

Darley Dale

Neighbourhood Plan

Consultation Statement

2017-2033

27 August 2018

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

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1. Public Consultations prior to the Neighbourhood Plan

1. Prior to the consultation process for the 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

2. 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.
3. 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.
4. The consultations led to the production of a household questionnaire, which after trialing, 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 was 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.
5. 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.
6. 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.

2. Consultations undertaken in developing the 2016 Neighbourhood Plan

7. 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. A constitution for the Steering Committee was drafted and agreed in June 2014.

Community consultations

8. 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 Elphin's
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)

Household survey

9. 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 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.

10. 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.
11. 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.
12. 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.
13. 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 (Neighbourhood Plan) <http://www.darleydale.gov.uk/>
14. 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.
15. Main results were:
16. 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.
17. 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.

18. 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.
19. 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.
20. 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%.
21. 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.
22. 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.
23. 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.
24. Leisure – when asked if there were adequate play facilities for children in Darley Dale, 54% thought that there were.
25. 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.

Business Consultation

26. 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.
27. 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. Fifteen completed questionnaires were returned and a summary of their contents follows.

Summary of results of business questionnaire

28. 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”.

29. 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.

4. Primary School Consultation

30. 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.

31. The pupils then worked in three groups and were given a map of the Darley Dale area and a worksheet to record their comments.

32. 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.

School Responses to questions on the worksheet

33. 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.
34. 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'.
35. 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!
36. 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 -
37. 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. Other consultations: chronology

38. During 2014 because the Derbyshire Dales District Council plan was rejected and is being revised, parishes in the District did not have an accepted framework for planning. A particular deficiency is guidance in terms of the number of new houses each parish should be planning for. 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.
39. Regular drafting and display-organizing meetings of the DDNP working group continued to be held throughout 2015.
40. 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 plots 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.
41. On 12 November members of the NP steering group, plus consultant Helen Metcalf, met Mike Hase, Director of Policy at DDDC to discuss the DDDC Local Plan and also the Darley Dale Neighbourhood Plan. Mr Hase raised questions regarding some of the phrasing of the NP Policies and uncertainty as to whether DDDC would allocate the proposed site for the Whitworth Trust Development. HM undertook some revisions to the policy statements.

42. 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.
43. 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.

6. Consultations on draft Neighbourhood Plan

44. 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.
45. 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)
46. On 24 March members of the NP Steering Group and consultant Helen Metcalfe met Mike Hase at DDDC to review the draft Plan. Mr Hase made detailed comments and suggestions on the draft and suggested modifications in several sections.
47. 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. 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 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.
48. 157 people responded to the online and paper questionnaires on the draft Neighbourhood Plan. 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%).

3. Statutory Consultation Responses from First Regulation 14 Consultation

49. This section contains the responses and comments received on the draft NP throughout the Regulation 14 consultation period 4th April to 14th May 2016 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
	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	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: 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.

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
		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

50. (Full list of all responses is available on the Neighbourhood Plan section of the Darley Dale Town Council website: www.darleydale.gov.uk)
51. Criticisms of design of recent developments at Poppyfields and Olympian Way
52. Support for maintaining green space separation between Darley Dale and Matlock, concerns regarding adequacy of local infrastructure, particularly the A6.

4. Statutory Consultee Responses from Second Regulation 14 Consultation

53. In late 2017 the Parish Council reinforced its participation in the Neighbourhood Plan Working Group.
54. Consultation with Derbyshire Dales District Council 25 January; view was expressed that a further consultation period was a good idea in view of the lapse of time since the 2016 consultation. A 6 week consultation period from Monday 12 March was proposed, with a public meeting scheduled at the Whitworth Centre for 26 March. A new questionnaire relating to the NP was drafted.
55. Meeting with Peak District National Park planner Adele Metcalfe 27 February 2108; Ms Metcalfe expressed her support for the NP and, in particular, for the policy relating to Darley Dale's setting in the context of the National Park. Ms Metcalfe recognized that Darley Dale's sheer proximity to the PDNP, and the continuous flow of landscape patterns from the National Park into and from Darley Dale were the main reasons for PDNP's endorsement.
56. The Town Council website section on the Neighbourhood Plan was revised and updated in time for the statutory consultation period 12 March to 4th June 2018.
57. The Spring 2018 Community Voice (March 2018) had a feature on the NP and the consultation process. Social media were also used to publicize the consultation. A quarter-page notice in the Peak Advertiser of 12 March gave notification of the "Regulation 14" pre-submission consultation, with details of the public information display at the Whitworth Cafe from 19 to 26 March and an evening with presentations and discussion on 26 March with Councillors and Neighbourhood Plan Working Group members.
58. A briefing session for Council members was held on the evening of 15 March, with presentations, questions and discussion. The question of undeveloped land at St Elphins was raised by neighbours who were concerned about its possible future development.
59. 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.

