

# **Doveridge Neighbourhood Development Plan 2017 - 2033**



**Referendum Version – June 2018**

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# **1. Background to the Neighbourhood Development Plan**

1.1 This Neighbourhood Development Plan sets out the direction for the parish of Doveridge until 2033. It has been brought forward as part of the Government's Localism Act 2011, which aims to give local people more say in the future land use of the parish. Although the Government's intention is for local people to influence what goes on in their Neighbourhood Development Plan area, the Localism Act 2011 however sets out important legal requirements. In accordance with such legislation, the Neighbourhood Development Plan must meet the basic conditions:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State, namely the National Planning Policy Framework and Planning Practice Guidance
- Contribute to the achievement of sustainable development
- Be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations
- Be in general conformity with the strategic policies of the development plan for the area.

1.2 In relation to the latter the Doveridge Neighbourhood Development Plan must reflect the strategic policies of the adopted Derbyshire Dales Local Plan to 2033.

1.3 Within these constraints, the Neighbourhood Development Plan still gives the opportunity for local people to have control over the future of their parish by actively planning where other development should go and what it brings to the local environmental and recreational resources of the area for the benefit of the health and well-being of local residents.

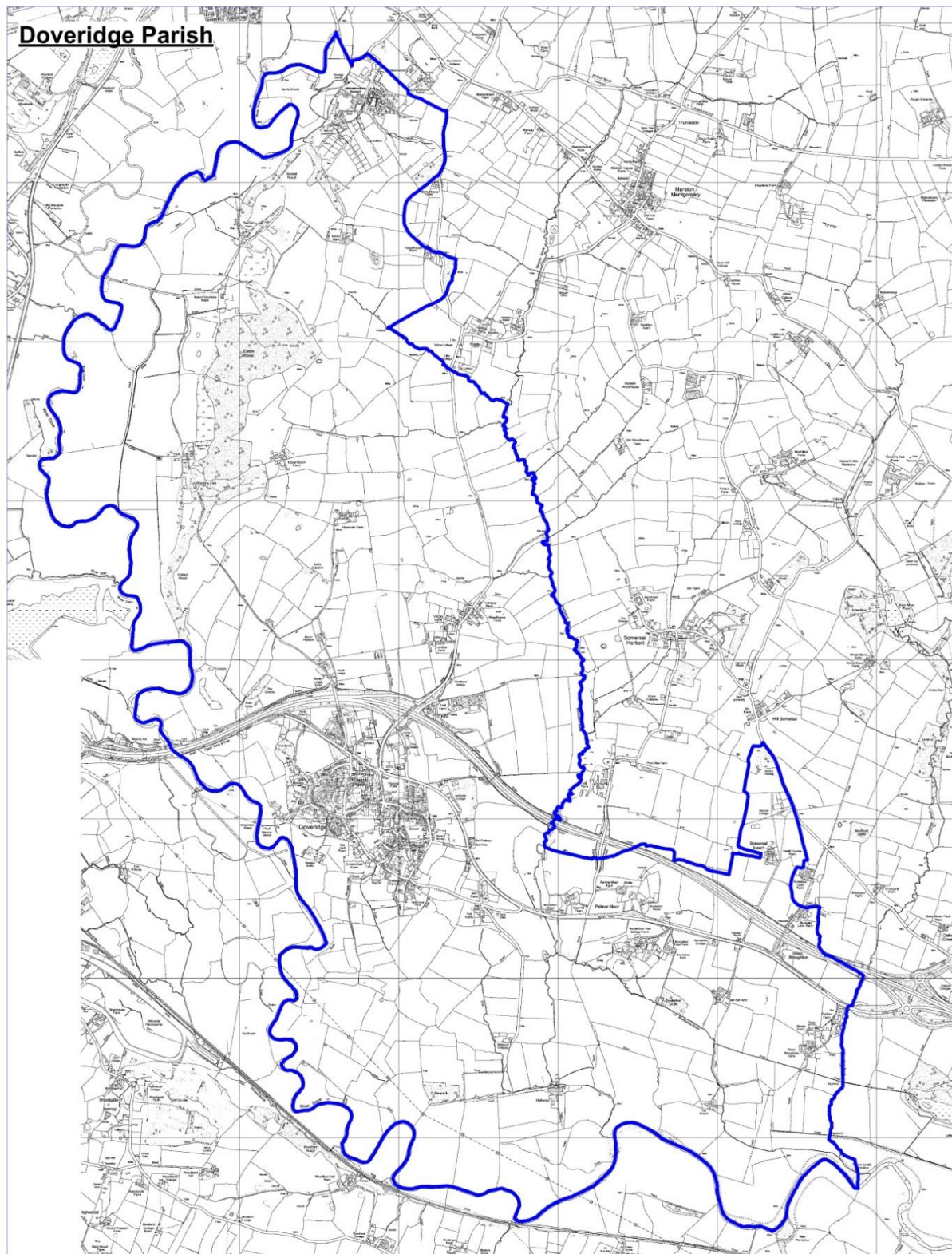
## **2. The Neighbourhood Development Plan Area**

2.1 The Neighbourhood Area is the area that will be covered by the Neighbourhood Development Plan. The Doveridge Neighbourhood Area, which is the same as the area defined by the Doveridge Parish boundary, was designated by Derbyshire Dales District Council (DDDC) on the 8<sup>th</sup> October 2015. The Parish Council is the 'Qualifying Body' for the purposes of preparing a Neighbourhood Plan.

2.2 This Neighbourhood Development Plan encompasses the whole Parish of Doveridge, as shown in the map on the following page. However, because the significant majority of the population lives in the village of Doveridge this plan will mainly focus on that area.



# The Neighbourhood Development Plan Area



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### **3. Purpose of the Neighbourhood Development Plan**

3.1 The Neighbourhood Development Plan is part of the statutory planning system. This means that when decisions are made on planning applications the policies and proposals in the Neighbourhood Development Plan must be taken into account by the local planning authority, DDDC.

3.2 Neighbourhood Development Plans are a new type of statutory plan. Not only are they intended to be produced by local people for their own areas, they also have to be agreed through a referendum of the people living in that area. Unlike national planning policy, which is approved by Parliament, or district planning policy, which is adopted by the local authority, a Neighbourhood Development Plan must be the subject of a vote by residents of the area covered by the Neighbourhood Development Plan.

3.3 The Doveridge Neighbourhood Development Plan will be a statutory planning policy document if it is supported by a majority of local people.

### **4. The Scope of the Neighbourhood Development Plan**

4.1 The purpose of Neighbourhood Development Plans is to allow local people to have a greater say in the development of their areas. However, each Neighbourhood Development Plan must be in line with and not contradict higher level planning policy. A key implication of this requirement is that, where the Local Plan has a growth allocation for an area, the Neighbourhood Development Plan must provide scope for at least the level of growth specified in the Local Plan. This is discussed in more detail in the Local Plan section.

4.2 In planning the future development of their areas local planning authorities must set out the level of growth in housing and employment which will take place over the next 10 to 15 years. In other words the minimum number of new dwellings that will be built and the total area of land for new employment that will be developed are both provided by the local planning authority. The Neighbourhood Development Plan can determine where these dwellings or business units will go, and it can allow a higher level of growth than the local planning authority requires, but it cannot reduce the scale of these allocations.

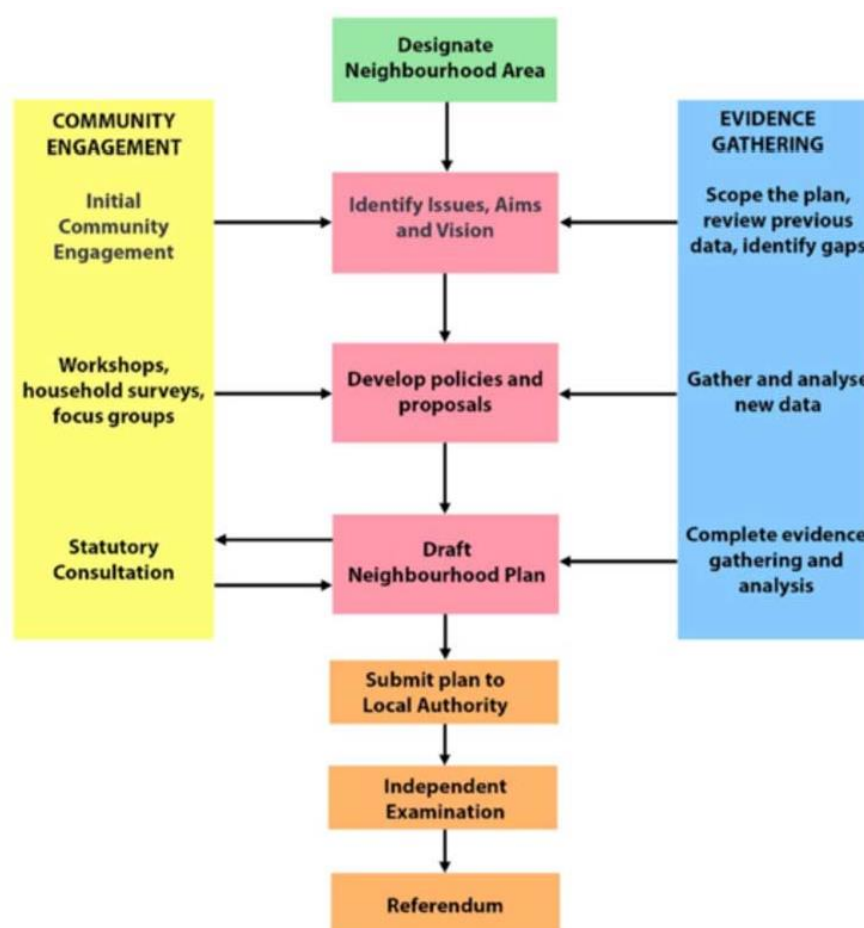
4.3 Doveridge Neighbourhood Development Plan will be part of the statutory development plan for the area. Consequently it may only deal with the same range of matters as all other statutory development plans, namely the development and use of land. Other matters, such as the promotion of events, social and community activities, advisory support for businesses, etc., and matters which are covered by separate legislation, such as highway matters, cannot be dealt with in the Neighbourhood Development Plan.

