
Darley Dale Neighbourhood Plan

Consultation Statement

2016-2033

**Darley Dale Neighbourhood Plan Steering Group on behalf of Darley
Dale Town Council, residents and businesses**

Public Consultations prior to the Neighbourhood Plan

Prior to the consultation process for the 2016 Neighbourhood Plan, thorough public consultations had been carried out by the Town Council in Darley Dale in preparation for its earlier Town Plan. The household survey sample size and the public's views expressed in 2008 were remarkably similar to those appearing eight years later in the Neighbourhood Plan consultations, giving further confidence as to the robustness of the views expressed.

Town Plan 2009

The Town Plan was the first recent major local public consultation to have been carried out in Darley Dale by and for its own residents. Its methodology and conclusions have informed the preparation of this Neighbourhood Plan.

Following presentations by the Derbyshire Rural Community Council to an open meeting in Darley Dale in 2007, a Steering Group was established to formulate a Town Plan. Working groups were set up to address a variety of themes, including environment, educational opportunities and business opportunities. Other themes included for consideration were housing, crime, health, leisure and spiritual aspects of community life. Consultations took place with community police, schools, residents' associations and commercial concerns, the County Council, District Council and Derbyshire Market Towns group, with the progress of the steering group being publicised in the local press and the community newsletter.

The consultations led to the production of a household questionnaire, which after trialling, was circulated to all 2500 households in Darley Dale in June 2008, as well as residential and nursing homes. 300 completed questionnaires were returned. The summary of results were circulated to the public in early 2009 in a special edition of the community newsletter, Update, with an invitation to feedback comments, by e-mail, post, telephone or by hand. A "Drop-in" evening with refreshments was held in March 2009 so that the public had the opportunity to further discuss and question members of the Steering Group.

The final Town Plan was published later in 2009. It covered education, recreation, cycling, pedestrians, parking, traffic, public transport, safety, shops, employment, hospital facilities, spiritual aspects, housing and development. Conclusions included the aim of improvement of leisure facilities and a comprehensive survey of housing need.

There have certainly been some leisure facility additions, particularly in connection with the Whitworth Institute, and a Housing Needs survey was carried out following the Town Plan. In relation to consultations with the current Neighbourhood Plan, it is worth noting that the 2009 Town Plan demonstrated 82% of local people saying that green fields should not be developed.

Consultations undertaken in developing the 2016 Neighbourhood Plan

The current Neighbourhood Plan process originated in Darley Dale at a Council meeting in November 2012 when it was decided to set up a joint Council/Community working group. During 2013 a working group involving several community members and three Councillors began work. A formal inaugural meeting was held in March 2014 and identified six community members and three Councillors as the Steering Group (Annex 1). Councillor Walker's presentation of the steps and scope of the

Neighbourhood Plan are contained in Annex 2. A constitution for the Steering Committee was drafted and agreed in June 2014 (Annex 3).

1. Community consultations

In the course of 2014 five community consultations were held at different venues in the parish:

11th June 2014	St Helen's Church
12th June 2014	Darley Hillside Methodist Church
12th June 2014	Arc Community Centre
16th June 2014	St Elphins
17th June 2014	Whitworth Centre

At each of these, people were asked:

What do people most value about Darley Dale? Frequently occurring responses to this include

- the natural environment: trees, woodland and open spaces (especially along the A6)
- Whitworth Institute and Park
- good mix of shops

What do people like least or would like to improve? Common responses were:

- Quality and quantity of new housing
- inadequate road and footpath maintenance

What else does Darley Dale need? Frequent responses were:

- better signing (particularly for history, leisure and tourism)
- better pedestrian crossings on A6 (several sites suggested)

A full set of comments from these consultations is in Annex 4.

