

Pre-Submission Draft

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# Dethick, Lea and Holloway Neighbourhood Plan

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2019-2034



*Produced by Dethick, Lea and Holloway Neighbourhood Plan Steering Group on behalf of  
Dethick, Lea and Holloway Parish Council, residents*

17/01/2019

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### Common Abbreviations

AP – Aspirational Policy

AVBC – Amber Valley Borough Council

BfL 12 – Building for Life 12

BF – Built Framework

CA – Conservation Area

DCC – Derbyshire County Council

DLH - Dethick, Lea and Holloway

DLHNP – Dethick, Lea and Holloway Neighbourhood Plan

DVMWHS – Derwent Valley Mills World Heritage Site

DCC LCA – Derbyshire Country Council Landscape Character Assessment

**3** All policies should be read in conjunction with Borough and national policies. No neighbourhood plan policy will be applied in isolation; account will be taken of all relevant policies.

HER – Historic Environment Record for Derbyshire

LCT – Landscape Character Type

NPP – Neighbourhood Plan Policy

NPPF – National Planning Policy Framework

SHMA – Strategic Housing Market Assessment

SHLAA – Strategic Housing Land Availability Assessment

## 1 Foreword

This Neighbourhood Plan is the result of more than two year's work by residents in the parish. In June 2016 a public meeting was held in the Florence Nightingale Memorial Hall in Holloway attended by just over 100 residents of the parish. The purpose of a Neighbourhood Plan was explained and after some discussion the meeting approved, almost unanimously, a motion to create a Neighbourhood Plan.

A Steering Group, formed of parish councillors and other volunteers, has researched and consulted to produce, first a Character Appraisal of the parish, and now a Neighbourhood Plan, to serve our interests over the next 15 years.

This parish is rich in its natural environment and in its historical heritage. It is also an active, lively community. We must do our best to ensure that our parish residents continue to enjoy the benefits of living in a lovely place combined with a thriving community.

That is not an easy target to achieve, but we believe that the policies that we have identified and set out in our Plan will give us the best chance of doing just that.

I want to thank all those volunteers who have helped in the work involved to produce this Plan, to thank the Parish Council and their Clerk for support and assistance, and thank our consultants Garry Hall and Helen Metcalfe for their patience in helping us achieve this goal.

**Ian Hooker**

**Chairman of DL&H NP Steering Group.**

## 2 The Dethick, Lea and Holloway Neighbourhood Plan

- 1 The Dethick, Lea and Holloway Neighbourhood Plan (DLHNP) is a document produced in accordance with the Localism Act 2011 by the Neighbourhood Plan Steering Group made up of residents and Councillors from Dethick, Lea and Holloway Parish Council. The Terms of Reference and minutes of all meetings are on the web site.<sup>1</sup>
- 2 Once the Neighbourhood Plan has been ‘made’ by Amber Valley Borough Council it will form part of the development plan for the Parish which also includes the National Planning Policy Framework (2018), the saved Local Plan policies<sup>2</sup> and once adopted the new Local Plan. AVBC are currently preparing a new Local Plan which is presently at examination.<sup>3</sup>
- 3 The Neighbourhood Plan will have significant weight in the determination of planning applications. The Neighbourhood Plan will become part of the statutory development plan and will be used by
  - a) Planners at Amber Valley Borough Council (the planning authority) in assessing future planning applications
  - b) Developers as they prepare planning applications for submission to Amber Valley Borough Council
- 4 The DLHNP covers the Parish of Dethick, Lea and Holloway (see Map 1) and sets out planning policies for the Neighbourhood Plan Area from 2019-2034. The Plan covers the period to 2034, a 15-year time frame, in accordance with guidance in the National Planning Policy Framework (NPPF).
- 5 Planning policy is formulated and delivered by Amber Valley Borough Council and this body will continue to have the legal duty to provide this.
- 6 This Plan is required to be in general conformity with adopted Borough planning policies. It has also been produced in the context of the National Planning Policy Framework and more recent borough - wide studies, to support the preparation of the emerging Local Plan. These reports are all on Amber Valley Borough Council’s web site.
- 7 The AVBC evidence base used to support this Neighbourhood Plan includes the following;
  - a) Derbyshire County Council Landscape Character Assessment 2003, (updated 2014)
  - b) Strategic Housing Market Assessment GL Hearn 2013 and Update 2016
  - c) Wardell Armstrong Landscape Sensitivity Study 2016
  - d) Derbyshire County Council Historic Environment Record
  - e) Conservation Area Statement 1996 (became Supplementary Planning Document 2007)

<sup>1</sup> See <https://dlhvilleage.org.uk/np/neighbourhood-plan-group-structure/>

<sup>2</sup> See <http://www.cartogold.co.uk/AmberValley/>

<sup>3</sup> See March 2018 Submission Local Plan at

<https://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=d1aa8dbff4b24c3d8470013a949519c9>

- 8 Documents commissioned by the Neighbourhood Plan Steering Group or undertaken by them are available on the web site [www.dlhvillage.org.uk](http://www.dlhvillage.org.uk)
- f) DLH Character Appraisal 2018
  - g) Housing Survey 2017
  - h) Local Green Spaces Assessment 2018
- 9 The Neighbourhood Plan should also be seen in the context of the Village Plan 2011-2015. This Neighbourhood Plan builds on the community engagement and ideas in that Village Plan and seeks to carry them forward where they fit within the scope of the Neighbourhood Plan. The difference between the documents is that the Neighbourhood Plan is focused on land use planning issues primarily and when made will be a statutory planning document.

**Map 1 Dethick, Lea and Holloway Neighbourhood Plan Area**



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- 7** All policies should be read in conjunction with Borough and national policies. No neighbourhood plan policy will be applied in isolation; account will be taken of all relevant policies.

### 3 The need for a Neighbourhood Plan

- 10 This Neighbourhood Plan process has provided the opportunity for the community to work collaboratively with AVBC to help shape how Dethick, Lea and Holloway will change up to 2034.
- 11 The Neighbourhood Plan Steering Group and the Parish Council, recognises that over the next 15 years there will be a limited amount of growth in the Parish to meet Borough housing and other land use requirements. This Neighbourhood Plan seeks to positively influence the quality of development likely to come forward over the Plan period to 2034 in the Parish by:
- promoting a constructive dialogue with developers before a planning application is submitted,
  - providing design policies that recognise the distinctive character of the separate settlements,<sup>4</sup>
  - identifying areas of separation between the settlements that will ensure that future development does not erode this character,
  - protecting the landscape character of the area including the views into and out of the settlements
  - ensuring that new development
    - a) reinforces the status of the Derwent Valley World Heritage Site and
    - b) does not erode the function of the Buffer Zone
    - c) conserves the character of the Conservation Area where appropriate
- 12 The community want to establish neighbourhood policies that ensure that the rural, historic character of the village is not lost.
- 13 The Dethick, Lea and Holloway Neighbourhood Plan seeks to provide a policy framework that accepts new development in accordance with AVBC policy but that minimises its impact on the existing settlements. It seeks to secure the highest design quality and to protect the most sensitive landscape areas around the settlements. By providing detailed analysis of the built and natural environment, the Neighbourhood Plan policies are specific to Dethick, Lea and Holloway.

### 4 Consultation

- 14 The Neighbourhood Plan Steering Group recognises consultation is key to successfully developing a Neighbourhood Plan for Dethick, Lea and Holloway Parish. The production of a Neighbourhood

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<sup>4</sup> supported by the evidence base in the Dethick, Lea and Holloway Character Appraisal is Appendix D it is a separate document due to file size and is at

<https://ourdethickleaandholloway.files.wordpress.com/2018/12/dethick-lea-and-holloway-k.pdf>



Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the Parish.

- 15 The decision to produce a Neighbourhood Plan was made based on a public meeting in June 2016 with 101 residents attending of whom 99% voted 'yes' to undertake a Neighbourhood Plan. This was followed by the production of a Household Questionnaire delivered to every household that got a 54% response rate. The findings from the Questionnaire have set the priorities for this Neighbourhood Plan.<sup>5</sup>
- 16 The Steering Group has promoted the Neighbourhood Plan via stalls at the summer fair, public meetings, regular updates in the Parish magazine and on the Parish Council web site.
- 17 Progress on the Neighbourhood Plan is reported to the Parish Council as a standing item and the minutes are available on the Dethick, Lea and Holloway Parish Council web site.<sup>6</sup> This has ensured that all residents have not only been kept informed about the process but have had the opportunity to influence the extent and scope of the Plan.
- 18 The key consultation events and activities that shaped the production of this Plan are summarised in the Consultation Statement <sup>7</sup>.

## 5 Status of Projects and Actions

- 19 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in Appendix A.

## 6 Dethick, Lea and Holloway

### 6a: Description of Settlements

- 20 The Parish of Dethick, Lea and Holloway contains three ancient villages that each contribute to the name of the parish. Of these the biggest is Holloway, followed by Lea. Holloway is classed as a 'key village' and Lea is classed as an 'other village and settlement' in the Amber Valley Borough Local Plan (submission plan as at 2018).
- 21 Dethick is an agricultural hamlet of three farms together with the church of St John the Baptist, which was the original parish church. It is one of several smaller settlements within the parish. <sup>8</sup>

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<sup>5</sup> For Questionnaire findings see <https://dlhivillage.org.uk/np/npsurvey/>

<sup>6</sup> see [http://Dethick, Lea and Hollowayparishcouncil.co.uk/Dethick, Lea and Holloway-neighbourhood-plan-2/](http://Dethick,LeaandHollowayparishcouncil.co.uk/Dethick,LeaandHolloway-neighbourhood-plan-2/)

<sup>7</sup> this will be available on the parish council web site when the Plan is submitted to AVBC and the examiner

<sup>8</sup> What were formerly two further settlements at Upper Lea and at Nether Holloway, have been absorbed by Lea and Holloway respectively.

- 22 The largest is a group of settlements that are known together as Lea Bridge. This group of three settlements together with some scattered dwellings are to be found along the valley of the Lea Brook on the western boundary of the parish. Although all these dwellings are known collectively as Lea Bridge, they are in fact separate settlements. All three settlements are within, or in close proximity to, the Derwent Valley World Heritage Site at Lea Mill.
- 23 There is a separate settlement nearby at Lea Wood that contains the remnants of another industrial hamlet from the C18th.
- 24 A fourth settlement is at Upper Holloway. It was originally of two farms, to which have been added some further dwellings.
- 25 Dethick, the Lea Bridge cluster, Lea Wood and Upper Holloway are classed as within the countryside in Borough policy.

### **6b: Location**

- 26 The Parish of Dethick, Lea and Holloway covers approximately 3.2 square miles (2025 acres) and is located in the north-western corner of Amber Valley Borough Council in Derbyshire. The Parish's northern and western boundary is also the Borough boundary – Derbyshire Dales District Council is the adjoining Local Authority area. The largest settlements, Holloway and Lea, run along ridgelines; land falls from Holloway to the west down steep-sided slopes that flatten out around Lea Bridge and to the River Derwent. Beyond the northern edge of Lea the land opens out into a gentle hilltop farming plateau to the north.
- 27 The Parish is bordered by the Derwent River to the south and follows the course of Lea Brook to the west before meeting Littlemoor Brook as the boundary runs northwest. It runs out and meets Cunnery Lane on the higher plateau following the fields around Redhill Farm to the north, including some area north of the Tansley Road. From the eastern side the boundary moves up from the River Derwent through the stream in Leashaw Wood and then heads to Wakebridge where it follows the hill top ridge of the ancient pathway to the Shuckstone Cross to the east continuing across the fields to the Parish boundary around Redhill Farm.
- 28 The nearest town is Matlock approx. 4 miles to the north west.

### **6c: History**

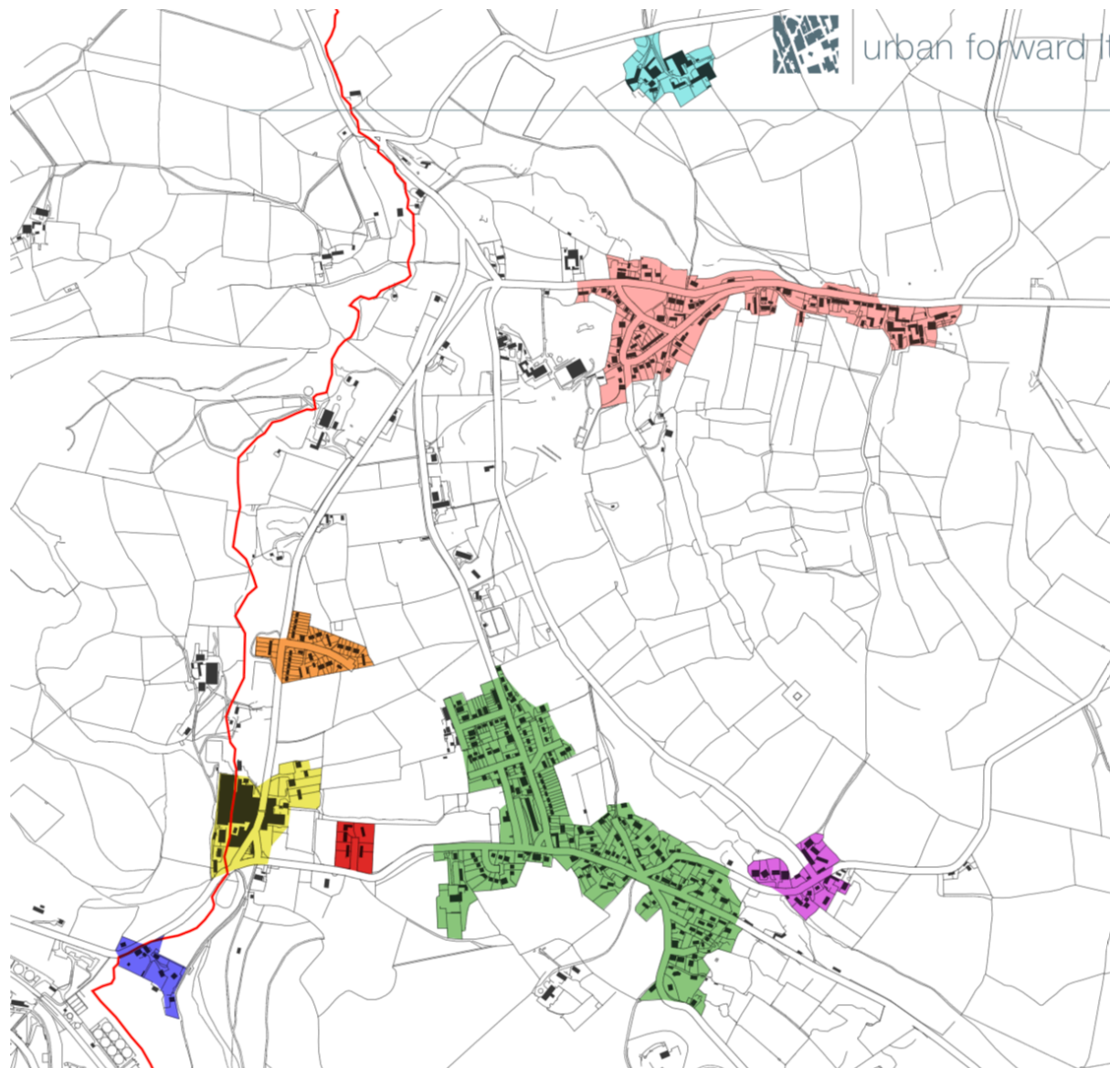
- 29 There are 104 buildings and structures listed by Historic England (see Appendix E) <sup>9</sup>.
- 30 The historic value of the built environment is evidenced in the fact that approx. 1/3 of the Parish is designated a Conservation Area (CA). The Conservation Area was amalgamated to form one large area in 1996. A Conservation Area Statement was adopted by AVBC in 1996 and it was included as part of AVBC's Supplementary Planning Document in 2007. Some of the Lea Bridge area around the John Smedley Mill and an area following the Lea Brook up the valley, together with the Lea Wood area and the Cromford Canal, are within the Derwent Valley Mills World

<sup>9</sup> See Appendix E for list and <https://historicengland.org.uk/listing/the-list/results?q=dethick&parish=-1&searchtype=nhlesearch&searchResultsPerPage=100>

Heritage Site. All of the CA and some of the fields beyond the eastern boundary are part of the Derwent Valley Mills World Heritage Site (DVMWHS) Buffer Zone.

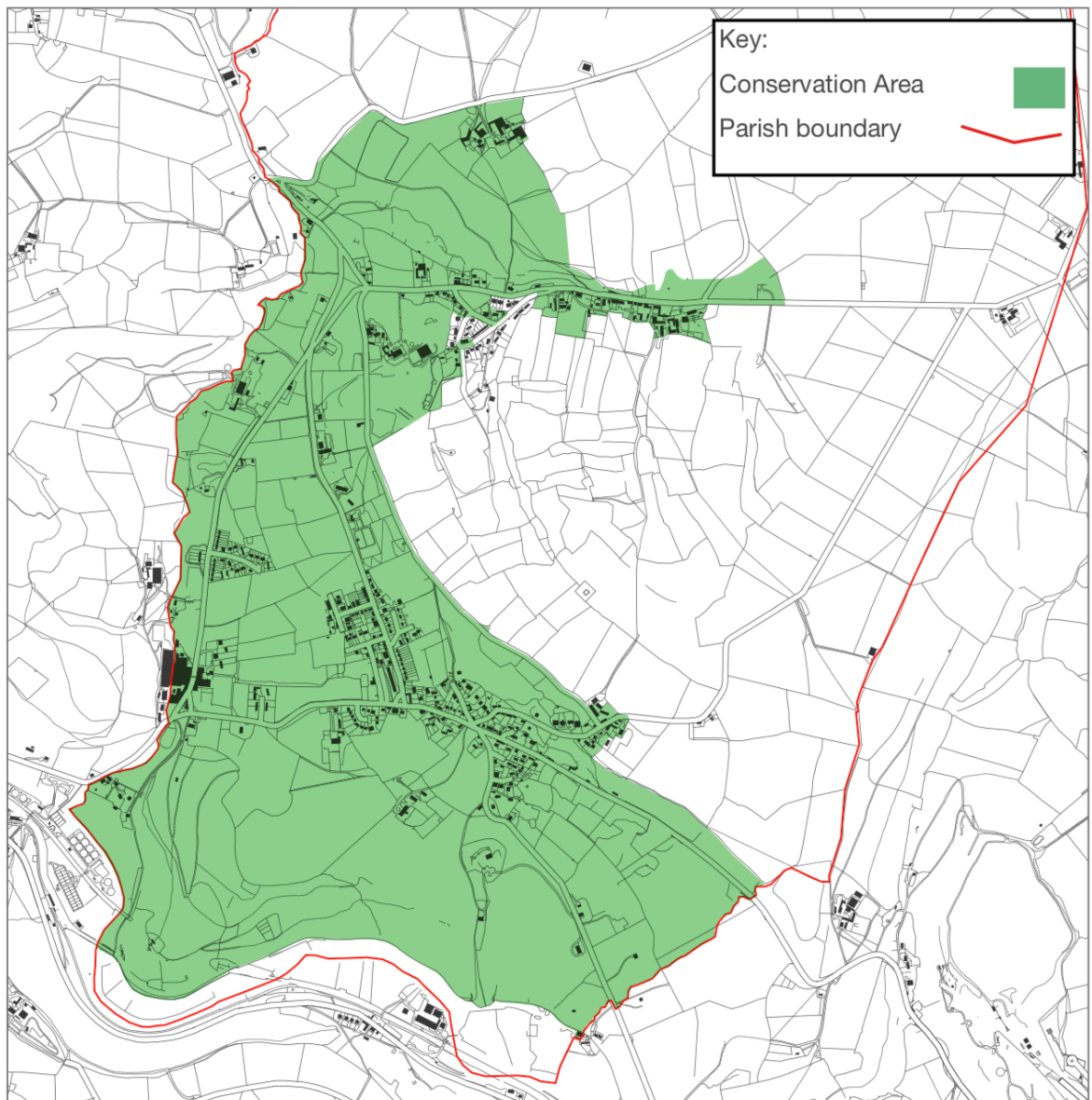
31 Map 2 shows these villages and settlements.