## 5. The Neighbourhood Development Plan Process

5.1 The Neighbourhood Development Plan process is set out in the Neighbourhood Planning (General) Regulations 2012 and subsequent amendments. This document defines the main stages that a Neighbourhood Development Plan must go through before it is voted on at the referendum. Neighbourhood Development Plans that do not follow the Regulations in the way they are produced may be vulnerable to legal challenge at a later date.

5.2 The following diagram illustrates the main stages in preparing the Doveridge Neighbourhood Development Plans.

### Main Stages of the Doveridge Neighbourhood Development Plan Process



5.3 Neighbourhood Development Plans must be based on relevant evidence about the Neighbourhood Area (the Parish of Doveridge) and must reflect the views of the local community. The Parish Council has therefore been careful to gather the necessary evidence to inform the Neighbourhood Development Plan and to underpin the policies in it.

5.4 The Neighbourhood Development Plan itself has been led by the Doveridge Neighbourhood Development Plan Steering Group, which is made up of Parish Councillors and members of the community. In producing this draft Neighbourhood Development Plan the Steering Group has been supported by neighbourhood planning specialists, Urban Vision Enterprise CIC. Throughout the process the Steering Group has liaised with DDDC, who have provided practical assistance and advice on key issues such as strategic local policy and have completed “The Sustainability Appraisal and Strategic Environmental Assessment Screening Report”.

## **6. Community and Stakeholder Engagement**

6.1 Doveridge Parish Council developed a programme of community and stakeholder engagement and this has been used to guide the process of producing the Neighbourhood Development Plan. The Parish Council recognises that the Neighbourhood Development 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 Development Plan. The community engagement carried out on behalf of the Parish Council in producing the draft Neighbourhood Development Plan is summarised in the community engagement table below.

6.2 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 housing needs surveys were circulated to all households in the parish at key stages.

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



<b>COMMUNITY ENGAGEMENT PROCESS FOR DRAFT NEIGHBOURHOOD PLAN</b>		
<b>Date</b>	<b>Method</b>	<b>Purpose</b>
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 – January 2016	Community Meetings and Workshop	With over 200 residents in the Village Hall to inform people about proposed developments and the need to write a Neighbourhood Plan. A workshop to ask residents what they thought about the village and what they wanted its future to be. The evidence gained to inform the NP
January 2016	Housing Needs Survey	A Housing Needs Survey was delivered to every household in the Parish. Approximately 200 were returned and the data collated and analysed to inform the housing policies in the NP.
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	PC 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 22 partners in local businesses and organisations within Doveridge. Meetings were held with the Head Teacher of the local Primary School.
2015-2017	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 etc.
2015-2017	LPA Engagement	Several meetings have been held with DDDC's Planning Policy Manager, the Housing Manager and the Neighbourhood Plan Champion. The DDDC completed the SA/SEA Screening Report
2016 Oct – Dec	Regulation 14 Consultation	To elicit final comments on the draft plan enabling amendments to be made.
April 2016	PC Website	An update was added to the Village Website to keep people informed of the Neighbourhood Plan's progress.



## 7. Key Outcomes and Issues

7.1 As a result of the community engagement the key issues and themes for the Neighbourhood Development 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 Needs Survey and the Community Questionnaire.



Bonds Croft Meadow



The Lake

### SWOT Analysis Results

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



Lake Drive



High Street

## Key Issues Raised in Housing Needs Survey 2016 and Community Questionnaires 2016

Housing Needs Survey	Community Questionnaire
Threat of too much development	Limit the number of houses to no more than in the Local Plan.
Transport	Insufficient bus services
Road noise	Noise from the A50 - type of mitigation.
Parking	Parking is 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
Footpaths	Preserve footpaths and bridleways
Lack of employment	Limited Employment in village
Drainage, sewage, flooding issues	Drainage, sewage and flooding issues
Mains gas supply desirable	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
Maintain the character, form and materials of existing housing in 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 broadband optical fibre provision for whole village
	No medical facilities available in village
	Not sufficient sports facilities for teenagers and the elderly.
	Provide more cycle routes

## **8. Character of Doveridge**

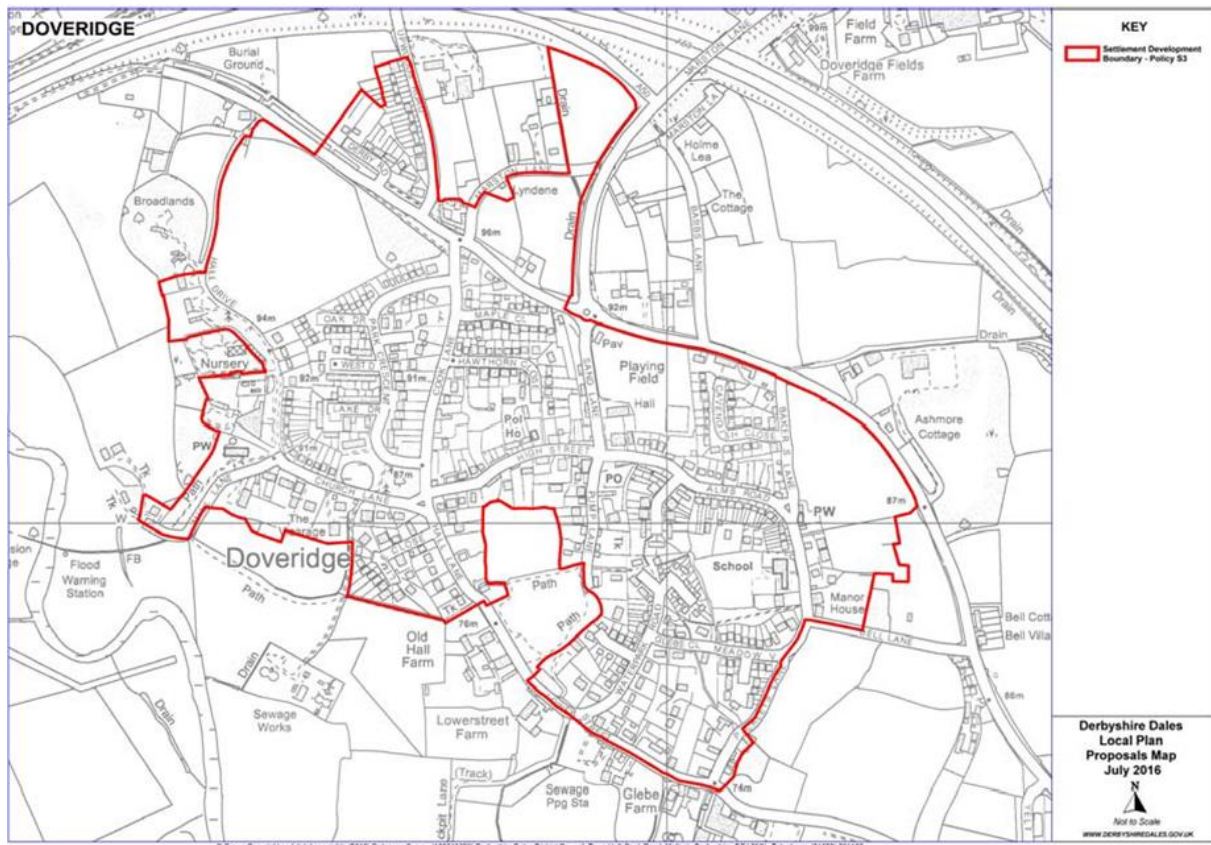
8.1 Doveridge Parish is a community of 1622 residents (2011 census), situated at the south western edge of Derbyshire in the Derbyshire Dales, and close to the county boundary with Staffordshire, along the A50 corridor. It extends roughly in a line north/south from Abbotsholme in the north to Brocksford and West Broughton in the south east, following the course of the River Dove, which forms part of the county boundary to the west of the village.

8.2 The village community is made up of a mainly working and retired population, with the working population comprising commuters to the larger areas of employment (Derby, Stoke-on-Trent, Nottingham, Stafford, Birmingham etc.), small businesses, building and property maintenance associated trades (builders, plumbers, plasterers, painters, joiners) and gardeners/landscaping, bed and breakfast and the shooting club as well as a variety of other occupations such as teacher, tree surgeon, architect, graphic designer and chiropodist.

8.3 Farming and associated agricultural work and services also form a substantial part of the employment within the Parish of Doveridge.

8.4 Doveridge is essentially a semi-rural environment with its agricultural roots dictating much of how the outer reaches of the parish look today with farming establishments, detached and semi-detached housing. Within the Settlement Boundary, as defined in the Derbyshire Dales Local Plan, housing is more concentrated, with a variety of housing developments being added between the late 1930s (Florence Drive and on Alms Road) to the Waterpark estate and Maple Close.





**Doveridge Settlement Development Boundary as defined in the Derbyshire Dales Local Plan 2013-2033**

## 9. Relationship with Neighbouring Towns

9.1 Uttoxeter (across the county boundary in Staffordshire) is the closest township to Doveridge and provides many of the immediate services for Doveridge residents, including medical services, retail outlets, schools, railways, banking and legal services. The current hourly bus service to Uttoxeter is a major asset for villagers.