2. Household survey

Late in 2014, a reorganized Council/community working group finalized a questionnaire for all 2,500 households in the parish, which was distributed with the Peak Advertiser, a free fortnightly newspaper. The questionnaire (Annex 5) included a map of the parish and sought peoples' views on housing development, employment, health care, shops, energy, leisure and traffic in Darley Dale. Some 270 responses (over 10% of households) completed and returned the eight page questionnaire, and there were well over a thousand comments and suggestions in addition to the multiple choice questions. Data analysis was done by members of the Neighbourhood Plan working group, and an exhibition of the main results, and of the Plan process, was organized at the Whitworth Institute in early May 2015.

A revised version of a questionnaire trialed in 2014 was circulated to all households in Darley Dale in early 2015 allowing a three week period within which to return completed forms to various venues spread throughout the parish. It consisted of

roughly 40 closed questions, with Yes/No, ranking or multiple choice responses, as well as 15 open questions with blank comment boxes allowing for freely expressed ideas and opinions.

The whole set of data was entered into an Excel spreadsheet by two paid independent people familiar with the software. The spreadsheet is held in the Town Council office and may be inspected on application to the Clerk.

The open-ended questions lent themselves to numerical analysis. Two independent analyses were made and compared, the text comments taking much longer to process, but serving to guide the Plan.

A summary of the whole was put together and put on public display in the entrance hall of the Whitworth Institute for a prolonged period either side of the May 7th 2015 elections when it was thought that a large number of people would be passing through to the ballot boxes. A clipboard was made available for written comments, and about a dozen were generated. The following is a summary of the results of the Questionnaire. A copy of the graphs and charts from the public display is available on the Council web site (Annex 5A)

As the exhibit was up in time for voting day many local people stopped to look at the display, and several comments, verbal and written, were made. Copies of the data and analysis were made available on the Council web site <http://www.darleydale.gov.uk/>. Three people, drawn at random from the total responses, won £50 prizes, which were presented by a member of the WG on 11 May. A photo of the event and brief commentary were published in the Matlock Mercury and DD Vision.

Main results were:

Households – The Office of National Statistics describes Darley Dale as ethnically 97% white, with a large proportion aged 65 or over (22% compared to 16% nationally). But the economically active portion of the population, aged 25 -64, is about average at 51%. Numbers under 25 are a fifth lower than the national average, but on a par with district population figures. Both short term and long term unemployment are roughly half the national average. Sixty percent of the returned questionnaires came from the over 65 age group.

Neighbourhood character – 68% of respondents said that Darley Dale should continue to develop within the boundaries of the existing settlements, whilst 23% thought that additional settlements could be created away from the A6. Only 18% proposed that a recognizable “town centre” should be developed.

Housing –86% of respondents said that additional housing should be built on brownfield sites only, and, given the choices of brownfield, infill, creating higher density and Greenfield sites, less than 5% put Greenfield first choice, and 77% put Greenfield last.

Employment – more local employment was the popular choice of 76% of respondents, and 67% thought that brownfield sites were the areas to create this employment.

Shops – 88% decided that Darley Dale was well served by the existing variety of shops. Matlock is regarded as the main shopping centre by 77%, with Chesterfield at 23% and Bakewell trailing a distance behind at 5%.

Green energy – when asked if installing water turbines in the River Derwent should be considered, 83% said yes. Putting solar panels on all new roofs was regarded

positively by 73%, whereas the introduction of more wind power split the respondents equally.

Health – the Whitworth Community Hospital and the doctors' clinic (currently in Two Dales) provide a valuable local service. 94% wanted to keep the hospital open, and 65% wanted the hospital to continue with its provision of Minor A&E and consultants. Indeed a variety of suggestions for expansion were offered.

Traffic –in considering improving lives and safety, yet without disrupting traffic on the A6 major road too much, just over half of respondents thought that providing additional pedestrian crossings and providing speed warning indicators would be useful. Although 82% considered current speed limits satisfactory, and 69% thought they were generally obeyed, 74% thought that installing traffic lights on the A6/Chesterfield Road junction would be beneficial. 55% use public transport, mostly to Matlock and Bakewell, but 45% of these respondents also use public transport to Chesterfield, and only a fifth further afield. 60% thought it good or reasonable.

Leisure – when asked if there were adequate play facilities for children in Darley Dale, 54% thought that there were.