**Map 2 Villages and Settlements in the Parish**



- Key:
- Dethick
  - Lea
  - Nightingale Close
  - Holloway
  - Upper Holloway
  - Lea Mills
  - Hollins Wood Close
  - Lea Wood

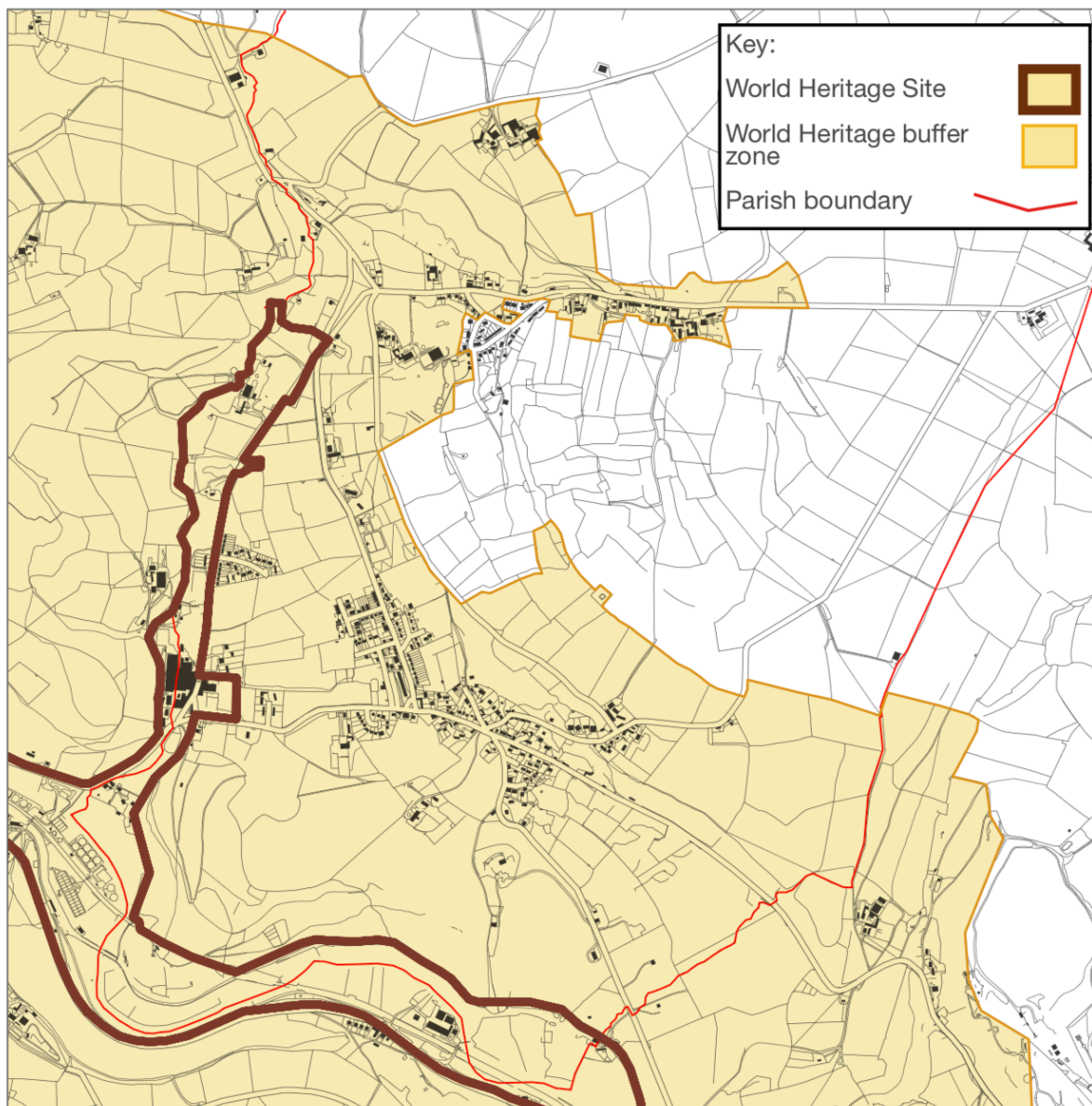
**Map 3 Dethick Lea and Holloway Conservation Area**



**13** All policies should be read in conjunction with Borough and national policies. No neighbourhood plan policy will be applied in isolation; account will be taken of all relevant policies.

32 The southern part of the Parish is in the World Heritage Site and/or Buffer Zone.

**Map 4 World Heritage Site and Buffer Zone that covers part of the Parish.**



33 The Statement of Outstanding Universal Value describes succinctly why the WHS was inscribed on the UNESCO World Heritage List. *'The Derwent Valley, upstream from Derby on the southern edge of the Pennines, contains a series of 18th and 19th century cotton mills and an industrial landscape of high historical and technological significance. Much of the landscape setting of the mills and the industrial communities, which was much admired in the 18th and early 19th centuries, has survived.'*

- 34 The buffer zone is the area surrounding the WHS and has '*complementary legal restriction placed on its use and development to give an added layer of protection to the WHS*'<sup>10</sup>. Appendix B provides more information on legal and national planning policy context for the WHS and the buffer zone.

#### **6d: Landscape Character**

- 35 The Derbyshire Landscape Character Assessment (LCA) March 2014<sup>11</sup> edition identifies DLH Parish as forming part of the National Character Area 50: Derbyshire Peak Fringe and Lower Derwent (NCA50). It is described as '*an undulating, well-wooded, pastoral landscape on rising ground between the Derbyshire Coalfield and the Peak District*'. NCAs are broken down further into landscape character types (LCT).
- 36 The land around Holloway and Lea is characterised by the LCT Wooded Slopes and Valleys. To the east and north the landscape character type is enclosed moors and heaths and where the River Derwent runs through the Parish on the southern boundary the LCT is riverside meadows.
- 37 The LCA provides a detailed description, planting and management guidelines for development in the LCTs. Table 1 is an extract from the Derbyshire Landscape Character Assessment 2014 and summarises this.

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<sup>10</sup> UNESCO Operational Guidelines para 103

<sup>11</sup> see <http://www.derbyshire.gov.uk/environment/conservation/landscapecharacter/default.asp>

**Table 1: Summary of Landscape Character Types in DLH Parish**

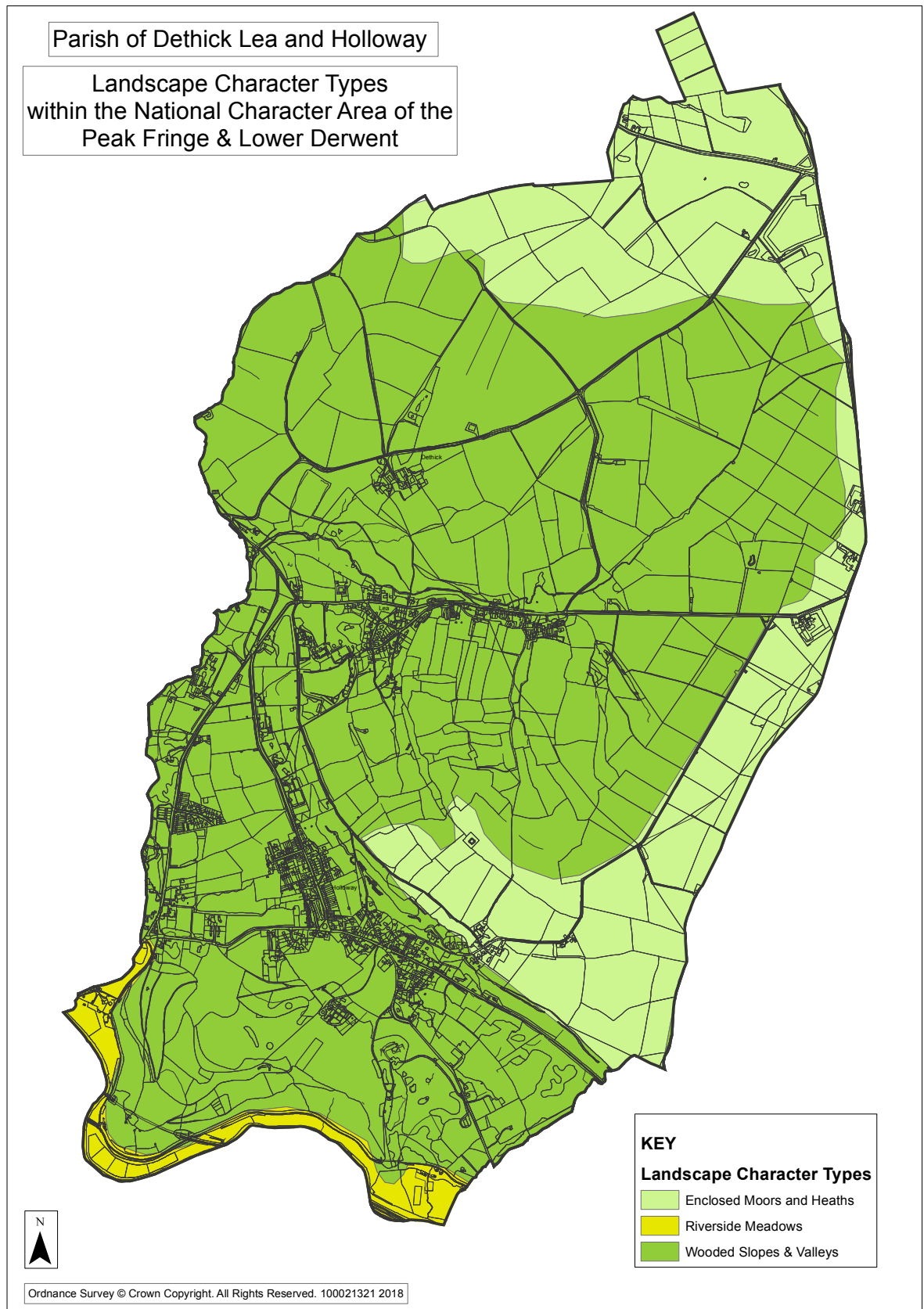
Landscape type	Description	Management Guidelines <sup>12</sup>
Wooded slopes and valleys	<i>Small pastoral fields on undulating rising ground. Woodlands on steeper slopes, along with hedgerow and watercourse trees contribute to a strongly wooded character.</i>	<ol style="list-style-type: none"> <li>1. Conserve and restore all ancient woodland sites and restock with locally occurring native species.</li> <li>2. Ensure the use of indigenous tree and shrub species, including a proportion of large, long-lived species.</li> <li>3. Ensure the management and enhancement of hedgerow trees, through selection and natural regeneration, or by planting.</li> <li>4. Where opportunities arise, the removal of coniferous plantation woodland should be encouraged.</li> <li>5. Ensure the conservation and management of mature/veteran trees within hedgerows.</li> </ol>
Enclosed moors and heaths	<i>An open farming landscape on broad rolling hill summits with patches of remnant moorland. Dry stone walls enclose regular fields and straight roads join occasional sandstone farmsteads</i>	<ol style="list-style-type: none"> <li>1. Conserve and enhance the tree groups that occur within and around rural settlements and isolated farmsteads.</li> <li>2. Maintain open character of landscape.</li> </ol>
Riverside meadows	<i>Broad flat flood plains hold meandering rivers, with scattered trees along the river bank'</i>	<ol style="list-style-type: none"> <li>1. Ensure the use of indigenous tree and shrub species, including a proportion of large, long-lived species.</li> <li>2. Ensure the balance is maintained between new woodland planting and areas of nature conservation value.</li> <li>3. Enhance the visual and ecological continuity of river corridors by management, natural regeneration and planting of riparian trees.</li> </ol>

Map 5 shows the Landscape Character Types that cover the Parish.

<sup>12</sup> this is a summary see LCA for complete list



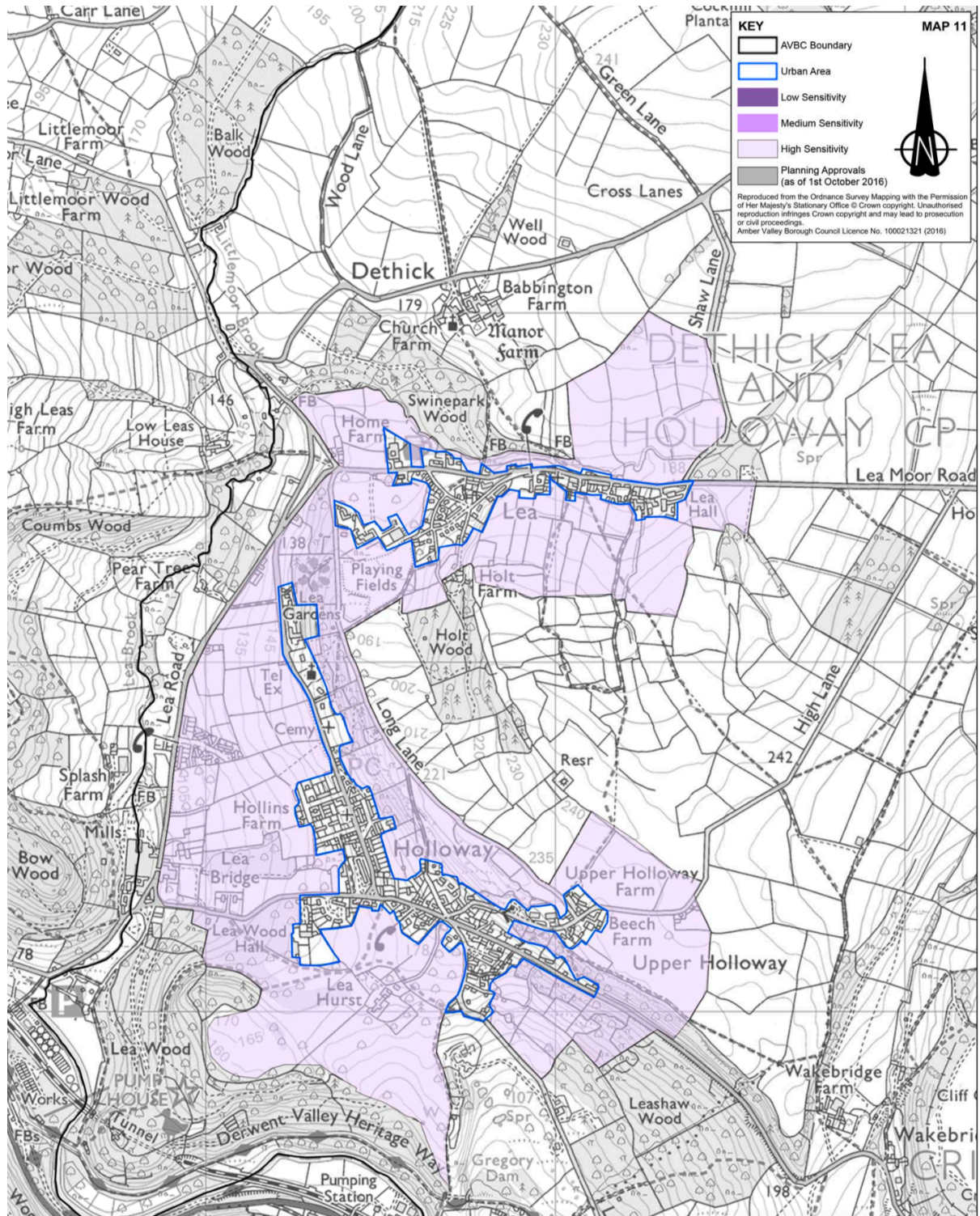
**Map 5 Landscape Character Types**



**17** All policies should be read in conjunction with Borough and national policies. No neighbourhood plan policy will be applied in isolation; account will be taken of all relevant policies.

38 The Wardell Armstrong Study 2016 commissioned by AVBC for the emerging Local Plan characterised all the land around the built-up area of Lea and Holloway as of high landscape sensitivity.