9.2 The village's relationship with Ashbourne, its market town within Derbyshire which is twelve miles away, is restricted mainly to schooling which involves an early start and late finish for those pupils using the provided school bus service. There is no direct public bus service to Ashbourne so a vehicle is essential and this restricts those who visit the town.

9.3 The larger retail requirement is provided at Burton-on-Trent, 13 miles away, which is accessible by bus, taking one hour. Burton also provides the nearest A&E and all other hospital services. The city of Derby is 19 miles away with one bus in each direction on schooldays.

## 10. Medical Services

10.1 Medical information has been provided by the East Staffordshire Clinical Commissioning Group (CCG).

10.2 The national strategy for primary care has steered away from building yet more single/small surgeries which the CCG are struggling to man and towards joining up surgeries instead, so neither the CCG or NHS England would look favourably on a new build surgery in Doveridge.

10.3 Neither the Uttoxeter nor Sudbury practices are interested in opening a surgery in Doveridge. The Sudbury Practice would like a contribution from a developer to extend the surgery in Sudbury to accommodate the increase in population in Doveridge, planned to be 219 dwellings in the DDDC's Local Plan. The practice is in communication with Derbyshire Dales to support them in obtaining this. This will be in order for the practice to be able to provide services to the potential increasing population in Doveridge.

10.4 The CCG is supporting the national primary care strategy for practices to 'cluster' and work together so the CCG would support contributions made by developers to practices wishing to work to scale to support the increasing population health care needs. The Staffordshire CCG's estates strategy promotes the concept that future healthcare provision will also be combined with social care and other community needs/requirements where possible. The CCG will be looking at the community needs of the population as a whole as opposed to looking at healthcare provision in isolation.

## 11. Village Development and Vernacular

### Doveridge From The Air



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11.1 The architectural pattern of the housing stock can be mapped alongside the growth of Doveridge; the earliest surviving dwelling in the village is the farmhouse at Lower Street Farm, dated as 16th/early 17th century, with its characteristic studded timber frame with a lath and plaster infill. The deposits of clay in the area gave rise to local brick production and dwellings in Lower Street and in the centre of the village being constructed using these.

11.2 Many of these houses date from the 18th and 19th centuries, and it is this style that set the main architectural style in Doveridge up until just before the 2nd World War. Although the developments carried out prior to 1939 to the north of the village (off the former route of the A50) and in Church Lane/Hall Drive are brick, these are now the mass produced versions. Mass produced brick has been the predominant building material for housing in Doveridge since that time, with only the colour generally being altered with each development.

11.3 Architectural details and vernacular have generally conformed with building designs associated with the time that the various developments have taken place – from Arts and Crafts and the occasional Art Deco design and detail through to the plainer work of the late fifties and sixties. Roofing materials vary from slates in the earlier buildings through to various coloured tiling styles.





Cavendish Close



High Street

11.4 The predominant building height is of 2 storeys with dormer windows being used in some of the earlier cottages around the village and these features have been employed on the modern houses.

11.5 In the main, whilst the overall styles are conservative and the use of brick is predominant, each development is characterised by different colours and styles, and roofing material also varies from development to development, depending on the era that the houses were built.



## 12 Trees and Hedgerows

12.1 Trees, plantations, hedgerows and country lanes play a major role in defining the visual character of Doveridge. The western end of the village around St. Cuthbert's Church and land that originally belonged to the former Doveridge Hall estate has many plantations of yew and holly in-filled with some broad leaved trees. The churchyard of St. Cuthbert's is home to the second oldest yew in Derbyshire. Plantations of other native trees including beech and oak also characterise this part of the village. In this area alone there are some fifteen areas covered by group Tree Preservation Orders (TPOs), and more than fifty individual trees covered by TPOs. At the eastern end, the area around the Manor House has a blanket Tree Preservation Order as has an area at the rear of Lower Street Farm and Glebe Farm; and there are again quite a considerable number of individual trees similarly protected.

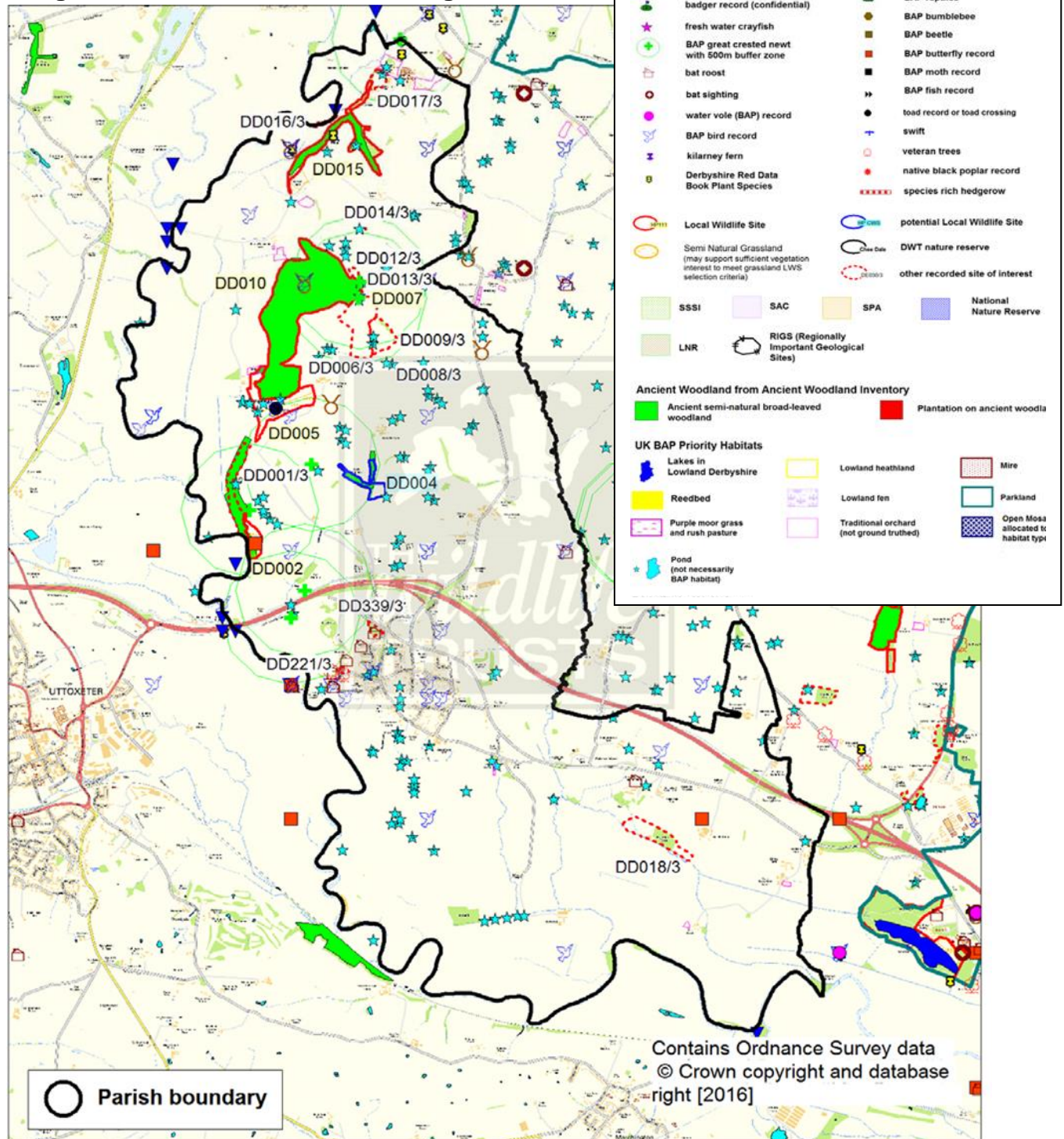
12.2 Hedgerows form a key characteristic along Babbs Lane, Lower Street and Yelt Lane, as well as Pickleys Lane, Bakers Lane and Bell Lane and parts of Pump Lane. All these hedgerows border farmland and the narrow roads in this particular part of the village. This area was not incorporated into the Doveridge Hall estate and, as such, retains much of its rural character. It is also clearly of some age, in parts. These hedgerows also perform a key ecological function.

12.3 In terms of wildlife, Doveridge does not have any formal designations of Sites of Special Scientific Interest (SSSI). 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 20th September 2016 (see map below). These include the hedgerows as mentioned, the lake on Church Lane, bluebells in some of the plantations, woods, woodlands, copses, spinneys, and specific wildlife on and in the pond next to the A50, at the bottom of what was once Red Hill.

12.4 Contained within Doveridge are some very special, high quality habitats, which provide complete environments and safe corridors to many species of birds, these are in decline because of the loss of their habitat elsewhere in the country. The species include linnets, yellow hammers, spotted fly catchers, tawny owls, sparrow hawks, barn owls, kestrels and common buzzards. Last year (2016) for the first time in many years red kites were seen establishing themselves in Doveridge and sightings in Babbs Lane and Bakers Lane have been documented by the local recorder for the RSPB. The red kites have a very high level of legal protection as in the 1980's they were one of only three globally threatened species within the UK.

12.4 The habitat which encourages and sustains these birds has been built up over many generations and includes quality native hedgerows, a wide variety of native mature trees, decaying timber, quality farmland and a wide variety of small invertebrates and mammals. It requires all of these elements to be present to encourage the protection of species such as red kites and other birds whose populations are declining in the UK.

## Range of Natural Habitats in Doveridge



**Produced for  
Doveridge Parish Council  
by Derbyshire Wildlife Trust  
20th September 2016**



The data provided is the best available at the current time. We do not guarantee its accuracy, and have no responsibility for determining its fitness for its intended use by the client. DWT cannot be held accountable for any loss, damage, injury to the client or any third party arising from the use of the data.

