

**Doveridge Neighbourhood Development Plan
Consultation Statement
Date October 2017**

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Introduction

This Consultation Statement summarises the community engagement programme and the Regulation 14 consultation that were undertaken for the Doveridge Neighbourhood Development Plan 2017 to 2033. It shows how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.

Summary of Community Engagement

Doveridge Parish Council developed a programme of community and stakeholder engagement and this has been used to guide the process of producing the Neighbourhood Plan. As with all the other services it demonstrates the Parish Council recognises that the Neighbourhood Plan must reflect the needs of the community and the locality. Accordingly the Parish Council has sought to communicate with residents in a timely and effective manner and to inform and actively engage with them throughout the process of producing the Neighbourhood Plan. The community engagement carried out on behalf of the Parish Council in producing the draft Neighbourhood Plan is summarised in the community engagement table.

To achieve the varied community engagement the Parish Council has used a wide range of communication methods including special open meetings, workshops, the village notice boards, social media such as the Facebook page, the Doveridge Parish News and the parish website. In addition specially printed leaflets, questionnaires and a housing needs survey were circulated to all households in the parish at key stages.

The Neighbourhood Plan itself has been led by the Doveridge Neighbourhood Plan Steering Group, which is made up of parish councillors and volunteers from the local community. In producing this draft Neighbourhood Plan the Steering Group has been supported by URS planning consultants, and neighbourhood planning specialists, Urban Vision Enterprise.

The Neighbourhood Plan has undertaken or will be undertaking the following statutory consultation as part of the process:

- Publicity of the neighbourhood area (already done by Local Planning Authority))
- Pre-submission consultation (to be done by Parish Council)
- Publicity following submission (to be done by LPA)

The following table illustrates the non-statutory community and stakeholder engagement undertaken as part of the evidence gathering and Neighbourhood Plan process, used to inform, shape and scope the plan.

The outcome of each of the following engagement events was summarised and reported in the Doveridge Parish News periodically and published on the Doveridge Neighbourhood Plan website.

In addition to the consultation carried out for the Neighbourhood Plan the Parish Council was able to refer to comprehensive household surveys carried out in 2015 for the production of the Doveridge Neighbourhood Plan. The results from the 2015 work enabled the 2016 survey to focus on, and confirm and expand upon, the key issues identified previously.

COMMUNITY ENGAGEMENT PROCESS FOR DRAFT NEIGHBOURHOOD PLAN (NP)		
Date	Method	Purpose
May 2015	Establish the NP Steering Group	To enable a programme of community engagement to inform, scope and shape the NP.
May 2015	E-Mail update	An e-mail circulation group was set up to inform 200 people and a closed Facebook page was also created, accessible by 229 people.
June 2015	Community Meeting	With over 200 residents in the Village Hall to inform people about proposed developments and the need to write a Neighbourhood Plan.
18 th Jan 2016	Consultation Workshop	To ask residents what they thought about the village and what they wanted it's future to be.
January 2016	Housing Needs Survey	A Housing Needs Survey was delivered to every household in the Parish. Approximately 200 were returned and the data analysed to inform the housing policies in the NP and collate evidence.
April 2016	Community Questionnaire	A 12 page questionnaire based on evidence already gained from the Village Workshop and the Housing Needs Survey, sent to every household (600). Almost 300 were returned and the information was analysed. This data has been used to inform the writing of the Neighbourhood Plan.
April 2016	NP Website	An update was added to the Village Website to keep people informed of the Neighbourhood Plan's progress.
2016	Stakeholder engagement	Members of the Steering Group contacted twenty-two partners in local businesses and organisations within Doveridge. Meetings were held with the Headteacher of the local Primary School.
2015-2016	LPA Engagement	Several meetings have been held with DDDC's Planning Policy Manager, the Housing Manager and the Neighbourhood Plan Champion.
2015-2016	Developer and Applicant engagement in the NP process	The Steering Group has engaged with several agents applying for planning permission on several different sites within the village. This was to make them aware of the NP and the evidence gathered including the aims and aspirations of the plan and community.
2016	Agency Stakeholder Engagement	Several specialist organisations have been approached to offer expertise, such as Derbyshire Wildlife Trust and The Archaeological Society, Clinical Commissioning Group etc.
Nov 2016	Village Consultation Workshop.	Members of the Steering Group present to answer questions. The plan and comment sheets available. Approx. 100 people attended
Nov 2016	Local Partner contact	Businesses and organisations in the village contacted by the Steering Group to encourage comments on the plan.
Oct - Dec 2016	Regulation 14 Consultation	The Plan was publicised following statutory requirements. All statutory consultees and local partners were contacted. Comments collated and amendments made to the Draft Plan.

Key Outcomes and Issues

As a result of the community engagement the key issues and themes for the Neighbourhood Plan were identified and from these the vision and aims were formed. Below is a SWOT analysis of the main issues raised through the process which is followed by a table that highlights in more detail some of these points raised during the Housing Need Survey and the Community Questionnaire.



Black Poplar



The Lake

SWOT Analysis Results

Strengths <ul style="list-style-type: none"> • Community Spirit/Ethos • Open countryside • Green Spaces • Trees and Hedgerows • Country Lanes and Footpaths • History and Heritage 	Opportunities <ul style="list-style-type: none"> • Provision and design of new dwellings • Neighbourhood Plan Vision and Aims • School and Recreational Facilities
Weaknesses <ul style="list-style-type: none"> • Car parking • Traffic • School provision • Transport • Medical services provision 	Threats <ul style="list-style-type: none"> • Number of houses (DDDC) land stock and availability • Noise pollution from A50 • Drainage, Sewerage and Flooding • Lack of Employment

Key Issues Raised in Housing Need Survey and Community Questionnaire:

Housing Needs	Questionnaire
Threat of too much development	Limit the number of houses to no more than in the Local Plan.
Transport	Not sufficient bus services.
Road noise	Noise from the A50 - type of mitigation.
Parking	Parking an issue. There is a need for a minimum of 2 off road spaces for each property and a general car park.
Education	School needs a pre-school on site.
	Education provision post 9 years issues.
Footpaths	Preserve footpaths and bridleways.
Lack of employment	
Drainage, sewage, flooding	Drainage, sewage and flooding.
Gas supply	No gas supply.
Affordable housing to rent, private and social.	Insufficiency of low cost, affordable, starter homes.
Smaller type accommodation for downsizers.	Need for smaller properties to purchase to enable elderly to downsize.
Limit traffic in village and speed, (not bumps)	Limit traffic and speed within the village.
	Preserve green open spaces, trees hedgerows, country lanes and footpaths, important wildlife habitats, ecology and heritage designated and non designated.
	Houses should be carbon neutral, eco friendly, build for life and in keeping with current housing stock.
	Complete fibre provision for whole village.
	No medical facilities available in village.
	Not sufficient sports facilities for teenagers and the elderly.
	Provide more cycle routes

Who was targeted?

Throughout the Neighbourhood Plan Process we have tried to engage with Doveridge Parish residents of all ages. Engagement with the local primary school elicited the children's ideas on what they considered important for their village. We also encouraged them to the workshops where they participated in colouring competitions on the theme of 'My Village'.

We advertised workshops around the Neighbourhood Plan Area. We commissioned banners which were sited near the roundabout at the entrance to the village and put up posters in prominent locations. A good representative spread of the age demographic in the Doveridge Parish attended all of these consultations. We also set up a Neighbourhood Plan web page on the Village website and used this to keep parishioners and Local Partners aware of the Plan's progress and how comments could be made.

A twelve page questionnaire and a Housing Needs Survey were targeted at each of the 600+ households in the village and we had 300 and 200 responses respectively, again covering a broad demographic. These responses informed the whole of the Plan process and highlighted the main issues it seeks to address.

At our first workshop over 200 people filled in cards enabling us to include them on a closed email account. These people were kept informed of the Plan's progress right from the beginning of the process and of all the community involvement events. There has been a great deal of feedback on the email which has informed the ongoing process.

Advice was sought from the Planning Policy Officer at Derbyshire Dales District Council about an agreed list of statutory consultees and they were all individually approached by email and directed to the website where the plan could be viewed and comments made. Several made comments and offered information which has been added to the Plan.

Links with local businesses and organisations were forged right from the beginning. Local businesses and organisations were approached directly by members of the Neighbourhood Plan Steering Group at various times throughout the process. Several agreed to have posters, copies of the Plan and comment sheets situated on their premises. All our Local Partners will have received an email directing them to the site where the plan could be viewed and comments made. Several of them attended the various consultation events during the process and gave us ongoing feedback.

Much interest was shown in the Plan process and many useful contributions were made by a wide variety of people and groups. We consider that the large number of consultation events contributed to that. The written representations that we received throughout the process have influenced the Plan and all are available for inspection.

The list of consultees can be found in appendix A on page 11.

Outcomes/Feedback

The main issues emerging continued to be the number and size of developments and the impact on the current infrastructure within the parish. The provision of eco friendly and well designed houses which would fit in with the current housing stock and provide the type of accommodation highlighted in the Housing Needs Survey was also thought to be important. The protection of valued natural and heritage assets was also highlighted as an important issue. The breakdown of the key issues highlighted in the consultations, prior to the Regulation 14 consultation, is summarised in the table above on page 7.



Park Crescent



High St.

Pre-Submission Consultation (Regulation 14)

The Regulation 14 Consultation was advertised in the Derbyshire and Staffordshire Local press. The closing date for representations was part of this publicity. The Plan and Workshops were also drawn to people's attention in the Doveridge Parish News. Posters were put up throughout the Neighbourhood Plan area in prominent locations and on notice boards. A banner advertising the Consultation and Workshop was placed at one of two major junctions within the village. Hard copies of the Plan, along with comment sheets were sited at community used locations i.e. school, pub, church, shop, village hall, etc. A copy of the Plan and comment sheets were placed on the Village website. An email address to which comments could be sent was widely publicised and an email address was available for anyone experiencing difficulties accessing the Plan. People were also able to deliver completed hard copies of the comment sheets to the Village Shop.

A Workshop was held early on in the Regulation 14 Consultation process. Copies of the Plan were available to read, along with supporting documentation. Most members of the Neighbourhood Plan Steering Group along with representatives from the Parish Council were available to answer questions.

People and organisations consulted

Advice was taken from the Planning Officer at Derbyshire Dales District Council about the statutory consultees and they were individually approached by email and directed to the website where the plan could be viewed and where the comment sheets were available.

Local businesses and organisations were approached directly by members of the Neighbourhood Plan Steering Group at various times through the process. All our Local Partners will also have received an email directing them to the website where the Plan could be viewed and comments made.

Details of the list of consultees can be seen in the appendix A page 11.

Consultation Comments made and raised

Comments were logged and analysed by the Neighbourhood Plan Steering Group and decisions made on any amendments necessary to the Plan. The detail of all these comments and decisions made can be seen in the appendix B page 15.

Conclusions

The policies of the Plan have arisen from the community expressed desires. That is shown by the small number of people who have raised concerns about the Plan. This reflects a general consensus and that the Plan is largely non- controversial, which we hope will manifest itself at the referendum.

There is evidence in the form of leaflets, posters, articles in the Parish News and Local Press, emails and the website, of how people were informed of the Consultation events, the Plan's progress and the way to make representations. These are shown in Appendix C page 31. In addition completed evidence forms can be made available to those who wish to see them.

All the representations have been considered and where appropriate subsequent amendments made to the Plan.