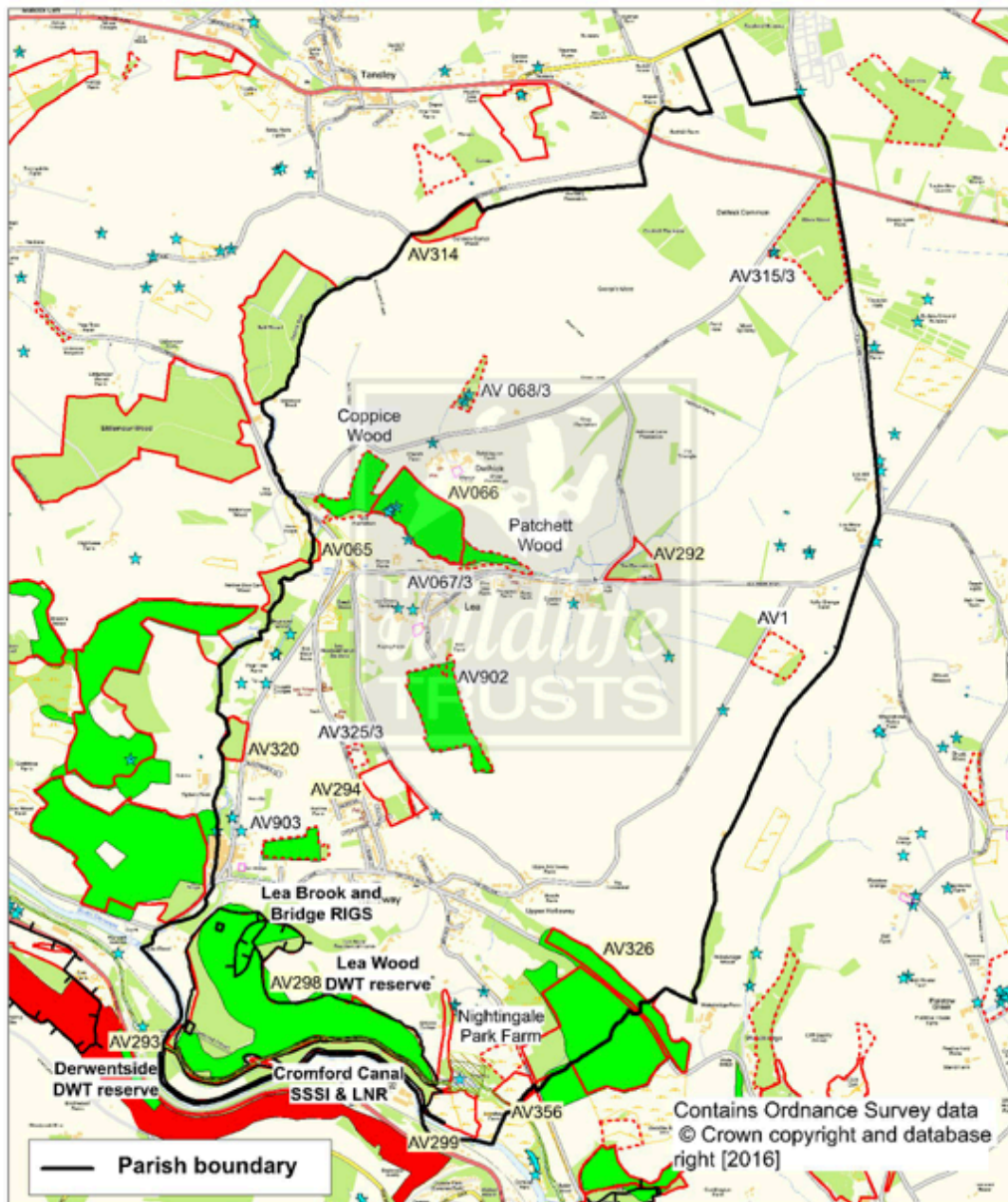
**Map 6 Landscape Sensitivity**



**6e: Natural Environment**

- 39 The Parish offers a wide variety of habitats for wildlife including ancient woodland, traditional orchards, lowland meadows, lowland mixed deciduous woodland, lowland fen, heather moorland, river, canal and ponds.
- 40 There are 11 Local Wildlife Sites in the Parish and one Site of Special Scientific Interest, Cromford Canal in the parish. The locations of these sites of ecological significance are shown on Map 7. The presence of these sites with a high level of biodiversity interest is of great value and significance to local people. There are also a number of smaller sites and areas of local green space that together with the local wildlife sites and the SSSI provide habitat for wildlife including protected species, such as great crested newts, bats, otter, water vole, reptiles and badger and priority farmland bird and butterfly species.
- 41 Map 7 shows the extensive coverage of areas designated for nature conservation.

Map 7 Derbyshire Wildlife Trust



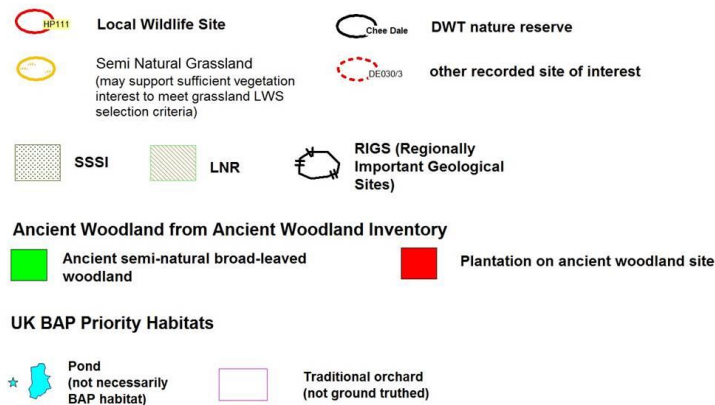
Produced for Dethick, Lea & Holloway  
Neighbourhood Plan  
by Derbyshire Wildlife Trust  
April 2017



Derbyshire  
Wildlife Trust

**GENERAL KEY TO GIS MAPS**

NB Not all these symbols may appear on the map supplied



42 This range of habitats support a wide variety of wildlife, including protected species and priority species listed in the Peak Fringe Action Area of the Lowland Derbyshire Biodiversity Action Plan, within which the Parish is located.

**Public Rights of Way**

43 The network of footpaths and bridleways (see map 8 below) allows easy access to this wildlife rich, high quality landscape. These walking routes attract a large number of visitors and contribute to the local tourist industry. Residents value highly the access to local walks which is an important leisure activity and good for health and well-being.

**Dry Stone Wall and Hedgerows**

44 The hedgerows and dry-stone walls are an important part of the Landscape Character. They are an indication of historical and current influences of human land use and settlement.

45 There are approximately 12.3 miles of boundary walls or hedges; 92.5% are walls and 6% hedgerows, with 1.2%, open plan gardens. The importance of boundary treatment to the character of the settlements is emphasised in the DLH Character Appraisal.

46 Agricultural land within the Parish is predominantly divided by dry stone walls. These are the oldest relic of Britain's farming heritage and used for containing stock and defining land ownership. Most date from the 18<sup>th</sup> and 19<sup>th</sup> Centuries, when enclosure of land began. Some walls are described as "ancient" in the Enclosure Award of 1777.

47 Historically there has always been an abundance of stone from the quarries and from stones cleared from the land for agriculture to take place. Consequently, dry stone walls feature strongly in the landscape.

- 48 Hedgerows also feature across the Parish in the open countryside and within the settlements. Some hedgerows have been planted but others may be remnants of ancient wooded areas. The older hedgerows have Hawthorn, Blackthorn, Hazel, Ash, Oak, Holly, Briar Rose and Honeysuckle. The newer planted hedgerows are mainly Hawthorn and Blackthorn. All our hedgerows provide nesting, food and protection for local wildlife contributing significantly to the rich biodiversity of the Parish.
- 49 Hedgerows of particular note are; along the Hollow Way ( part of footpath number 13 ) from Lea towards High Lane, Upper Holloway. Hedgerows bordering Wood Lane, Dethick – part of the Coffin Path to Ashover and along the lower end of Mill Lane, towards Dethick, which meets Wood Lane.
- 50 Hedges and stone walls are commonly used within the settlements and the DLH Character Appraisal highlights the value of such boundary treatments in defining the character of the settlements. *'Boundary treatments and landscaping can be extremely important features for defining a place's character, often being the glue that holds different development types within an area together. For Lea, the boundaries are extremely important to the village, with only a few kinds used extensively.'* ... *A key characteristic of Holloway is that most boundaries are similar throughout the village. This gives the overall place a distinctive character, even if the buildings themselves differ across the area.... Boundaries are generally either course stone, often drystone, or hedges.*<sup>13</sup>
- 51 Map 8 shows the public rights of way and ancient hedgerows in the Parish. All other field boundaries are dry stone walls made of local stone. This is a significant character forming element that should be retained as part of future development proposals.

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<sup>13</sup> DLH Character Appraisal pages 25 and 36 at

<https://ourdethickleaandholloway.files.wordpress.com/2018/12/dethick-lea-and-holloway-k.pdf>



Dry stone walling (above and below) is used almost universally as a boundary treatment



- 23** All policies should be read in conjunction with Borough and national policies. No neighbourhood plan policy will be applied in isolation; account will be taken of all relevant policies.

Map 8 Hedgerows and Public Rights of Way





52 Table 2 provides an overview of the evolution of the settlements and a summary of the Local Plan policy designations that apply.

**Table 2: Overview of the 2 villages, Holloway and Lea and the 4 settlements in the countryside.**

<p>‘Key Village’ Holloway</p>	<p>This is the largest of the settlements and is classed as a Key Village in AVBCs emerging Local Plan. Borough policy directs growth in the Parish to be within or on the edge of the Built Framework of Holloway. The Hollow winds up the hill towards Upper Holloway. Lea Shaw runs along the contour line. The CA extends south of Holloway to include Lea Hurst (home of Florence Nightingale) and the hillside that runs east towards Crich. There are a range of listed buildings including Lea Hurst, Lea Wood Hall, Christ Church and the Vicarage in Holloway.</p> <p>The majority of the settlement is characterised as Wooded Slopes and Valleys. To the north east of the settlement when approaching along High Lane the landscape is characterised by enclosed moors and heaths. In this area of the settlement the topography is at a high plateau, with regular field patterns and dry-stone walls and some trees. The remainder of the settlement slopes steeply to the south and west with ancient woodlands to the south east, south and south west of the settlement.<sup>14</sup></p> <p><u>Designations:</u></p> <ul style="list-style-type: none"> <li>• All within Conservation Area</li> <li>• All within the DVMWHS Buffer Zone</li> <li>• Special Landscape Area to the north and east and south of the Built Framework</li> <li>• Ancient woodlands (Holt Wood, Leashaw and Leashaw Brow, Lea Wood and Hollins Wood surround the village.</li> <li>• Wildlife sites AV 294, AV 325/3, AV 326, and AV 903 are all close to the village</li> <li>• Landscape Character wooded slopes and valleys</li> <li>• <i>‘The landscape capacity in Holloway is heavily constrained due to the large number of designations within and adjacent to the settlement<sup>15</sup>... All land surrounding Holloway is of high landscape sensitivity<sup>16</sup></i></li> </ul>
<p>‘Other village’ Lea</p>	<p>Lea forms a linear settlement to the north east of Holloway near the top of the gritstone edge. Lea was known for its home to wealthy business men and includes a range of stately buildings along with workers cottages.</p> <p>Lea Hall ( 14<sup>th</sup> Century) was the original home of the Nightingale family and the manor house for the area. The cottages at the eastern end of the village were in the past, and still are sometimes, referred to as being in Upper Lea.</p> <p>Another substantial property, Lea Green, that lies just beyond the western edge of the village was (from 1895) the home of Mr. Marsden-Smedley. It is</p>

<sup>14</sup> Wardell Armstrong Study para 6.3.74.

<sup>15</sup> Wardell Armstrong Study para 6.3.75

<sup>16</sup> Wardell Armstrong Study para 6.3.80 full description extracted in Appendix D.

	<p>now an outdoor education centre in the ownership of Derbyshire County Council.</p> <p>Other notable buildings include the Jug and Glass Inn, 1782, (the only remaining pub in the Parish) and Lea Methodist Chapel, a late 17<sup>th</sup> Century building which is one of the country's oldest non-conformist chapels and is still in regular use.</p> <p>The topography of the area is undulating and rises to moorland to the east of the settlement. There are two ancient woodlands to the north and south adjacent to the settlement edge. Dry stone walls are widespread and the field pattern regular.</p> <p><u>Designations:</u></p> <ul style="list-style-type: none"> <li>• within the DLH CA except for more modern development along Sledgegate Lane and Holt Lane.</li> <li>• within the DVMHS Buffer Zone except for more modern development along Sledgegate Lane and Holt Lane.</li> <li>• Landscape Character Type - Wooded Slopes and Valleys</li> <li>• Swinepark Wood and Patchett Wood Ancient Woodland and LWS (north of settlement)</li> <li>• Holt Wood Ancient Woodland (south of settlement)</li> <li>• Wildlife sites AV 067/3, and AV 902 close to the village</li> <li>• <i>'All land surrounding Lea is of high landscape sensitivity'<sup>17</sup></i></li> </ul>
Countryside settlement Dethick	<p>Hamlet dating back to C13th when a manor house and church were built. The Manor House was replaced by substantial farmhouses in the C16th that incorporate the remains of the Manor House. The Church of St John the Baptist was extended in C16th and is intact.</p> <p><u>Designations:</u></p> <ul style="list-style-type: none"> <li>• Inside the Conservation Area</li> <li>• Inside the DVMWHS Buffer Zone</li> <li>• Land south and west is Special Landscape Area</li> <li>• Ancient woodlands (Swinepark Wood and Coppice Wood) to the south</li> <li>• Wildlife sites AV 066 nearby</li> <li>• Landscape Character wooded slopes and valleys</li> </ul>
Countryside settlement Lea Bridge	<p>Situated near the valley floor near Lea Brook, Lea Bridge was the first area in the parish where the industrial revolution was evidenced. Previously, lead smelting works were introduced by the Quaker Company of North Wales in 1698 and flourished during the C18th particularly after the canal was opened nearby in 1794. In 1784 Peter Nightingale who was by now the owner of the lead works, built a cotton spinning mill at Lea Bridge together with a row of workers cottages. The cottages are listed.</p>

<sup>17</sup> see Wardell Armstrong Study para 6.3.115 to 6.3.122

	<p>In 1818 Lea Mills was leased to John Smedley. Today Lea Mill is operated by the John Smedley Company. It is the only mill in the Derwent Valley Mills World Heritage Site that is still being used for its original function.</p> <p>Lea Bridge today is treated as composed of three areas of housing as well as a few scattered dwellings along the valley. The oldest of the housing consists of the houses around the mill built by the John Smedley Company at various times to house their staff and workers. Nightingale Close, along Lea Road was built in the 1950's close to a terrace of 4 cottages built opposite on Lea Road. Those cottages, and a group of houses in Hollin's Wood Close were also built by the John Smedley Company in 1947 and 1948 for their employees.</p> <p><u>Designations:</u></p> <ul style="list-style-type: none"> <li>• All 3 of the settlements comprising Lea Bridge are within the Conservation Area</li> <li>• All the settlements are within the DVMWHS Buffer Zone</li> <li>• In Lea Mills most of the land on both sides of the road is within the DVMWHS</li> <li>• All the settlements are surrounded by High Sensitivity Landscape (Wardell Armstrong)</li> <li>• Land to south of Lea Mills is Special Landscape area</li> <li>• Ancient woodlands Hollins Wood and Lea Wood in close proximity</li> <li>• Wildlife sites AV 320, AV 903 and AV 298</li> <li>• Regionally Important Geological site (RIG S )</li> <li>• Landscape Character wooded slopes and valleys</li> <li>• Registered Sports Field</li> </ul>
<p>Countryside settlement</p> <p>Lea Wood</p>	<p>The settlement of Lea Wood is the remnant of an industrial hamlet where a second mill was built by Peter Nightingale about 1794. The mill was leased on completion to a hat manufacturer from Manchester, and hat manufacture continued on the site until shortly after the Crimean war for which it is thought that military hats were produced; another link with Florence Nightingale.</p> <p>There are still the remains of The Hat Factory at Lea Wood, including the outer walls of the factory yard, the listed bridge by which it was accessed across the Lea Brook; the listed Lea Brook Cottage and some of the other buildings associated with the mill. The mill was later used as a lemonade factory, fed by springs from Lea Wood. The mill building was demolished in the mid C20th.</p> <p>The wood itself, on the hill above the hamlet, was formerly part of the landscaped parkland around Lea Hurst (Lea Hurst in Holloway) and is now owned and managed by the Derbyshire Wildlife Trust.</p> <p><u>Designations</u></p> <ul style="list-style-type: none"> <li>• Inside Conservation area</li> <li>• Inside DVMWHS</li> <li>• Land to north and east is Special Landscape Area</li> <li>• Ancient woodland (Lea Wood) to the east</li> </ul>

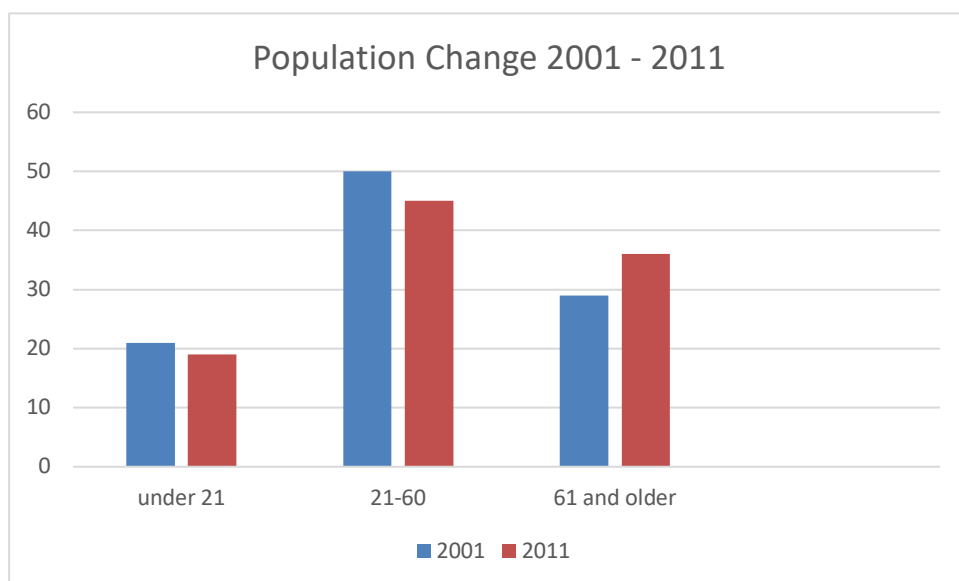
	<ul style="list-style-type: none"> <li>• Wildlife site AV 298 and Derbyshire Wildlife Trust Reserve and SSSI at Cromford canal</li> <li>• Landscape Character wooded slopes and valleys plus riverside meadow</li> </ul>
<p>Countryside settlement</p> <p>Upper Holloway</p>	<p>Upper Holloway, at the top of The Hollow, is a distinct agricultural settlement that originally consisted of two farms. In the C19th further dwellings were established to enjoy the superior views and in the case of at least one resident for the health benefits of the hilltop air. In the mid C20th a quarry on the edge of the settlement was infilled with housing. The Hollow is an ancient carriageway that carried all traffic from the village of Holloway and beyond before the opening of the turnpike along Lea Shaw.</p> <p>Designations</p> <ul style="list-style-type: none"> <li>• Inside Conservation Area</li> <li>• Inside DVMWHS Buffer Zone</li> <li>• Land surrounding is High Sensitivity landscape (Wardell Armstrong)</li> <li>• Land surrounding is Special Landscape Area</li> <li>• Ancient woodland (Leashaw Brow) to the south</li> <li>• Wildlife site AV 326</li> <li>• Landscape Character Enclosed Moors and Heaths</li> </ul>

### 6f: DLH The People

53 The 2011 Census recorded 482 households, a population of 1025 and 335 families.<sup>18</sup> 30% of the local population are in one-person households of whom 17% are pensioners. This is 4% higher than the % of single person pensioner households in the Borough and the County.