## 13. History and Heritage

13.1 Doveridge is a typical settlement of the south west Derbyshire region, with a history dating from before the Domesday survey; by 1087 the community comprised approximately 40 villagers working the land, a church, a priest and a mill.

13.2 From that time on, Doveridge was formed around an agricultural community. The large tracts of ridge and furrow across the parish are testimony to a high level of agricultural activity. It was not until the various Enclosure Acts of the mid 18<sup>th</sup> century that change began to take place. The rise of several large landowners meant a change in the appearance of the village. Larger farms began to dominate the rural landscape and many of these fell into the ownership of the Cavendish family. They had held substantial land interests in Doveridge since the manor was granted to Sir William Cavendish in 1552 and by 1769 Sir Henry Cavendish 1<sup>st</sup> Bt, was building Doveridge Hall and turning a substantial amount of land at the western end of the village into parkland.

13.3 The turnpike road connecting Derby with Newcastle-under-Lyme and links to Stafford brought a range of traffic past the village's 'doorstep'. What eventually was to become the A50 continues to dominate the village environment into the 21<sup>st</sup> century. The re-routing in 1998 meant less traffic passing through the village, although the high level of traffic noise is ever present due to its concrete construction.

13.4 The village grew in population and by 1891 it stood at 735. The village had by now taken on its visual character and the predominant building material was the warm red of the locally produced bricks. New buildings had been constructed, including a Methodist chapel at the eastern end of the village (1805) the largest on the Dove Valley Circuit, a new school building in the High Street (1841) and out to the east Brocksford Hall was built in 1893.

13.5 Doveridge Hall continued to dominate the village until 1894, when the house and its immediate park were sold. The Doveridge estate continued as a whole until financial pressures brought about a gradual sale of the remainder of the landholdings, thus returning many of the farms to private ownership. Doveridge Hall itself was finally demolished in 1938 and the remaining parkland sold off.

13.6 House building increased across the village with the eastern end of the village being developed in 1930s with the Florence Drive development. By the end of the 1960s, the Cavendish Close, Park Crescent and Lime Close housing estates had been completed. By the early 1990s, the Waterpark Road estate was also constructed. The Parish still retains at least nine working farms across the parish and 25 listed structures, including its Grade I listed Parish Church.

13.7 The more recent character of the village has been one of housing developments and green spaces, but always with open views to the wider countryside. This is a feature that clearly makes Doveridge the village that the community love and is often cited by new villagers as one of the reasons for moving here. It is not too built up.





### **Views looking out from the village**

13.8 Doveridge strives to retain its character. It is a Parish with a long history, a strong sense of place and a vibrant and caring community ethos.



## 14. Education

14.1 There is Pre-School provision in Doveridge and a Primary School in the village providing up to year 6 then the catchment school of Queen Elizabeth's Grammar School (QEGS) in Ashbourne from year 7. The majority of parents choose to opt out of this system and apply to Middle Schools in Uttoxeter for Children from year 5.

14.2 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. The Education Authority will be concerned to see that the pre-school provision does not compromise the expansion of the school for statutory-aged children.

14.3 Doveridge children who attend Middle Schools in Uttoxeter then go on to the Thomas Alleyne's High school in Uttoxeter or the JCB Academy in Rocester. All of these are in Staffordshire.

14.4 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.*

14.5 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).*

*QEGS is projected to have a small amount of surplus capacity and could accommodate some additional secondary pupils from a small level of housing development. However, significant housing growth within the normal area of QEGS would see the small amount of projected surplus capacity taken up. There would be a need for developer contributions (secured either via Section 106 planning obligations or Community Infrastructure Levy (CIL)) to provide additional secondary places in order to mitigate the cumulative impact of housing development in the QEGS normal area.*

## 15. Business and Employment

15.1 Most local businesses advertise in Doveridge Parish News. At least 9 of these are based in Doveridge, the majority are small employing only 1 or 2 people.

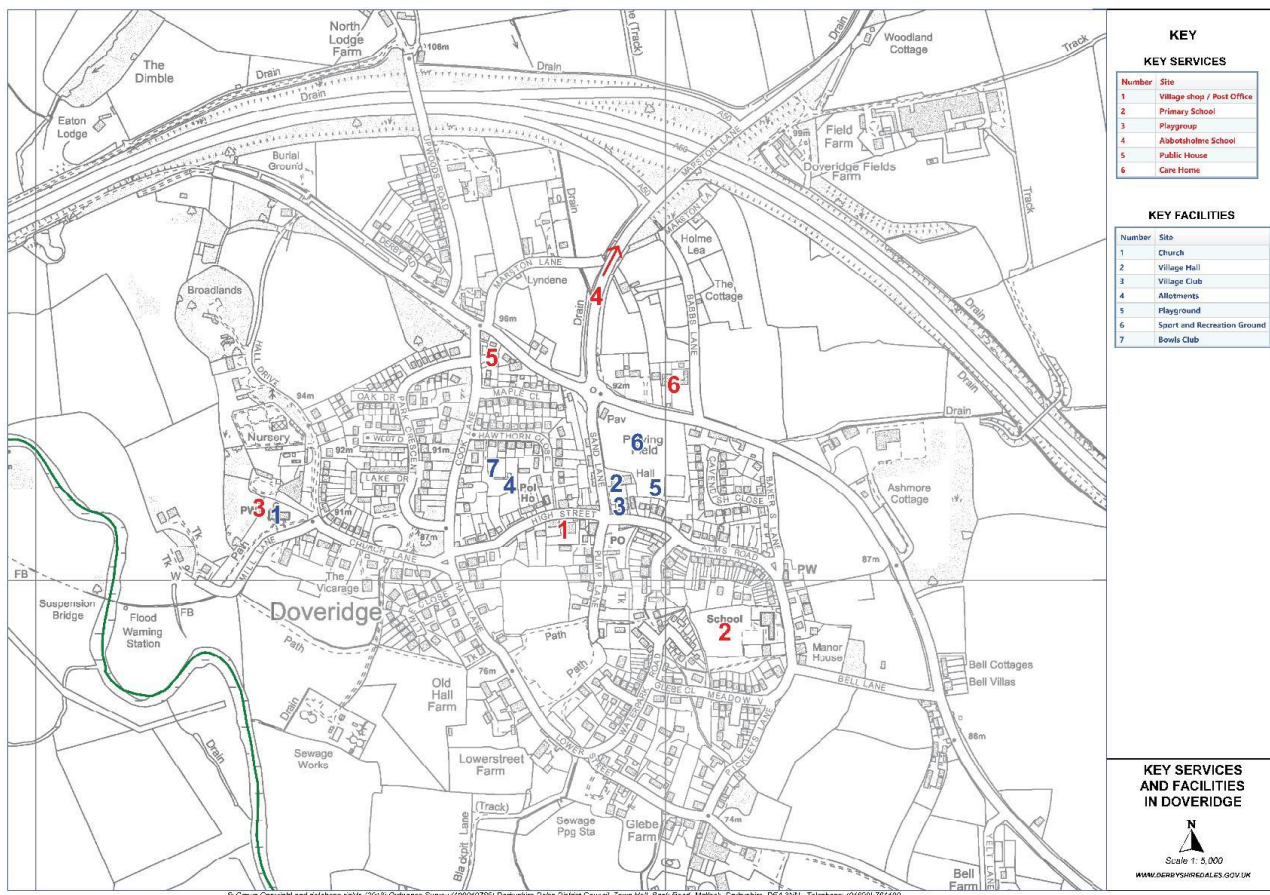
15.4 The businesses include:

- Two care homes with 42 staff
- A crane hire operator with 22 staff
- Abbotsholme school - staff numbers unobtainable
- Doveridge primary school – seven full time and eight part time staff
- The village shop/Post Office/coffee shop employing five part time staff
- Pre-school group – five staff
- Shooting club
- Doveridge village club employing two full time and some part time staff
- The village pub with two full time employees
- Two bed and breakfasts employing one person each
- There are approximately nine working farms in the parish
- There are several sole trader businesses including painters and decorators, plumbers, builders, tree surgeons and landscape gardeners
- What is unknown is the number of people who work from home in professions such as IT.

15.5 These and other businesses advertising in the Doveridge Parish News provide useful jobs and services which need to be maintained. Whilst the range of services provided is reasonable, if the population increases significantly more jobs and services will need to be created if car usage is to be kept at sustainable levels.

## 16. Key Services and Facilities

16.1 The evidence base for the Neighbourhood Development Plan has identified and mapped the key local services and facilities 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:





## 17. Key Facilities

17.1 Doveridge is fortunate in that many of its community facilities are near the centre of the village. This area is bounded by the Derby Road, Sand Lane and Alms Road and contains a recreation area, which includes two football pitches, a sports pavilion, two tennis courts, a children's playground, the village hall and a village club. The tennis courts were refurbished in 2005 and the children's playground was constructed in 2009. The village hall is well used for a variety of functions, is well maintained and has been progressively improved.

17.2 Located off Hawthorn Close is the crown green bowling club together with its own pavilion. Adjacent to this facility are 6 village allotments some of which are subdivided and there is a waiting list of 7 people.

17.3 In the north west of the village at the end of Church Lane is St. Cuthbert's Grade I listed Church. A memorial garden has recently been constructed in the graveyard. The burial ground is almost full and a new burial ground has been consecrated at the western end of Derby Road. As well as various Church services, there is an active Bell Ringing Team, a Baby and Toddler group and a young persons group called Gel.

17.4 There are many organisations that contribute to the active life of the village. These include: Mulberry Theatre Company, Neighbourhood Watch, Cricket Club (although Doveridge has no cricket pitch), Doveridge Preservation Society, Women's Institute, Dove Vale Senior Residents Club, Gardening Club, St. Cuthbert's Pre-School Playgroup, Doveridge Football Club, Tennis Club, Dance Club, Dovefest and Doveridge First Responders.

