explanation of the key issues and objectives of the Core Strategy and the themes within which the strategic policies are contained. An explanation of the spatial strategy for the distribution of residential, employment and retail development was provided and the Sub Area Strategy for the Matlock/Wirksworth Sub Area was given. The details of the consultation process and timescales for the production of the Core Strategy were outlined.

**Summary of Question and Answer Session**

Following the presentation an open question and answer session was held. Outlined below is a summary of the questions and issues raised during the evening meeting:

*Q. When will the base date start for the plan?*

A. Alongside the Regional Spatial Strategy base date 2006 to 2026. The RSS outlines regional housing targets, which for the Peak Sub Region entail a total housing provision of 10,000 between 2006-2026. The localism agenda outlined by the new Conservative Government has suggested that regional housing targets contained within the RSS should be abolished and housing figures determined at the local level. There is clear evidence for the need for additional housing within the Derbyshire Dales. However until such time as guidance has been issued on these matters work on the Core Strategy must continue. Transitional guidance is expected by the end of July.

*Q. When do you start counting the housing provision? Does what has already been completed since 2006 be included and deducted from the total amount that is required?*

A. Yes, Includes completions, commitments, new sites to be allocated, SHLAA sites, sites to come forward as part of Rural Affordable Housing Programme

*Q. Is the 30 dwelling proposed for Tansley additional to what we have now?*

A. Yes

*Q. What proportion of the housing will be affordable housing?*

A. This will be dependant upon the scale of sites to come forward.

*Q. What will be the percentage of affordable housing in new developments?*

A. Core Strategy Policy CS14 in the Draft Plan sets out that:  
For sites of 1 to 2 dwellings a financial contribution will be required  
Of sites of 3- 24 units 33% will be required to be affordable  
Of sites of 25 units or more 45% will be required to be affordable

*Q. The Plan states 340 dwellings in the Affordable Housing Programme – Is this included in Tansley as well as the 30 dwellings?*

A. The sites for the affordable housing programme have not yet been determined; the figure of 340 is based upon local need assessments across the District for affordable housing. The Affordable Housing Programme will be new housing additional to the allocated housing in each location.

*Q. Is the Council going to retain the Settlement Framework Boundaries (SFB)? Are they staying or are you going to move them?*

The principle will remain, but they may get amended through work on the Site Allocations DPD. The settlement framework boundary currently around the village is defined within the Adopted Derbyshire Dales Local Plan. The settlement framework boundary will not be amended until agreement has been reached upon the scale and distribution of development and the selection of sites have been determined. As part of the consultation on the Allocations DPD criteria will be established as to how the settlement framework will be determined. Consultation on the Allocations Plan will also seek to set out broad principles for the development of sites for instance design, density, layout etc to ensure development is in keeping with the character and appearance of the settlement.

*Q. Will an exception site be drawn into the Settlement Framework Boundary? And Greenfield sites?*

*Q. Will the West Yard site be included in the SFB or stay outside?*

A. Sites with permission will be included within the SFB, however it will be still regarded as an exception site. Sites that are to be allocated will also be included within the SFB.

*Q. Will the other part of West Yard site be developed that is currently outside the SFB?*

A. Yes if it is allocated land as part of the Site Allocations DPD.

*Q. You stated in your presentation “the 30 dwellings proposed for Tansley will support the facilities in the village”, how will it do this and which facilities are you referring to?*

A. The school, improvement to public transport and the road improvements, recreational facilities, the development and uptake of shops in the village

*Q. There no longer a shop in the village – how will the uptake of it more promoted and encouraged?*

A. Through Partnership working with Derbyshire Rural Community Council, which will help, provide opportunities and choice.

*Q. Can the Council buy the village shop & let it out at a reasonable rate?*

A. The Core Strategy can provide opportunities and protect local facilities, but the Council cannot control who owns and runs the village shop.

A local resident suggested that the local community could take it over and run it and seek grants that are available to fund the running costs

*Q. In reality the Plan doesn't work! – There is a requirement for only 1300 affordable houses to meet the target up to 2026, therefore the Council will be building more than this requirement, why is that?*

A. I'm not sure where you have got those figures from; do you know the source?

The RSS states that up to 2026 the Peak Sub Region should provide 6,100 affordable homes.

*Q. I don't believe the Council is 'protecting the environment', the new affordable housing on Bakewell Road, Matlock does not fit in with the character and appearance of the Town, how does that fit in with the aims of the Plan?*

A. This site has been given special consideration, due to the constraints on the site and in terms of what was most viable for the developer. High density was required to make the site viable to be developed and offer much needed affordable housing in the area.

*Q. Do Greenfield sites have to be developed?*

A. Brownfield sites are always considered in preference to Greenfield sites, however, they will need to be considered as the number of Brownfield sites in sustainable locations is now limited in the District. Guidance states that the priority should be to maximise the reuse of previously developed land where feasible.

*Q. Who identified the alternative sites?*

A. The sites were identified by landowners, developers and the general public through the Core Strategy Growth Options Consultation in August 2009.

*Q. What is proposed for the Road network and Infrastructure to support new developments? Will the safety of residents and appropriate pavements be provided, as this has not been considered and delivered as part of the West Yard planning permission?*

A. Yes, as part of the Core Strategy, the Council has been working with service providers to make sure proposed developments fit in with their plans and will be deliverable. Developers at the West Yard site will have contacted the Highways Authority to discuss impact upon the local road networks and appropriate safety measures will be addressed.