54 The graph in figure 1 shows the change in the proportion of children, people of working age and retired people between 2001 and 2011.

**Figure 1**



55 In 2001 28.5% of parishioners were over 61, by 2011 36% of local people were over 61. This is more than double the national average of 16% and significantly higher than the Borough average of 25%. This has implications for the type of houses and facilities required to meet local housing needs over the Plan period.

56 The Strategic Housing Market Assessment Update 2013 (SHMA) produced to inform AVBCs emerging Local Plan calculated the expected population change by 15-year age bands for the Borough from 2011 to 2028. The rate of increase in the over 75's is expected to be 79%.<sup>19</sup>

57 Given that the Parish has a higher proportion of older people than the Borough average this will be an even more pressing matter locally. In the Household Questionnaire 1/3 of respondents expected to need to move house in 1-5 years and the majority of whom (60%) were wanting to down size. Ensuring the mix of housing stock meets local need is an important consideration in this Plan.

<sup>18</sup> a family is defined as a group of people who are either married, same-sex civil partnership, or cohabiting couple, with or without child(ren), lone parent with child(ren), grandparent with grandchild(ren)

<sup>19</sup> see SHMA 2013 figure 123

- 58 The SHMA Update 2017<sup>20</sup> considered the need to plan for older persons housing need in the context of
- A rising population of older people
  - Many households are equity rich and able to exercise housing choice
  - A move away from residential institutions towards providing care support at home through adaptation
  - An increased diversity of specialist housing to reflect different levels of care support.

### 6g: Housing

- 59 In 2011 there were 516 dwellings. Since 2002 there have been 54 dwellings approved (3.6 per year) not all these have been built out.<sup>21</sup>
- 60 In 2011 the average number of bedrooms per house was 2.9<sup>22</sup> compared to 2.8 for the Borough. This indicates that there is a reasonable range of dwellings sizes in the Parish.
- 61 A Housing Survey was undertaken by the NP Housing Working Group in 2017, identifying Building Type, Building Materials, and Roofing materials.

### Summary of the Housing Survey for D.L.H. - May 2017

<b><u>Dwelling Type:</u></b>		<b><u>Building Materials:</u></b>	
Detached	236	Stone	374
Semi Detached	202	Brick	141 (of which 32
Terraced	43	had some render)	
<b>Total of unshared dwellings: 481</b>		Rendered	2
<b>Total number of Flats: 36</b>		<b>Total:</b>	<b>517</b>
<ul style="list-style-type: none"> <li>• Purpose built 22</li> <li>• Converted / shared house 7</li> <li>• In a commercial building 7</li> </ul>		<b><u>Roofing Materials:</u></b>	
<b>Total number of dwellings: 517</b>		Stone	9
		Tile	353
		Slate and Tile	2
		Slate roofs	153
		<b>Total:</b>	<b>517</b>

- 62 The DLH Character Appraisal provides a detailed description of the character of the main settlements including the housing design and local materials with photos. This is also used to inform the design policies in section 14.

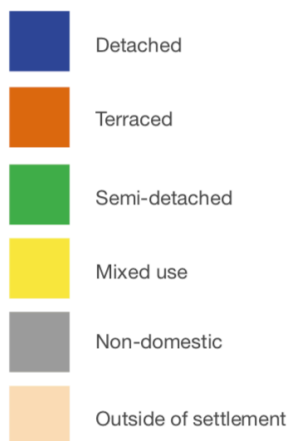
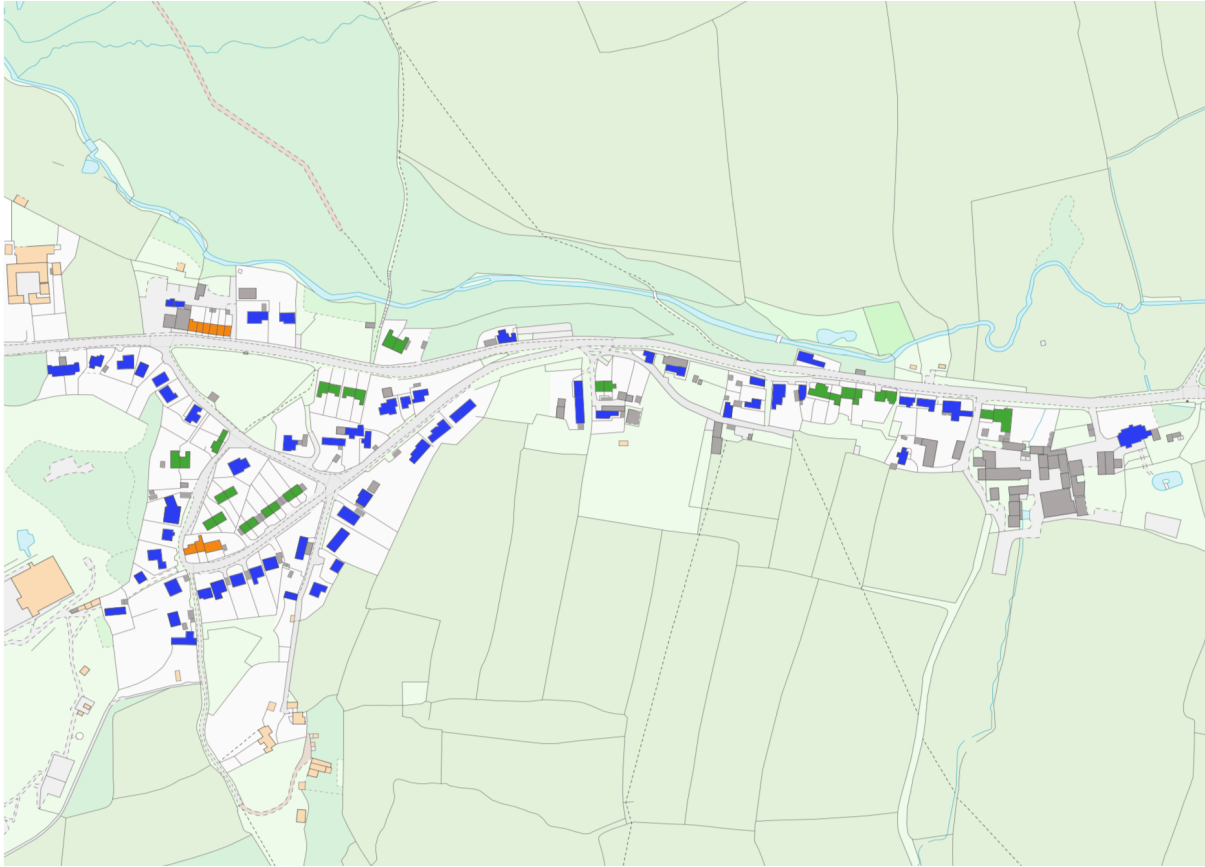
<sup>20</sup> <http://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=64ec3b5c138246b8a96b9197ec218d6a>

<sup>21</sup> Figures provided by housing working group 2017 see report on DLH web site

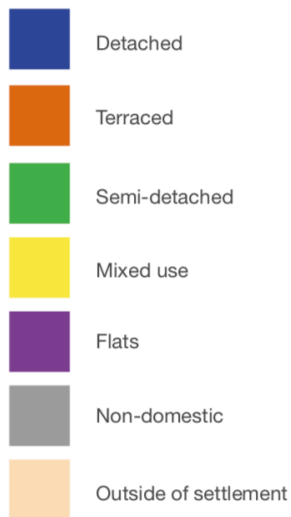
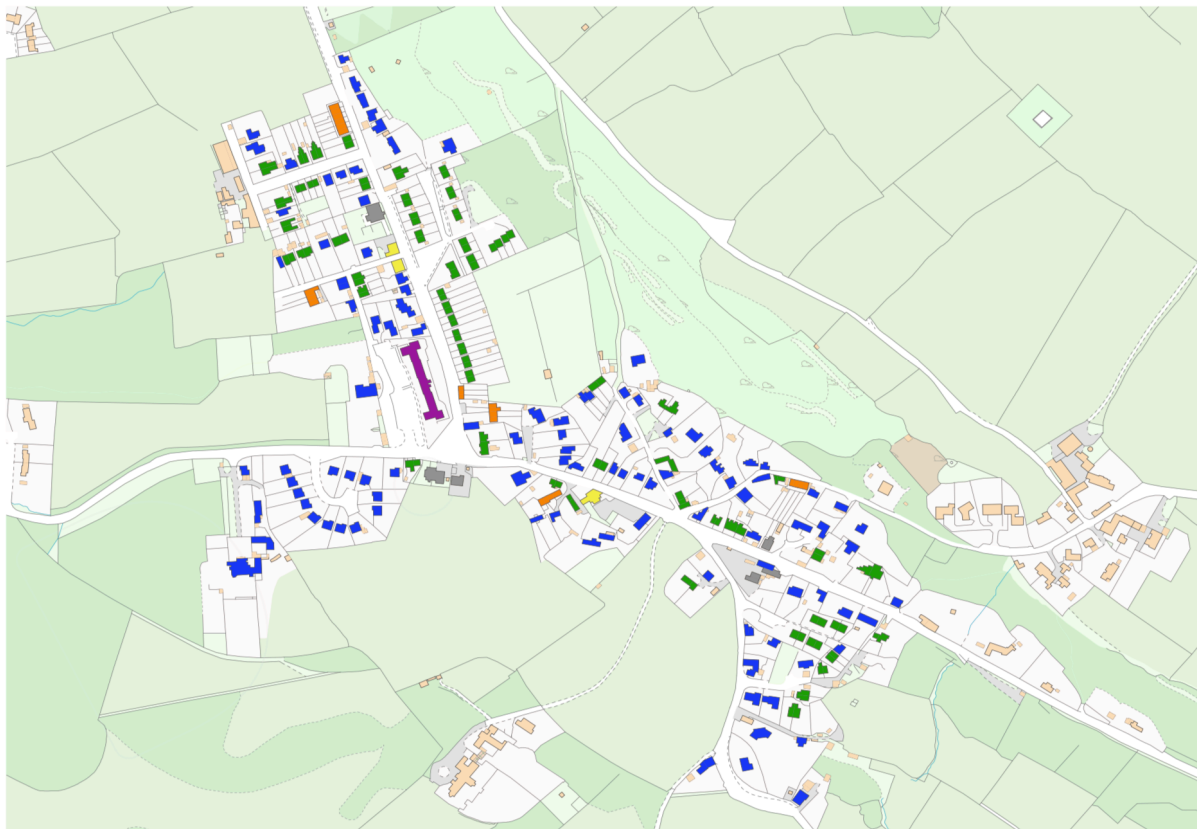
<sup>22</sup> [https://www.nomisweb.co.uk/reports/localarea?compare=1170212908#section\\_7\\_0](https://www.nomisweb.co.uk/reports/localarea?compare=1170212908#section_7_0)

63 Maps 9 and 10, taken from the DLH Character Appraisal, show how the various house types are dispersed in Lea and Holloway.

### Map 9 Dwelling Types in Lea



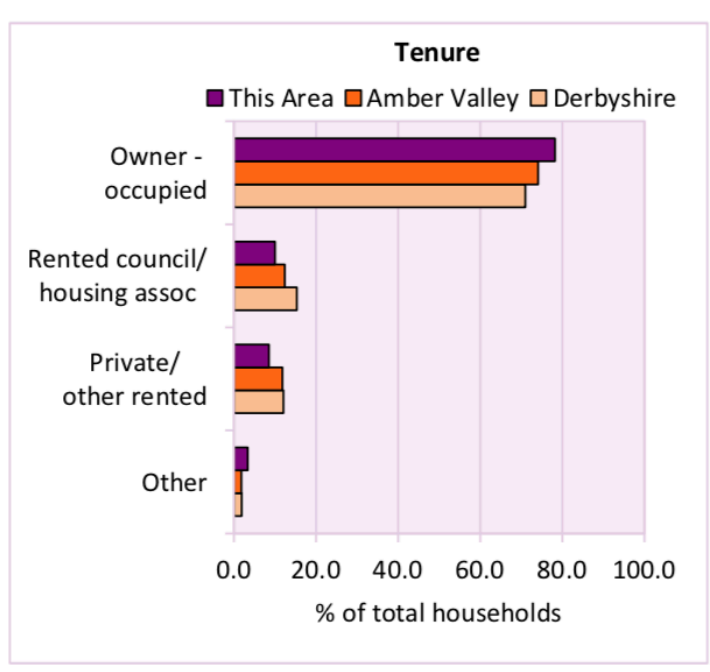
**Map 10 Dwelling Types in Holloway**





64 Figure 2 below shows the different housing tenures (based on 2011 data) in the Parish compared to the national average. The proportion of households renting from the council or housing associations or privately is 5% less than the County average but only 2% less than the Borough average. Owner occupation is higher than Borough or county average.

**Figure 2**



65 The policy implications of this analysis are considered in section 18 and NPP 6.

### **6h: Amenities and the Local Economy**

66 The Study Establishing a Settlement Hierarchy 2017<sup>23</sup> sets out the criteria AVBC have used to identify the services and facilities that support sustainable communities, and the criteria used to develop a range of sustainability indicators for those services and facilities.

67 18 criteria are listed (see Appendix 1 of the Settlement Hierarchy Study). Those villages within the Borough which, provide the greatest number and range of services and facilities to support local communities are classed as key villages. Villages with 6 or more services or facilities have been included in this category. Holloway scored 7 and on this basis is considered an appropriate location for some development.

68 Table 3 lists the amenities in the Parish. Note that many of these are also small businesses and local employers. The Rhododendron Gardens, Lea Mills' shop and two cafes provide tourist facilities that contribute to the diversification of the traditional agricultural economy.

<sup>23</sup> see <http://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=10c340206bb949bf969e2acda71358a1>

**Table 3 Amenities in the Parish**

<b>Dethick</b>	<ul style="list-style-type: none"> <li>• Holiday accommodation</li> <li>• Extensive network of Footpaths and Bridleways</li> <li>• Dethick Church</li> <li>• Caravan site (CL)</li> </ul>
<b>Lea</b>	<ul style="list-style-type: none"> <li>• A range of Accommodation, Holiday Lets, and Guest Houses.</li> <li>• Extensive network of Footpaths and Bridleways</li> <li>• Lea Rhododendron Gardens + Cafe</li> <li>• Children's Play area</li> <li>• Lea Green: learning and development zone</li> <li>• Lea Green: Party Zone</li> <li>• Lea Green: Meadow Lodge disability accommodation and play area</li> <li>• Jug and Glass Public House and Restaurant</li> <li>• Evangelical Chapel</li> </ul>
<b>Holloway</b>	<ul style="list-style-type: none"> <li>• Florence Nightingale Memorial Hall</li> <li>• Lea School (in Holloway, even though named Lea)</li> <li>• A range of Accommodation, Holiday Lets, and Guest Houses.</li> <li>• Extensive network of Footpaths and Bridleways</li> <li>• Motor repair garage</li> <li>• Combined village stores, Post Office and cafe</li> <li>• Cafe</li> <li>• Local family Butcher and Baker</li> <li>• Doctors' surgery and dispensary</li> <li>• Holloway Playgroup</li> <li>• Christ Church, Holloway</li> <li>• Methodist Chapel</li> <li>• Parish Rooms, Christ Church</li> <li>• Emma Stenson Room, Chapel</li> <li>• Scout Hut</li> <li>• Memorial Grounds</li> <li>• Cemetery</li> <li>• Public Toilets</li> </ul>
<b>Lea Bridge, including Lea Wood and Lea Mill area</b>	<ul style="list-style-type: none"> <li>• Lea Wood Nature Reserve and Heritage trail.</li> <li>• Children's play area</li> <li>• John Smedley's Factory and Factory Shop, which hold a Royal Warrant</li> <li>• Piano Sales</li> <li>• Guest house</li> </ul>

69 This wide range of amenities also supports 30 local clubs/societies and a summer village carnival week. Outdoor recreation is provided by a network of public footpaths.

- 70 There is a bus service that runs between Matlock, Alferton and Ripley through Lea Bridge and Holloway but not Lea. These are hourly and daytime only and they do not run on Sundays.
- 71 There are 2 major employers in the Parish. John Smedley Ltd at Lea Mill and Derbyshire County Council Education Authority at Lea Green.



**The John Smedley factory Lea Mills**

- 72 Cotton and woollen goods have been manufactured at Lea Mill since 1784. In 1818 the business became that of John Smedley (Snr) and is now that of John Smedley Ltd. They are world renowned designers and manufacturers of fine knitwear garments and hold a Royal Warrant for those products. The company (which is still in the hands of the descendants of John Smedley) is the only mill in the DVWHS which is still operated for its original purpose, though it is no longer water powered.
- 73 John Smedley Ltd employs approximately 400 people, including staff in the retail shop on the premises. The company employs an archivist and maintains an extensive record of Lea Mill's history and of its business.
- 74 That part of the Mill that is within the Parish is proposed as a non-designated heritage asset see section 19 and NPP 6 with the list of nominated non designated heritage assets at Appendix B.

## Lea Green



75 Lea Green Centre - offering outdoor activities and residential accommodation. Lea Green is an Edwardian property, set within 25 acres of parkland<sup>24</sup> The premises have been converted to offer residential and non-residential activities to people of all ages and abilities. It is available to schools, businesses or private groups.

76 Lea Green employs over 60 staff and welcomes approx. 23,500 visitors every year with additional numbers for weddings conducted on the premises. Derbyshire County Council advise that Lea Green is in a period of growth and expansion and so this number will rise in years to come.