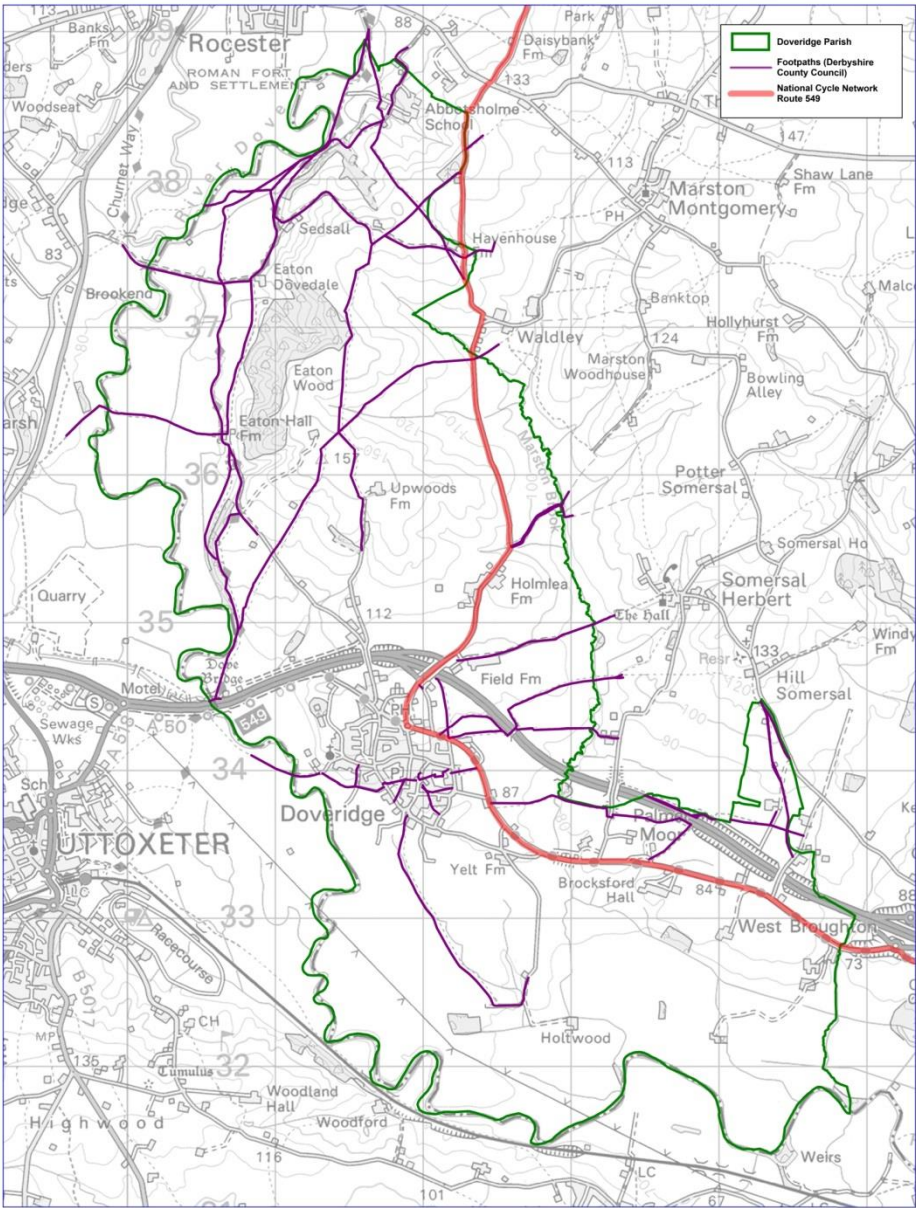
17.5 The Doveridge Village Club is also located in Sand Lane. It is a not-for-profit organisation owned by its members, and is host to many functions and meetings of village and non-village clubs.

17.6 The Parish has many well maintained and used public footpaths, including the Staffordshire Way and the National Cycle Network Route 549 which runs from Hurdlow to Etwall via Doveridge, referred to in the Derbyshire Cycling Plan 2016-2030. The Grade II listed Dove Bridge is on one of the footpaths and the Suspension Bridge on another.

Footpath by school



Suspension bridge



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Matlock, Derbyshire, DE4 3NN  
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## 18. Traffic and Transport

### A: Roads

18.1 The road network through the older parts of the village is generally fairly narrow with a mixture of separate footpaths / roads and combined footways / roads.

18.2 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.

18.3 Problems can occur at drop off and pick up times outside the school.



Chapel Green outside the school

18.4 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.





Pinch Points Hall Lane/Lower Street

### **B: Buses**

18.5 There is generally one bus per hour to Burton-on-Trent or Uttoxeter. The service to Burton-on-Trent does not deliver a late night service. During school term time there is one direct bus service to Derby leaving Doveridge at 9:40 and the return leaves Derby at 14:30. There is no direct service to Ashbourne or to the railway station in Uttoxeter from Doveridge.

18.6 The Public Transport Unit has stated in its written response for information in September 2016 that; “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.”

18.7 There are no medical facilities in Doveridge. Residents who do not have their own transport have to plan visits to their GP surgeries taking account of the infrequent bus service to Sudbury or Uttoxeter. If the bus is late, they may miss their appointment and will then be subject to a lengthy wait. Patients using Rocester surgery have no bus service available.

18.8 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.

### **C: Railways**

18.9 There is one train per hour from Uttoxeter to Derby or Uttoxeter to Stoke-on-Trent, except on Sundays when the train service begins at 3 o'clock. There is only one local station in Derbyshire i.e. Hatton and Tutbury, where trains can be boarded. Usually East Midlands Trains only offer a single car rail vehicle (or carriage) and it is often overcrowded during commuting periods. Uttoxeter station is a 45 min walk from Doveridge.

## 19. Infrastructure

### A: Broadband

19.1 Broadband speed was usually in the range of 1-2Mb/s. However recently some of the village has acquired optical fibre broadband but not all areas can access this at present and it remains an issue for the area. Residents of Doveridge find this lack of speed to be very restrictive and likely to inhibit work from home.

### B: Water Supply

19.2 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.

### C: Sewage

19.3 The sewage works close to the River Dove, off Dog Kennel Lane, has been decommissioned and the raw sewage pumped directly to Uttoxeter. This will accommodate an increase in the number of houses in the village.



Flooding 2016

19.4 Most of the village is serviced by a combined sewer for foul and surface water. In times of heavy rain this results in the system being overloaded and foul sewage overflowing out of the manhole covers and surface water gullies.

### D: Surface Water / Flooding

19.5 There are problems with flooding during heavy rain in several areas, including Lower Street, Bakers lane, Oak Drive and the Derby Road. Works have been undertaken but the problem still exists.



Bakers Lane 2016



Derby Road 2016

19.6 The District Council in its Strategic Flood Risk Assessment states:

*“The main points of interest in the SFRA for Doveridge are as follows;*

- *From June to December 2012 a series of flooding events were recorded in several locations within Derbyshire Dales District, including Doveridge. The flooding affecting these locations was considered to be from fluvial, surface and groundwater sources, as well as from culvert and drain failures and blockages.*
- *Doveridge – located on the River Dove left bank between this and the A50. Although it is rather close to the Dove, most of Doveridge appears to be outside the flood zones. A few properties close to Mill Lane and Lower Street however appear to be at risk.*
- *Surface water incidents have been recorded in Lower Street and Church Lane.”*

19.7 The Dove plain is an active flood plain within the area.



River Dove in flood

## **E: Gas**

19.8 The issue of a gas supply was asked in the questionnaire. The general consensus was that provision of a gas supply to the village would improve choice.

## **F: Oil**

19.9 The majority of houses have oil heating and there are several syndicates purchasing oil in bulk.



## **G: Renewable Energy**

19.10 This is in its infancy but there are a number of houses with Solar PV and very few with Solar Thermal systems. The number of heat pumps is limited due to the style and age of properties, however they have been retro-fitted in some housing association properties. Some sites within the parish have been identified for solar farms. Planning permission was given for two 5 MW solar farms on the 14th October 2015. One was at Twin Oaks Farm Doveridge and the applicant was GRC Limited and the other was at Yelt Farm Doveridge where the applicant was Light Source Renewable Energy.

## **H: Sport and Recreation**

19.11 Doveridge has two football pitches which are used constantly throughout the winter by both junior and senior teams. The pitches are also utilised throughout the summer by a summer league team and for friendly matches and training.

19.12 Doveridge also has two tennis courts which are used for tennis throughout the summer and other sports throughout the winter months.

19.13 A well maintained sports pavilion is available for use by all sports teams and is utilised by members of the public for any other village generated activity.

19.14 There is also a large children's play area situated on the playing fields which is used extensively by children from the village.

19.15 The Village Club has three darts teams during the winter months and one team who play in a summer league and a pool table is available.

19.16 The Village Hall is utilised by many clubs and organisations. Yoga, dance and exercise classes are all regular events held there.

19.17 In the centre of the village there is a crown bowling green, which is used throughout the summer months and supports a local team who play in local bowling leagues.

19.18 National Cycle Network Route 549 passes through the village via the old A50.

19.19 The consultation with the village has identified that one of the future requirements in Doveridge would be to cater for the needs of senior residents with items such as outdoor exercise equipment. The category of over 60's accounts for over 39% of the population of Doveridge.

19.20 It has been identified from a recent local survey that the teenager and youth population would welcome additional sports facilities in the form of a cricket pitch and youth club. A neighbouring village currently allows use of their facilities for cricket.

## **20. Vision and Aims**

### **Vision**

20.1 To enable sustainable growth and development, preserve and enhance the quality of life for the community, protect and enhance environmental quality, including special historical and natural characteristics of the Parish.