Appendix A

Statutory and Other Consultees

Consultee	Detail
Local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Derbyshire County Council
	Derbyshire CC Public Transport Unit
	Derbyshire CC Education and Learning Dept
	Staffordshire County Council
	Derbyshire Dales District Council
	East Staffs Borough Council
	Uttoxeter Town Council
	Ashbourne Town Council
	Rocester Parish council
	Marston Montgomery Parish Council
	Marchington Parish Council
	Sudbury Parish Council
	Somersal Herbert Parish meetings
The Coal Authority	Not Applicable
The Homes and Communities Agency	Not Applicable
Natural England	Natural England
	Wild Life Trust Derbyshire
The Environment Agency	The Environment Agency
The Historic Buildings and Monuments Commission for England (known as English Heritage)	Historic England East Midlands Region
Network Rail Infrastructure Limited	Not Applicable
The Highways Agency	The Highways Agency

Bodies which represent the interests of persons carrying on business in the neighbourhood area	See local Partners below
Bodies which represent the interests of disabled persons in the neighbourhood area	See Local Partners below
Local partners	Village shop
	Pub
	Club
	Steve Foster Cranes
	Gun Club
	Baby and Toddler Group
	Playgroup
	Primary School
	Abbotsholme School
	W.I.
	P.C.C. (Church)
	Senior Citizens
	Tennis Club
	Bowling club
	Village Hall
	First Responders
	Quaffers
	Mulberry Theatre
	Preservation Society
	Neighbourhood Watch
	Emergency Services

	Rocester Surgery
	Sudbury Surgery
	Balance Street Surgery Uttoxeter
	Northgate Surgery uttoxeter
	Gardening Club
	Local working farms
	Ashbourne Community Transport
	Careline
	Rhodelands Voyage Care
	Dove House Voyage Care
Emergency services	Derbyshire Police
	Derbyshire Fire
	East Midlands Ambulance Service
	Staffordshire Police
	Staffordshire Fire
	West Midlands Ambulance Service

Appendix B

***Consultation Comments Received and Comments Made**

Comment number	Person or Organisation	Page	Policy No	Summary of Comments	Response	Action - change made to plan, or no change (NC)
1	Colin Bryan (Chairman of Governors Doveridge Primary School)	P 29	CF1	School transport to QEGS is free	This has been checked and parents have to pay for bus passes.	NC
		P23		In the third paragraph about Education it talks about QEGS,, but then talks about being two miles from Uttoxeter.	It is agreed there may be an issue of clarity here.	P23 paragraph three put a para break after age 11.
		P23		Education final paragraph. It is the pre-school children who will benefit the most from having a purpose built facility on the site of the primary school. The facilities will be bespoke, as well as having the resources of the school available. In addition Pre-school children will become used to the School environment as a younger age so will not be so affected by the transition.	This is a valid comment	P23 last paragraph add in the words "Pre-school and" before Primary School.
		P29		Railways. Sentence to read "There is only one local station in Derbyshire.	This would help to clarify the understanding of the paragraph.	In the last paragraph on P29 add the word "local" after "one" in the second line.
		P48		Community facilities. Should mention be made here of an expectation of using some of the S106 money which developers have to provide to enhance community facilities.	This is already covered in Paragraph 2 "whenever possible opportunities will be taken to secure a proportionate contribution toward the improvement or enhancement of community assets through planning agreements, planning conditions or community infrastructure levy."	NC
2	Patricia Janet Brookes	P 42	H1	Clarify ratio of units for elderly	Amend and clarify policy H1	In Para 3 of "Rational and Evidence" add "needs of older people or vulnerable people in the community. Furthermore the emerging Derbyshire Dales Local Plan identifies in the 'Housing Mix and Type' policy a series of calculations and percentages for 1,2,3 and 4 plus bed developments over 10 units. This is to ensure the delivery of a range of mix and type of residential development and

Comment number	Person or Organisation	Page	Policy No	Summary of Comments	Response	Action - change made to plan, or no change (NC)
						that it meets the housing needs of the community. This Neighbourhood Plan is applying these percentages for 1 and 2 bed units over 10 to provide clarity until the emerging local plan is adopted. It is understood when the local plan is adopted the policy will be superseded.” In Policy H1: Housing mix change para 2 to say, “For all developments over 10 units the following mix of units should be achieved: 1-bed 2-bed Market 5% 40% Affordable 40% 35% All Dwellings 15% 40%
3	Dr Tracy Cooper	P38	R1	In policy R1 under application section states "development likely to consist of two units or less" Surely it depends on the size of the land available - one application might be for 2 buildings on the corner of a garden and one application may be for 4 buildings on an acre, therefore to decline permission on the acre seems unfair. Surely it should depend on the size of the land.	Not to amend the plan because the application of the policy implies by the inclusion of the word 'likely' that each application should be considered on its individual merits but 2 dwellings or less will be considered the norm.	NC
4	John Henry Deville	P49	CF2	Do not want any dwellings at all. Land is for farming and feeding the population of the world. The lanes of Doveridge were designed for horse and cart not hundreds of houses which will need hundreds of vehicles.	This is contrary to DDDC Local Plan and therefore cannot be part of the Doveridge Neighbourhood Plan	NC
5	Mike Hase Policy Manager DDDC re Digital Derbyshire	P45	BE2	Large parts of Doveridge can upgrade to fibre-optic broadband via Uttoxeter cabinet 7 (which is funded by Digital Derbyshire), or via Uttoxeter cabinet 16 (which doesn't form part of the Digital Derbyshire, therefore I suggest this is a commercially funded cabinet). Residents and businesses can review the following websites to find out if fibre is available, and what speeds they might anticipate to receive: · When can I get fibre? - https://www.homeandwork.openreach.co.uk/help-and-support/when-can-i-get-fibre.aspx · What speeds can I get from ordering fibre? -	This is information which should be in the appendix to the Neighbourhood Plan	The information to be included in the appendix and referred to in application of policy BE2, "High Speed Connectivity", in the Neighbourhood Plan.

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				<p>https://www.btwholesale.com/includes/adsl/adsl.htm?s_cid=ws_furls_adslchecker</p> <ul style="list-style-type: none"> · Guide to ordering fibre - http://www.digitalderbyshire.org.uk/where-and-when/ordering-fibre-broadband/default.asp · Comparing providers - http://www.digitalderbyshire.org.uk/where-and-when/choosing-a-provider/default.asp <p>Digital Derbyshire phase 2 roll out</p> <p>We have received additional funding to extend the fibre footprint in certain areas of Derbyshire until 2018. The following postcodes in Doveridge form part of the phase two roll out:</p> <ul style="list-style-type: none"> · DE6 5JW · DE6 5PA <p>Our senior management team are currently working with BT in relation to the associated timescales; once this work is complete, we will be in a position to provide you with additional details regarding the timings of the fibre-optic roll-out to these areas. Due to the complex nature of this type of technology it is difficult to accurately predict which premises will be connected to the cabinets, and what speeds they are likely to receive at this moment in time. Better Broadband Subsidy Scheme The government has committed to giving access to a broadband service with at least a 2Mbps download speed to every premises in the UK. As part of this commitment, Broadband Delivery UK (BDUK) has initiated a voucher scheme (Better Broadband Subsidy Scheme), which can be redeemed (up to £350) with independent suppliers of wireless and satellite for eligible premises towards hardware, installation, commissioning and activation. Ongoing monthly costs are excluded from the scheme, but residents should be able to find a package that suits their requirements. Please be aware of the guide and FAQ's at the bottom of the web page.</p>		
6	Natural England			Natural England does not have any specific comments on this Pre-submission draft Neighbourhood Plan	No amendment needed	NC
7	Severn Trent	P30		<p>For all new development proposals in the village it is expected that all surface water run-off will be managed sustainably and will not be connected to the foul sewer, hence the additional foul only flows connected to the sewerage system are expected to have a negligible impact on sewer performance.</p> <p>As part of our new connections process, when we receive an enquiry from a developer to connect to the sewerage system our Asset Protection team will carry out a more detailed capacity assessments once the developer confirms connection points and flow rates. If this indicates that additional capacity upgrades are required then Severn Trent Water will look to work with the developer to ensure these upgrades are in place ahead of properties being occupied.</p> <p>It is noted that one of the developments</p>	This is information which should be in the appendix to the Neighbourhood Plan	Place in Appendix as information and refer to on P30 of the Neighbourhood Plan referring to Water supply, Sewage, Surface Water/Flooding.

Comment number	Person or Organisation	Page	Policy No	Summary of Comments	Response	Action - change made to plan, or no change (NC)
				<p>identified for allocation in the Draft Local Plan (SHLAA168) is in the vicinity of the flooding reported in Chapel Green in September 2016. This is the first record we have of flooding in that part of the sewerage network but our developer enquiry process will allow us to understand whether localised sewer improvements need to be provided by Severn Trent Water once the site comes forward for development.</p> <p>In the meantime it would be beneficial if residents could report future flooding incidents in Doveridge to our call centre on 0800 783 4444 in order that we can appropriately record incidents in the area as this will allow us to understand the frequency of the problems to inform our investment programme.</p>		
8	Ged Pakes	P32		<p>"The number of heat pumps is very limited due to the style and age of properties"</p> <p>It is worth noting that all the Dales Housing bungalows on the Waterpark estate are heated by heat pumps, and there are, to our knowledge, at least two other private houses (ours included) which rely on heat pumps, and the Village Hall is heated by a series of 8 heat pumps. Air source heat pumps are now a viable and economic method for heating domestic properties, especially new and well insulated ones. Surely, when considering the environment, and the large number of proposed new houses for the village, this should be considered as a way forward, rather than further polluting the atmosphere with more individual oil-fired boilers.</p>	This issue is dealt with under Building Regulations, however we can make an amendment to the Application of Policy D1 on page 41	Insert into N Plan on page 41 in the section Application of Policy D1: "We strongly encourage all schemes to incorporate sustainable construction and energy generation. This could include rainwater harvesting, solar panels and heat pumps. "
9	Balfour Beatty (Highways England)	P51	T1	<p>We are in receipt of your Neighbourhood Plan proposal sent via the Highways England Information Line. Balfour Beatty currently maintains the A50 on behalf of Connect A50 Ltd. We are only required to provide operation comments on future developments that might affect the A50.</p> <p>If we were to provide operational comments we would point out the following:</p> <ul style="list-style-type: none"> a) Noise from the A50 is mentioned once. This would be a matter for Highways England to comment on. b) The plan states that the aim is to build a number of houses over the next 5 years. Two points to note: <ul style="list-style-type: none"> i) The junctions to the A50 from Doveridge are already congested at peak times, and adding traffic to these junctions will exacerbate the issue. ii) One of the proposed areas for development is close to the A50. This may lead to further issues regarding noise. 	This confirms the Application of Policy T1 on page 51 in the Neighbourhood Plan.	Add as an appendix with reference to policy T1 on page 51.
10	Natural England			We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future	Noted	NC

Comment number	Person or Organisation	Page	Policy No	Summary of Comments	Response	Action - change made to plan, or no change (NC)
				<p>generations.</p> <p>Natural England offers two chargeable services – The Discretionary Advice Service (DAS) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service (PSS) provides advice for protected species mitigation licence applications.</p> <p>These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.</p>		
11	Jean Holbeche	P38	R1	I totally support small infill sites. This will create gradual, sympathetic enlargement	This confirms policy R1 in the Neighbourhood Plan	NC
12	Karen Bown pp First Responders	P51 P48	T1, CF1	As a group we have looked at the plan comprehensively. We think its a very good all round document covering every aspect of our rural village. Comments included the fact that there was sound in depth consideration for all aspects of our village. Very professional and covers everything. We feel confident as a group of Emergency Staff good consideration has been taken to consider access for emergency services.	This confirms policies T1 and CF1 in the Neighbourhood Plan	NC
13	Mrs Christine Curwen	P48	CF1	<p>1) Could a "freeplay" (as opposed to organised sport) space for tweens and teenagers be included. E.g. skatepark (or whatever is identified as desirable by this group) (or is this already included in "outdoor equipment")</p> <p>2) In view of the waiting list for allotments (as much again as is currently available) and likely to grow as young families come in. Can extra space be identified for more?</p> <p>3) A community orchard and foraging area/meadow would provide an asset for all ages in keeping with the caring/sharing ethos of the village.</p> <p>Thank you for this excellent document and all the hard work and effort that has gone into producing it. It is such a credit to you all and greatly appreciated. The village will forever be in your debt.</p>	<p>1) Equipment and a meeting place for teenagers is included in the application of policy CF1</p> <p>2)</p> <p>3) Not a planning issue referred to Parish Council as a desirable future project.</p>	<p>NC</p> <p>Add in third paragraph of the application of policy CF1 'and further allotment provision'</p> <p>NC</p>
14	John Curwen	P53	NE1	As traffic increases within the village the demand for road widening and pavements will increase. We may lose our lanes and hedges by demand from the increasing numbers of newcomers. Difficult to solve with conditions on developers.	Protection of existing hedgerows is included in policy NE1 On page 51 application of policy T1 it is stated that larger development proposals should be accompanied by a green travel plan.	<p>NC</p> <p>NC</p>
15	Timothy James Scott	P51	T1	I support this policy. Like many rural communities Doveridge has an increasing elderly population. At some point we will all	This confirms Policy T1 in the Neighbourhood Plan	NC