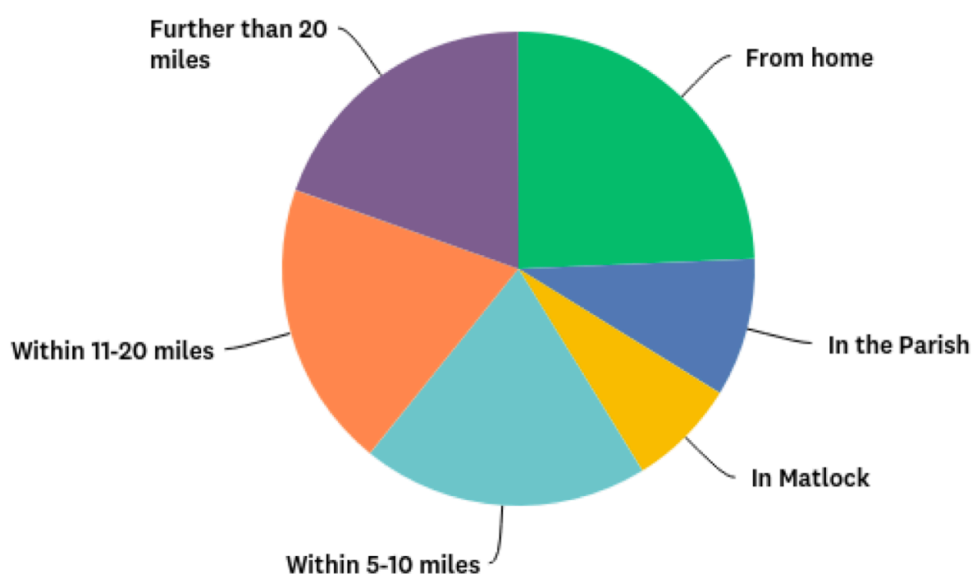
### *Where parishioners work*

77 24% of respondents to the Household Questionnaire work from home. This is a significant proportion of the local population and technological advances and changes to working practises means that over the plan period it is highly likely that this will increase.

78 Figure 5 is from the Household Questionnaire and shows where the respondents work.

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<sup>24</sup> Of which 4.67 acres is proposed for Local Green Space Designation

**Figure 3: Qu 41 If you are employed or self-employed where do you work?**

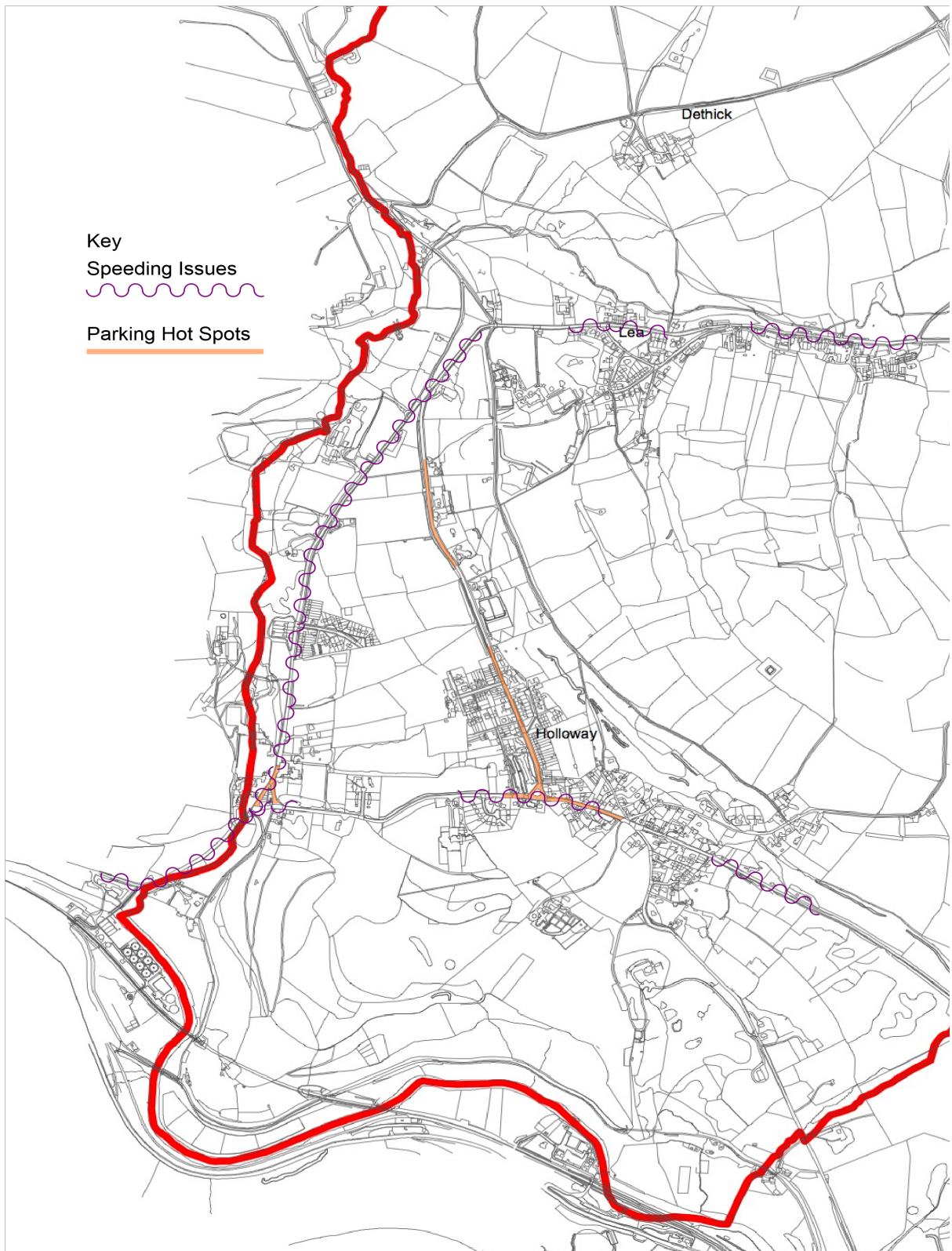
### 6i Traffic

- 79 Given the historic, rural character of the Parish and the topography, vehicular movements, particularly speeding, on some of the narrow roads are a significant cause for concern amongst local people. The through roads by their nature run through the historic core of Lea and Holloway where roads are narrow due in part of the amount of on street parking.
- 80 Whilst the volume and speed of traffic is outside the direct purview of land use planning policies the vision of this Neighbourhood Plan links directly to ensuring the Parish remains a safe place. Future development proposals must ensure that they do not exacerbate the existing difficulties especially as traffic across the wider area beyond the Parish is likely to increase.
- 81 The Neighbourhood Plan Steering Group have identified hot spots – where parking, traffic speeds and pedestrian safety are a particular concern. This is shown on Map 11 and listed below.
- 82 A number of projects have been identified that are outside the scope of neighbourhood planning but which seek to address some of these concerns (see Appendix A).

**Table 4: Pedestrian Safety Concerns and Location**

On street parking – reduces visibility for pedestrians	Speeding making pedestrian movement hazardous
<p>Church Street , in built area and outside the school</p> <p>Outside and around the village hall, surgery and village green.</p> <p>Yew Tree Hill</p> <p>Outside John Smedley Mill (walkers and cyclists in addition to JS shop visitors)</p> <p>Lea Shaw (vicinity of butcher and Fuel café)</p>	<p>Lea Shaw</p> <p>Lea Road</p> <p>Mill Lane</p> <p>Lea Main Road</p>

Map 11 Speeding and On Street Parking Hotspots



## 7 Dethick, Lea and Holloway Today: Challenges and Opportunities

83 The Table below identifies the issues of concern that the DLHNP will focus on. This is a summation from the responses to the Household Questionnaire in 2017, analysis of statistical data and reports and further discussion with the Neighbourhood Plan Steering Group and Parish Council.

**Table 5: Issues from the Consultation and Proposed Neighbourhood Plan Response.**

Issue	Background	Proposed Neighbourhood Plan Response
Ensuring that the landscape character that surrounds the settlements in the Parish is protected	Development outside the Built Framework has been limited due to Borough Policy and the high landscape sensitivity of much of the Parish.	<p>Use NP policy to add detail to Borough policies by defining the extent of the Built Framework to provide certainty to local people and developers. Establish what issues need to be taken into account when considering the sustainability of future development proposals.</p> <p>Use local analysis to identify and protect the gaps between the settlements.</p> <p>Have a policy that protects the landscape character of the Parish.</p>
Ensure that future development reinforces the character of the Parish	Dethick, Lea and Holloway Character Appraisal provides analysis to form evidence for design policy.	Design Policy for development in Dethick, Lea and Holloway based on local analysis.
Ensuring housing mix will meet local need including the needs of the older population	Dethick, Lea and Holloway does have a good mix of house types.	Housing mix policy to meet local need. Future development should predominantly be for up to 3 bedroom houses.
Support existing and attract new small businesses to create local job opportunities and to support the local economy.	Local people value the range of amenities and local employers	Encourage the growth of local businesses where it is not detrimental to the local environment or amenity of neighbours.



Issue	Background	Proposed Neighbourhood Plan Response
Maintain and where possible extend the range of community facilities	Concern that some outdoor spaces that are well used by the local community have not got adequate protection under the planning system. Also ensure existing facilities are protected.	Designate Local Green Spaces and encourage the improvement of indoor community buildings.
Protect existing heritage assets and where appropriate identify additional buildings, structures and archaeological remains that should be nominated to go on a local heritage list	There are buildings that may not qualify for national listing but that have local historic and/or architectural significance	Identify buildings /structures to go on a local heritage list

## 8 Community Vision

84 This vision has been prepared by the Neighbourhood Plan Steering Group and endorsed by the community based on the consultation events and questionnaire feedback.

**Dethick, Lea and Holloway Parish will continue to offer an excellent quality of life for all, due to its thriving, friendly, supportive and sustainable community, that meets the evolving needs of all its residents, local enterprises and visitors. The distinctive character of Dethick, Lea and Holloway will be relatively unchanged with the high-quality rural landscape that allows for wonderful views across the Parish protected, along with the built heritage and local habitats, all of which are the essence of the neighbourhood's character and appeal.**

## 9 Community Objectives

85 A range of issues were raised through the early consultation process. The objectives below reflect the greatest concerns and the area of focus for this Neighbourhood Plan.

**Community Objective 1:** To ensure that development minimises the impact on the landscape character of the Plan area, recognizing the value of long views and vistas, the gaps between the settlements and the rural setting.

**Community Objective 2:** To ensure that new development is small in scale and is located in accordance with Borough policies.

**Community Objective 3:** To ensure that future housing growth provides a mix of house types particularly smaller dwellings to meet local as well as Borough needs.

**Community Objective 4:** To ensure development is designed to a high quality to reflect the distinctive rural character of the Parish.

**Community Objective 5:** To ensure that biodiversity of the Parish is protected and that development does not diminish the environmental quality of the area.

**Community Objective 6:** To seek opportunities to maintain and enhance the social and economic vitality of the Parish by supporting and expanding the range of services and facilities in the parish.

**Community Objective 7:** To ensure that the range of heritage assets in the Parish is protected and, where appropriate, locally valued buildings are also identified.

**Community Objective 8:** To seek solutions to the problems of speeding and road safety in the Parish and to ensure that these problems are not made worse by future housing growth.<sup>25</sup>

**Community Objective 9:** To encourage developers to consult with the community early in the planning application process (at pre-application stage) via mechanisms outlined in this neighbourhood plan.<sup>26</sup>

## 10 Consulting the Community: A Key Principle

86 This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2018 and 2033. The importance of pre-application consultation is endorsed in the National Planning Policy Framework.

87 The Housing White paper 2017 reinforces the value of pre-application engagement so that 'policy strengthens the importance of early pre-application discussions between applicants, authorities and the local community about design and the types of homes to be provided'.<sup>27</sup>

88 The revised NPPF (2018) recognises the importance of early discussion between applicants and the local community. Para 128 states that '*Applicants should work closely with those affected by their proposals to develop designs that take account of the views of the community. Applications that can demonstrate proactive and effective engagement with the community should be looked on more favourably than those that cannot.*'

89 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by AVBC.

<sup>25</sup> whilst this issue cannot be solely addressed as part of the new development proposals it is one of the biggest areas of concern for local people – it is linked to aspirational policy 1

<sup>26</sup> This objective is about improving the process of engaging with the community on planning matters

<sup>27</sup> Housing White Paper 2017 para A.65 at <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

- 90 Domestic extensions are exempt from this policy to focus resources on proposals that are likely to have a greater impact.

**What the community told us about having more say regarding development**

99% of people attending the initial public meeting on June 7<sup>th</sup> 2016 voted yes to doing a Neighbourhood Plan

**Key Principle: Pre-Application Community Engagement**

1. Applicants submitting proposals for major development are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.
2. Applicants are encouraged to provide a short document with the planning application explaining:
  - a) how the developer has consulted with the community; and
  - b) how issues of concern raised by local people and the Parish Council have been addressed; and
  - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Dethick, Lea and Holloway Character Appraisal or equivalent); and
  - d) (where the proposals are for housing development), how this meets local housing need.
3. Where proposals are in the DVMWHS or the buffer zone, proposals are encouraged to show how the scheme conserves the significance of the historic location in accordance with national and local requirements.

## Neighbourhood Plan Policies

### 11 Sustainable Development and the Built Framework

- 91 The NPPF 2018 states that the purpose of the planning system is to achieve sustainable development<sup>28</sup> and the NPPF has a presumption in favour of sustainable development.<sup>29</sup>
- 92 Local residents accept that with a growing population there is a need to provide additional housing across the Borough. The Borough Council has also sought to develop policies for the determination of any proposals for housing development in addition to that expected to come forward on specific proposed sites.
- 93 AVBCs approach in both adopted and emerging policy is to allow varying amounts of development within and around settlements based on a settlement hierarchy (the larger settlements with the bigger range of amenities can support more development than small hamlets with limited facilities). This approach is underpinned by the principle of sustainable development which seeks

<sup>28</sup> NPPF 2018 para 7

<sup>29</sup> NPPF 2018 para 10

to reduce car travel to services and employment and to locate the larger scale development in the least sensitive areas.

- 94 A Built Framework defines the existing extent of the settlement. How much development is considered appropriate within the Built Framework (BF) or adjoining it depends on the size and location of the settlement and nature of the development. Establishing the extent of the Built Framework provides clarity to existing and emerging Borough policy for local people (and is in general conformity with Borough policy). Neighbourhood Plans can provide this level of local detail and the Neighbourhood Plan Steering Group has collaborated with AVBC to define the Built Framework for the 2 largest settlements in the Parish.
- 95 The extent of the Built Framework has been guided by the following:
- a) the presence of predefined physical features such as walls fences hedgerows roads and streams; and
  - b) Open areas including informal recreation space and large rear gardens that form a soft boundary to the settlements contribute to the character or setting of the settlement and have been excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
  - c) analysis from the DCC Landscape Character Assessment
  - d) a consideration of the existing built form
  - e) analysis from the DLH Character Appraisal
- 96 **Holloway** is identified as a Key village: Key Villages are considered appropriate locations for development and para 8.1.2 of the Submission Local Plan March 2018 policy HI states that:
- ‘Those villages with the greatest number of services and facilities are identified as ‘Key Villages’ in policy SS3. Together with the Borough’s four Urban Areas, the key Villages are considered to be the most sustainable locations for housing development, including for the conversion of existing dwellings to provide additional dwellings, or of existing buildings to housing from other uses; the extension to or replacement of existing dwellings;, new dwellings, where the land is not specifically identified for any other purposes in the Pre Submission Local Plan and proposals for affordable housing on ‘rural exception’ sites.’*
- 97 Para 8.1.3 states that ‘development should be located within the Built Framework of the Urban Areas or Key Villages (defined as the limits of continuous or contiguous development forming the existing built up area of a settlement), or adjacent to the settlement, where it can be demonstrated that the scale and nature of the proposals would constitute sustainable development.<sup>30</sup>
- 98 Adopted policy also uses the concept of a Built Framework para 3.44 of the Adopted Local Plan 2006 *‘the most sustainable locations will be within the Built Framework of urban areas and larger villages (defined as the limits of continuous or contiguous development forming the existing built*

<sup>30</sup> Underlining is our emphasis

up area of a settlement)' although the Local Plan did not identify this boundary on the proposals map.