### **Aims**

- To create a sustainable, thriving and prosperous parish that supports an excellent quality of life for all its residents whilst maintaining its sense of community and welcoming newcomers and visitors
- To ensure the area is safe from flood risk, is adaptable to climate change and has the lowest carbon dependence possible
- To preserve and enhance the high quality natural environment and protect nature and wildlife interests and green space
- To promote the parish of Doveridge as a settlement that meets the needs of all ages of residents and encourages businesses and employment opportunities.

The policies are the means to achieving the aims.

## **21. Land Use Policies for Doveridge**

21.1 The policies in the Doveridge Neighbourhood Development Plan are based on evidence gathered from official statistics and existing publications. Key evidence is listed in the Schedule of Evidence.

21.2 In addition, local surveys, views, comments and ideas expressed by the local community have been taken into account. The consultation process and the responses received from the local community and key stakeholders are summarised in the section headed; Key Issues Raised in Housing Needs Survey and Community Questionnaire.

21.3 The policies in this Neighbourhood Development Plan seek to deliver the aspirations and needs of the local community within the framework set by the overarching legal requirements for Neighbourhood Development Plans.

The policies are structured as follows:-

1. Purpose/objectives
2. Rationale/evidence
3. Policy
4. Explanatory text.



## 22. Rural Settlement

### Purpose

- To preserve and enhance Doveridge's rural character
- To focus new development in the existing settlement, in the interests of sustainability

### Rationale and Evidence

22.1 The Derbyshire Dales Local Plan states that it will seek to promote sustainable growth within rural parishes. The Spatial Vision identifies the rural parish of Doveridge as one of three that contains the largest villages within the district. Strategic Policy S9 Rural Parishes Development Strategy sets out how the Local Plan will enhance the character and local distinctiveness of these areas.

22.2 The DDDC Landscape Sensitivity Study (2015) identifies and describes Doveridge as *"A large village, but still quite rural in character despite its proximity to the A50."* (Para 6.3.47, P 42, DDDC Landscape Sensitivity Study 2015)



Old A50



Old Marston Lane

22.3 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).

22.4 In consultation with residents, 82% of the comments received cited the separation from other villages by open fields and countryside as a key valued characteristic and 79% also cited views of open countryside from many aspects of the village as another key characteristic of the rural parish.

22.5 The Local Plan Settlement Development Boundary (shown with the 'Character of Doveridge' section) encompasses the strategic housing sites that will accommodate the minimum housing requirement to 2033. The Neighbourhood Development Plan seeks to align with Derbyshire Dales District Council in encouraging future growth and development to be located within the Settlement Boundary. This is to promote a sustainable community, meeting the housing needs of the area whilst ensuring the existing settlement and its community facilities and services are made more viable, and preventing urban sprawl into the rural area.

22.6 The purpose of Policy R1: **Doveridge Settlement Boundary** is to provide and promote growth opportunities for small scale development within the Settlement Boundary and enable a sustainable mixture of small scale development opportunities.

<b>Policy R1: Infill Development within the Settlement Development Boundary of Doveridge</b>
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<b>In addition to the development of the strategic housing sites allocated in the Derbyshire Dales Local Plan, infill housing will be supported on incidental spaces within the Doveridge Settlement Development Boundary to meet identified housing requirements provided that the proposal is sensitive to the characteristics of its setting and addresses Policy D1 and other relevant Plan policies.</b>
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### **Application of Policy R1**

22.7 The Doveridge Development Settlement Boundary is defined within the Derbyshire Dales Local Plan 2013-2033 and illustrated within the 'Character of Doveridge' section of this Plan. Infill development means that vacant or underused parcels of land within existing settlement development boundary can be used for a modest amount of additional housing providing that proposals ensure careful integration with neighbouring properties and the street scene.

## 23. Design

### Purpose

- To ensure that all new development in Doveridge is designed to a high standard based on established design principles
- To ensure that all new development in Doveridge responds and contributes to the distinct built character of its setting.

### Rationale and Evidence

23.1 Doveridge is a village with a definite rural character and a distinctive historic core. New development should be designed to enhance the existing character and to create quality of place.

23.2 Through community engagement, many people indicated concern that the rural character was under threat from large and, in some cases, insensitively designed housing developments within the main village of Doveridge.

23.3 To protect and enhance the rural character of Doveridge, it is essential that the design of new development has regard to the character of the area in which it is located. Good design is not about copying the style of neighbouring buildings, but a creative response to the existing character of the area.

23.4 The National Planning Policy Framework (section 7) confirms that good design is indivisible from good planning. It recognises that well-designed buildings and places improve the quality of people's lives and that it is a core planning principle always to secure good design. Neighbourhood Development Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

23.5 The Derbyshire Dales Local Plan 2013-2033 provides a framework for securing high quality design in new development (Policy PD2). It recognises the need to conserve and enhance the historic environment in the light of pressure for growth and change, and it promotes high quality and locally distinctive design, which responds to the character of local areas. This is important not only in the historic centre of Doveridge village, but also in rural settings where the design of new buildings is vital in preserving the rural character of the area.

23.6 The DDDC Landscape Sensitivity Study 2015 identifies many individual features which make up the special character of the village. The community engagement identified the key views which must be protected, these are shown in illustrations on pages 12, 22 and 26. These views are important general views especially of the wider landscape setting and key viewpoints into and out of the village. Doveridge village is made up of two distinct Character Areas, which are described in the DDDC Landscape Sensitivity Study.

23.7 Policy D1 is influenced by nationally established design principles in the form of Building For Life 12, published by the Design Council.

23.8 The Derbyshire Dales Local Plan seeks to ensure high quality and locally distinctive design and this is one of the strategic objectives of the Local Plan. The Local Plan Policy PD1 provides a framework for achieving good design in new development. Policy D1 provides more detailed and more specific design requirements to ensure that new development in Doveridge achieves its potential as far as is possible in each case. Responses to consultation indicated that local people think that some of the more recent development proposals in Doveridge have not been designed to integrate well with the village. These concerns include the scale of some new housing, lack of connectivity with the road and footpath network and impact on green space.

<b>Policy D1: Design of New Development</b>
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. To achieve this new development must:
<ul style="list-style-type: none"><li>a) Respond to existing character in terms of spacing, density, set-back and the enclosure and definition of streets and spaces</li><li>b) Provide convenient access/egress for pedestrians by connecting to surrounding pathways, community services and facilities and creating desire-line pathways within the development.</li><li>c) Ensure streets, spaces and paths are overlooked by active frontages (windows) to provide natural surveillance</li><li>d) Ensure good access to public transport and support measures to reduce car dependency as set out in Policy T1 eg walking, cycling.</li><li>e) Take advantage of topography, landscape, water features, trees and plants, wildlife habitats, existing buildings, site orientation and micro climate</li><li>f) Ensure that the new housing takes inspiration from the local character and integrates well within Doveridge.</li><li>g) Respond to views and landmarks visible from within sites in the design and the layout of the development</li><li>h) Provide streets that encourage low vehicle speeds and which can function as safe spaces for pedestrians</li><li>i) Integrate car parking into the design, layout and landscaping so that it does not dominate the street</li><li>j) Ensure clear distinction between public and private spaces utilising a variety of boundary treatments as already evidenced across Doveridge.</li><li>k) Include Sustainable Urban Drainage Systems, where applicable</li><li>l) Provide convenient, well-screened storage space for bins and recycling and cycles</li><li>m) Include high quality authentic materials which complement those used in historic buildings and surfaces around the development</li><li>n) Preserve existing hedgerows and country lanes in line with Policy NE1</li></ul>



## Application of Policy D1

23.9 Good design is about the functionality of the development and its relationship to its surroundings. Sensitivity to context is not about copying past styles or preventing innovative modern design. Indeed, the aim is to encourage creative, site-specific, bespoke design. High quality, innovative designs are particularly welcomed. The incorporation of sustainable construction and eco-sensitive features are encouraged. This could include rainwater harvesting, solar panels and heat pumps.

23.10 New development should respond to the scale, character, form and materials of its surroundings. It is especially important to be sensitive to the character and setting of listed buildings (this is not about stylistic copying).

23.11 Any noise mitigation measures should be sympathetic to the existing landscape and environment. Where applicable these should be installed adjacent to the A50 in addition to the existing structures to further reduce the noise from the road. Any noise mitigation measures installed within the development should be sensitive to the rural character and setting of the village of Doveridge.

23.12 The Design and Access Statement submitted with planning applications for new development should show how the design of the proposed development responds to each of the principles set out in Policy D1. This is essential to ensure that the special character of the village is protected and its local distinctiveness is enhanced and reinforced.

## 24. Housing

### Purpose

- To accommodate new housing development, which satisfies strategic growth requirements and fulfils local housing needs as identified in the Doveridge Housing Needs Survey and the DDDC allocation in the Local Plan.
- To ensure that development provides a variety of building types and tenures that contribute to a balanced and sustainable housing supply within Doveridge.

### Rationale and Evidence

24.1 Doveridge is identified in the Derbyshire Dales Local Plan as an area to accommodate housing growth with three proposed allocations (Policy HC2) in addition to a windfall permission for 70 dwellings on land at Bakers Lane.

They are:

- Land at Cavendish Cottage for 46 dwellings
- Land at Derby Road/Hall Drive for 85 dwellings
- Land at Marston Lane for 18 dwellings

24.2 Through the neighbourhood plan process, a Housing Needs Survey has been undertaken which has identified the needs of the community so these can be positively addressed in any future development.

24.3 The Derbyshire Dales Local Plan identifies a need for a diverse range of housing sizes and types including specialised accommodation that addresses the needs of older people or vulnerable people in the community. Furthermore the Local Plan identifies in the 'Housing Mix and Type' Policy HC11 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.