*Q. Has the Council also taken into consideration the amount of excess water and flooding issues in the village?*

A. The Council is working in partnership with the relevant bodies such as the Environment Agency and will need to carry out further assessments to determine the extent of these constraints and propose a number of solutions to help with the problem. For example, SUDS will be introduced. It is also important the local residents make these problems known to the Council through these consultation events early on in the process.

There is a creditability issue in the Village, Drainage conditions have not been met, concerns from the West Yard development have not been addressed, therefore residents are not happy and will not trust the Council and not offer any support towards the Plan.

Developers could make contributions towards new facilities for existing residents, not just to accommodate the extra housing proposed.

*Q. Is the Local Planning Authority going to listen more to what local people want?? Planners don't appear to be considering the local voice?*

A. The views of the local community have informed the plan making process to date. The District Council has to make a balanced and informed decision about the long term planning for the area. At the present time until guidance is issued to the contrary the Local Planning Authority has to set out a long-term strategy to meet the housing provision requirements

and importantly meet local housing needs. District Councillors will be making decisions upon the Plan and an independently appointed Inspector at the Examination in Public will ultimately determine whether the plan is sound and takes the correct approach.

*Q. We believed the affordable housing financial contributions would go into a pot to be spent where needed, not necessarily back in Tansley, but where needed anywhere in the District, is this correct?*

A. Yes, financial contributions from S106 Agreements for affordable housing will be spent where the need is the greatest across the whole of the Derbyshire Dales.

*Q. Where has 30 dwellings come from? What evidence shows we need 30 new homes? The proportion of new homes proposed in Tansley seems very big in comparison to Wirksworth, which is only proposed 87 new dwellings (in a town)? Why is this? We don't want to merge with Matlock.*

A. It is based on SHLAA assessment and the number of sites available, that are potentially deliverable and also the size of the settlement. Population projections and household projections are prepared at a national and regional basis and the housing requirements outlined within the RSS project the housing needs of the area. It is then the responsibility of the District Council to decide how to distribute the housing requirements across the plan area. The plan making process is informed by evidence gathered as part of studies such as the Housing Market Assessment, SHLAA and Housing Needs Surveys.

*Q. So are the housing numbers based on land availability and what can be accommodated in the village, rather than actual need of the village? So does this mean there may be empty houses if they are not actually needed?*

A. The housing numbers are based upon land availability, housing need and sustainable locations to accommodate further development. The Council will try to ensure that no houses are empty long term, but this is based upon other factors including local housing market conditions and lending position of banks.

*Q. What about other locations for housing development, for example, Darley Dale, Matlock Bath and Cromford?*

A. There are no suitable sites available in those locations as far as we are aware to date.

*Q. Have owners of land told you they are willing to develop their land?*

As part of the SHLAA they have, however the land ownership details of alternative sites suggested have not necessarily been offered, therefore further work on establishing land ownership will be carried out as part of the Site Allocation DPD.

*Q. Has the Council considered Hall Dale Quarry for housing?*

No, the site is allocated for employment and there is evidence of a lack of job opportunities and shortage of employment sites in the area, therefore the site will continue to be allocated for employment development.

*Q. Can empty houses be bought back into use? What is being done to encourage this?*

A. The Empty Homes Strategy developed by the Council promotes the re-use of empty homes and grants are sought from central government to refurbish empty homes.

*Q. The Matlock to Buxton Railway line is that going to happen and will it be protected?*

A. Long term there is a potential, but it is dependant upon funding (of which there is none at the moment). The route from Matlock to Rowsley will continue to be protected, but not to Buxton.

*Q. In the Growth Options Consultation leaflet, where is the area Matlock NW and what does it mean?*

A. The area is from the Convant site reaching toward the Moorcroft development in the North along Chesterfield Road. This area is the preference for housing growth in Matlock, but there will still be alternatives to consider through the work on the Site Allocations DPD.

*Q. Is the 30 dwellings proposed for Tansley a decided number? If the residents of Tansley (the majority) did want to get any bigger, would the Council listen?*

A. The Council would listen and would try to compromise where possible, however the final number of houses proposed for the village is based on the Council Members final decision and recommendation from officers.

*Q. Are other alternatives being thought of by the Council to provide affordable housing, rather than just building more and more new housing?*

A. The supply of homes for affordable housing is dependant upon demand and house prices in the area. The Planning system is only one part of it, and often the problem can be helped but solved completely. Another solution is for Local residents to create Community Land Trusts.

*Q. What about local occupancy clauses?*

A. The Council currently applies these as part of granting permissions for rural exception sites.

*Q. What about buying existing houses in the village for sale and using these for affordable houses?*

A. This approach is advocated by the Peak District National Park, but there are two issues, viability of the development from a developer's point of view and the number of houses being provided as a result of the development. This is not a cost effective approach for the developer and they will loose money in the investment. It is also dependant upon the amount of Government subsidy given to Registered Social Landlord's. The availability of existing stock coming forward is also unpredictable and a slow process (long term), which therefore means it, is not a deliverable approach in the timeframe given.

*Q. What about existing private landlords?*

A. There is currently a Landlord Accreditation Scheme, but there is nothing to control private landlords to rent the houses at an affordable price.

The meeting closed at 9.00pm