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				have to give up driving our cars. A sustainable efficient local transport service is therefore very important.		
16	Timothy James Scott	P45	BE2	Yes, Yes! Even with fibre optic broadband (with Plusnet) connection speeds are poor.	This confirms Policy BE2 in the Neighbourhood Plan and we have added an appendix relating to the application of the policy.	NC
17	Timothy James Scott	P42	H1	Strongly support this policy. Providing accommodation for retired people to downsize (e.g. bungalows, fully accessible apartments) will free up many 3 and 4 bedroom properties - many of which are occupied by just one person.	This confirms Policy H1 of the Neighbourhood Plan and the new amendment re response No 2	NC
18	Timothy James Scott	P40	D1	Agree with all the bullet points in this policy.	This confirms policy D1 of the Neighbourhood Plan	NC
19	Timothy James Scott	P38	R1	I agree with policy - all 3 bullet points but especially the third point "it avoids the appearance of over development"	This confirms policy R1 of the Neighbourhood Plan	NC
20	Timothy James Scott	P48	CF1	As a trustee of Doveridge Village Hall I strongly support this policy. The Village Hall provides a meeting place for organisations and residents of the village. For it to continue, its facilities must be continually upgraded - to attract bookings from local businesses and for private parties (especially wedding receptions)	This confirms the application of policy CF1 of the Neighbourhood Plan	NC
21	Gladman Developments Ltd.			This 19 page representation is to be found in Appendix D		
	Section 2 Legal requirements, National Policy & judgements			Section 2 of the Gladman document sets out legislative and policy requirements, with references to case law. This provides a useful context, but is also quite selective, emphasising growth but with rather less emphasis on sustainability. So this section is useful, but is a partial picture, reflecting Gladman's particular perspective.	Note has been taken but the content does not materially affect the plan	NC
	Section 3 Development Plan (Local Plan)			Gladman states "the Neighbourhood Plan should have considered the allocation of housing land and housing reserve sites to ensure that emerging evidence of housing need is addressed in order to help minimise potential conflicts so that the local plan does not supersede the contents of the DNP. This is especially prevalent given that Doveridge is identified as the least environmentally constrained settlement in the District. This represents a key failing of the Neighbourhood Plan and whether it is able to contribute to the delivery of sustainable development (basic condition d)"	In fact, the local authority's site allocations and the growth strategy in the Doveridge Neighbourhood Plan do cater for significant growth.	NC
	Section 4 4.2.3		R1	Recommend amending the vision to "meeting the future needs of Derbyshire Dales"	We consider this would be inadvisable. Doveridge NP can only plan for the designated neighbourhood area. Whilst housing in the neighbourhood area can contribute to	NC

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					meeting need in Derbyshire Dales, adding Gladman's suggestion would suggest a far wider and more strategic application of the Neighbourhood Plan than is possible.	
	4.2.5		R1,D1	Explanatory text should be moved from policy R1 and placed under policy D1 for clarity.	The explanatory text relates to "over - development", which is an issue in R1. So the explanatory text should remain under R1	NC
	4.2.6		R1	Policy R1 is considered inconsistent with National Policy and guidance. Arbitrarily restricting development for the sole reason of being located outside the settlement boundary does not accord with the provisions set out in the NPPF, principally the presumption in favour of sustainable development set out in Para 14... and the requirement to boost significantly the supply of housing set out in Para 47.	The Doveridge Neighbourhood Plan supports the identification of the Settlement Development Boundary for Doveridge as defined in the DDD Council's Local Plan as this incorporates all sites considered suitable for development over the period 2016 - 2033. The evidence accompanying the DNP demonstrates that the Plan meets the needs of the growth in Doveridge for the period 2016-2033.	NC
	4.2.7, 4.2.8, 4.2.9		R1	<p>... it would be prudent for the Parish Council to allocate additional reserve sites for development. This is because at present it is not known whether the requirement set out in the emerging Derbyshire Dales Local Plan represents the Full Objective Assessment of Housing Need.</p> <p>Gladman would recommend amending Policy R1 to ensure it is sufficiently flexible to take account of any future increases in Derbyshire Dales' housing requirement.</p>	It is not considered necessary to allocate any additional sites for development because sites that the Local Plan has already allocated and DDDC has subsequently granted planning permission for is considered appropriate to meet the needs of Doveridge 2016 - 2033. The DDDC's Local Plan would be capable of allocating additional growth in the future: see Policy HC5.	<p>NC</p> <p>NC</p>

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	4.2.10, 4.2.11		D1	Gladman raises concerns over whether D1 is too onerous.	D1 has been drafted against the context of NPPF policy so is careful not to be over prescriptive or to deal with stylistic matters. No amendment suggested.	NC
	4.2.12		D1	Gladman recommends adding 'wherever possible' to the requirement to retain hedgerows and country lanes.	This is not necessary and could weaken the policy.	NC
	4.2.13		H1	... 10% requirements set out in Policy H1 are considered arbitrary, and that an appropriate housing mix would be better secured on a site-by-site basis, in discussion with the Local Planning Authority and with regard to the district wide need identified in the Housing and Economic Development Needs Assessment (2016). It is advised that Policy H1 be amended to state that "an element of 2 bedroom houses and elderly person accommodation should be included within the overall housing mix, subject to an identified local need and in discussion with the local planning authority".	Gladman claims that there is no real data supporting the 10% figure. In fact, the figure is taken from the emerging Derbyshire Dales Local Plan.	The emerging Derbyshire Dales Local Plan identifies in the 'Housing Mix and Type' policy a series of calculations and percentages for 1,2,3 and 4 plus bed developments over 10 units. This is to ensure the delivery of a range of mix and type of residential development and that it meets the housing needs of the community. This Neighbourhood Plan is applying these percentages for 1 and 2 bed units over 10 to provide clarity until the emerging local plan is adopted. It is understood when the local plan is adopted the policy will be superseded." In Policy H1: Housing mix change para 2 to say, "For all developments over 10 units the following mix of units should be achieved: <div style="text-align: right;"> 1-bed 2-bed Market 5% 40% Affordable 40% 35% All Dwellings 15% 40% </div>

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	4.2.15		H1	... the DNP evidence base identifies that Doveridge has an ageing population. However, the Neighbourhood Plan does not consider the option of attracting a younger population to the village ...	In fact, the plan states the Doveridge Housing Needs survey identified the need to “plan positively for younger people wishing to get on the housing ladder ...” Also, the requirement for smaller housing takes account of attracting a younger population. So this comment by Gladman actually appears to support the N. Plan’s housing mix policy.	NC
	4.2.16, 4.2.17,4.2.18		CF2	Gladman supports the Plan’s intention to improve many of its services and facilities which are needed to ensure the viability and vitality of the settlement continues for future generations. It is therefore concerning to see that the Plan does seek to allocate any additional land for housing (other than that already permitted) or economic development that will assist in the delivery of these aspirations and brings into question whether these aspirations will be delivered without the appropriate level of contributions that can be brought about via residential development.	Gladman is quite correct that new housing development is a means to delivering new community facilities. New housing would help to make community facilities and services more viable. Larger housing schemes could make financial contributions. The policy enables new community facilities, but delivery is another matter. This comes down to a balance between improving community facilities, whilst also ensuring that growth is sustainable.	NC
	Section 6			“Gladman consider that the site is suitable, achievable and sustainable and is capable of accommodating sustainable growth to meet housing needs. An outline planning application for up!to 100 dwellings (including an area of land set aside for a potential medical practice or community facility) is due to be submitted to the Council in December 2016. The delivery of the proposed development at land off Babbs Lane will bring real benefits to the local community, including: - Delivering market housing to meet an identified need in the locality of Derbyshire Dales; - The proposals seek to provide 30% affordable housing;	This site is not considered necessary for inclusion in the DNP because it is not needed to meet any future housing growth in Doveridge notwithstanding any benefit which may derive from it.	NC

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				<ul style="list-style-type: none"> - The proposals will provide a noise attenuation bund and fence. Once installed the bund/fence combination and the proposed dwellings themselves will provide some noise screening from road traffic from the A50 at some of the existing residential receptors near the development site, off Derby Road, and Babbs Lane – benefiting the village; - The proposal will safeguard 0.13ha of land on site for a potential doctor's surgery. It was highlighted in the public consultation that Doveridge does not have any primary care (GP) facilities and that surgeries in the vicinity of the village are stretched. Further this has been highlighted as a community aspiration within the emerging Neighbourhood Plan. This land will be serviced and provided free of charge to the CCG and NHS for a period of five years from any planning consent; - The site will provide 2.42ha of open space provision, for the benefit of new residents and the existing wider community; - The development of 100 dwellings could be home to 230 new residents who could be expected to be economically active and in employment. Residents could generate total gross expenditure of £4.7m annually”. 		
	Section 7.1.3 (a)			<p>(a) Having regard to national policies and advise contained in guidance issued by the Secretary of State,</p> <ul style="list-style-type: none"> - Gladman contend that the strategy as currently proposed by the Doveridge Neighbourhood Plan's policies, including their supporting text, seek to constrain the delivery of sustainable housing development. This is in direct conflict with the National Planning Policy Framework. 	The comments against (a) fail to take account of the need for development to be sustainable or the legitimacy of Neighbourhood Plans setting out sustainable locations for growth.	NC
	Section 7.1.3 (d)			<p>(d) The making of the order contributes to the achievement of sustainable development</p> <ul style="list-style-type: none"> - The Neighbourhood Plan should have considered the allocation of housing land and housing reserve sites to ensure that emerging evidence of housing need is addressed in order to help minimise potential conflicts so that the Local Plan does not supersede the contents of the DNP. This is especially prevalent given that Doveridge is identified as the least environmentally constrained settlement in the District. This represents a key failing of the Neighbourhood Plan's preparation and whether it is able to contribute to the delivery of sustainable development (basic condition (d)). - The policies set out within the DNP do not reflect the 'at least' requirement set out in the emerging Derbyshire Dales Local Plan. 	The comments against (d) do not recognise that the Local Planning Authority has already made site allocations in addition to the Neighbourhood Plan provisions.	NC
	Section 7.1.3 (f)			<p>(f) The making of the order does not breach, and is otherwise compatible with EU obligations.</p> <ul style="list-style-type: none"> - The SEA/SA is a systematic process that should be undertaken at each stage of a Plans preparation. It should assess the effects of a neighbourhood plan's proposals and whether 	The DDDC has been consulted throughout the process of developing the DNP The DDDC were asked to screen the	No further action required.

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				<p>upon the draft version of the Derbyshire Dales Local Plan in May 2016 where it was stated that 150 dwellings are planned to come forward at sites around Doveridge. Whilst these sites would be located in close proximity to the A50, it was considered that, due to the scale of development planned, there would be no significant impacts on the operation of the A50. Highways England considers that this planned scale of development could be referenced within the Neighbourhood Plan for clarity.</p> <p>Highways England acknowledges Policy T1: Sustainable Transport, Safety and Accessibility which states that all new development proposals should be addressed in relation to these elements. This is welcomed by Highways England as a means of reducing the impact of growth on the operation of the SRN.</p> <p>It is further acknowledged that the Council has undertaken community engagement in order to identify key issues and themes prevalent across the Plan area. A SWOT analysis table has been included within the Plan which sets out these issues and noise pollution from the A50 is listed as a 'threat'. Highways England considers that noise will be a factor to be considered by the local planning authority as part of the development management process for all future developments in Doveridge which are close to the A50.</p> <p>Highways England has no further comments to provide and trusts that the above is useful in the progression of the Doveridge Neighbourhood Development Plan.</p>		
23	Derbyshire County Council	P23		<p>Officer comments Doveridge the Place</p> <p>Education The position statement given to the group by Derbyshire Dales District Council(DDDC) officers is incorrect, notably in relation to the assertion on 'normal' or 'catchment' areas.</p> <p>All applications for places by parents/carers to schools in Staffordshire are 'out of area' applications, and will be dealt with as such by Staffordshire schools. The statutory duty to ensure provision of places for pupils in Doveridge rests with the Derbyshire Local authority. The normal area of a school (formerly called the catchment) is not shrunk to exclude places at a distance as described, but the admissions criteria does have a distance tie break for pupils out of the catchment or normal area.</p> <p>As officers of DDDC state, any expansion of places required because of housing within the normal area of the school at Doveridge or indeed at Queen Elizabeth's Grammar School in Ashbourne will be funded by developer contributions to ensure sufficient places are available. The Local Authority will work with the Head Teacher in addressing this issue.</p>	Phraseology used is out of date amend plan to use correct terminology	In Education Para 3 section beginning ;"when schools" change to "when Schools are oversubscribed a distance tie break applies for pupils out of the catchment or normal area."
		P28		<p>Traffic and Transport Given that the school pick up/drop off traffic is only for fifteen minutes at the beginning and</p>	Although it is felt this is a particular	Traffic and Transport para 3