24.4 The NPPF (Section 6) states that planning for a mix of housing should be based on current and future demographic trends, market trends and the needs of different groups in the community.

24.5 Through the Doveridge Housing Needs Survey it was identified that the Neighbourhood Plan should plan positively for young people wishing to get on the housing ladder and older people wishing to downsize, where a current or future need was identified. Furthermore, through the demographics collected the Neighbourhood Plan also identifies an ageing population in the village and therefore a suitable range and mix of housing types and tenures should be provided to meet the needs of the community.

**Policy H1: Housing Mix to meet the specific demographic needs of Doveridge**

Housing Development proposals must consider, assess and address local housing needs and provide a mix of house types and tenures including starter homes (affordable homes for new households and first-time buyers) and smaller homes which allow for downsizing which releases larger properties.

**Application of Policy H1**

24.6 The purpose of Policy H1 is to ensure that identified local housing needs are addressed. Development proposals should include homes in accordance with the Doveridge Parish Housing Needs Survey, which identified a need for starter homes and people wanting to downsize.



Cavendish Close



Derby Road

## **25. Business and Employment**

### **Purpose**

- To sustain and enhance a range of employment opportunities within the parish, enabling growth by supporting existing businesses and encouraging sustainable new enterprises that help diversify the rural economy, without having adverse environmental impacts.
- To promote the re-use of agricultural buildings.

### **Rationale and Evidence**

25.1 Doveridge is a rural community. Many local businesses are micro, small or medium enterprises, many run from residents' own homes. There are a number of farms, agricultural-related businesses and commercial services such as a playgroup, pub, shop and a café. Established family owned/run businesses have been located in the Parish for several years.

25.2 Consultation with local businesses and residents has identified general support for rural diversification, home based businesses, agriculture, tourism, light industrial and other businesses that can operate in the rural environment.

25.3 The NPPF (Section 3) states that in rural areas, sustainable growth and expansion should be supported by planning policies to enable the conversion of existing buildings and well-designed new buildings. Proposals for the diversification of farm businesses, including the re-use of farm and other buildings, will generally be supported, provided they do not have an adverse impact upon the character and appearance of the surrounding area. Additionally, Policy EC1 in the Local Plan supports the creation and retention of business and employment opportunities, setting clear criteria that encourage a variety of uses and scales suitable to rural economies such as Doveridge, recognised as a large village in the Spatial Vision.

25.4 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.



25.5 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:

- 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.

25.6 Doveridge has a car ownership ratio above the national average and this reflects the number of residents that have to commute to a place of employment. Policies have been included to attract more rural type business to our Parish and to promote home working, which should help to reduce commuting and lessen road congestion.

<b>Policy BE1: Commercial and Industrial Development</b>
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Development proposals involving either new construction or change of use to create a new enterprise or additional employment opportunities will be supported provided they consider, assess and address, with mitigation where appropriate, their impact on residential amenity and the environment as applicable to their location. The re-use of agricultural buildings may in particular be appropriate, assisting with farm diversification. The impact assessment should include but not be limited to: noise, disturbance, air pollution, traffic movements, visual impacts and vibrations.
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### Application of Policy BE1

25.7 The purpose of Policy BE1 is to enable commercial or industrial development, but ensure that there is no significant adverse impact on nearby residential communities or on the rural environment.

25.8 The policy would allow commercial development as part of the development of the large housing sites within the Parish. Hours of operation conditions may be necessary to protect the amenities of nearby residents.

<b>Policy BE2: Internet Connectivity</b>
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Housing and commercial development proposals should make provision for the expansion of electronic communication networks including telecommunications and superfast broadband infrastructure wherever feasible.
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### Application of Policy BE2

25.9 The purpose of Policy BE2 is to ensure new development is ready for connection to faster services. This promotes sustainable live/work patterns by enabling home working and supporting local business.

<b>Policy BE3: Home Based Business</b>
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Development proposals for businesses based at a dwelling or in the grounds of that dwelling, if a planning consent is required, will be supported provided they consider, assess and address, with mitigation where appropriate, their impact on residential amenity and the environment as applicable to their location. The impact assessment should include but not be limited to: noise, disturbance, traffic movements, visual impacts, and open storage.
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### **Application of Policy BE3**

25.10 Home-based working often does not constitute a material change of use and does not require planning permission. This policy addresses instances where the dwelling element is becoming subservient to the business element on the site of the dwelling.

25.11 Harm to amenities could include visual impacts, noise, traffic movements and open storage.

## 26. Key Community Assets and Facilities

### Purpose

- To maintain and improve community services and facilities and ensure that new development does not adversely affect them and where possible enhances them.

### Rationale and Evidence

26.1 Doveridge has a number of services and facilities, which are valued by the community and are fundamental to maintaining a good quality of life and ensuring it remains a sustainable community.

26.2 The National Planning Policy Framework (paragraph 7) states that an important dimension of sustainable development is to create “accessible local services that meet the community’s needs and support its health, social and cultural well-being”.

26.3 Doveridge’s key services and facilities are vital to this. Local green spaces and community facilities further the social well being and interests of the local community.

26.4 The presence of a good range of community facilities is essential for a sustainable development in the area. The National Planning Policy Framework (paragraph 28) states that it is a strategic planning priority to ensure the provision of health, security, community, cultural and other local facilities (paragraph 156).

26.5 The National Planning Policy Framework (paragraph 28) also says that planning policies should “*promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship*”. Section 8 also adds “*To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.*”

26.6 Paragraph 70 of the National Planning Policy Framework states that

*“to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- 1. Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- 2. Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
- 3. Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
- 4. Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services”.*

26.7 It is a stated Local Plan objective to advance the health and well being of local communities, by seeking to reinforce existing levels of infrastructure in relation to community, leisure and cultural facilities in order to support increased and sustained participation within local communities (Strategic Policy S10).

26.8 This is further supported in the statement for healthy and sustainable communities in the Local Plan that states the *“loss of any of these services or facilities, especially from more rural or remote villages can have a significant impact on community life. Proposals that would result in the loss of important local services and facilities including shops and public houses will not be granted planning permission until all possible options have been explored to maintain the existing use”.*

26.9 The Local Plan also states, *“Sustainable communities require appropriate levels of community infrastructure. This includes schools, health care facilities, public transport, community buildings, places of worship, sport and recreation facilities, recycling facilities and open space”.*

26.10 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:

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 section on Medical Services)



26.11 The Pre-School provision on the Primary School site is a key consideration which the Parish Council will seek to pursue as a project to improve Community Assets.

26.12 In addition the Parish Council provides six allotments and currently there are seven people on the waiting list. As part of the sustainable community the Neighbourhood Development Plan recognises the community benefit of allotments contributing to community wellbeing and fitness.

<b>Policy CF1: Key Community Services and Facilities</b>
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Development proposals that will support and enhance existing key services – specifically the village shop/post office, the primary school & playgroups, Abbotsholme School, the public house and the care home – or the key facilities – specifically the Church, the Village Hall, the Village Club, the allotments, the playground, the sports & recreation grounds and the bowls & shooting clubs – will be supported subject to all appropriate policy considerations being addressed.
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Proposals that will remove or diminish a key service or facility will only be supported if it can be robustly demonstrated that the relevant service or facility is:
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- |  |
|--|
| <ul style="list-style-type: none"><li>• no longer required, or</li><li>• no longer viable even after the examination of all options, or</li><li>• being replaced within the development proposal by a new or improved service or facility that is equivalent or better in terms of quality, quantity and location.</li></ul> |
|--|

26.13 Other community needs relating to transportation and movement around the parish were also identified: these are dealt with under policy T1.

### Application of Policy CF1

26.14 Key community services and facilities are listed within the Policy and mapped within the “Character of Doveridge” section of this Plan. The intention of Policy CF1 is that these valued services and facilities should be retained and, wherever possible, enhanced to be attractive to new residents.

26.15 When planning permission is granted for development proposals, appropriate use will be made of the Community Infrastructure Levy, other planning agreements or planning conditions, in order to deliver new or improved facilities or amenities of community value within Doveridge.

26.16 So as to maintain the viability and deliverability of the development concerned, contributions made by new developments towards new community facilities will be determined in accordance with the Derbyshire Dales Infrastructure Delivery Plan.

## 27. Transport and Movement

### Purpose

- To maintain and improve linkages and movement within the Village of Doveridge and the wider Parish.
- To encourage choice, including sustainable means of transport, in the interests of sustainability.

### Rationale and Evidence

27.1 Doveridge relies heavily on car usage due to its rural location, limited public transport links and limited community facilities (such as schools and medical facilities). There is a need to encourage choice, including sustainable means of transport, in the interests of sustainability.

27.2 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. 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. It is evident from being within the village and through discussions with the residents that safe and unhindered pedestrian movement is highly valued by the community. As previously highlighted in the plan the current bus services to the village do not meet the needs of the community and an improved service and timetable is needed.

27.3 Whilst the Neighbourhood Plan recognises that the NPPF seeks to reduce car dependency through sustainable development, in a rural location it still remains a significant factor in the mobility of the local community. The Local Plan identifies greater opportunity and need to protect and extend the cycle network referred to in the Derbyshire Cycling Plan 2016-2030 which is a point raised through the community engagement. The Local Plan also states that *“the rural nature of the plan area, the lack of services and facilities in many of the villages, particularly those in the southern part of the plan area and very limited availability of public transport increases the dependency of residents on car borne journeys. A consequence of this is that the plan area has the highest per capita carbon emissions in Derbyshire.”* (para 2.33). Consequently the Doveridge Plan aims to reinforce the strategic approach in Local Plan policy HC19 with local priorities for sustainability.