99 The Built Framework for Holloway is shown in Map 12.

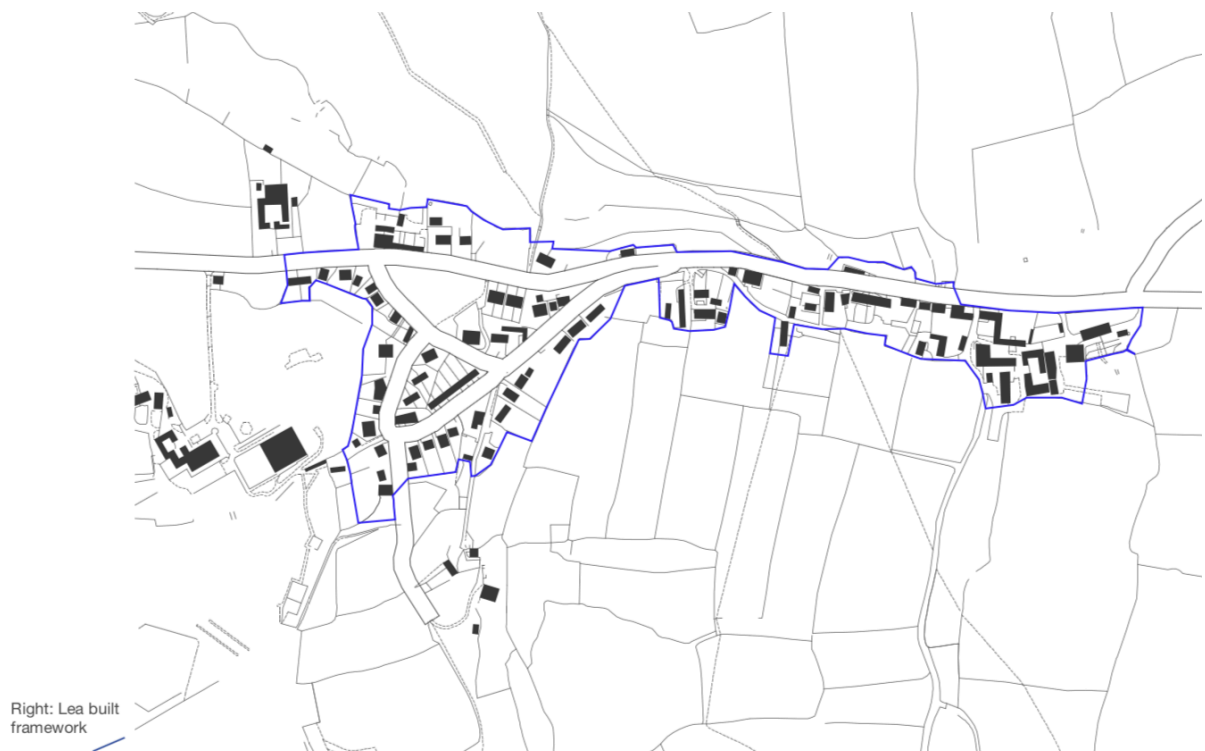
### Map 12 The Built Framework of Holloway



100 **Lea** is classed as an 'other village' in the settlement hierarchy and Borough policy. At para 8.2.2 emerging policy suggests that *'The provision of new dwellings should therefore be more limited to the infilling of small gaps within existing groups of houses, within the Built Framework of the settlement, or to small scale development adjacent to the settlement, where it can be demonstrated that this would improve the viability, accessibility or community value of existing services and facilities in the settlement.'*<sup>31</sup>

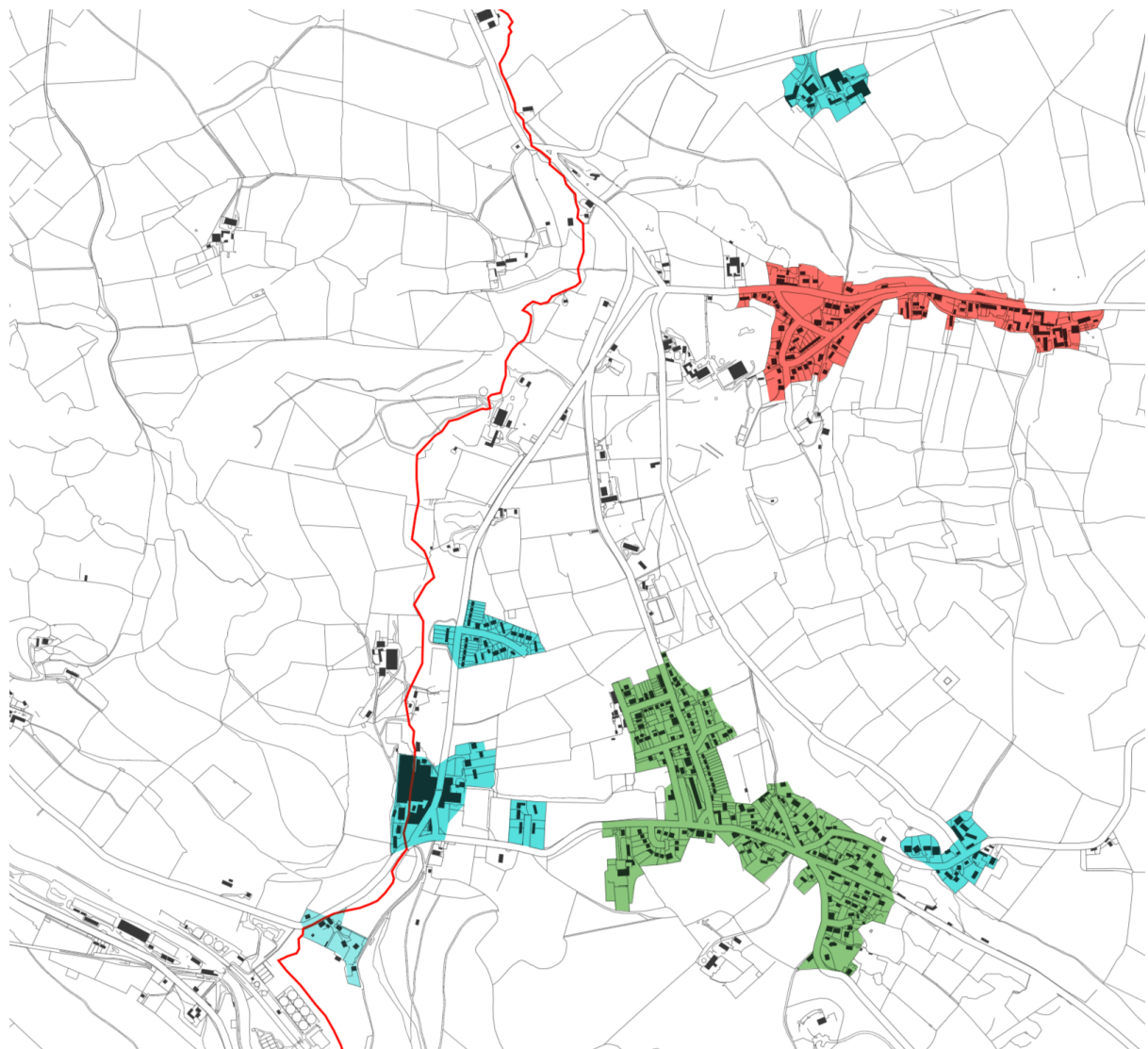
101 The Built Framework for Lea is shown in Map 13.

<sup>31</sup> Underlining is our emphasis

**Map 13 The Built Framework of Lea**

102 There are 4 **other settlements** shown on Map 2, are in the open countryside. None of them are identified in AVBCs settlement hierarchy. The policy framework for considering development in Dethick would be the same as it would be for any of the clusters of buildings in the open countryside across the Parish. The DLH Character Appraisal showed all the settlements considered to be in the open countryside (coloured blue in map 14).

Map 14 settlements in the open countryside



## Key:

- Lea
- Holloway
- Countryside settlements

103 Para 8.3.1 of the Submission Local Plan states that *'Outside the Built Framework of or adjacent to settlements, strict controls are required to control new housing development, to maintain the openness of the countryside, whilst recognising the need to accommodate development which is necessary to sustain the rural economy, or which is otherwise essential within a countryside location, with new isolated dwellings only being provided where special circumstances can be demonstrated' ...*

**47** All policies should be read in conjunction with Borough and national policies. No neighbourhood plan policy will be applied in isolation; account will be taken of all relevant policies.

104 There is a need to balance community aspirations to accept limited growth to meet local need and to support existing services in Lea and Holloway, whilst protecting the most sensitive landscape and vistas around the settlements from erosion.

105 The Built Frameworks in Map 12 and 13 define the extent of Lea and Holloway's existing or proposed built-up area and is a tool that is used to direct the application of policies within this Neighbourhood Plan. Any additional development in the Parish should be concentrated within the Built Framework or contiguous with it and must demonstrate it is sustainable development.

106 Sustainable development as defined in the emerging Local Plan and in LS1 of the adopted Local Plan outside the Built Framework of Lea and Holloway will need to show that the following factors have been taken into account:

- a) High quality design that reinforces the existing rural character
- b) The use of local materials and narrow colour palette in keeping with the adjoining built up area
- c) That there has not been a detrimental impact on the landscape character
- d) That there is not a detrimental impact on the heritage assets of the Parish
- e) That there is no overall loss of biodiversity due to the development.

107 Appendix F provides a more detailed explanation of how the Built Framework boundary was identified and why this work was only undertaken for Lea and Holloway.

108 NPP 1 is intended as an overarching policy for all development in the Parish. The specific requirements of good design and the criteria required to ensure the location, scale and nature of development is acceptable is covered in more detail in relation to Lea and Holloway in further sections.

#### **What the community told us about the scale and location of future development**

- 78% want development within the villages only
- 54% supported limited development on the edge of the settlements
- 82% support development of single dwellings only
- 78% supported up to 5 dwellings in one place
- 53% housing growth was right as it was
- 27% would accept limited growth if it was needed
- 12% no more development

#### ***NPP 1 Sustainable Development***

1. **Development in the Neighbourhood Plan area should be located so that it can make a positive contribution towards the achievement of sustainable development by;**
  - a) **directing development to locations within the built framework boundary (see Maps 12 and 13) as defined in NP2 with development outside the built framework being strictly controlled and restricted to uses which require a rural setting or (where the scheme is contiguous with the built framework boundary) it accords with borough policies; and**



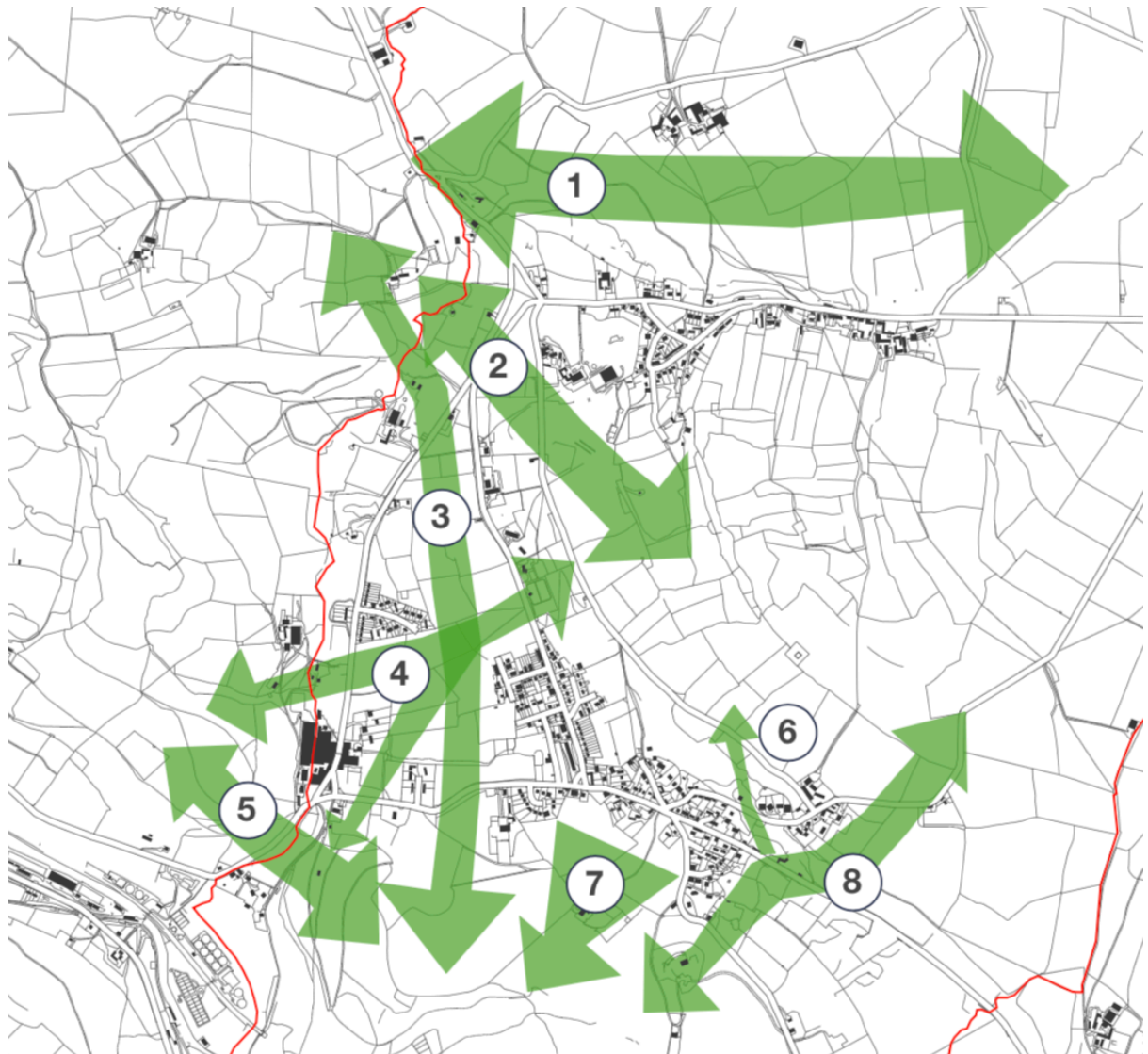
- b) ensuring that the density of development is appropriate and related to the rural character; and
- c) maintaining a sense of openness and separation between the settlements; and
- d) the proposed development is of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of Parish in which it is located; and
- e) not resulting in the loss of designated habitat which supports wildlife without compensatory provision being made elsewhere; and
- f) ensuring that any natural or built features on the site that have heritage or nature conservation value are incorporated into the scheme where possible; and
- g) having a layout, access and parking provision appropriate to the proposed use, site and its surroundings; and
- h) having regard to conserving the landscape character and heritage assets in the Parish including the setting of the Conservation Area, the Buffer Zone and the World Heritage Site; and
- i) minimising the impacts on biodiversity and providing net gains on biodiversity where possible; and
- j) maintaining and where possible enhancing accessibility to a good range of services and facilities.

## 12 Protecting the Landscape Character across the Plan Area

### *Areas of separation*

109A key concern for local people is the threat of coalescence of currently distinct settlements with their own character. The DLH Character Appraisal identifies important areas of separation between the villages and settlements. These areas of separation ensure the settlements retain their distinct character and helps define how they sit within the landscape. They are vitally important in defining the landscape, containing the built character of the villages and settlements and in forming wildlife corridors across the Parish.

Map 15 Areas of Separation



1. The land between Dethick and Lea
2. The land running along the back of Lea Green, separating it from Holloway.
3. The land between the northern extent of Holloway and the Lea Valley floor.
4. The land separating Lea Mills and Nightingale Close
5. The land separating Lea Mills and Lea Wood
6. The land separating Upper Holloway from Holloway.
7. The land to the south of Holloway.
8. The land to the west of Holloway.

110 The DLH Character Appraisal provides an analysis and photo of each of these areas shown in map 15 explaining the contribution they each make to the character of the Plan area.<sup>32</sup>

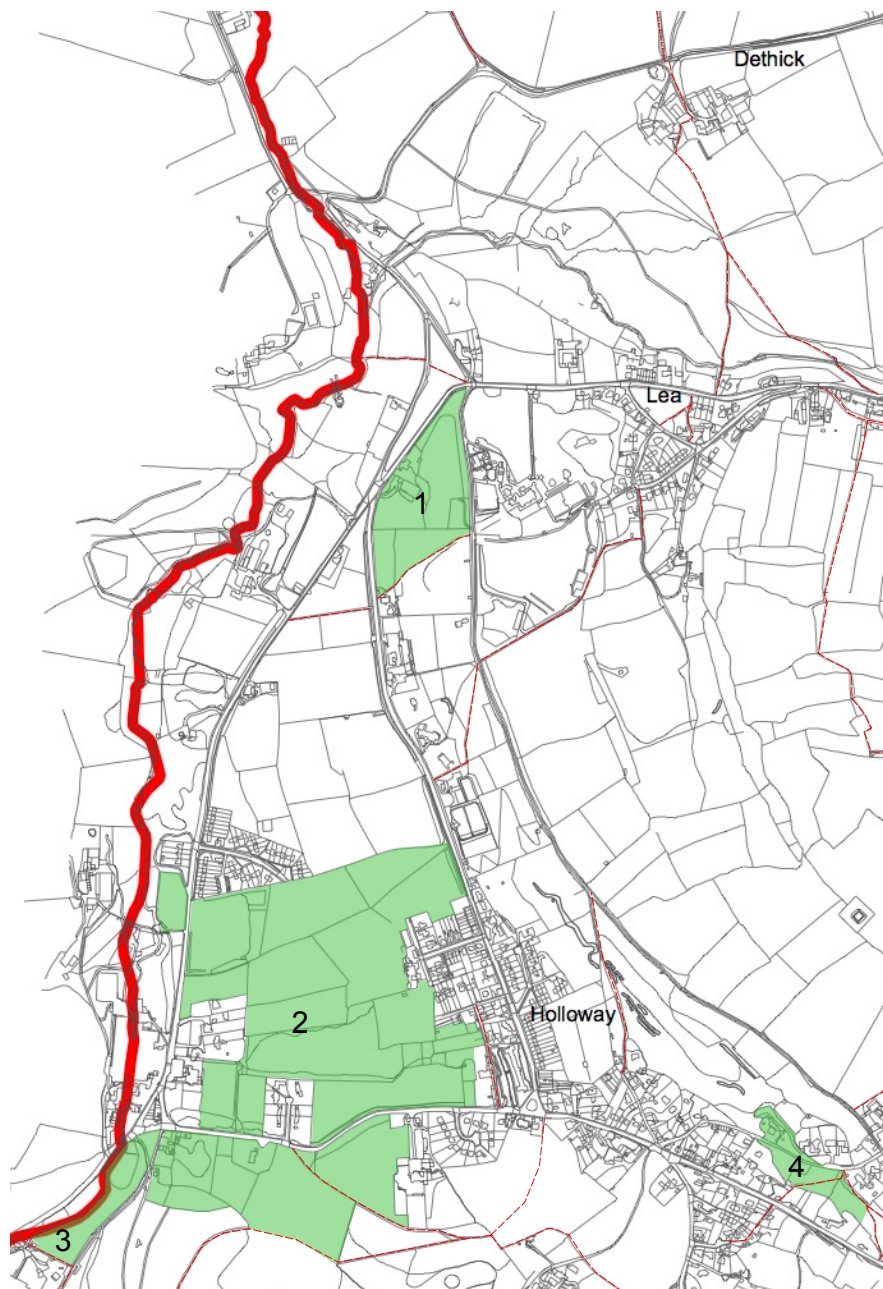
111 Map 16 identifies more specifically the fields that are very sensitive to development. The community call these green gaps.

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<sup>32</sup> See pages 8-11 DLH Character Appraisal at

<https://ourdethickleaandholloway.files.wordpress.com/2018/12/dethick-lea-and-holloway-k.pdf>

## Map 16 Green Gaps



## Map Key: Green gaps

- 1) The land separating Holloway and Lea
- 2) The land separating Holloway and Lea Bridge
- 3) The land separating Lea Bridge and Lea Wood
- 4) The land separating Upper Holloway and Holloway

112 Part of the land that makes up the green gaps identified as 7 and 4 in map 16 are also described in the section on Streets and Spaces. The fields which meet the edge of Holloway (at the north western edge of gap 7 and the eastern part of gap 4) are proposed as Local Green Spaces.

113 Given that all the settlements and villages are in the Conservation Area, the importance of the green gaps and the separation of the villages and settlements is highlighted in the Conservation Area Statement *'The open character of the Conservation Area is important, and the settlements of Dethick, Lea and Holloway should remain distinct and physically separate. Therefore, no further development should occur outside the Built Framework of the existing settlements.'*<sup>33</sup>

114 Gardens and open spaces also form part of the special interest of the Conservation Area in Lea and Holloway; overly infilling these spaces would also erode the character (this is covered in NP policy 6 on heritage assets below).