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		P42		<p>end of less than 200 days per annum, officers would consider that the description of a 'severe parking problem outside the school at start and finish times' is overstated, especially in the context of the National Planning Policy Framework.</p> <p>Land Use Policies Housing Doveridge is identified in the Derbyshire Dales Local Plan - Pre-Submission Draft Plan (PSDP) as an area to accommodate housing growth with three proposed allocations:</p> <ul style="list-style-type: none"> ● Land at Cavendish Cottage for 46 dwellings ● Land at Derby Road/Hall Drive for 85 dwellings; and ● Land at Marston Lane for 18 dwellings <p>All these sites are located within the existing Settlement Framework Boundary for Doveridge. DCC's Officers main concern is that the 'Housing' section of the DDNDP does not appear to fully recognise or reflect the three proposed housing allocations in the PSDP. They need to be included, especially if the PSDP is ultimately adopted.</p>	<p>problem because it is on a bus route and occurs for at least half an hour at each end of the school day perhaps a different word may more accurately reflect the actual situation</p>	<p>change "severe" to "serious"</p> <p>At the beginning of the section Housing page 42 'Rational and Evidence' add an additional paragraph. "Doveridge is identified in the Derbyshire Dales Local Plan - Pre-Submission Draft Plan (PSDP) as an area to accommodate housing growth with three proposed allocations:</p> <ul style="list-style-type: none"> ● Land at Cavendish Cottage for 46 dwellings ● Land at Derby Road/Hall Drive for 85 dwellings ● Land at Marston Lane for 18 dwellings <p>NC</p>
		P42	H1	<p>Notwithstanding the above, it is supported that on page 42 the two main 'purposes' are:</p> <ul style="list-style-type: none"> ● To accommodate new housing development which satisfies strategic growth requirements and fulfills local housing needs; and ● To ensure that development provides a variety of building types and tenures that contribute to a balanced and sustainable housing supply within Doveridge. 	<p>This confirms policy H1</p>	NC
		P42	H1	<p>Policy H1: housing Mix is also supported, which seeks to ensure that new housing schemes provide a mix of types and tenures that meet housing needs, including starter homes and people wanting to downsize.</p> <p>However. It is suggested that the opportunity should be taken for the DDNDP to set out some key site-specific design and layout principles and requirements for each of the allocation sites.</p>	<p>Confirms Policy H1</p> <p>Policy D1 sets out design and layout principles for all sites. Because the Parish Council has already had discussions with applicants for sites</p>	<p>NC</p> <p>NC</p>

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		P50	T1	<p>Transport and Movement</p> <p>Reference to 'sustainable means of transport' is welcomed. DCC would suggest that reference to 'The Derbyshire Cycling Plan 2016- 2030' should also be made.</p>	<p>and will work closely with them during the detailed planning stage it is felt no change is necessary.</p> <p>Useful addition noted, to be added to plan.</p>	<p>In the final paragraph after "Cycle Network" add in "referred to in the Derbyshire Cycling Plan 2016-2030"</p>
		P53	NE1	<p>Natural Environment</p> <p>The DDNDP area includes a significant proportion of countryside, and DDD would suggest therefore that the DDNDP could usefully consider the landscape beyond the village confines. A suitable objective could be: <i>To protect and enhance the valued landscape, scenic beauty and traditional architecture.</i> To fulfill the objective, DCC would suggest the addition of the following bullet point to Policy NE1: Natural Environment:</p> <p>Ensuring new development conserves and enhances landscape character.</p> <p>Alternatively, the Neighbourhood Development forum may wish to consider a more detailed policy to provide a clearer steer for development in the countryside. An example of such a policy is Landscape Policy L1 from the Idridgehay & Alton and Ashleyhay Neighbourhood Plan VIA (see below). Further details can be found on the following web site: http://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=b5959ea2bc734e9d9a528c91483413bd</p> <p><i>VIA Landscape Policy L1: In order to protect and conserve the countryside and Special landscape Area status applications for any development should reflect and enhance the distinctive landscape characteristics and settlement pattern of the Neighbourhood Area. Any proposal for development will therefore be required to</i></p> <p><i>a) be located within or adjacent to the enclosed areas immediately surrounding traditional farmsteads and house sites if at all possible;</i></p> <p><i>b) reflect the distinctive character of the landscape and its scenic beauty;</i></p> <p><i>c) respect the setting of any group of houses or single farmstead;</i></p> <p><i>d) be of a size and scale that is proportionate to surrounding buildings;</i></p> <p><i>e) respect the character of surrounding buildings;</i></p> <p><i>f) be not unduly prominent in the landscape;</i></p> <p><i>g) occupy a footprint no larger than the</i></p>	<p>This advice offered by DCC is accepted because it helps to strengthen protection of the landscape beyond the village confines.</p>	<p>Under Natural Environment Purpose Add an extra objective: "To protect and enhance the valued landscape, scenic beauty and traditional architecture."</p> <p>Under Natural Environment amend policy NE1 Natural Environment to include the following bullet point: "Ensuring new development conserves and enhances landscape character."</p>

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				<p><i>original, if the application is for the replacement of an existing building; and h) meet the above requirements without contributing to a cumulative effect that has adverse impact on the visual amenity of the area.</i></p> <p>I hope the above comments are helpful, and can be taken into account in the Submitted version of the Plan. Please contact me on 01629 539810 if you wish to discuss the comments further.</p>		
24	Derbyshire Dales District Council	(P3)3 (P4)4 (P6)6 (P7)7 (P10)10 (P10/11)10 (P11)10		<p>Change Policy to Practice</p> <p>The NP should focus on land use matters and policies should associated with the determination of planning applications - anything that is not land use related is in effect an aspiration for the community which could be part of a 'project plan' overseen by the Parish Council. It may be worth deleting this sentence.</p> <p>Neighbourhood Development Plan</p> <p>and subsequent amendments.</p> <p>This is part of the evidence base and does not form part of the strategic policies - suggest delete from list "The Derbyshire Dales District Council Strategic Housing and Employment Land Availability Assessment (SHELAA) April 2016"</p> <p>Duplicates what said previously on Page 8. "The Neighbourhood Plan itself has been led by the Doveridge Neighbourhood Plan Steering Group, which is made up of parish councillors and volunteers from the local community. In producing this draft Neighbourhood Plan the Steering Group has been supported by URS planning consultants, and neighbourhood planning specialists, Urban Vision Enterprise."</p> <p>Could be made a bit clearer that there were 2 separate consultation exercises. "The results from the 2015 work enabled the 2016 survey to focus on, and confirm and expand upon, the key issues identified previously."</p>	<p>Agreed</p> <p>Agreed</p> <p>Set this as the standard wording throughout</p> <p>Insert after 2012</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed</p>	<p>Change</p> <p>Sentence deleted</p> <p>Changed throughout the document</p> <p>Changed</p> <p>Delete bullet point</p> <p>Duplication removed</p> <p>Change to; "In addition to the initial consultations carried out for the Neighbourhood Development Plan in 2015 the Parish Council was able to refer to a comprehensive questionnaire and housing needs survey carried out early in 2016 for the production of the Doveridge Neighbourhood</p>

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						Development Plan. This previous work, which involved a workshop open to all residents and held in the village hall, enabled the later 2016 surveys, to focus on, confirm and expand upon, the key issues identified previously."
		(P14) 14		Could you add in the date - 2016	Agreed	2016 added into table heading
		(P16) 15		Delete 4 th bullet point - there is no green belt around Doveridge	Agreed	Remove bullet point 4
		(P16) 15		"Boundary" Add as defined in the Derbyshire Dales Local Plan Pre-Submission Draft Plan	Agreed	After Settlement Boundary add "as defined in the Derbyshire Dales Local Plan Pre-Submission Draft Plan"
		(P17) 16		Could add in the frequency to demonstrate the benefit to the local community.	Agreed	Change to "the current hourly bus service"
		(P18) 18		"Landscape and Setting" The text that follows doesn't really discuss the landscape more the evolution of the village and its main vernacular architectural styles. Maybe the title of the section should be Village Development & Vernacular ? The landscape sensitivity report provides a background on landscape setting for the village.	Agreed	Change section heading to; "Village Development and Vernacular"
		(P20) 20		"Preservation Issues" Again - this title doesn't really capture the text that follows - maybe it should be titled Trees and Hedgerows ??	Agreed	Change section heading to; "Trees and Hedgerows"
		(P21) 20		"However, the parish offers a diverse range of natural habitats noted by the Derbyshire Wildlife Trust as being of ecological significance and designated on their map of the area provided to us on the 13th September 2016." Why not include the map in the document so that the evidence can speak for itself.	There is a need to clarify.	At the end of the sentence add (see page 56)
		(P23) 23		These two both say the same thing - and need some editing - can also refer to development within the village being able to provide places by way of financial contributions so the situation with regards to the school may be different going forward to the picture being painted of threats to education within the village.	Agree there is duplication The financial contributions are mentioned in paragraph three	Remove the first paragraph. NC
				"When schools are oversubscribed their		

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		(P24) 23		<p>catchment areas are shrunk to exclude places furthest distance from the affected schools. Doveridge is therefore vulnerable being 2 to 3 miles from Uttoxeter schools and in a different county."</p> <p>In the District Council's Duty to Cooperate Statement January 2016 it sets out: Doveridge - Some capacity exists at school - Now seeing significant growth in Uttoxeter and Staffs Schools and as result it is likely that school will retain more pupils in the future. There is also some scope for expansion at the school to accommodate additional housing within the village.</p> <p>In his response to Derbyshire Dales Draft Local Plan the Strategic Director of Derbyshire County Council stated re Doveridge: It is likely that current planning applications will utilise the available surplus and projected surplus capacity at the primary school. In future, any further residential development will likely result in a requirement for the provision of additional primary school places, to be funded by developers. At secondary level, QEGS is defined as the normal area school (although exercising parental preference for places in Staffordshire may be the usual practice - see comments below).</p> <p>By whom ? This would be a commercial venture and not related to DCC education provision. "It has been identified that the Primary School would benefit from a custom built Pre-School on site."</p>	Agree this needs further clarification	Change paragraph to; "It has been identified in the questionnaire that the Pre-school Playgroup and Primary School would benefit from a custom built Pre-School on site. This would have to be a commercial project undertaken by the Parish Council."
		(P25) 25		<p>language of 'we' is inconsistent with the rest of the document - needs some editorial review to ensure that there is consistency in style etc..</p> <p>"As part of the evidence base for the Neighbourhood Plan we have identified and mapped our core local services currently</p>	Agreed	Change paragraph to; "The evidence base for the Neighbourhood Development Plan has

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				<p>within Doveridge. In addition we have a mobile library service that visits on Tuesday fortnightly for two hours. These are illustrated on the following plan: “</p>		<p>identified and mapped the core local services currently within Doveridge. In addition there is a mobile library service that visits on Tuesdays fortnightly for two hours. These are illustrated on the following plan:”</p>
		(P28) 28		<p>The historic nature of the village is reflected in the width of the roads through the village. One consequence is that on occasions buses come into conflict with cars parked on Alms Road and High Street. Similar problems can occur at drop off and pick up times outside the school.</p>	<p>Agree some rewording is necessary</p>	<p>Change second paragraph to;</p> <p>The historic nature of the village is reflected in the width of the roads in the village. The narrowness of the roads causes particular problems on Alms Road and the High Street where there is little off-road parking resulting in kerb side parking.</p>
		(P28) 28		<p>Have DCC been asked to review this as part of any traffic management arrangements in the village ?</p> <p>“The narrowness of the roads causes particular problems on Alms Road and the High Street where there is little off-road parking resulting in kerb side parking. This is the main bus route through the village. There is also a severe parking problem outside the school at start and finish times. This is also on the bus route.”</p>	<p>DCC response page 27 of this document.</p>	<p>Wording of third paragraph changed to address submission to; Problems can occur at drop off and pick up times outside the school.</p>
		(P28) 28		<p>Maybe there is a need to combine this with para above as its saying essentially the same thing ??</p> <p>There are also other significant pinch points at Baker’s Lane, Lower Street, Hall Lane, Pickleys Lane, Pump Lane, Cook Lane and parts of High Street. However a key characteristic of the village is the well established hedgerows and any widening schemes would be detrimental to this key asset.</p>	<p>Not agreed. This para expands on the one above and raises additional issues.</p>	<p>NC</p>
		(P29) 29		<p>“Derbyshire County Council has no plans at the moment to pay for the introduction of more bus services in the Doveridge area in the immediate future.”</p>		
				<p>May need to identify to what extent development in the area can provide capacity for public transport by way of funding</p>	<p>Not agreed. This is an issue for DCC and DDDC</p>	<p>NC</p>

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		(P29) 29		enhancements to existing routes etc. “There are only privately funded school buses to Middle Schools and Alleynes High School in Uttoxeter, and Queen Elizabeth’s Grammar School (QEGS) in Ashbourne.” Is there any Community transport that serves the village that might be an alternative to regular public transport?	planners. No	NC
		(P30) 30		Water Supply There are problems with water purity and pressure in parts of the village. Some of the old cast iron water pipes were cement lined a number of years ago. No comments have been made to support this view by STWA	Extra wording needed to explain the inclusion of this statement.	There are problems with water purity and pressure in parts of the village. Some of the old cast iron water pipes were cement lined a number of years ago. Meetings have been held between STWA and individual local residents to address these issues.
		(P35) 35		the evidence base is not these four documents - if fact only one the SHELAA can be seen as evidence - the extent of the evidence base can be found on the District Council's website. “The evidence base behind the emerging Local Plan has informed the Neighbourhood Plan.”	Agreed	Change “evidence base” to “documents referred to”
		(P38) 38		The SHELAA is evidence it does not allocate sites - this is done in the Local Plan. The Local Plan now allocates 149 dwellings and you may want to mention that a further 70 dwellings have the benefit of planning permission on land at Bakers Lane. “The Derbyshire Dales SHELAA 2016 states that Doveridge has a strategic housing allocation of 219 homes over the Local Plan period of which 70 have been achieved as windfall (Land East of Bakers lane, Doveridge 15/00389/OUT).”	Agreed	Change to; “The Local Plan now allocates 149 dwellings in Doveridge. A further 70 dwellings have the benefit of outline planning permission on land at Bakers Lane Doveridge (Land East of Bakers Lane, Doveridge 15/00389/OUT).”
		(P38) 38	R1	Policy Title could be used to make clear its purpose eg Infill Development within the Settlement Development Boundary of Doveridge. A justification why this is needed when compared to Policy S4 in the Local Plan would help justify its inclusion further.	Agreed	Change title to; Policy R1: Infill Development within the Settlement Development Boundary of Doveridge