**Policy T1: Sustainable Transport, Safety and Accessibility within Doveridge**

Development proposals must consider, assess and address, with suitable mitigation measures as appropriate, their impact on and potential to benefit the following;

- a) the balance between journeys made to/from dwellings by car, on foot, by bicycle and by public transport, in part this will be achieved by ensuring safe, convenient and attractive routes for pedestrians and cyclists;
- b) road safety and congestion across the village;
- c) keeping off street parking accessible but unobtrusive;
- d) not increasing and where possible reducing the need for on-street parking and whether arising from residents, visitors, employees or servicing of commercial premises.

## Application of Policy T1

27.4 When assessing the impact of development proposals, the cumulative impact on traffic with other approved development proposals will need to be considered. Where development is dependent on new infrastructure being provided, the development project plan should include for the new infrastructure to be in place before the first dwellings are occupied.

27.5 Larger development proposals should be accompanied by a 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.

## 28. Natural Environment

### Purpose

- To preserve and enhance the natural assets in order to protect the distinctive local character of the area
- To preserve and enhance the wildlife in order to protect the distinctive local character of the area
- To protect and enhance the valued landscape, scenic beauty and traditional architecture of the area.

### Rationale and Evidence

28.1 The existing rural landscape is a highly valued aspect for those living in the parish, as well as those visiting.

28.2 Rural tourism and rural recreation around the parish are important to local people and the local economy.

28.3 Community engagement indicates a real value for trees, plantations, hedgerows and country lanes in creating the rural character of Doveridge. Hedgerows form a key characteristic along Babbs Lane, Lower Street and Yelt Lane, as well as Pickleys Lane, Bakers Lane and Bell Lane and parts of Pump Lane. All these border farmland and narrow roads in this particular part of the village. This area was not incorporated into the Doveridge Hall estate and as such, retains much of its rural character.

28.4 Doveridge does not have any formal landscape designations, however the parish offers a diverse range of natural habitats noted by the Derbyshire Wildlife Trust as being of ecological significance. These include the hedgerows previously mentioned, the pond on Church Lane, bluebells in some of the plantations, woods, woodlands, copses, spinneys, and specific wildlife on and in the pond next to the A50, at the bottom of what was once Red Hill.

28.5 The parish also contains some very special high quality natural habitats, which provide complete environments and safe corridors to many species of birds. These include linnets, yellow hammers, spotted fly catchers, tawny owls, barn owls, kestrels, sparrow hawks and common buzzards. During 2016 for the first time in many years red kites were seen establishing themselves in Doveridge and sightings in Babbs Lane and Bakers Lane have been recorded over a long period with the necessary authorities.



28.6 Environmental biodiversity is under pressure. It is vital that rural areas be preserved in order to maintain their richness in flora and fauna for our own benefit as well as for future generations. Human interventions can have unpredictable effects on biodiversity due to knock-on effects between species, it is important that we preserve the areas where these effects would be at their worst.

#### **Policy NE1: Natural Environment**

Development proposals must consider, assess and address their impact on and potential to benefit the following natural environment concerns:

- a) Retaining existing hedgerows and trees or, if removal is unavoidable, providing a replacement of hedgerow and trees, either as part of the development or nearby. Any replacement hedgerow and trees should be of native species, unless otherwise agreed.
- b) Ensuring development maintains or improves biodiversity and wildlife. Where loss of biodiversity cannot be avoided, effective mitigation or compensation measures will be provided in appropriate locations within the Parish.
- c) Ensuring new development adjacent to existing footpaths, green links or other open spaces takes into account of the importance of their natural setting, avoiding high fencing, walling or other blank features.
- d) Ensuring new development conserves and enhances landscape character

### **Application of Policy NE1**

28.7 Environmental and landscape design within and around new developments should reflect the existing rural character of the Parish and enhance or maintain the quality and quantity of green space.

28.8 Where possible, new developments should incorporate new hedgerows as part of their landscaping scheme, reflecting the local characteristics of Doveridge.

## **29. Monitoring and Review**

29.1 The Doveridge Neighbourhood Plan covers a 15 year period and during this time it is likely that the circumstances that the Plan seek to address will change. The Parish Council as the Qualifying body will regularly monitor the impact of the Plan. The Parish Council will formally review the Neighbourhood Plan whenever monitoring suggests that this is required but at least on a five year cycle commencing before 2023.

# APPENDIX ONE

## List of Evidence And Sources

1. National Planning Policy Framework 2012 [available online: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>]
2. The Derbyshire Dales Local Plan 2016-2033 Adopted December 2017 [available online: <http://www.derbyshiredales.gov.uk/planning-a-building-control/local-plan-2015-16> ]
3. The Derbyshire Dales Local Plan 2016-2033 Pre-Submission Draft Plan August 2016 [available online: <http://www.derbyshiredales.gov.uk/images/documents/L/DDDC%20Draft%20Plan%20AUG%202016%20with%20revised%20trajectory.pdf> ]
4. The DDDC Strategic Housing and Employment Land Availability Assessment (SHELAA) April 2016 [available online: [http://www.derbyshiredales.gov.uk/images/documents/L/Local%20Plan%20evidence%20base%20docs%20July%202016/SHELAA\\_Report\\_August\\_16.pdf](http://www.derbyshiredales.gov.uk/images/documents/L/Local%20Plan%20evidence%20base%20docs%20July%202016/SHELAA_Report_August_16.pdf) ]
5. The DDDC Landscape Sensitivity Study (2015) [available online: [http://www.derbyshiredales.gov.uk/images/documents/C/Committee/Local\\_Plan\\_Advisory/Full%20Landscape%20Sensitivity%20Study%20Sept%202015%20-%20Reduced.pdf](http://www.derbyshiredales.gov.uk/images/documents/C/Committee/Local_Plan_Advisory/Full%20Landscape%20Sensitivity%20Study%20Sept%202015%20-%20Reduced.pdf) ]
6. Housing Needs Survey in Doveridge 2016, Doveridge Parish Council [available online: [https://www.doveridge-village.org/wp-content/uploads/2016/10/Doveridge\\_NP\\_Housing\\_Needs\\_Survey.pdf](https://www.doveridge-village.org/wp-content/uploads/2016/10/Doveridge_NP_Housing_Needs_Survey.pdf) ]
7. Accommodation Type – Households, 2011 Census [available online: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/2011censuspopulationandhouseholdestimatesforenglandandwales/2012-07-16> ]
8. Seven Principles of Good Design, Commission for Architecture and the Built Environment [available online: <http://webarchive.nationalarchives.gov.uk/20110118103740/http://www.cabe.org.uk/councillors/principles> ]
9. Building For Life 12 – the sign of a good place to live, Building For Life Partnership 2012 [available online: <https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition> ]
10. DDDC Strategic Flood Risk Assessment, June 2016 [available online: [http://www.derbyshiredales.gov.uk/images/documents/L/Local%20Plan%20evidence%20base%20docs%20July%202016/2016s3951\\_-\\_Derbyshire\\_Dales\\_District\\_-\\_Final\\_Level\\_1\\_SFRA\\_v2.0.pdf](http://www.derbyshiredales.gov.uk/images/documents/L/Local%20Plan%20evidence%20base%20docs%20July%202016/2016s3951_-_Derbyshire_Dales_District_-_Final_Level_1_SFRA_v2.0.pdf) ]
11. Observations of Drainage and Flooding around Doveridge, Derbyshire, Doveridge Parish Council [available online: <https://www.doveridge-village.org/doveridge-neighbourhood-plan> ]
12. Data Analysis Relating to Doveridge Community Workshop January 2016,

- Neighbourhood Plan Steering Group [available online: <https://www.doveridge-village.org/doveridge-neighbourhood-plan> ]
13. Doveridge Neighbourhood Plan: Engagement and Survey Results, 2015, Neighbourhood Plan Steering Group [available online: <https://www.doveridge-village.org/doveridge-neighbourhood-plan> ]
  14. Doveridge Preservation Society: Local List of Buildings of Architectural or Historic Interest [available online: <https://www.doveridge-village.org/doveridge-neighbourhood-plan> ]
  15. Derbyshire Dales Economic Plan 2014-2019 [available online: [http://www.derbyshiredales.gov.uk/images/documents/D/Derbyshire\\_Dales\\_Economic\\_Plan\\_2014-19.pdf](http://www.derbyshiredales.gov.uk/images/documents/D/Derbyshire_Dales_Economic_Plan_2014-19.pdf) ]
  16. Derbyshire Dales Local Plan, Infrastructure Delivery Plan , May 2014 [available online: [http://www.derbyshiredales.gov.uk/images/documents/D/Derbyshire\\_Dales\\_Local\\_Plan\\_Infrastructure\\_Delivery\\_Plan.pdf](http://www.derbyshiredales.gov.uk/images/documents/D/Derbyshire_Dales_Local_Plan_Infrastructure_Delivery_Plan.pdf) ]
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  18. Derbyshire Dales Local Plan Saved Policies November 2008 [available online: <http://www.derbyshiredales.gov.uk/images/documents/P/Planning%20Local%20Plan%20Schedule%20of%20Saved%20Policies.pdf> ]
  19. East Staffs Clinical Commissioning Group Report 13 September 2016 [available online: <https://www.doveridge-village.org/doveridge-neighbourhood-plan> ]
  20. Derbyshire County Council Public Transport Unit 15 September 2016 [available online: <https://www.doveridge-village.org/doveridge-neighbourhood-plan> ]



## **APPENDIX TWO**

### **Non-Planning Issues**

The Key services and facilities identified on the map on page 21 and described on page 22 should be reviewed by Doveridge Parish Council and those that satisfy the statutory definition of an Asset of Community Value may be nominated by the Parish Council for inclusion in the Register of Assets of Community Value held by DDDC, a statutory designation under the Localism Act 2011.