The Questionnaire and questionnaire results are held in Excel spreadsheet format electronically by the Clerk in the Darley Dale Town Council offices in the Whitworth Institute.

3. Business Consultation

There are about a hundred businesses in Darley Dale, ranging in size from one sole trader to employing dozens. They are spread widely rather than concentrated in major business districts, though there are nucleus areas at Molyneux Business Park, Old Road and a row of shops at Broadwalk on the A6.

A questionnaire, shown following, was sent out with stamped addressed envelopes to over ninety businesses to specifically ask for views and how their needs might be addressed by the Parish Council. The blank questionnaire is in Annex 6.

Fifteen completed questionnaires were returned and a summary of their contents follows.

Summary of results of business questionnaire

Responses were returned from 15 of the 95 business questionnaires sent out, including one no longer operating.

1. The businesses responding had been operating in Darley Dale ranging between 4 and 67 years, averaging 21 years.

2. Ranging from one self-employed to 110 employees, 43% of the businesses employ fewer than 5 people.

3. The "positives" of running a business in Darley Dale included "good central location", "pleasant countryside", "loyal customer base", "lovely position and area", "good location to work".

4. The "negatives" focused on lack of sufficient parking in 28% of the replies. Other negatives included "poor mobile reception", "no bank", "loss of nearest post office", "A6 traffic jams", "no university", "not having wider range of supporting shops", "no public transport (further out)", "not able to recruit qualified staff", "distance from main traffic routes", "frequent disruption on A6".

5. As a place to do business, the average score was above 8 out of 10.
6. Responses to what would help your business most included "signage to business", "reduce business rates", "reduce paperwork", "improve traffic flow", "improve public transport", "create more parking", "interest free loans", "glass walkway in front of shops", "remove central bollards in chesterfield road", "free mention on website", "business networking events".
7. Asked how the parish council could help, responses were limited to "don't know", no response to the question, "keep business rates low", "improve parking", "provide designated parking spaces".
8. The final question invited any other observations and elicited three responses not repeating their other answers – "pleasant place with large customer catchment", "pleasant place to work", "great area, low crime, good socio-economic", "winter gritting handled very well", "bank closure is blow to business community".

The results seem to show that businesses generally are pleased to be based in Darley Dale, regarding it as a good and pleasant location. Insufficient parking was frequently highlighted, and this was a specific issue which businesses thought that the parish council could address. (See Annex 6A)

4. Primary School Consultation

On Friday 2 October a short presentation about Neighbourhood Planning was given by members of the Working Group to a class of 19 Year 5 and Year 6 pupils at Churchtown Primary School.

The pupils then worked in three groups and were given a map of the Darley Dale area and a worksheet to record their comments. (Annexes 7 & 7A)

Using the map the characteristics of Darley Dale were pointed out i.e. settlement concentrated in the valley and reasons for that with woodland and open fields/moorland on the valley sides.

Responses to questions on the worksheet

The pupils engage in a variety of activities in Darley Dale e.g. sports clubs, bike riding, playing in the park, walking dogs, visiting family and use local amenities e.g. Doctor, hospital, shops, Whitworth Park and Centre and church.

The pupils liked the views, the parks, the school and local shops like the chip shop and Chinese takeaway. They did not like the fact that there were not many shops, one group did not like the cow poo smell whilst one pupil did not like that 'they might build houses behind my house'.

When asked what they would like to stay the same the response was school, Whitworth Park and to keep the views but they would like more parks and more shops with one group wanting a football stadium for Darley Dale Junior Football Team and an Ice cream factory!

The last activity was for the pupils to mark on the map where any new housing should be built. The majority of the children opted for sites well outside the existing settlement and close the woodland or moors to the north or east of the existing settlements. The only other site marked was a field to the immediate east of Warney Brook which borders the large playing fields of another school.

5. Whitworth Trust land development consultation

A consultation process on the development of Whitworth Trust Land, a site of approximately 10 acres bordering the A6, and between Willow Way and the Methodist Church, began with a 2-page article in the Autumn 2015 issue of Community Voice. Community Voice is Darley Dale Town Council's quarterly free news magazine.