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		(P38) 38	R1	Policy R1: Doveridge Settlement Boundary Would be better if this term was defined "small infill sites"	Agreed	"Development of small infill sites of 2 residential units or less within the Doveridge Settlement Boundary will be permitted providing it:"
		(P40) 40	D1	Bear in mind when the NP is subject to public consultation that the Government has sought to reduce the burden on developers by removing the requirement for them to adhere to local codes such as the Building for Life 12 Standard, regardless of what merit it has to improving the overall quality of new development. Developers may therefore seek to have this policy removed as being too burdensome on development costs. "Policy D1 is influenced by nationally established design principles in the form of Building For Life 12, published by the Design Council."	Although government requirements have changed this should be kept as an aspiration.	NC
		(P40) 40	D1	Again it would be useful to have some commentary within NP to set out why this policy is required when compared to Policy PD1 and Others in the Local Plan. "Policy D1: Design of New Development" New development in Doveridge must be designed to be safe, convenient, sustainable and complement the existing character."	This policy to be retained but amendments made.	Add in some additional explanatory text particular to Doveridge. "Policy D1: Design of New Development" New development in Doveridge must be designed to be safe, convenient, sustainable and complement the existing character of this historic village which has evolved over many centuries."
		(P42) 42	H1	What is defined as a starter home ? "starter homes"	Clarify	including starter homes (Affordable Homes for first time buyers)
		(P42) 42	H1	What is defined as a unit suitable for the elderly ? "New housing development of more than 10 houses must incorporate at least one unit suitable for the elderly and in addition one unit of 2 bedrooms or less per 10 houses. "	Change to meet current policy	For all developments over 10 units the following mix of units should be achieved: 1-bed 2-bed Market 5% 40% Affordable 40% 35%

Comment number	Person or Organisation	Page	Policy No	Summary of Comments	Response	Action - change made to plan, or no change (NC)
		(P45) 45	BE1	<p>Whilst Broadband speeds are important to business - it seems a bit tangential to Policy BE1 - should some of this be in the context section under broadband ?</p> <p>“Through community engagement, lack of high-speed broadband across the parish and poor mobile phone reception have been identified as key concerns. Currently there are some areas of the Parish that do not have fibre optic connection or still have a poor broadband service. People highlighted the need for 3G/4G telecommunications coverage across the Parish.</p> <p>The issue of connectivity is not only raised by the community but also in the Derbyshire Dales Economic Plan 2014-2019 which states it aims to enable the creation of more higher value jobs within the district, identifying four priority areas for investment. These include:</p> <ul style="list-style-type: none"> ☑ Growing Micro Businesses; ☑ Vibrant market towns as employment and service centres; ☑ Broadband speed and access in rural communities; ☑ Increasing quality employment opportunities for young people in rural areas; <p>The emerging Local Plan states that the poor availability of fast broadband is a major issue in the plan area, particularly the rural area. Where broadband is available, the level of service provided and speed of connection is often significantly slower when compared to the urban areas. The lack of broadband is a significant deterrent to business growth and new businesses establishing in these areas and in encouraging further home working. Enhancements to broadband provision and ICT infrastructure will be pursued with partners. According to the government’s Broad Band UK office (BDUK) the Government’s national target is for 95% of people in each local authority area to be put within reach of a fixed line “<i>superfast broadband</i>” service by 2017, which has for the most part been described as a service that offers “<i>speeds of greater than 24 Megabits per second</i>” (i.e. 24Mbps+, or 25Mbps).</p> <p>The provision of infrastructure with particular reference to fibre broadband is considered an essential element to enable a sustainable community, not only in terms of economic factors such as sustainable live/work patterns and reducing car journeys but also for inclusivity and social factors as a critical part of current lifestyles.”</p>	<p>Partially agreed. The first 3 paragraphs apply to the Development of business and employment in Doveridge.</p> <p>This would be better in policy BE2</p>	<p>All Dwellings 15% 40%</p> <p>NC</p> <p>Move to policy BE2 High-Speed Connectivity.</p>
		(P45) 45	BE1	<p>Again a justification why this policy is required compared to Policy EC1 and EC3 in the Local Plan</p> <p>what is meant by the local environment ?</p> <p>Policy BE1: Commercial and Industrial</p>	<p>Agreed add in reasons pertinent to Doveridge</p>	<p>Change to; “Doveridge has few employment opportunities and therefore new development or changes of use to</p>

Comment number	Person or Organisation	Page	Policy No	Summary of Comments	Response	Action - change made to plan, or no change (NC)
				Development		create enterprise and employment accommodation will be approved, providing it has no significant adverse impact on residential amenity within Doveridge. Change of use of agricultural buildings within the undeveloped area of the Parish will be approved, where there is no significant harm to the characteristic of the countryside in which Doveridge is set."
		(P46) 45	BE1	This would be better in the policy as it then defines matters much more accurately. "This includes consideration of noise, disturbance, air pollution, traffic movement, visual impacts, dust, vibrations and other impacts."	Agreed	Moved to policy BE1 "This includes consideration of noise, disturbance, air pollution, traffic movement, visual impacts, dust, vibrations and other impacts."
		(P46) 45	BE2	Whilst it is acknowledged that not all Doveridge has high speed connectivity it is not clear what this policy is asking for - is it asking for the Internet connection or for provision of the fibre into the site or just the opportunity for the fibre to be ducted around the site ? It is highly unlikely that planning would be refused because the internet speed is not fast enough when this is outside of the developers control.	Agreed	Change policy title to "Internet Connectivity" and remove "high speed" from bullet point one. Remove "speed will be sufficient" in final paragraph.
		(P46) 45	BE2	Policy BE2 High-Speed Connectivity the application section makes it much clearer what your aims are 'is ready for' - the policy does not match the application aspect and should be modified accordingly. "ensure new development is ready for connection to faster services"	Agreed	Add third bullet point; "ensure new development is ready for connection to faster services"
		(P46/ 47) 47	BE3	Should the Rationale and Evidence include something a bit more on homeworking ? What is the specific justification for this policy in the context of the Doveridge that the Local Plan can't address adequately enough ? Policy BE3 Home working Businesses operating from home will be approved, providing that there is no adverse impact on residential amenities in the	Agreed	Change policy to; "Doveridge has few employment opportunities due to its location away from major Business Centres and therefore businesses

Comment number	Person or Organisation	Page	Policy No	Summary of Comments	Response	Action - change made to plan, or no change (NC)
		(P49) 49		<p>surrounding area.</p> <p>Are there any plans to bring these forward ? The plan in the context section indicates that there are no plans for the provision of a medical facility within the village - should this be cross referred ?</p> <p>If there is a specific proposal for any of these then the plan provides the opportunity for the allocation of land for such a specific use.</p> <p>“Community consultation for this Neighbourhood Plan, and survey evidence gathered for the previously proposed Doveridge Village Plan, identified the following community facilities which local people think are needed in Doveridge:</p> <ol style="list-style-type: none"> 1. Cricket Pitch 2. Medical practice 3. Outdoor equipment for teenagers including a meeting place for teenagers. 4. Outdoor Gym with some provision for older residents. 5. Play facilities” 	Agreed	<p>operating from home will be approved, provided that there is no adverse impact on residential amenities in the surrounding area. The potential harm to amenities could include visual impacts, noise, traffic movements and open storage.”</p> <p>Change to; “Community consultation for this Neighbourhood Development Plan plus survey evidence gathered for the previously proposed Doveridge Village Plan, identified the following community facilities which local people think are needed in Doveridge:</p> <ol style="list-style-type: none"> 1. Cricket Pitch 2. Pre-School on the Primary School site 3. Outdoor equipment for teenagers including a meeting place for teenagers 4. Outdoor Gym with some provision for older residents 5. Play facilities. 6. Medical Practice (Information from East Staffordshire Clinical Commissioning group states this is not current policy see page 17) <p>The Pre-School provision on the Primary School site is a key</p>

Comment number	Person or Organisation	Page	Policy No	Summary of Comments	Response	Action - change made to plan, or no change (NC)
						consideration which the Parish Council will seek to pursue as a project to improve Community Assets."
		(P50) 49	CF1	Again I would justify why this policy is required as it is for Doveridge in the context of the Local Plan policies S11 and HC15. Policy CF1: Community Facilities	Agreed	Change to; Policy CF1: Community Facilities intended to expand and improve the existing community assets.
		(P50) 49	CF1	This part of the policy could be reworded to make it clear how the policy operates - it may even be better if worded - Planning Permission for development likely to have an adverse impact upon an identified community asset will be refused planning permission, except where an alternative, better quality and easily accessible facility can be provided. "Planning Permission will be granted for development proposals that enhance or improve identified community assets. (SUBJECT TO POLICY CF2 OVERLEAF) Development proposals that affect Community Facilities will be approved providing they enhance the asset and do not result in the loss of, or have an adverse effect on, the facility. An exception to this is where alternative facilities are provided."	Agreed	Reword as suggested; "Planning permission for development likely to have an adverse impact upon an identified Community asset will be refused planning permission, except where an alternative, better quality and easily accessible facility can be provided. Planning permission will be granted development proposals that enhance or improve identified community assets An exception to this is where alternative facilities are provided."
		(P51) 50	CF2	This duplicates Policy HC15 in the Local Plan and I'm not sure that this policy is required - if it is considered appropriate then it would be worthwhile justifying why it is required for Doveridge in the context of the Local Plan policy. Policy CF2 Provision of New Community Facilities	Agreed	Delete policy CF2
		(P52) 51	T1	These are usually a matter for the Parish Council to take forward with the County	Some further explanation needed on this identified	After the word "improvement" add;

Comment number	Person or Organisation	Page	Policy No	Summary of Comments	Response	Action - change made to plan, or no change (NC)
				<p>Council, and only normally taken into account in the determination of a planning application where it is directly related to a development proposal.</p> <p>“Through the community questionnaire it was identified that High Street, Alms Road, and Derby Road need improved pavements for pedestrian safety and movement around the village. These were areas identified in need of improvement. It is evident from being within the village and through discussions with the community that pedestrian movement linking village services and joining the network of footpaths for recreational use is key to the community.”</p>	important issue.	<p>“Although these are issues that are appropriate for the Parish Council to take forward with the County Council, any further development proposals should aim to ensure that pedestrian movement linking village services and joining the network of footpaths for recreational use is key to the community.”</p>
		(P53) 52	T1	<p>This is an area where again the Government has sought to reduce the burden on developers by not requiring car parking spaces to prescribed limits - rather to have to take them into account.</p> <p>“For commercial development, demonstrating that servicing facilities and parking are sufficient for employees and visitors without adding to on-street parking.”</p>	Agree a small change to the wording	Change “demonstrating that” to “take into account that”
		(P53) 52	T1	<p>Green Travel Plans and their requirements may be better situated in within the policy itself.</p> <p>“Larger development proposals should be accompanied by a green travel plan, setting out how use of sustainable transport will be enabled and how mitigations of traffic impacts will be managed. This should include an emphasis on pedestrian convenience.”</p> <p>Again reference to mitigation may be useful in the policy itself otherwise mitigation may not be capable of being sought.</p> <p>“To mitigate impacts, developer contributions may be sought to support public transport and provision for walking and cycling.”</p>	Agreed	Insert into bullet point 5 of policy T1 an extra sentence; “Larger development proposals should be accompanied by a green travel plan.”
		(P55) 54	NE1	<p>Potential duplication of PD3, PD4, PD5 and PD6 - so I would again seek to justify why this policy is required in the context of Doveridge when policies are already included in the Local Plan.</p> <p>“Policy NE1: Natural Environment</p> <p>Development will be approved where it does not have any significant adverse impacts on the natural environment. This includes: “</p>	Agreed	Insert an additional sentence into bullet point one saying; “Developer contributions may be sought to mitigate impacts.”
				<p>Potential duplication of PD3, PD4, PD5 and PD6 - so I would again seek to justify why this policy is required in the context of Doveridge when policies are already included in the Local Plan.</p> <p>“Policy NE1: Natural Environment</p> <p>Development will be approved where it does not have any significant adverse impacts on the natural environment. This includes: “</p>	This was identified as a major area of concern to the village. It should therefore be retained but particularised to Doveridge.	<p>Change beginning to;</p> <p>“Doveridge, as a village mentioned in the Doomsday Book, has evolved a unique, diverse and highly valued natural environment.</p> <p>Development therefore will be</p>

Comment number	Person or Organisation	Page	Policy No	Summary of Comments	Response	Action - change made to plan, or no change (NC)
						approved where it does not have any significant adverse impacts on the natural environment. This involves:"

Appendix C

Copies of documentation

Village Neighbourhood Plan Consultation Workshop

We are running a Workshop in the Village Hall to ask you what you think about our village and what you would like its future to be.