Respondent	Section of the Plan (or para number)	Comments	Amendments Made
Derbyshire Dales District Council	General	Add Derbyshire Dales to Local Plan references.	Done
		Add ref to NP regulations	Done
		Add ref to map 1	Done
		Ref to data used edited and list extended with references in section 3	Done
	Key Principle	Make it clear this is a voluntary process and remove KP 2	Done Wording amended to make clear KP1 and KP 2 are encouraged an amended KP 2 is retained
	11	Clarify ref to county policies	Done
	13	Link provided to DDDC evidence base documents	Link added
	19	Reg 14 put in dates and clarify explanation	Done
	32	Distance to train station should be added	Done
	footnotes 7,8,14, 15, 17, 24	Amendments and/or links proposed	Done
	45	Change housing market site to housing allocation site	Done
	47	Publication of new NPPF supposed to be by 24 July	NP amended reflecting updated NPPF
	Section 8	More description should be added on the range of facilities and accessibility of the parish	Done
	NP1 (e)	This duplicates part of PD5 in the Local Plan	No change made – 1 (e) provides more detail based on the Darley Dale Place Analysis and

Respondent	Section of the Plan (or para number)	Comments	Amendments Made
		NP2, NP3, NP4, NP8 and NP9 may also duplicate PD 5	reflects strong community feedback to see reference in the NP to the need to protect the setting of the Peak District National Park. The wording is also supported by officers at the Peak District National Park. PD 5 is an overarching policy setting a policy framework for protecting landscape character across Derbyshire Dales District. NP2, NP3, NP4, NP8 and NP9 are necessarily in conformity with this approach but are based on local analysis and supported by the local community.
	27	NP 2 (d) still considers wording not clear 'regular plots with the short edge to the street'.	This has been amended for clarity and a footnote provided based on further discussion with the urban designer who wrote the Place Analysis.
	27/28	NP 3 and NP 5 rewording welcomed	Noted
	29	83,84,85 change much looser to sporadic development pattern	Done
	29	87 wording unclear	Amended
	30	NP7 (d) wording not clear 'less regular plot configuration on the narrow back lanes'	Amended
	32	101 amend sentence for clarity	Done
	103 and NP 10	Pre-application engagement is mentioned, is the Town Council in a position to suggest what "mitigation measures" will be required? This is the role of the	Amended

Respondent	Section of the Plan (or para number)	Comments	Amendments Made
		Local Planning Authority Reference to mitigation measures removed from policy and approach clarified in 103	
	NP 10	Considers NP 10 not necessary as within PD 5	The location of the PDNP in relation to the parish and the scale of development proposed up to 2033 prescribed by the DD Local Plan means that the community remain concerned about ensuring that there is a policy within their NP that expresses their desire to protect the setting of the PDNP.
	107-112	The publication of the NPPF in July 2018 may include reference to the use of Building for Life12, you may be able to link to this in the next draft of the Neighbourhood Plan	Ref to draft NPPF and BfL12 made at para 112
	108	BFL 12 acknowledges value of appendix C but believes more detail required on how a green is scored	footnote 36 provides a link to the complete guide
	NP 11	Should NP11 as an overarching policy be ahead of the others Reference to good design principles should list what is good design	It is ahead of the character area design policies 12-19 NP 11 1 a-c have been rephrased
	NP11 2	NP11 2 wants more detail	NP 11 reworded and justification text amended to include table 3
	NP 12 a	Requires clarification	Amended
	122	Required clarification	Amended
	125	Suggested word change	Amended
	NP 13 a	Suggested ref to figure 1	Amended