The Whitworth Trust and the Town Council had previously authorized a small working group to approach potential developers and an estate agent/valuer to consider the feasibility of outline developments.

The Community Voice feature explained that the 100+ year old Whitworth Trust was fully self-funding and was just breaking even financially in carrying out its responsibilities to maintain the Whitworth Centre and Historic Park. It outlined the proposal to develop the lower half of this piece of Trust land, keeping the top half (with its trees) as a park for the use of residents, while developing the lower half towards the railway for housing. Part of the housing development (about 20% or 8 of a possible 40 units altogether) would continue to belong to the Whitworth Trust, as would the freehold of the park area, and the rest would be developed as mixed private housing. The Trust-owned houses were intended to be bungalows designed for the elderly and/or disabled, and would offer warden-assisted living. The income from these rented properties would accrue to the Whitworth Trust.

A full page sketch showed the possible positions of the park and houses in relation to the A6 and the railway line. People were invited to public consultations on two dates (22 and 24 September) to hear a more detailed-explanation of the proposal, and to hear suggestions and questions from all those interested.

27 people came to the consultation on 22 September and 24 to the consultation on 24th. John Evans, Chairman of the Town Council, introduced the first session and Sam Bettany, Chairman of the Board of Trustees of the Whitworth Trust, introduced the second. Both introductions stressed the three main purposes of the proposal:

- To provide a secure income for the Trust while preserving assets in the form of the 8 bungalows and the freehold of the park area
- To provide additional capital in the form of a cash sum for the Trust (the difference between the sale price of the land for private housing development and the cost of the eight bungalows)
- To provide housing appropriate to the community need

At both meetings people were given papers for comments and asked to make their comments of suggestions within two weeks from the consultation to the Town Clerk's office.

Participants at the first meeting appeared to be broadly supportive of the proposal, with no one speaking against, and questions were raised about the location and safety of traffic access to the site, the timescale of the project, whether other fields along the A6 would be developed, whether the proposal would have the support of the District Council, on the number of trees to be affected, and on the possibility of development on greenfield sites off the A6 in the Darwin Forest/Ashover end of Darley Dale.

In reply, John Evans said that he hoped that a proper traffic control system for the entrance to the Parkway Estate and the new development, with traffic lights, would be put in place; he indicated a possible timescale of February/March 2016 for a planning application and a start of building in late summer 2016, but assured participants that we were not being pushed or rushed in this process. He emphasized that the Whitworth development ought to take pressure OFF the development of further sites along the A6, particularly those on the Matlock side of Darley Dale, as the Whitworth project is within the settlement boundary and does not take away views across the A6 towards the moors because of its trees. Only one tree among the several dozen large trees is likely to be at risk and the trees in the park area would remain substantially untouched by the development. Better drainage at the bottom (railway) of the site would eliminate the marshiness which is there at present.

The second consultation was highly interactive, with a variety of opinions and several further questions raised. Questions about the number and types of house to be built, how much was to be "low cost", whether local people would have any kind of priority access, what sort of design standards, concern about loss of some views, and whether it is really necessary to dispose of this last asset of the Whitworth Trust, were all raised.

Scepticism was expressed regarding the ultimate development of the retained piece of parkland at the A6 end of the site. A resident who identified himself as working for Care and Repair England expressed positive support for the bungalow development, and urged that the best architectural, design, layout and building standards advice should be sought, and offered to identify resource material and organizations including the University of Stirling and Chartered Institute of Housing. He stressed that building costs do not need to be higher to meet Building for Life standards, despite what developers might argue, if these are planned from the outset. Another participant recognized that a lot of residents had been dismayed at poor or inappropriate recent development character and design and suggested that, with Whitworth Trust oversight this proposal could aim to be aspirational in its buildings. Two participants commented on the Whitworth building and park as greatly valued and much used community assets (and a significant employer) which it would be a shame to lose but which had to struggle to maintain themselves to 21st century standards. A resident from the Willow Way side of the proposed development complained about loss of view over the field. Another resident argued that the community's preference for brownfield sites had been very strongly indicated in the recent Neighbourhood Plan questionnaire results. One participant queried whether the housing development, particularly the bungalows, might not be better placed at the A6 end of the site.