We need your thoughts as evidence from which we will begin to write our Neighbourhood Plan. We need to provide the examiner with evidence that we have consulted widely with the village or the Plan will not be accepted.

CHILDREN ARE WELCOME: Come and enter our Doveridge Colouring Competition.

THIS IS YOUR CHANCE! Please make every effort to drop in for coffee or tea and cake. Look at our stands and give us your opinions. Meet the members of the Neighbourhood Plan Steering Committee who have been working so hard on your behalf.



THIS IS NOT AN ELECTION. WE NEED YOU ALL TO TURN OUT.

HELP TO PLAN OUR VILLAGE FOR THE NEXT 15 YEARS.



Monday 18th January, 6pm–8pm
Doveridge Village Hall
Drop in for a tea or coffee and cake

Over the next few months a team of us will construct our Neighbourhood Plan to protect and improve our environment for the future.

Doveridge residents this is your chance to be involved.
It's your community!

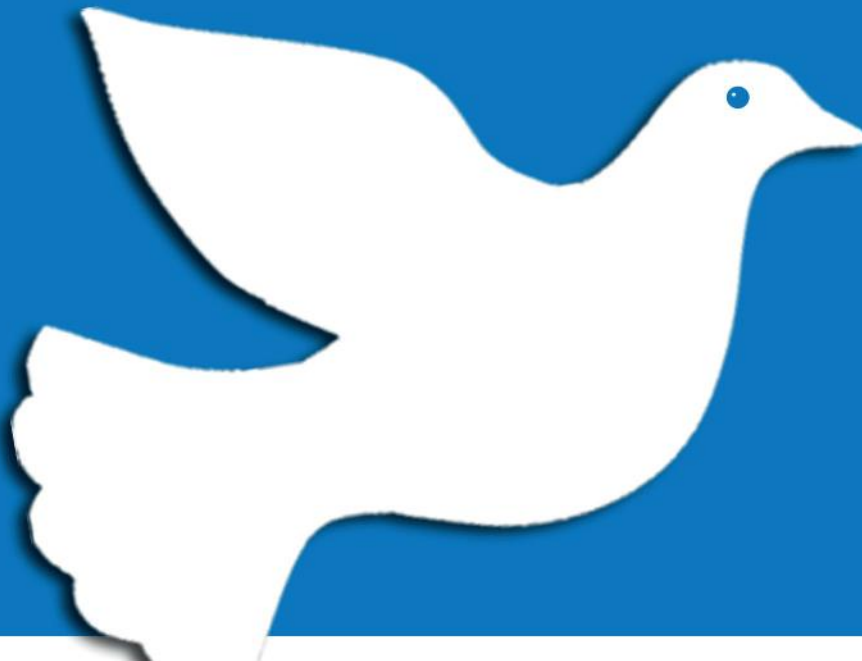


**Doveridge
Parish Council
Neighbourhood
Forum**

We want you to have your say - tell us what you think.
Help us to shape the future of our village and parish.
There will be lots of ways to contribute.

See local posters, visit our website or email us.

Suggestions and ideas are welcome right now. Feed the dove with your ideas and drop into the boxes in the Village Shop, the Club or the Pub. All forms will be entered into our prize draw for a £50 voucher to spend in any of the above businesses.



Please keep me informed.

Name: _____ Telephone: _____

Email: _____ Postcode: _____

Contact us now by email: doveridgeneighbourhoodforum@gmail.com

Web address: doveridge/village.org

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**Monday 18th January, 6pm–8pm
Doveridge Village Hall**

Drop in for a tea or coffee and cake

What is a Neighbourhood Plan and what are its benefits?

A Neighbourhood Plan is a community- led framework for guiding the future development, regeneration and conservation of an area. A Neighbourhood Plan is about the use and development of land and may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development. It may deal with a wide range of social, economic and environmental issues (such as housing, employment, heritage and transport) or it may focus on one or two issues only. These may be issues that are relevant to the whole neighbourhood or just part of the neighbourhood. This is for those producing the plan to decide.

The Neighbourhood Plan is a statutory document and will be part of the plan for the area, if successful at referendum. This statutory status gives it far more weight than some other local documents such as, parish plans, community plans and village design statements.

The Benefits Include:

1. The plan will have statutory status and can influence planning decisions.
2. More say on detailed matters than the District Councils's Local Plan
3. Community led
4. Possible influence on other council activities.
5. Opportunity to specify which sites will be developed.
6. Begins a dialogue with a range of organisations.
7. Can encourage community projects and self- build initiatives.

We would like to welcome you as a Local Partner in the formation of Doveridge Parish Neighbourhood Plan. We welcome your input into the ideas and evidence as we are writing the Plan and hope you will be able to attend the consultation sessions we will be holding throughout the whole process. This is your opportunity to have your say about the future of the Doveridge Parish for the next fifteen years.

Consultation for the draft Doveridge Village Neighbourhood Plan

The draft Doveridge Neighbourhood Plan is now complete and ready for your comments. The Plan sets out policies in respect of Standards of Environment and Land Use, Parking, Local Green Spaces and Facilities, as well as Building Types and Standards.

We have made it available for you to see in a variety of ways:

- On the Doveridge Village website:
www.doveridge-village.org
 - Printed versions can be viewed (during normal opening hours) at:
 - Doveridge Village Shop
 - Doveridge Village Club
 - Doveridge Village Hall
 - Doveridge Village School
 - St. Cuthbert's Church
 - Cavendish Arms
- Comment forms are available at each location.
- Request an electronic copy by emailing:
doveridgevillageforum@gmail.com
 - A Consultation Workshop in the Village Hall. See below for details.



Neighbourhood Plan Consultation Workshop Doveridge Village Hall – 31st October, 4pm–7pm

Refreshments available and Halloween treats and a Halloween Colouring Competition for children.

Doveridge Neighbourhood Plan Publicity Consultation (Regulation 14)

Response Form:

Doveridge Parish Council and Neighbourhood Plan Steering Group have prepared a Neighbourhood Plan and would like your comments. The consultation runs until 17:00 hrs on Tuesday 6th December 2016. . Please note that any personal information provided will be processed by Doveridge Parish Council in line with the Data Protection Act 1998.

Please fill in your details in the boxes below:

Full name:

Organisation represented (if applicable):

Address (including postcode):

Telephone number:

Email address:

Please use a separate form for each representation.

Please state which part of the Neighbourhood Development Plan (for example which section, objective or policy) your representation refers to.

Policy Number -

Please use the space below to make comments on this part of the Plan.

Please email this completed form to

doveridgeneighbourhoodforum@gmail.com

or pop it into the box at the Village Shop.

or mail it to:

**26 High St,
Doveridge,
Ashbourne**

DE6 5NA

by 17:00 hrs on Tuesday 6th December 2016

Appendix D – Gladman’s Representation

“Gladman Developments Representations to Doveridge NP Regulation 14 Consultation-1”

Doveridge Neighbourhood Plan

Regulation 14 consultation

Gladman Developments Ltd

Doveridge Neighbourhood Plan

Regulation 14 consultation



November 2016

1 INTRODUCTION

1.1 Context

- 1.1.1 These representations provide the response of Gladman Developments Ltd (hereafter referred to as "Gladman") to the current consultation held by Doveridge Parish Council (DPC) on the pre-submission version of the Doveridge Neighbourhood Plan (DNP) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 1.1.2 Through these representations, Gladman seeks to clarify the relationship of the DNP to both national and local policy requirements. This submission provides an analysis of the neighbourhood plan as currently proposed, highlighting areas in which we feel the document currently lacks clarity and would benefit from amendments to several policies to ensure the Plan accords with the provisions required by national planning policy and guidance.
- 1.1.3 Upon reviewing the pre-submission version of the DNP, it is considered that the Plan should reconsider its position and its potential to deliver additional housing growth to meet the district's housing needs. The use of a number of restrictive policy tools is particularly concerning given that the emerging Local Plan identifies Doveridge as a location capable of supporting future growth opportunities. Accordingly, it would be prudent of the Parish Council to review this position and ensure that sufficient contingency measures are included in the Neighbourhood Plan, such as the allocation of additional land for residential development.
- 1.1.4 Gladman would like to assist the Parish Council in helping to the refine the contents of the draft neighbourhood plan to ensure that it is found in conformity with the basic conditions and invite the Parish Council to contact us in this regard.

2 LEGAL REQUIREMENTS, NATIONAL POLICY & JUDGMENTS

2.1 Legal Requirements

2.1.1 Before a neighbourhood plan can proceed to referendum, it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The Basic conditions that the DNP must meet are as follows:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;
- d) The making of the order contributes to the achievement of sustainable development;
- e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
- f) The making of the order does not breach, and is otherwise compatible with, EU obligations.

2.2 National Planning Policy Framework

2.2.1 The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so, it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet identified development needs.

2.2.2 At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs (OAN) for housing, with sufficient flexibility to adapt to rapid change. This requirement is also applicable to neighbourhood plans.

2.2.3 The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the Framework makes clear that qualifying bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development that plan positively to support local development.

2.2.4 Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support

sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

- 2.2.5 Paragraph 49 of the Framework is clear that *'relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'*. This applies not only to statutory development plan documents but is also applicable to both emerging and 'made' neighbourhood plans. This has also been confirmed in the High Court¹.
- 2.2.6 Paragraph 184 of the Framework makes clear that the ambition of the neighbourhood plan should be aligned with the strategic needs and priorities of the wider area. To facilitate this, local planning authorities (LPAs) will need to set out clearly their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. Where a neighbourhood plan proceeds in advance of the adoption of a Framework-compliant Local Plan, this will create uncertainty as to whether the neighbourhood plan provides an appropriate basis for the spatial approach contained in its administrative area.

2.3 Planning Practice Guidance

- 2.3.1 It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted development plan. The requirements of the Framework have now been supplemented by the publication of Planning Practice Guidance (PPG).
- 2.3.2 On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan. In particular, the changes to the PPG stress the importance of considering housing reserve sites, and providing indicative delivery timetables to ensure that emerging evidence of housing needs is addressed to help minimise any potential conflicts that can arise and are not overridden by a new Local Plan. In this circumstance we refer to the emerging Derbyshire Dales Local Plan.
- 2.3.3 On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying bodies anticipated timescales in this regard.
- 2.3.4 Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded.

¹ Woodcock Holdings v SSCLG [2015] EWHC 1173 (Admin)

Accordingly, the DNP will need to be updated so that it takes into account the latest guidance issued by the Secretary of State so that it can be found in compliance with basic condition (a), (d) and (e).

3 DEVELOPMENT PLAN

3.1 Adopted Development Plan

3.1.1 To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in an adopted Local Plan.

3.1.2 The current Development Plan relevant to the preparation of the DNP consists of the 'saved' policies of the Derbyshire Dales Local Plan (2005). The adopted Development Plan covers the period to 2011 and was prepared in accordance with a previous era in national planning policy and guidance. The Framework supersedes the contents of the adopted Development Plan requiring local planning authorities to identify and meet its objectively assessed needs (OAN) for housing in full. Accordingly, in the absence of a Framework and PPG compliant Local Plan the requirements of the Framework take precedence.

3.2 Emerging Derbyshire Dales Local Plan

3.2.1 To meet the requirements of the Framework, the Council has commenced work on its new Local Plan. To achieve this, the emerging Derbyshire Dales Local Plan will set out the overarching planning strategy for the district and will set out the spatial planning policies for development including allocations to 2033 in order to meet identified development. The Council consulted on the Pre-Submission version of the Local Plan between August and September 2016. There are however a number of significant outstanding objections, particularly in relation to the proposed housing requirement and housing land supply. Nevertheless, the emerging DDLP provides an indication as to the Council's current objectives for development in the District.

3.2.2 The Derbyshire Dales Housing and Economic Development Needs Assessment (HEDNA 2015) identifies that the objectively assessed need for the whole of Derbyshire Dales, including areas within the National Park, for the period 2013 - 2033 should be 322 dwellings per annum or an overall figure of 6,440. Emerging Local Plan Policy S6 "Strategic Housing Development" states that the Council will accommodate **at least** 6,440 dwellings over the period 2013-2033, and, in order to accommodate this requirement, sufficient land will be identified to accommodate at least 3,188 dwellings on new sites allocated in Policy HC2. Emerging Policy HC2 allocates three for development in Doveridge, totalling 149 dwellings.

3.2.3 The HEDNA report provides there is need of 112 affordable homes per annum. A 30% affordable requirement against the annual requirement of 322 will only deliver 97 units per annum, leaving the LPA short of 15 affordable per year, and 300 over the plan period. The allocation of additional Sites through the Neighbourhood would help to meet this shortfall.