Respondent	Section of the Plan (or para number)	Comments	Amendments Made
	NP 15 b	Policy NP15 (b) clarity is required about the phrase 'routes run to the edge of sites', does this imply pedestrian routes? The wording of this criteria is too restrictive and conflicts with the criteria set out in the Building for Life standards	This was not the intention amended
	NP 15 d	Further clarity is required about what is meant by the wording 'a narrow colour palette' and 'a narrow range of materials'	Amended
	NP 16 a	Further clarity is required about what is meant by the wording 'a narrow colour palette' and 'a narrow range of materials'	Amended
	145	Clarity required	Amended
	NP 18	Further clarity is required about what is meant by the wording 'a narrow colour palette' and 'a narrow range of materials'	Amended
	155	Update provided on white peak loop	Amended
	161	Questions whether the Town Council has the capacity to commit to pre app engagement	Appendix D added to show form has been prepared in anticipation of the implementation of this key principle.
	NP 20	Requested definition of a community facility	List of community facilities provided
	General comments	Advise re Equality Act and content of Basic Conditions Statement Welcomed greater reference to the Place Analysis	This will be addressed in the BCS Noted
Coal Authority	General	According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in	Noted

Respondent	Section of the Plan (or para number)	Comments	Amendments Made
		<p>the form of past surface coal mining activity.</p> <p>As the Neighbourhood Plan does not propose to allocate any sites for future development the Coal Authority has no specific comments to make in respect of the content of the plan</p>	
Natural England	General	Natural England does not have any specific comments on this draft neighbourhood plan	Noted
Historic England	General	No further comments on this consultation	Noted
National Grid	General	<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p>	Noted
Peak District National Park Authority (NPA)	72	Number green corridors to provide clarity	Done
	NP 1 (e)	NPA welcomes part (e) that addresses the issues outlined above (ie the setting of the National Park and the flow of landscape across the boundary).	Noted

Respondent	Section of the Plan (or para number)	Comments	Amendments Made
	Section 11	NPA is supportive of this section as it addresses the issues outlined above and is clearly an important issue for the community.	Noted
	NP 10	The NPA welcomes and supports this policy.	Noted
Severn Trent Water	General	No specific comments to make	Noted
Gladmans		Encourages pre-application engagement	Welcomed and noted
		Draws attention to Derbyshire Dales policy HC1 that allows DDDC to give consideration to development on the edge of tier 2 settlements if the district cannot demonstrate a 5 year supply of housing land this flexibility should be reflected in the NP.	The DDNP will become part of the development plan which includes the adopted district policies (inc HC1) the footers on each page make it clear that the NP policies will not be applied 'in isolation'. A footnote has been added on page 35 to demonstrate this flexibility
		Considered that the wording of policies planning permission will be granted was outside the remit of a NP suggest change to planning permission will be supported	Whilst the NP will become part of the development plan and the neighbourhood policies along with the development plan and NPPF will provide the planning policy framework the change of word 'granted' to 'supported' was considered to still reflect the community intent amendment made
		Recognise that there is not a one size fits all for good design. Believes approach to design too prescriptive ref NPPF para 60	The NP supports this by identifying the design features that contribute to local character.

Respondent	Section of the Plan (or para number)	Comments	Amendments Made
			The NP does not intend to stop high quality modern design where this enhances local distinctiveness Table 3 second bullet point and NP11 (2) added 'Well designed buildings should be appropriate to their location and context – this may include innovative and contemporary design solutions provided these positively enhance the character and local distinctiveness'
		Minor amends reflecting status of Local Plan (now adopted)	Amended
Frontier Estates Ltd	NP11 and NP 17	Queried if design principles applied to only C3 (residential development) or include C2 (care homes)	Paragraphs 111 and 112 added NP11-19 clarified that this relates to C3 residential development
Derbyshire County Council	General	The document concentrates on highly specific landscape character and design issues to the exclusion of issues such as housing, economic development, retailing, transport, heritage, tourism and broader environmental issues.	A Neighbourhood Plan does not have to cover a wide range of issues –it focuses on those aspects of planning policy where local people feel more specific guidance is required. The scope of the policies reflected the focus based on the extensive community consultation. No amendment required
		Morledge and Hooley Estate are not included in the policy analysis	They are included in table 2 and the reason why they do not form part of the design analysis is explained in table 2. This is also explained at para 22 No amendment required