In reply, Sam Bettany and John Evans indicated that the timescale might be as long as 3 years to completion and, again, that we were not being rushed or pushed in this proposal. This is, indeed, a chance to be aspirational in terms of design. Another long term resident said that this was a good idea if it is executed sympathetically.

Responding to the loss of field view for some residents, John Evans pointed out that the new houses had been situated so that they looked forward (A6) and backward (railway) so that, for the most part, existing neighbours would not be overlooked.

The need for additional funding for the Whitworth was emphasized: the present marginal profitability does not allow for major work such as rewiring, refitting the kitchen, replacing a central heating pump. At the same time the suggestion of one participant that the Whitworth needs new thinking about how best to use its resources was recognized, and suggestions were requested.

It was repeated that the project is not being lightly undertaken, the Trust will not be rushed, and will be consultative. Residents now have a two-week period following the consultations to make further comments and suggestions. Regarding the greenfield nature of the site John Evans responded that some green fields in Darley Dale WILL be built on in any case: developing this one gives a chance to influence and retard development elsewhere; that this site does not obstruct distant views, is inside the settlement boundary, and that the benefit of the Whitworth Institute is specifically part of the Parish Council mandate. The question of residents' priority for the bungalows would be assured, and the possibility of some sort of limited period of priority (eg a month or so before general release) for local buyers for the private development could be further pursued with the developer.

Twelve residents followed up the consultations with written (often signed) comments and suggestions, mostly emphasizing points made at the meetings on 22 and 24 September. Additionally, four people suggested that the area of park should be kept as rural and undeveloped as possible, with a mown path, log seats and bird boxes, rather than made into an over-manicured facility. Another participant observed that the draft layout contains too many roads. Several agreed that new settlements in the higher parts of Darley Dale (Darwin Forest) were a good idea; others stressed the potential for large development at Cawdor Quarry in Matlock.

6. Other consultations: chronology

Because the Derbyshire Dales District Council plan 2014 was rejected and is currently under revision, parishes in the District are currently without an accepted framework for planning. A particular deficiency is guidance in terms of the number of new houses each parish should be planning for. This makes the relationship between Parish and District delicate in relation to local planning. To try and obtain support and guidance a meeting of the DDNP working group was held with Mike Hase of DDDC on 20 March 2015.

Regular drafting and display-organizing meetings of the DDNP working group continued to be held throughout 2015.

At their regular meeting on 6 August the Neighbourhood Plan working group heard a presentation from Mr Heathcote of Bakewell and Partners, Belper, regarding a proposed development on a greenfield site on Hackney Lane. Two separately-owned and adjacent plats are being independently proposed for housing development for a total of 30 to 40 houses in total. The District Council was reported to have encouraged both developments to be presented as a single plan, though at the time of the meeting this had not been agreed.

At the monthly meeting of the Darley Dale Town Council on 17 December copies of the draft Neighbourhood Plan were distributed to Councillors for review and comment.

In February 2016 the release of potential sites for housing development in DDDC included 7 sites in Darley Dale but excluded the Whitworth Land project. Trustees of the Whitworth consulted with Paul Wilson, Corporate Director of DDDC and subsequently re-stated the case for this site, correcting several of the gradings which had led to the site's disqualification in the first round. One of the seven sites (Park Lane, SHLAA303) was subsequently removed from the list, following an Inspector's rejection of the developer's appeal. The remaining six sites include the Stancliffe Quarry and Ladygrove Mill sites in the neighbourhood Plan. A re-submission of the Whitworth Site proposal was made on 24 February.

7. Consultations on draft Neighbourhood Plan

In preparation for the consultation period (4 April to 14 May 2016) the draft Plan was put on to the Council web site, and a further meeting arranged between the NPWG and Mr Mike Hase at DDDC for 24 March.