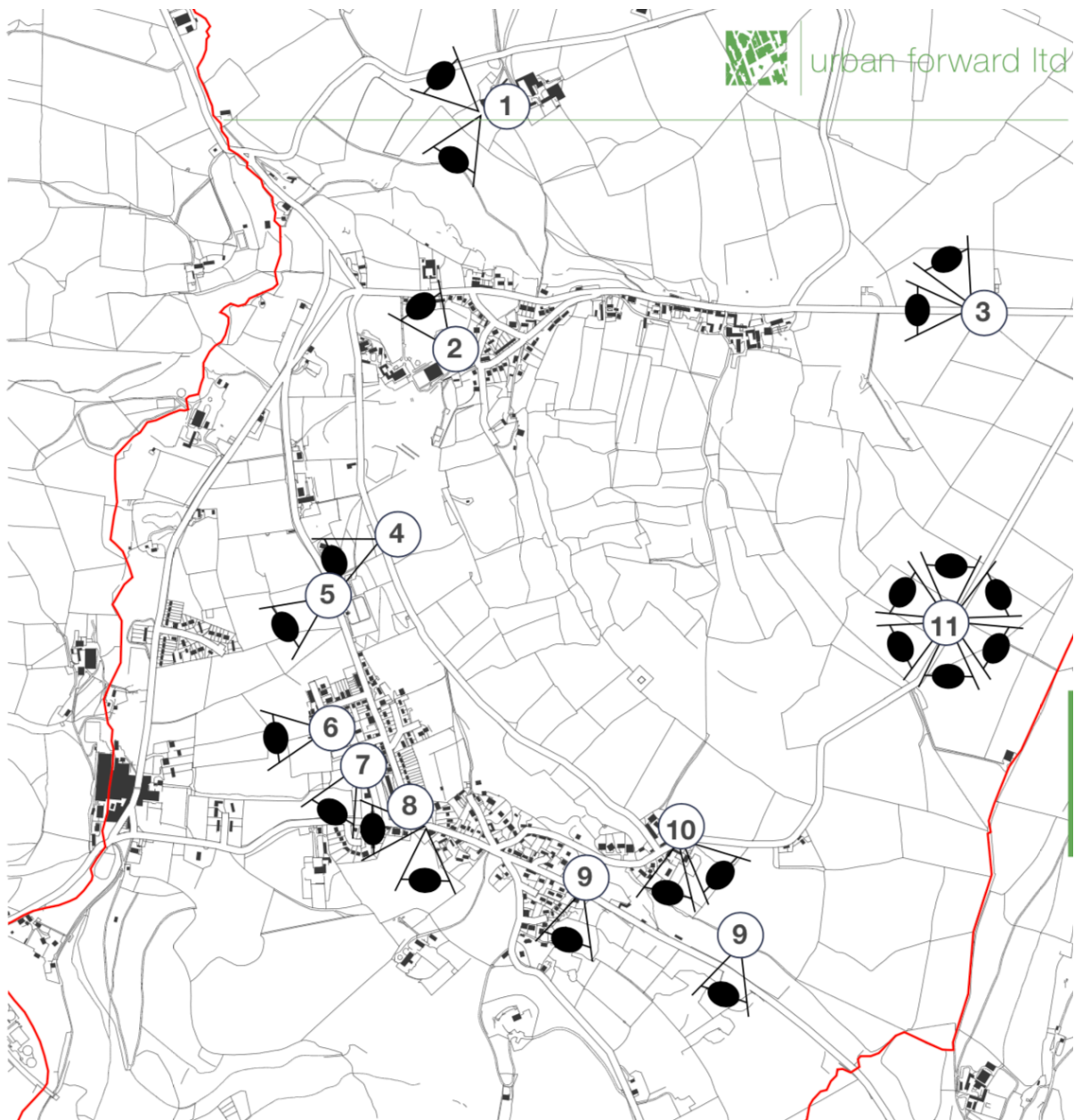
### **Significant Views**

115 The Neighbourhood Plan Steering Group has identified the key vistas and views across the Parish. The undulating topography affords long views and glimpses of settlements both within and beyond the Parish. Map 17 identifies these significant views and pages 54-56 of the DLH Character Appraisal provides photos that relate to each numbered view point in map 17. Comparison with Maps 15 and 16 shows a strong link between the areas of separation and the views.

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<sup>33</sup> See DLH Character Appraisal page 54-56 document at <https://ourdethickleaandholloway.files.wordpress.com/2018/12/dethick-lea-and-holloway-k.pdf>

Map 17 Significant Views



View splays denoting key viewpoints



116NPP 2 sets out the policy requirements to ensure future development does not harm the landscape character of the Parish.

**What the community told us about their concerns about future development and its impact on the landscape**

70% are concerned or very concerned about the loss of identity of separate villages

94% are concerned or very concerned about the impact of development on significant views

100% considered the protection of the landscape character was important or very important

***NPP 2 Protecting the Landscape Character***

1. **The quality and accessibility of the natural environment in Dethick, Lea and Holloway Parish is its greatest attribute. The separation and individual style of each village and settlement is a character forming feature. Development is required to demonstrate that;**
  - a) **it does not represent a significant visual intrusion into the landscape setting particularly the significant views highlighted in Map 17 and in the photos on pages 54-56 of the Dethick Lea and Holloway Character Appraisal<sup>34</sup> that are valued by local people; and**
  - b) **it does not cause harm to the setting of the built environment and its relationship with the landscape; and**
  - c) **development does not encroach on the green gaps identified in Map 16 unless it can be demonstrated that it is small in scale and does not reduce the sense of openness provided by those gaps; and**
  - d) **landscaping and boundary treatments reflect the prevailing use of stone walls and native hedges.**
2. **Mitigation planting and boundary treatment should include native species recommended for the Derbyshire Peak Fringe and Lower Derwent Character Area.<sup>35</sup>**
3. **Development should present a soft boundary to the open countryside (native hedges, low fences and native trees) to minimise the impact of development on the landscape character.**
4. **The character and quality of the areas of separation identified in Map 15 are sensitive as they maintain the separate identity of the settlements and provide opportunities for biodiversity. Development is required to maintain this sense of openness.**

### **13 Maintaining and Enhancing the Parish's Biodiversity**

117 The plethora of LWS, the SSSI along the Cromford Canal, the mature trees and hedgerows is testament to the richness of flora and fauna in the Parish. The Derbyshire Wildlife Trust map (Map 7) identifies other sites of interest that may not be formally designated.

<sup>34</sup> See <https://ourdethickleandholloway.files.wordpress.com/2018/12/dethick-lea-and-holloway-k.pdf>

<sup>35</sup> See DCC 2009 Landscape Character Assessment at [http://www.derbyshire.gov.uk/images/the%20landscape%20character%20of%20derbyshire\\_tcm44-289441.pdf](http://www.derbyshire.gov.uk/images/the%20landscape%20character%20of%20derbyshire_tcm44-289441.pdf)

118 The National Planning Policy Framework 2018 and the North East Derbyshire Draft Local Plan includes policies for protecting and enhancing wildlife. Whilst the Plan does not seek to repeat those policies, protection and enhancement of biodiversity is a high priority for the local residents.

119 Future development should contribute to and enhance the natural environment by ensuring the protection of existing local assets and the provision of additional habitat resources for wildlife and green spaces for the community where practicable.

120 NPP 3 is intended to reinforce the existing planning policies at Borough and national level showing how proposals must consider the impact of new development on the biodiversity of the area.

121 The work involved in preparing this Plan has resulted in a number of projects being identified (see Appendix A).

#### **What the community told us about the natural environment**

97% want to protect the flora and fauna

100% considered the rural setting and lovely countryside important or very important

97% considered it important or very important to protect wildlife habitats

#### ***NPP 3 Maintaining and Enhancing the parish's Biodiversity***

1. Development should seek to conserve or enhance the biodiversity value of the Parish.
2. Proposals are required to demonstrate that they would not result in the loss of designated habitat which supports wildlife without compensatory provision being made elsewhere.
3. The hedgerows and dry-stone walling are part of the character. Proposals should respond positively to them and not harm them.
4. Development proposals should include native hedgerows or stone walls using local materials on site boundaries unless the biodiversity benefits of an alternative boundary treatment can be demonstrated.
5. Mitigation planting and boundary treatment should include native species recommended for the Wooded Slopes and Valleys, Enclosed Moors and Heaths and Riverside Meadows Landscape Character Type <sup>36</sup>
6. Proposals that would result in the net loss of biodiversity will not usually be accepted. Development should aim to achieve a net biodiversity gain, in accordance with local and national planning policy. This could include;
  - a) a design that allows for wildlife corridors and incorporates features such as the inclusion of gaps/holes to allow wildlife through,
  - b) reduction in light pollution to preserve dark skies.

<sup>36</sup> See Derbyshire County Council 2009 Landscape Character Assessment at: <http://www.ne-derbyshire.gov.uk/index.php/your-council/document-library/local-plan-exam-library/03-supporting-docs-evidence-base/environment/2241-eb-env2-the-landscape-character-of-derbyshire-dcc/file>



7. If significant ecological impacts are identified, appropriate mitigation or compensation measures will be required. These measures should be targeted to benefit local conservation priorities as identified in the Lowland Derbyshire Biodiversity Action Plan.

## 14 The Importance of Good Design

122 Development within the Parish is subject to a range of policy requirements. Sites located within the Conservation Area and the DVMWHS and Buffer Zone are already required to meet additional design requirements to reflect the historic environment. However, over the years some development has not been sympathetic to this historic character and the Neighbourhood Plan Steering Group commissioned the DLH Character Appraisal to provide an up to date detailed analysis of the settlements of Lea and Holloway. (The smaller settlements are included in the section on Countryside Settlements.)

123 The Conservation Area Statement includes a section on the design of new buildings. It advises that

- a) *'New buildings should take a traditional form... a simple rectangular floorplan .... two storey gable roofed...detached or built in short terrace rows*
- b) *'Any housing estate developments where standard design ...is repeated with little or no variation should be avoided'*
- c) The use of non-local or synthetic building materials should generally be avoided

124 Based on a clear understanding on what defines the character of these settlements it is justifiable to establish design policies in a Neighbourhood Plan to provide a local policy framework for future development.

125 The NPPF 2018 paragraph 124 notes that *'the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'*

126 Tables 6, 7 and 8 provide a summary analysis of the design in Lea, Holloway and the Countryside Settlements and proposed future management and is based on the Dethick Lea and Holloway Character Appraisal.

**Table 6: Defining Character Features of Holloway**

Settlement: Holloway	Description	Future Management
Settlement pattern	Linked to underlying land form. Largely a linear settlement sitting along a strong local ridgeline. But with several perpendicular routes. Church Street sits atop a narrow ridge running north, with	The topography means future development opportunities must be small scale and sensitively

Settlement: Holloway	Description	Future Management
	<p>development away from the village nestled against the escarpment. As you enter the village, development lines the street, with lanes running perpendicular to the west, directly down the slope and leading to farmsteads and fields.</p> <p>Dramatic topography defines the south eastern portion of the village. A steep bank means Upper Holloway looks and feels like a distinct settlement, and development off Leashaw is defined by the landform to the north.</p> <p>Bracken Lane runs perpendicular to the topography, plunging dramatically south out of the village. Short lanes are in abundance in Holloway, and these tend to be dead-ends that abut the landscape.</p>	<p>located to ensure you still get a feeling of being perched high in the landscape with good views out to the south and west. The area of separation analysis shows the impact of topography on the existing settlement form (see areas of separation and description for 3,4 6,7 and 8.)</p>
Streets	<p>Streets are generally straight and often narrow and highly enclosed by historic buildings. Several estate-type streets have been added to Holloway over the years, with standardised geometry and materials. These detract from the character and should not be replicated.</p>	<p>Should new streets be added, then these should be in the form of lanes rather than 'engineered' in their design. They should also have a clear and simple relationship with the topography so that they align with the ridges or run directly perpendicular to them and allow for far views where possible.</p>
Plots	<p>Plot structure is relatively complex due to the pronounced topography. Terraced entrances and side- of-dwelling gardens are commonplace, as are terraced front gardens and parking.</p> <p>Whilst the plot shape is often simple and rectilinear, with the balance of land to the garden space<sup>37</sup>, the relationship between the building and</p>	<p>New plots should be highly responsive to topography. Rather than re-profiling and levelling sites, designers should work with existing levels where ever possible, even</p>

<sup>37</sup> When looking at the entire plot, more land is given over to garden and outside space than is occupied by the building.

Settlement: Holloway	Description	Future Management
	street varies considerably depending on where you are in the village.	<p>if it means bespoke plot and building types.</p> <p>Plots tend to be roughly rectilinear, but how the spaces are arranged relative to the street can vary depending on location. Terraced front and rear gardens or side-of-plot gardens should be explored if needed.</p>
Boundaries and Landscape	<p>A key characteristic of Holloway is that most boundaries are similar throughout the village. This gives the overall place a distinctive character, even if the buildings themselves differ across the area.</p> <p>Boundaries are generally either course stone, often drystone, or hedges. Stone walls with soldier coursing with hedges behind are particularly attractive. Some walls use dressed stand stone, others local gritstone. Hedges tend to be a mix of clipped mono-culture or native planting.</p> <p>The landscape within the village is critical to its character. Beyond the private hedges, there are mature trees visible from within the street. Because of the topography, the whole of the village is back dropped by woodland planting.</p>	<p>Vertically delineated boundaries of either low stone walls or hedges help define the character of the village. Should new development occur, then this kind of design feature should be employed to help to reinforce the local character.</p> <p>The green backdrop of the village should be maintained, and views to it should not be blocked. Space should be made for garden planting, preferably native species.</p>
Buildings and Materials	A simple range of styles and materials in Holloway. This gives the village a cohesive character, and is reflective of the underlying geology of the area.	<p>A simple palette of materials should be maintained for the village, with sand and gritstone the predominant finishes. Quoin detailing should be utilised to add visual interest and richness. Simple stretcher bond should be avoided, as should wire-cut bricks or</p>

Settlement: Holloway	Description	Future Management
		<p>buff brick.</p> <p>Roof tiles in clays and slates are appropriate in this area.</p> <p>Windows with a vertical emphasis are encouraged, with most side hung casement types, or sash.</p>

Table 7: Defining Character Features of Lea

Settlement: Lea	Description	Future Management
Settlement pattern	Linked to underlying land form. Largely a linear settlement sitting along a strong local ridgeline. Development occupies a narrow strip of land running along the contour. As the topography becomes less severe development starts to radiate out along the historic lanes. The ridge to the back of Shelford Lane is a natural buffer to further development extending south; the plateau occupied by Lea Green bound the village heading west	Background development should be avoided for the linear portion of the village.; Some developments around key junctions or along existing lanes may be appropriate but this must be carefully tested to ensure it did not harm the settlement form.
Streets	Streets are generally straight and connected to each other, with good sight lines; narrow footways and green verges	Estate style cul de sac streets should be avoided; streets should be interconnected
Plots	<p>Three main types of plots within Lea:</p> <ul style="list-style-type: none"> <li>• Large, wide plots with detached dwellings, often set back from the main street.</li> <li>• Narrow plots with a short setback (mainly used for terraces).</li> <li>• Shallow, wide plots with a range of dwelling types (more commonly found to the east of the village)</li> </ul> <p>Buildings have positive relationship with the</p>	<p>Regular plots, with front gardens and on-plot parking should be encouraged. Should it occur, new development should seek to reinforce the mix of plots, with large plots flanked by tighter infill types.</p> <p>Buildings should, where possible, present an active</p>

Settlement: Lea	Description	Future Management
	street, facing the front with doors opening out onto the front of the plot. Parking is a mix of on-plot or on-street. On-plot parking is hidden by strong boundaries to the plots.	edge to the street, with front door placed on the edge of the building facing the front boundary. Windows overlooking the frontage should also be encouraged
Boundaries and Landscape	<p>The boundaries are extremely important to the village, with only a few kinds used extensively.</p> <p>Almost all plots have a vertical delineation for the boundary. For the main streets near to the centre of the village, low walls are the most common treatment, with some hedges behind defining the main approaches to the village. Garden trees help to add more greenery to the street, which reinforces the role of front gardens in helping to give Lea it's character.</p> <p>The walls in the village tend to be matched to the building materials, which are large, flat-laid blocks in local gritstone, with soldier coursing to the top</p>	<p>Vertically delineated boundaries of either low walls in stone or hedges help define the character of the village. Should new development occur, then this kind of design feature should be employed to help it fit the local character.</p> <p>Existing boundary treatments should be maintained, and the removal of walls and hedges to allow for more parking should, where possible, be resisted.</p>

Settlement: Lea	Description	Future Management
Buildings and Materials	a very narrow range of materials and building styles. ... the simplicity of the approach combined with the richness of the materials when viewed up close that work to generate a consistent character. Gritstone blocks, with stone lintels for windows and doors are the most common materials in the village.	<p>A simple palette of materials should be maintained for the village, at laid blocks in local gritstone are the predominant finishes. Introducing new materials should be avoided, especially for the main streets.</p> <p>Simple roofs with clay or slate tiles are encouraged.</p> <p>Windows with a vertical emphasis are encouraged, and window bars should be included. Sash windows are commonplace and add character.</p>

**Table 8: Defining Character Features of the Countryside Settlements: Dethick, Upper Holloway Lea Bridge, consisting of : Lea Mills, Hollins Wood Close and Nightingale Close, Lea Wood**

Countryside Settlements:	Description	Future Management
Streets	<p>Most of the settlements dispersed through the area sit on or close to the main routes and lanes that run through the valley, although some sit on quiet rural lanes. Nightingale Close has a more 'estate' like street system.</p> <p>Upper Holloway is joined to Holloway by 'The Hollow', a steep rural lane of considerable quality.</p> <p>Dethick sits to the edge of Dethick Lane and Mill Lane, both of which are rural, quiet and set in expansive countryside.</p> <p>For Lea Mills, the main street is hard and urban, flanked by large buildings. It opens up again as you head towards the south and Lea Wood, where once again you become aware of your position on the valley floor, with steep wooded hills enveloping you in the space.</p>	<p>Simple, rural lanes with green edges are the most characterful streets in the area. The look and feel of these should be maintained, with minimal signage and clutter.</p> <p>Should new streets be added, then these should not be overly engineered in their design, grass verges and narrow streets will reinforce existing character.</p>
Plots	<p>The shape, orientation and relationship to the street of the plots varies depending on location.</p> <p>Small groups of regular plots sit within larger, less regular mills, farmsteads and courtyards.</p> <p>For areas with steep topography, such as Upper Holloway, more complex plots are used. As in the main village, terracing can be found, as can stepped and terraced garden space.</p> <p>Passive solar gain is more of a consideration in these scattered settlements, with many of the buildings arranged within their plots to offer a long edge to the sunniest aspect.</p>	<p>The complex and highly responsive plots of the area are important to its character. Care should be taken to maintain the delicate approach to how plots are formed and distributed, especially when considering infill development.</p> <p>New development in dispersed settlements should be avoided. Should it occur, then it should take a form that works with and integrates into the landscape, including orienting buildings specific to the site.</p>

Countryside Settlements:	Description	Future Management
Boundaries and landscape	<p>Either low stone or green boundaries typify the edge of plots. The hedgerow field boundaries often link to those of dwellings, helping to form a 'green grid' that serves as ecological corridors.</p> <p>Boundaries tend to be native species. Because of the areas used for livestock farming, it is common to see species such as Hawthorne, Hazel and Holly. Some of the fields were carved from the ancient woodland. These 'assart' boundaries often feature vestigial mature trees, an important reference to the history of the landscape and its use.</p>	<p>Vertically delineated boundaries of either low walls in local stone hedges help define the character of the area. Should new development occur, then this kind of design feature should be employed to help it fit the local character.</p> <p>Existing boundary treatments such as hedgerows and stone walls should be maintained, and the removal of walls and hedges to allow for more parking should, where possible, be resisted. Breaking existing green corridors should also be avoided</p>
Buildings and materials	<p>Materials tend to be drawn from a simple, locally sourced palette of flat-laid stone blocks.</p> <p>For farmsteads such as Dethick, these are course, often verging on rubblestone, but still with a horizontal emphasis. As you move to places more associated with the industrial heritage of the area, the blocks tend to be more regular, often dressed and evenly laid.</p> <p>Slate and clay tile roofs are common, as are stone lintels and headers. Large block quoins in matching materials feature often and help add interest to buildings when viewed up close.</p> <p>Newer development sees the introduction of more modern brick buildings. Although in a sympathetic colour, the use of modern brick for housing harms the character of the area and should be avoided.</p>	<p>A simple palette of materials should be maintained for the area, with course or verging on rubblestone or dressed stone the predominant finishes. Quoin detailing should be utilised to add visual interest and richness. Render should be avoided, as should red or buff brick.</p> <p>Slate or clay tile roofs with gable-ended designs are encouraged</p> <p>Windows with a vertical emphasis are encouraged, and window bars should be included</p>

127 The following defining character features can be drawn from the detailed analysis and support NPP 4.



- a) Most of the built areas (and all the historic areas) work with the topography sitting along local ridgelines.
- b) There is a narrow use of materials and a simple colour palette.
- c) Boundary treatments are predominantly stone walls (course grit and stand stone) and hedges (native species). They provide a glue that holds different development types together.
- d) Plot types vary the most in Holloway due to the topography and more recent estate like development.