Respondent	Section of the Plan (or para number)	Comments	Amendments Made
		Excluding Hackneys and Farley the other areas should be defined as character areas not settlements	<p>The descriptions of the different settlements are based on consultation with the local community. They are seen as settlements due to their historic origins. For the purposes of the NP they are seen as areas that have distinct character based on the topography and the design of development. The use of settlement or character area does not alter the value of the analysis to setting out a policy framework for good design.</p> <p>Also the DDDC Local Plan adopted 2017 describes Darley Dale as an amalgam of settlements – see policy S2</p> <p>No amendment required</p>
		The DDNP lacks any spatial policies in terms of where development may be permitted.	The NP was drafted in close collaboration with DDDC as their Local Plan was being prepared. The location of development is as per the strategic policies in the Derbyshire Dales Local Plan.
		Areas of nature conservation are only mentioned briefly	They are shown on map 4 the NP does not seek to alter or extend these designations they are referenced to provide context only.
		Economy and tourism	The scope of the DDNP is based on extensive community consultation. There was limited

Respondent	Section of the Plan (or para number)	Comments	Amendments Made
			interest from local businesses at the early stage despite a business consultation questionnaire being distributed. The DDNP focuses on areas of concern identified by local people.
		Policies – concentrate on landscape character design principles identified in the plan – lack of spatial policies	Based on close collaboration with and advise from DDDC the NP did not seek to allocate sites – these are in the Local Plan.
	NP 6 and NP 9	Argues that NP 6 and NP 9 is not in conformity with the DDLP or the NPPF - Mis understanding of NP 6 and NP 9 which based on the place analysis requires development to sit within the landscape in a way which is not visually intrusive. These policies are not encouraging development in the open countryside. No NP policy is intended to be used in isolation. NP policies will assist in the design of both HC2(i) and HC2 (k)	Footer added to DDNP to state this to provide clarity
		Historic features – argues no ‘real’ reference to them	The plan does have a section on the history of the parish and includes reference to the listed buildings. The Whitworth Institute is also separately mentioned and highly valued as a community resource. Again, the NP focuses on local issues were there are perceived gaps in district policy – listing is done by HE. Neither HE nor DDDC raised any concerns

Respondent	Section of the Plan (or para number)	Comments	Amendments Made
			about the way in which LBs were referenced.
		Renewable energy, Low emissions infrastructure, dark skies, broadband	These issues were not raised by local people there was not the remit to include this in the NP.
		Links to Public Health	Ref made at para 38/39 about the footpath network across the parish and link to health as part of context to plan. Further references not considered appropriate as this was not identified by the local community
		Enabling people to connect – supports pre-application engagement	Noted
		Healthy homes – supports use of BFL12 wants mention of quality of existing homes – this is not within the remit of the NP	Noted
		Web link to SFRA did not work – checked it does	

Main themes in residents' responses to questionnaire

Respondent	Section of the Plan (or para number)	Comments	Amendments Made
Responder 1¹	General	Very supportive of the approach re the separate settlements, the landscape character and design framework approach – confirms that it accords with local understanding and appreciation of the built environment and how it sits within the landscape	N/A – either agreed or strongly agreed with all policies

¹ Individual responses have been collated and coded for data protection purposes: the original responses are available to view on application to the Town Council.

		and that the NP provides a blueprint for future development.	
Responder 2	General	It is important to keep the character of the area distinct whilst also providing homes to meet need. Supports the idea of protecting recognised views especially those that impact on the peak district national park; very important that design of new development blends in and does not create an eye sore	N/A - either agreed or strongly agreed with all policies
Responder 3	General	Essential that the unique character of Darley Dale is protected. The separate and distinct nature of the settlements form the unique character – protecting the visual element of the gateway to the peak park is vital as is the provision of adequate community facilities.	N/A - either agreed or strongly agreed with all policies
Responder 4	General	There is a serious need for development in this area	N/A - either agreed or strongly agreed with all policies
Responder 5	General	Strongly supported all polices	N/A

Annexes

The original questionnaires, consultation sessions and feedback are available in annexes on the Darley Dale Town Council web site under the consultation process tab

Annex 1: Comment from 2014 community consultations

Annex 2: Principal results from 2015 Neighbourhood Plan household survey

Annex 3: Results from 2015 survey of businesses

Annex 4: Results from community consultation on draft Neighbourhood Plan