At the Council meeting on 17 March the draft Neighbourhood Plan and Place Analysis were approved and adopted by the Darley Dale Parish Council (8 votes in favour, one abstention, one against)

Consultation meetings on the Local Plan and the Neighbourhood Plan were arranged for 5th, 12th and 13th April and an online and paper questionnaire was produced to encourage people to provide feedback on the details of the Neighbourhood Plan (Annex 8). The March edition of Community Voice had a special feature on both the Local Plan and the Neighbourhood Plan, publicising these meetings. Posters were also printed and distributed prominently in the Parish. Copies of the draft Plan and the Darley Dale Place Analysis were made available at the Whitworth Centre, Darley Dale Post Office, the Darley Dale Medical Centre, The Grouse Inn, the Plough Inn, the Church Inn, Barringtons and Audley St Elphins. A total of 75 people participated in the three consultations. It was suggested that the Neighbourhood Plan should concentrate on good design in future house-building and that the Building for Life recommendation should be incorporated into Policy 6, together with the insistence on 9 green traffic lights for future build. One participant commented that the recommendation for development to remain in the valley floor (Annex C, Extract from Darley Dale Place Analysis) should be changed or removed. Concerns about school capacity, given the likely growth in housing numbers, were also expressed, together with a desire to preserve the green field behind the former RBS.

157 people responded to the online and paper questionnaires on the draft Neighbourhood Plan. (Annex 8 illustrates the questionnaire and Annex 8A charts the results) Full details of the responses and comments are available on the Darley Dale Town Council/Neighbourhood Plan website at <http://www.darleydale.gov.uk/consultation-undertaken-for-the.html> Respondents were asked to express their approval or disapproval of each component of the draft plan (13 questions). Overall 81% of the respondents either approved (21%) or strongly approved (60%) of the draft Plan's principles and policies, with 6% disapproving and

13% strongly disapproving. The highest level of disapproval was expressed in relation to the draft policy on “residential development on allocated sites in Darley Dale” with 23% either strongly disapproving (19%) or disapproving (4%). The highest level of approval was for the description of the settlement pattern as described in section 8 of the Plan (86%).

Statutory Consultation Responses

This section contains the responses and comments received on the draft NP throughout the Regulation 14 consultation period from both local residents and other consulted bodies and statutory consultees.

Derbyshire Dales District Council

Rep Number	Section of the Plan	Comments	Amendments Proposed	Amendments Made
SC1	Section 2	Narrative reflects desire for restraint on development. The NP powers require a positive approach Ref to Atkin Study been superseded Affordable Housing	Yes	Ref made to role NP can make in shaping growth and the positive opportunity this affords local people Ref to Atkin Study put into context – only used for background information. Affordable Housing Policy removed –
	Section 3	Evidence data book ref in the Plan not available on the web site	Yes	Web site updated and much clearer: evidence to support Plan clearly identifiable on NP web site
	Section 4	Web links to be provided	Yes	Where practicable web links have been added
	Section 5	Consultation statement not available on web site	yes	No Consultation statement will be available at submission

Rep Number	Section of the Plan	Comments	Amendments Proposed	Amendments Made
	Section 6	Background information on house prices needs referencing. Ref to status of Stancliffe Quarry not accurate		Done Amended
	Section 8	Link between consultation feedback objectives, vision not clear	Yes	Early consultations from which vision and objectives were based are clearly on web site and text amended to direct reader to this evidence
	Section 9	Pre app consultation advised on major development	Yes	Amended
	Section 10	More detail required on how the NP can add value to planning applications at the pre app stage	Yes	The content of the NP has been revised to provide more detail about how proposals can protect the landscape character and deliver high quality design. The TC are well informed and positive in their outlook and will assist developers in understanding the Place Analysis to inform proposals at an early stage. Providing site specific design criteria for the local plan site allocations was not considered appropriate as the sites are yet to be allocated and the costs of doing the work is beyond budget.