3.2.4 As part of the evidence base, Derbyshire Dales DC have completed a Settlement Assessment to inform the emerging Local Plan. Each of the 23 settlements analysed was given a score for its

economic, environmental and social characteristics. Doveridge was considered the 6th most suitable settlement to accommodate growth. Notably, Doveridge is identified as the least environmentally constrained settlement in the District.

- 3.2.5 Within emerging Policy S6, Doveridge is designated as one of 9 larger villages (Tier 3) within the District, described as: *"typically larger villages with reasonable accessibility to services and facilities."*

- 3.2.6 Importantly, emerging Policy S6 'Strategic Housing Development' makes clear that the Local Plan will provide for a 'at least' 6,440 dwellings to 2033. The use of minimum housing targets have previously been considered in Examiner's Reports for 'made' neighbourhood plans. An Examiner's Report for the Slaugham Neighbourhood Plan² in Mid Sussex stated that *'given the strategic objective of the plan refers to 'at least 130' I assume it is to be a minimum. If it were to be a maximum this would not allow for the flexibility the Framework seeks in responding to changing conditions.'* This has further been considered in the Examiner's Report to the Billesdon Neighbourhood Plan³ in Harborough District in which the Examiner states at §24 that *'Core Strategy Policy CS2 refers to the overall housing provision for the District as a minimum, using the wording 'at least' I recommend that the reference to a target of 45 dwellings in Policy BP2 be stated as a minimum....'*

- 3.2.7 Accordingly, given the intention of the emerging Local Plan it would be considered prudent planning if the housing target for the neighbourhood area was seen as a minimum. In addition, the emerging Local Plan is still subject to independent examination and is therefore uncertain whether it will meet the district's housing needs in full. PPG provides that:

"up to date housing needs is relevant to the question of whether a housing supply policy in a Neighbourhood Plan or order contributes to the achievement of sustainable development"

(PPG, Neighbourhood Planning, Paragraph 009, Ref ID 41-009-20160211)

- 3.2.8 At present, there is significant uncertainty whether the Council is able to meet its full OAN until this is tested at Examination in Public. Accordingly, the Neighbourhood Plan should have considered the allocation of housing land and housing reserve sites to ensure that emerging evidence of housing need is addressed in order to help minimise potential conflicts so that the Local Plan does not supersede the contents of the DNP. This is especially prevalent given that Doveridge is identified as the least environmentally constrained settlement in the District. This represents a key failing of the Neighbourhood Plan's preparation and whether it is able to contribute to the delivery of sustainable development (basic condition (d)).

² http://www.midsussex.gov.uk/media/SlaughamParishNeighbourhoodPlan_Examiners_Report_Final.pdf

³ <http://mycommunity.org.uk/wp-content/uploads/2015/09/Billesdon-Examiners-Report.pdf>

4 DOVERIDGE NEIGHBOURHOOD PLAN

4.1 Context

- 4.1.1 These representations are made in response to the current consultation on the submission version of the DNP under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. This section highlights the key points that Gladman would like to raise with regard to the content of the neighbourhood plan as currently proposed.

4.2 Neighbourhood Plan Policies

Vision & Aims

- 4.2.1 The DNP sets out various vision and aims within the introductory chapter. The vision is to enable sustainable growth and development, preserve and enhance the quality of life for the community, and protect and enhance environmental quality including historical and natural characteristics of the neighbourhood.
- 4.2.2 The aims of the DNP relate to creating an excellent quality of life for residents, maintaining the sense of community, to ensure the area is safe from flood risk, reducing reliance on carbon dependence, to preserve the high quality natural environment, and promoting the parish of Doveridge as a long-term living and working settlement that meets the needs of all ages of residents and encourages businesses and employment opportunities.
- 4.2.3 It can be considered the vision and aims of the DNP are in general accordance with the principles set out in the National Planning Policy Framework and PPG. However, given that Doveridge is a settlement identified for growth within the emerging Derbyshire Dales Local Plan, it would be prudent for the vision to include a sentence relating to *"meeting the future housing needs of Derbyshire Dales"*.

Policy R1: Doveridge Settlement Boundary

- 4.2.4 Within the explanatory text of Policy R1, the DNP explains the purpose of Policy R1 is to preserve and enhance Doveridge's rural character, to focus new development in the existing settlement (in the interests of sustainability), to ensure that new development is sustainable, demonstrates high standards of design and enhances the rural character of Doveridge. The explanatory text goes onto explain that all strategic housing development will be accommodated by sites within the proposed settlement boundary.
- 4.2.5 There is some further explanatory text relating to Policy D1; it is however advised that this should be removed from Policy R1 and placed under Policy D1 for clarity.
- 4.2.6 Policy R1 is considered inconsistent with national policy and guidance. This is because any development located outside of the proposed settlement boundary would be considered contrary

to Policy R1. Arbitrarily restricting development for the sole reason of being located outside a settlement boundary does not accord with the provisions set out in the NPPF, principally the presumption in favour of sustainable development set out in paragraph 14 of the Framework, and the requirement to boost significantly the supply of housing set out in paragraph 47 of the Framework.

- 4.2.7 Furthermore, Gladman would recommend that it would be prudent for the Parish Council to allocate additional reserve sites for development. This is because at present it is not known whether the requirement set out in the emerging Derbyshire Dales Local Plan represents the Full Objective Assessment of Housing Need. If the proposed 322dpa requirement set out in the Pre-Submission version of the emerging Local Plan was to be increased as a result of the EiP, sustainable settlements such as Doveridge may be required to allocate additional sites for development. At present this would not be possible through the provisions set out in Policy R1.
- 4.2.8 Within the emerging Local Plan evidence base Doveridge was considered the 6th most suitable settlement to accommodate growth. Notably, Doveridge is also identified as the least environmentally constrained settlement in the District. It is clear that the Council identify Doveridge as a suitable and sustainable location for accommodating growth.
- 4.2.9 Gladman would recommend amending Policy R1 to ensure it is sufficiently flexible to take account of any future increases in Derbyshire Dales' housing requirement.

Policy D1 – Design of new Development

- 4.2.10 Policy D1 relates to the design of new development. The purpose of Policy D1 is to provide and promote growth opportunities for small scale development within the Settlement Boundary. Development proposals on sites in locations outside the settlement boundary will also be assessed against criteria defined in Policy D1 as well as the relevant policies in the Derbyshire Dales Local Plan. Policy D1 states that new development in Doveridge must be designed to be safe, convenient, sustainable and complement the existing character. To achieve this Policy D1 sets out a number of criteria which development proposals must meet. This includes, inter alia, responding positively to local character, being well integrated with its surroundings; preserve historic and environmental features; provide sufficient car parking; use of SUDs; and encourage the use of high quality authentic materials which complement those used in historic buildings or surfaces around the development.
- 4.2.11 Gladman support the Parish Council's desire to achieve high quality design within Doveridge, however the Parish Council should ensure Policy D1 is not overly onerous as to restrict what may otherwise be considered sustainable development in accordance with NPPF paragraph 59, 60 and 173.

- 4.2.12 Policy D1 refers to preserving existing hedgerows and country lanes. Gladman would recommend adding the phrase "wherever possible" to this criteria. Whilst retention is preferable, it should be acknowledged that the loss of small proportions of vegetation may be required in certain circumstances; such as to facilitate an appropriate site access. Policy D1 should instead ensure the level and type of mitigation being proposed secures the highest quality replacement. New planting can not only mitigate for the loss but also set to improve and enhance the existing landscape character with higher quality planting. This would better accord with the NPPF which provides at paragraph 109 that the planning system should provide net gains in biodiversity where possible.

Policy H1 – Housing Mix

- 4.2.13 Policy H1 states that future development sites (over ten dwellings) should have a minimum of 10% of the proposed number of houses suitable for the elderly and 10% of the number of houses to be a unit of 2 bedroom or less.
- 4.2.14 At present the 10% requirements set out in Policy H1 are considered arbitrary, and that an appropriate housing mix would be better secured on a site-by-site basis, in discussion with the Local Planning Authority and with regard to the district wide need identified in the Housing and Economic Development Needs Assessment (2016). It is advised that Policy H1 be amended to state that *"an element of 2 bedroom houses and elderly person accommodation should be included within the overall housing mix, subject to an identified local need and in discussion with the local planning authority"*.
- 4.2.15 Further, under Policy H1 the DNP evidence base identifies that Doveridge has an ageing population. However, the Neighbourhood Plan does not consider the option of attracting a younger population to the village, through an increase in housing above that required by the emerging Derbyshire Dales Local Plan. An ageing population represents a threat to the future vitality of Doveridge, with commensurate effects on economic activity and spending power. Attracting a younger population to the village may help to support local services and amenities, maintain the higher spending patterns of a younger demographic than those of an ageing population. This approach would accord with paragraph 55 of the NPPF which states:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby...."
(NPPF, Paragraph 55)

Policy CF2 Provision of New Community Facilities

- 4.2.16 Policy CF2 relates to the provision of new community facilities. The Policy provides that new community facilities will be approved, providing they do not have an adverse impact on the amenities of nearby residential properties or on the rural character of the village. Within the

explanatory text to Policy CF1, it is explained that community consultation for the Neighbourhood Plan identified the following community facilities which local people think are needed in Doveridge:

- Cricket Pitch
- Medical practice
- Outdoor equipment for teenagers including a meeting place for teenagers.
- Outdoor Gym with some provision for older residents.
- Play facilities

4.2.17 Gladman support the Plan's intention to improve many of its services and facilities which are needed to ensure the viability and vitality of the settlement continues for future generations. It is therefore concerning to see that the Plan does seek to allocate any additional land for housing (other than that already permitted) or economic development that will assist in the delivery of these aspirations and brings into question whether these aspirations will be delivered without the appropriate level of contributions that can be brought about via residential development.

4.2.18 For example, the development proposal at Babbs Lane includes an area of land set aside for a potential doctor's surgery / community facility; thus according with the aspirations sets out in Policy CF2. The concern is that without the provision of additional development, these facilities will not be delivered.

5 STRATEGIC ENVIRONMENTAL ASSESSMENT/SUSTAINABILITY APPRAISAL

5.1 Sustainability Appraisal

- 5.1.1 The preparation of Neighbourhood Plans falls under the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations), that require a Strategic Environmental Assessment (SEA) to be undertaken where a Plan's proposals would likely result in significant adverse environmental effects.
- 5.1.2 Through the SA/SEA, the Parish Council should ensure that the results of the SEA/SA process clearly justify its policy choices. In meeting the development needs for the area it should be clear from the results of this assessment why some policy options have progressed and others have been rejected.
- 5.1.3 The SEA/SA is a systematic process that should be undertaken at each stage of a Plans preparation. It should assess the effects of a neighbourhood plan's proposals and whether they would be likely to have significant environmental effects and whether the Plan is capable of achieving the delivery of sustainable development when judged against all reasonable alternatives.
- 5.1.4 The SEA/SA should be able to clearly justify its policy choices and it should be clear from the results of the assessment why some policies have been progressed, and others have been rejected. This must be undertaken through a comparative and equal assessment of each reasonable alternative, in the same level of detail for both chosen and rejected alternatives. The Parish Council's decision making and scoring should be robust, justified and transparent. To ensure legal compliance, the DNP should have been assessed against all reasonable alternatives to assess whether the neighbourhood plans policies would have an adverse effect on the environment and its ability to deliver sustainable development.
- 5.1.5 No evidence has been provided with the consultation to demonstrate to those consulted whether DDDC and the Parish Council have fulfilled the terms of this requirement and therefore it has not been possible to establish whether the Directive applies in this instance. The absence of this evidence needs to be addressed and presented for the consultation to be valid and legally compliant. At present, the consultation is being undertaken without crucial evidence to provide an informed response: *R(Moseley) v Haringey LBC* [2014] UKSC 56. It is unclear if Derbyshire Dales District Council have even investigated this aspect in accordance with their statutory duty.
- 5.1.6 It is therefore fundamental to the Plans progression that a screening assessment should be undertaken to determine if an SEA is required.
- 5.1.7 The issue of adequate SEA testing is considered to be most pertinent following the recent decision made by Aylesbury Vale District Council to no longer contest a legal challenge made by Lightwood Strategic in response to the housing policies contained in the Haddenham Neighbourhood Plan

due to inaccurate scoring being applied to individual housing sites. This subsequently led to the quashing of the housing and development chapter contained in the Haddenham Neighbourhood Plan.