Rep Number	Section of the Plan	Comments	Amendments Proposed	Amendments Made
	Section 11	Make fuller use of the Place Analysis in specifying policy requirements	Yes	Policy's 1 and 6 (Protecting the Landscape Character of Darley Dale and Design Principles of Residential Development) have been substantially reworded and include specific requirements based on the Place Analysis to ensure good design

Rep Number	Section of the Plan	Comments	Amendments Proposed	Amendments Made
	Section 12	No need for policy to protect setting of the National Park already in the 2005 Local Plan and referenced across a number of policies in the emerging Local Plan	Yes – delete policy	<p>Discussion with the SG and a further consideration of the 2005 Policy and those references to the National Park in the emerging Local plan concluded that:</p> <p>The 2005 Policy would soon be superseded by the new Local Plan. The emerging Local Plan does not have one policy that is dedicated to the impact of development from the national park. Darley Dale is one of the few parishes that abuts the National Park and where significant development is proposed in the new Local Plan. Protecting the setting of the national park and this NP policy was also supported by the community and Natural England in their Reg 14 responses (see below). No amendment made.</p>

Rep Number	Section of the Plan	Comments	Amendments Proposed	Amendments Made
	Section 13	References to the sites now proposed for allocation in the draft Local Plan need updating. Need for SEA screening of Whitworth site proposal – likely DDDC will object to site allocation Fuller use of Place Analysis	Whitworth site now removed as policy; proposal and community support are referenced	References to sites in draft local Plan updated. Policy 5 in draft deleted and relevant issues merged with landscape character or design policy.
	Section 14	Fuller use of Place Analysis – questions use of BFL12	Yes	Policies 1 and 6 (Protecting the Landscape Character of Darley Dale and Design Principles of Residential Development) have been substantially reworded and include specific requirements based on the Place Analysis to ensure good design. Ref to BFL12 remains as it is an industry standard and applicants are encouraged to use it but not required too.
	Section 15	Questions effectiveness and validity of policy to Allocate Affordable Housing to local people based on a local connection criteria	Yes	Policy deleted
	Section 16	Role of DDDC in s106 obligations needs acknowledging more fully. Policy 8 b should be deleted	Yes	Text amended Sub section deleted

Rep Number	Section of the Plan	Comments	Amendments Proposed	Amendments Made
	Other matters	Minor rewording of appendix A	Yes	Changes made as part of amendments to key principle text

Natural England

Rep Number	Section of the Plan	Comments	Amendments Proposed	Amendments Made
	Section 11 para 64	Support intention for residential development to implement Green Infrastructure initiatives	None	None
	Section 12 para 69 and Policy 2	Pleased that DDNP has taken Protecting the Setting of the Peak District National Park as a key component of the Plan. We support Policy 2: Protecting the Setting of the PDNP	None	None – Policy 2 retained
		Natural environment addressed well; welcome coverage of landscape and biodiversity issues; positive approach to enhancing Rights of Way		

National Grid

Rep Number	Section of the Plan	Comments	Amendments Proposed	Amendments Made
		Identified 2 high pressure gas distribution pipelines within Parish boundary, neither of which interacts with any of the proposed sites for development.	None	None

United Utilities

Rep Number	Section of the Plan	Comments	Amendments Proposed	Amendments Made
		Request for consultation if sites additional to those proposed by DDDC are to be included.	None	None

Historic England

Rep Number	Section of the Plan	Comments	Amendments Proposed	Amendments Made
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Rep Number	Section of the Plan	Comments	Amendments Proposed	Amendments Made
		No need to be involved in development strategy for our area: refer to DDDC (comments above) and Derbyshire County Council (no reply)	None	None

Sheffield City Council

Reply: no comments to make

Main themes in residents' responses to questionnaire

(Full list of all responses is available on the Neighbourhood Plan section of the Darley Dale Town Council website: www.darleydale.gov.uk)

Criticisms of design of recent developments at Poppyfields and Olympian Way

Support for Whitworth Land development proposal

In favour of the two identified brownfield sites

Support for maintaining green space separation between Darley Dale and Matlock

Concerns regarding adequacy of local infrastructure, particularly the A6

Some support for New Village in the District