6 SITE SUBMISSION

- 6.1.1 The Parish Council will be aware of Gladman's land interests in Doveridge at land off Babbs Lane. A location plan and development framework plan is contained in Appendix 1 of this submission.
- 6.1.2 Gladman consider that the site is suitable, achievable and sustainable and is capable of accommodating sustainable growth to meet housing needs. An outline planning application for up to 100 dwellings (including an area of land set aside for a potential medical practice or community facility) is due to be submitted to the Council in December 2016.
- 6.1.3 The proposals offer the opportunity to deliver sustainable growth to meet housing needs for market and affordable housing. Further, the delivery of the scheme will help assist delivering the DNP's wider aspirations and goals. The delivery of the proposed development at land off Babbs Lane will bring real benefits to the local community, including:
- Delivering market housing to meet an identified need in the locality of Derbyshire Dales;
 - The proposals seek to provide 30% affordable housing;
 - The proposals will provide a noise attenuation bund and fence. Once installed the bund/fence combination and the proposed dwellings themselves will provide some noise screening from road traffic from the A50 at some of the existing residential receptors near the development site, off Derby Road, and Babbs Lane – benefitting the village;
 - The proposal will safeguard 0.13ha of land on site for a potential doctor's surgery. It was highlighted in the public consultation that Doveridge does not have any primary care (GP) facilities and that surgeries in the vicinity of the village are stretched. Further this has been highlighted as a community aspiration within the emerging Neighbourhood Plan. This land will be serviced and provided free of charge to the CCG and NHS for a period of five years from any planning consent;
 - The site will provide 2.42ha of open space provision, for the benefit of new residents and the existing wider community;
 - The development of 100 dwellings could be home to 230 new residents who could be expected to be economically active and in employment. Residents could generate total gross expenditure of £4.7m annually.
- 6.1.4 The above outlines only some of the key benefits that development in this location will provide and we therefore request that the Parish Council give its full regard to the pending planning application and its potential to be included within the Neighbourhood Plan as a housing allocation.

7 CONCLUSIONS

7.1 Assessment against the basic conditions

- 7.1.1 Gladman recognise the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national policy and the up-to-date strategic requirements for the wider local authority area.
- 7.1.2 Through this consultation response, Gladman have sought to clarify the relationship of the DNP as currently proposed with the requirements of national planning policy and the wider development needs and strategic policies set out in the emerging Derbyshire Dales Local Plan. Whilst the DNP is being brought forward before an up-to-date Framework and PPG compliant Local Plan is in place for the wider authority area, the Parish Council should ensure the Neighbourhood Plan is sufficiently flexible in order to minimise the potential conflicts that can arise as the Local Plan progresses.
- 7.1.3 Whilst the Neighbourhood Plan's housing proposals must be in conformity with the adopted Local Plan policies, consideration should be given as to whether there are any alternative or additional housing sites that can come forward in Doveridge. Accordingly, the DNP is not considered to be consistent with basic conditions (a), (d) and (e) in its current form:

(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State,

- Gladman contend that the strategy as currently proposed by the Doveridge Neighbourhood Plan's policies, including their supporting text, seek to constrain the delivery of sustainable housing development. This is in direct conflict with the National Planning Policy Framework.

(d) The making of the order contributes to the achievement of sustainable development

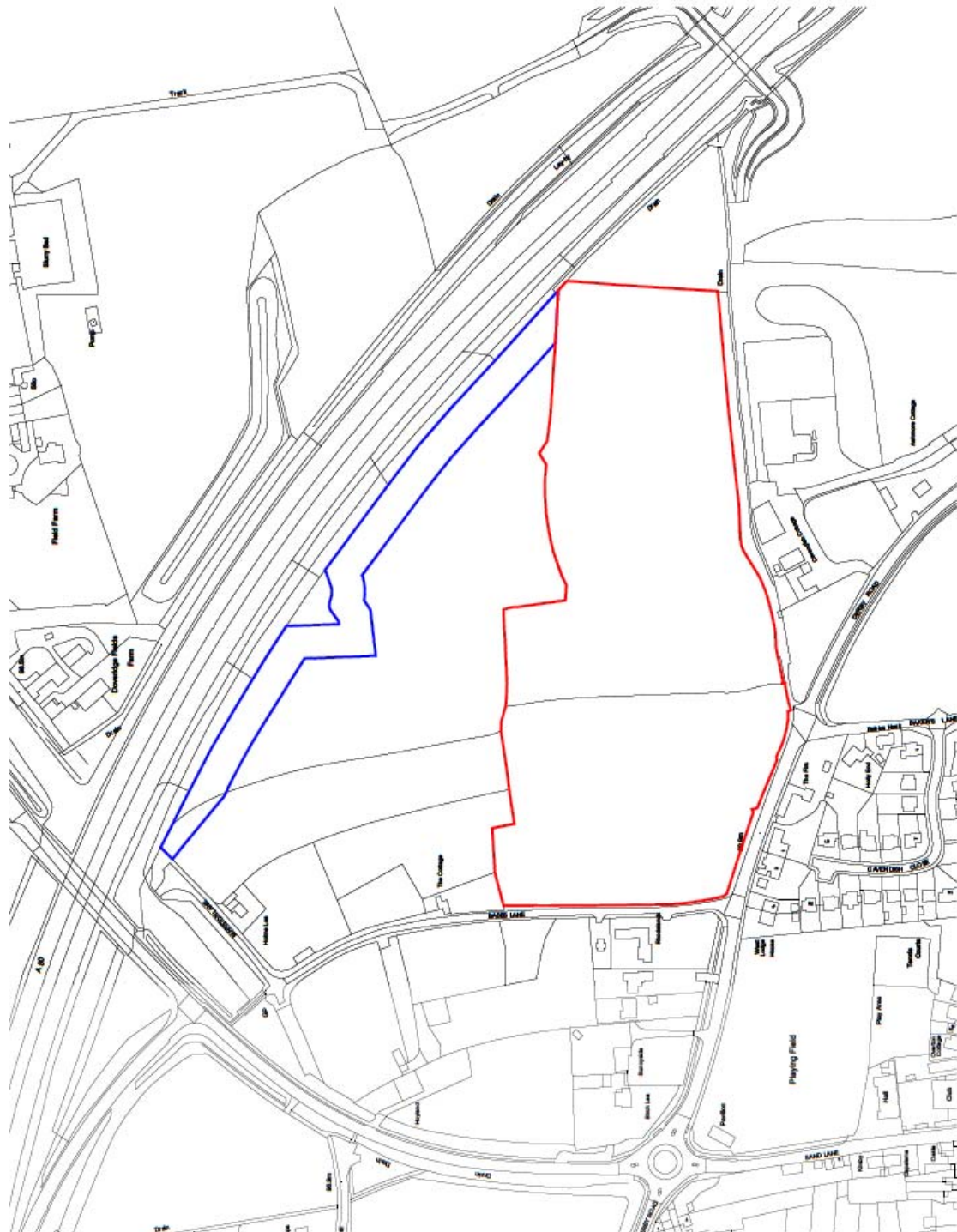
- The Neighbourhood Plan should have considered the allocation of housing land and housing reserve sites to ensure that emerging evidence of housing need is addressed in order to help minimise potential conflicts so that the Local Plan does not supersede the contents of the DNP. This is especially prevalent given that Doveridge is identified as the least environmentally constrained settlement in the District. This represents a key failing of the Neighbourhood Plan's preparation and whether it is able to contribute to the delivery of sustainable development (basic condition (d)).
- The policies set out within the DNP do not reflect the 'at least' requirement set out in the emerging Derbyshire Dales Local Plan.

(f) The making of the order does not breach, and is otherwise compatible with EU obligations.

- The SEA/SA is a systematic process that should be undertaken at each stage of a Plans preparation. It should assess the effects of a neighbourhood plan's proposals and whether they would be likely to have significant environmental effects and whether the Plan is capable of achieving the delivery of sustainable development when judged against all reasonable alternatives. No evidence has been provided with the consultation to demonstrate to those consulted whether DDDC and the Parish Council have fulfilled the terms of this requirement.

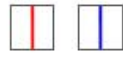
- 7.1.4 The Parish Council should take this opportunity to consider this response in full and make the necessary amendments to ensure the Plan is compliant with the basic conditions. The Parish Council will need to ensure that its proposals are compliant with the provisions set out in national policy and are based on robust and up-to-date evidence and have been properly tested through an adequate SEA.
- 7.1.5 Gladman take this opportunity to reiterate our offer to assist the Parish Council in preparing the draft neighbourhood plan and invite the Parish Council to contact us in this regard.

APPENDIX 1 – SITE LOCATION PLAN AND DEVELOPMENT FRAMEWORK PLAN

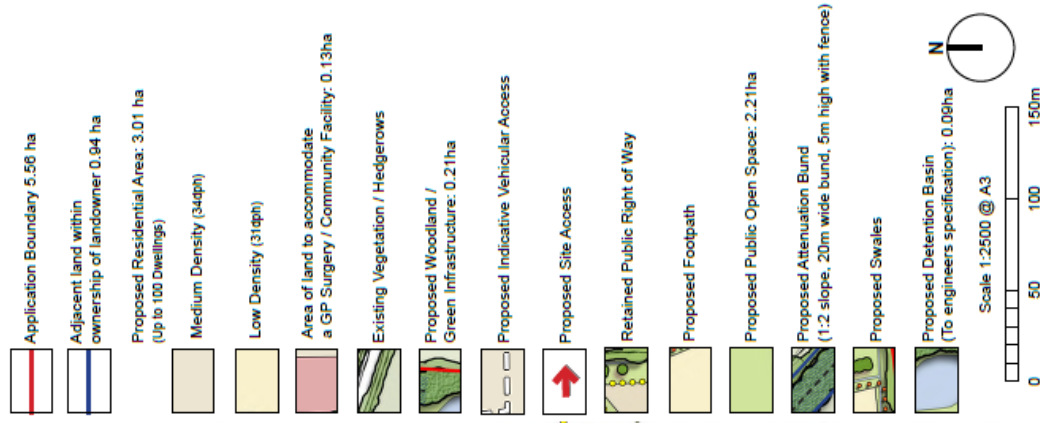


NOTES

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Gladman Developments Ltd
 Babbs Lane
 Doveridge

DEVELOPMENT FRAMEWORK

1:2500 A3
 11 November 2019 MPJ /MMN

6811-L-02 - P

fpcr

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 11 November 2019 MPJ /MMN
 6811-L-02 - P

Appendix E – SEA Screening Documents

“Natural England SEA Screening Doveridge Neighbourhood Plan”

Date: 06 February 2017
Our ref: 206954
Your ref: R&P/ES/G/5/R1



Mike Hase
Planning Policy Manager
Derbyshire Dales District Council
localplan@derbyshiredales.gov.uk

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Mike

Planning consultation: SEA Screening Report for Doveridge Neighbourhood Plan

Thank you for your consultation on the above document which was received by Natural England on 24 January 2017

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the Screening Report which assesses the requirement for Strategic Environmental Assessment (SEA) for the Doveridge Neighbourhood Plan.

I can confirm that it is considered unlikely that any significant environmental effects will result from the implementation of the Neighbourhood Plan and therefore Natural England agrees with the report's conclusions.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Roslyn Deeming on 02080268500. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Roslyn Deeming
Lead Adviser
Sustainable Development Team
East Midlands Area

“Doveridge Historic England SEA comments”



Historic England

EAST MIDLANDS OFFICE

Mr Mike Hase
Derbyshire Dales District Council
Town Hall
Bank Road
Matlock
Derbyshire
DE4 3NN

Direct Dial: 01604 735460

Our ref: PL00063001

3 February 2017

Dear Mr Hase

RE: DOVERIDGE NEIGHBOURHOOD PLAN - SCREENING OPINION REQUEST

Thank you for your consultation of 24 January 2017 and the request for a Screening Opinion.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage. Our comments are based on the information supplied with the screening request.

On the basis of the information supplied, including that set out in the draft plan in which no new development sites are allocated over and above those set out in the development plan which have been considered by SA already, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England is of the view that the preparation of a Strategic Environmental Assessment is not likely to be required.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at:

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

Should it be concluded that, overall, a SEA will be required for the Plan, Historic England would be pleased to discuss the scope of the assessment in relation to the historic environment in due course.

I hope that this information is of use to you at this time. Should you have any queries,



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

Telephone 01604 735460
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

“Doveridge Historic England SEA comments” cont



Historic England

EAST MIDLANDS OFFICE

please do not hesitate to contact me.

Yours sincerely,

Rosamund Worrall
Historic Environment Planning Adviser
Rosamund.worrall@historicengland.org.uk

“SEA screening environment agency “

Mr M Hase - Planning Policy Manager Derbyshire Dales District Council Planning Policy Town Hall Bank Road Matlock Derbyshire DE4 3NN	Our ref: LT/2013/115928/OR-05/IS1-L01 Your ref: Date: 02 February 2017
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Dear Mr Hase

Doveridge Neighbourhood Plan SEA Screening

Thank you for consulting the Environment Agency on the Doveridge Neighbourhood Plan SEA Screening consultation.

The Environment Agency has no comment to add to this screening proposal.

Yours sincerely

Mr Joseph Drewry
Planning Advisor

Direct dial 02030 253277
Direct e-mail joe.drewry@environment-agency.gov.uk