### ***Building for Life 12***

128 BfL 12 is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.

129 BfL 12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters:

Integrating into the neighbourhood  
Creating a place  
Street and home

130 The BFL12 questions are at Appendix G.

131 Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:

- a) Secure as many 'greens' as possible
- b) Minimise the number of 'ambers' and;
- c) Avoid 'reds'

132 The more 'greens' that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are considered the acceptable threshold to constitute good design, some ambers are acceptable but reds are not.

133 The importance of design and the use of design codes like BfL12 in Neighbourhood Planning was further highlighted in the Government's Housing White Paper February 2017.<sup>38</sup> This Plan requires the use of Building for Life 12 (BfL 12)<sup>39</sup> by developers in the preparation of their planning applications

<sup>38</sup> see A.65 Strengthening Neighbourhood Planning and Design at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/590464/Fixing\\_our\\_broken\\_housing\\_market\\_-\\_print\\_ready\\_version.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf)

<sup>39</sup> See <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

134 New development will be expected to use Building for Life 12 to help shape design proposals and evidence of this should be demonstrated. This will provide assurance to the community that the scheme will be of the highest design standards and will retain and enhance the existing rural character.

135 Whilst BfL12 only relates to housing it is expected that other development for employment or retail should also be of a high design quality and NPP4 relates to all development.

#### **What the community told us about design**

91% are concerned or very concerned that future development will not fit with the current character of the village

95% development has to be sympathetic to character of its surroundings

89% development has to be sympathetic to the design of its surroundings

92% development has to use materials that are sympathetic to its surroundings

96% development has to be sympathetic in scale to its surroundings

#### ***NPP 4 Design Principles***

- 1. To be supported, proposals should demonstrate a high design quality that will add to the overall quality of the Parish and are sympathetic to local character. In order to achieve this development proposals should demonstrate how they will reinforce the character of the area as defined in the Dethick, Lea and Holloway Character Appraisal and summarized in Tables 6,7 and 8.**
- 2. Particular attention should be given to landscaping schemes and boundary treatment (using native trees and hedgerows and local stone) that reflect the surrounding character.**
- 3. Materials, scale and massing should also reinforce the existing character area.**
- 4. Proposals should reflect the local materials, style and colour palette reflecting the hues of local sand and gritstone especially prevalent in the historic core of the settlements.**
- 5. Development on the edge of the built-up areas should have a layout that retains views out to the surrounding countryside with soft rear boundaries (native hedges and planting) to be in keeping with the character of the surrounding area.**
- 6. Proposals should demonstrate how the buildings, landscaping and planting creates well defined streets and attractive green spaces.**
- 7. Schemes should demonstrate a layout that maximises opportunities to integrate new development with the existing settlement pattern.**
- 8. Development<sup>40</sup> proposals should be accompanied by a report to demonstrate that the scheme accords with national design standards (BfL12 or equivalent) and should score 9 greens and no reds (or equivalent) unless it can be shown that there are constraints which make this not possible or viable.**

<sup>40</sup> For practical reasons this excludes domestic extensions

## 15 A Mix of Housing Types

136 The importance of providing a 'mix of housing based on current and future demographic trends' is emphasised in the National Planning Policy Framework (see NPPF paragraph 50.)

137 In the Household Questionnaire one third of respondents expected to need to change their housing requirements in the next 5 years. 60% of were looking to downsize. Section 8 looked at the age profile of the local population and considered the increase in the over 75's over the Plan period.

138 The SHMA Update 2017 provides an indication of the housing mix required up to 2028 for market housing as follows:

### Market Housing

1 bed properties 0-5%

2 bed properties 35-40%

3 bed properties 45-50%

4 bed properties 10-15%

139 This Borough approach is supported by consultation for this Neighbourhood Plan with 54% of people supporting the need for 1-2 bedroom houses and 49% supporting the need for 2-3 bed houses (only 34% supported the need for 2-4 bed houses and 5% for 5 bedroom houses or more).

140 Given the ageing population there will also be higher levels of people living with long term health problems and disability. M4 (2) is the category of home that is accessible and adaptable; these can also be seen as life time homes suitable for any occupant regardless of disability at time of initial occupation. The CLGs Housing Standards Review Cost Impact Study suggests that meeting M4(2) standards is likely to cost in the range of £520 - £940 per dwelling.<sup>41</sup>

141 The importance of focusing on the needs of older households was reinforced in the Neighbourhood Planning Bill 2017 which introduced a new statutory duty on the Secretary of State to produce guidance for local planning authorities on how their local development documents should meet the housing needs of older and disabled people. *'Guidance produced will place clearer expectations about planning to meet the needs of older people, including supporting the development of such homes near local services.'*<sup>42</sup>

142 Section 8e showed that 30% of the local population live alone and 17% of these are single pensioners. It is likely that some older people are living in family housing due to a lack of choice of more suitable dwellings. Development in DLH Parish should look to meet this housing need to free up family sized houses to attract young families.

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<sup>41</sup> SHMA OAN Update 2017 for North East Derbyshire and Bassetlaw para 9.44 and 9.45

<sup>42</sup> Written Statement December 2017 Marcus Jones at

<http://www.parliament.uk/business/publications/written-questions-answers-statements/written-question/Commons/2017-12-13/119410>

143 Evidence has shown<sup>43</sup> that a community thrives when it is made up of people from a mixture of ages and income levels. Young people keep the schools going, young families provide children for the schools, working age people usually have more money to spend at the local pub and working age people may work within the community providing local services. Ensuring that Dethick, Lea and Holloway has a balanced provision of house types to meet the needs of people at different stages in their life is an important aim of this Neighbourhood Plan.

144 Given the foregoing analysis of population change and the growing demand for homes suitable for older people it is important that future market housing in Dethick, Lea and Holloway provides life time homes and a mixture of sizes.

#### **What the community told us about house types**

54% supported 1-2 bed  
 49% supported 2-3 bed  
 34% supported 2-4 bed  
 5% supported 5 or more bed  
 36% support housing for older people  
 30% support bungalows  
 10% social housing

#### ***NPP 5 A Mix of Housing Types***

- 1. Planning proposals for housing schemes are required to deliver a housing mix that reflects the demonstrable need for smaller and mainly 2-3 bed dwellings.**
- 2. Developers must show how local need has been taken into account if different house types and bedroom numbers are proposed.**
- 3. Proposals for 1-3 bed dwellings will be expected to be accessible and adaptable (M42 or equivalent) unless it can be demonstrated to the satisfaction of Amber Valley Borough Council that this would affect the viability of the scheme.**

## **16 Protecting Heritage Assets**

145 Section 8 sets out the historic context of the Parish. Much of the Parish is protected because of its built heritage by the expansive Conservation area and the location of part of the Parish in the DVMWHS and Buffer Zone.

146 In addition to the 38 listed buildings and, as part of the Neighbourhood Plan process, the Neighbourhood Plan Steering Group has identified buildings and structures that are recommended to AVBC as nominations for local listing. These have been assessed using the non-designated heritage assets criteria supported by AVBC. The Dethick, Lea and Holloway Heritage Report identifies 26 locally significant buildings (see Appendix D) and provides an assessment of how they meet AVBC's criteria.

<sup>43</sup> Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

147 The Parish Council will seek to work with the owners to secure appropriately sensitive remedial works to ensure there is no further erosion of these heritage assets and to encourage suitable alternative uses to protect the asset.

148 The character of the Conservation Area in Lea is defined in part by clusters of development *'beyond these clusters most of the development in the village is loose and fragmented...fragmented development set within large plots is more common as you move away from the village core, helping to soften the impact on the landscape setting beyond.'*<sup>44</sup>

#### What the community told us about our heritage

98% considered it important or very important to protect our historic features

#### **NPP 6 Protecting Heritage Assets**

1. **Listed buildings (see Appendix E<sup>45</sup>), the Conservation Area and their settings are protected in accordance with Borough and National Policy.**
2. **The buildings and structures identified in Appendix D are regarded as historic buildings of local significance. Development adversely affecting these buildings or structures or their setting will be resisted.**
3. **The effect of a proposal on the significance of the non-designated heritage assets, including their setting, will be taken into consideration when determining planning applications. Applications that are considered to cause substantial harm to a non-designated heritage asset will require a clear and convincing justification.**
4. **The restoration of listed buildings At Risk, or those on a Local List in similar circumstances, will be supported where the proposed use is compatible with their designation provided that the proposal;**
  - a) **recognises the significance of the heritage asset as a central part of the proposal; and**
  - b) **has special regard to the desirability of preserving the asset or its setting or any features of special architectural or historic interest.**
5. **Gardens and open spaces form part of the special interest of the Conservation Area. Development will only be permitted on gardens and open spaces between buildings within the Conservation Area where it can be demonstrated that the proposals shall not harm the character and appearance of the Conservation Area.**

## 17 Local Green Spaces

149 The National Planning Policy Framework affords Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan.

<sup>44</sup> DLH character appraisal page 19

<sup>45</sup> See also and <https://historicengland.org.uk/listing/the-list/results?q=dethick&parish=-1&searchtype=nhlesearch&searchResultsPerPage=100>

150 The NPPF links the designation of Local Green Space in the wider context of local planning of sustainable development to *'complement investment in sufficient homes, jobs and other essential services.'*<sup>46</sup>

151 The DLH Character Appraisal provides an analysis of the spaces within and around Lea and Holloway. It notes particularly that *'What is significant about the open spaces in Holloway is that, for the most part, these form the edges of the settlement, helping to make the transition from open countryside to village core. This is important to how the village is formed, and care should be taken not to impinge on the open spaces that surround the village.'*<sup>47</sup>

152 There are a number of open spaces that have been used by the community for many years. Some of these have been donated to the Parish Council but others are used by arrangement with the landowner but do not have a planning policy designation. There are two areas designated as playgrounds (one in Lea and one in Lea Bridge) and one area designated as a sports field (also in Lea Bridge). All of them are cherished locally for their historic and/or environmental significance.

153 The study of local green spaces has been undertaken in accordance with NPPF criteria, which state that 'Local Green Space' should only be designated where the green space is:

- a) *in reasonably proximity to the community it serves;*
- b) *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including a playing field), tranquillity or richness of its wildlife; and*
- c) *local in character and is not an extensive tract of land.*

154 The selection of sites was based on feedback from both the initial community consultation, and the questionnaire.

155 The Neighbourhood Plan seeks to designate the following land as Local Green Spaces:

1. Recreational Ground, Lea
2. Land between the Coach House and the Jug and Glass public house, Lea
3. Lea Green, front field, Lea
4. Dick Riddings field, Holloway
5. Memorial Grounds, Holloway
6. Cemetery, Holloway
7. Play Area, Lea Bridge
8. Grass Triangle Church Street / Hillside, Holloway
9. Land adjacent to Methodist Church, Holloway
10. Grass Triangle, Church Street / Mill Lane, Holloway
11. Lea Hurst field, behind Surgery, Holloway

<sup>46</sup> NPPF 2018 para 99

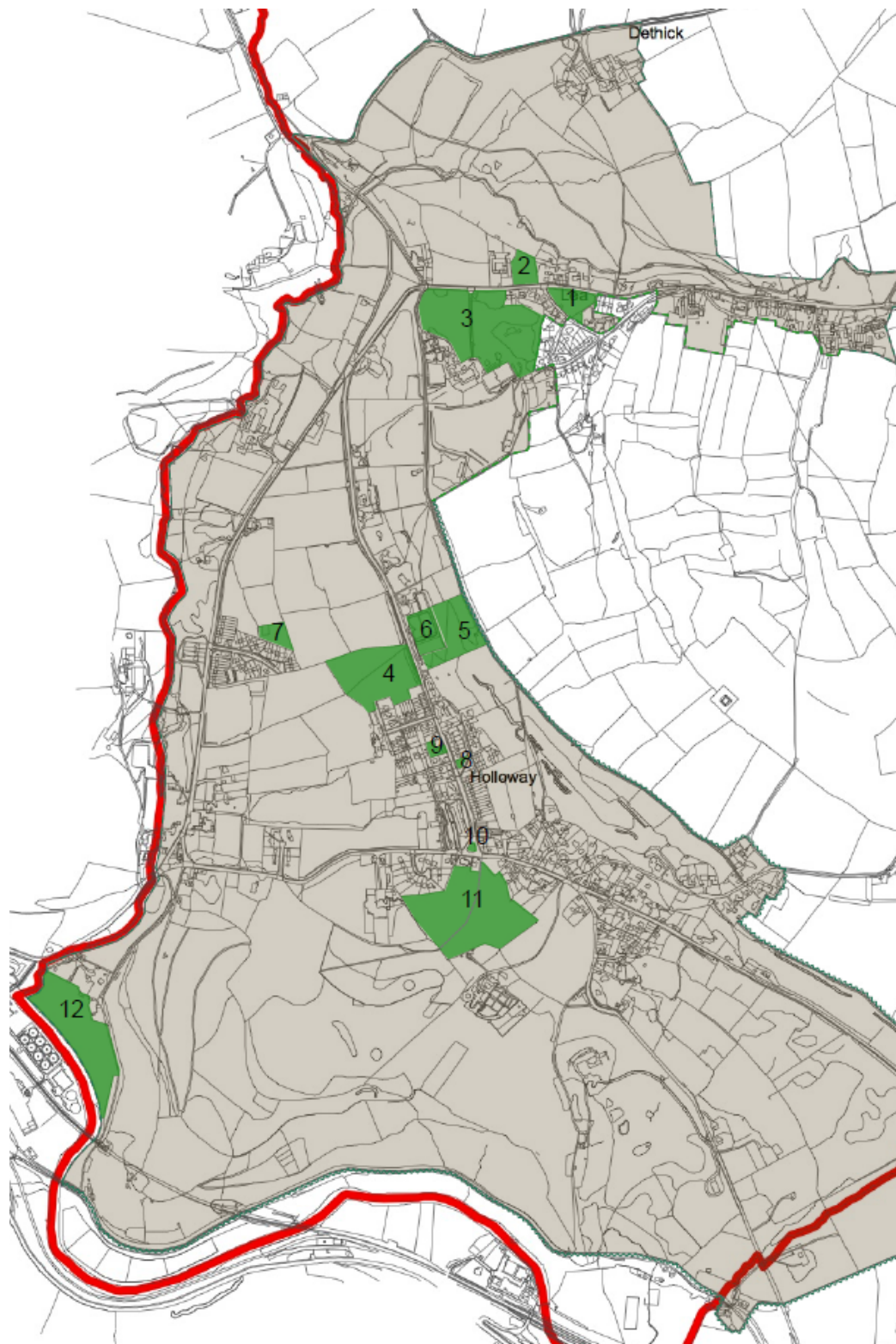
<sup>47</sup> Page 32 DLH Character Appraisal at

<https://ourdethickleaandholloway.files.wordpress.com/2018/12/dethick-lea-and-holloway-k.pdf>

## 12. Peaslees Meadow, Lea Wood

156 The proposed Local Green Spaces are identified in Map 18, below and are described and assessed against NPPF criteria in Appendix H.

Map 18 Proposed Local Green Spaces





157 The designation of these areas as Local Green Spaces is a measure of their value to local people. Designation may also assist in securing grants to undertake environmental improvements as necessary over the Plan period.

**What the community told us about existing open spaces**

76% considered Lea Green was important or very important

99% considered existing open spaces were important or very important

98% considered protecting our recreational areas as important or very important

***NPP 7 Designation of Local Green Spaces***

1. **The sites identified on Map 18 and detailed at Appendix H are designated as Local Green Spaces and are protected for their beauty, recreational value, tranquillity and richness of wildlife.**
2. **Development that would have an adverse impact on the openness and special character of these Local Green Spaces will not be supported except in very exceptional circumstances (in accordance with national policy) or if the development clearly enhances the Local Green Space for the purpose for which it was designated.**
3. **So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community.**

## 18 Enhancing Community Facilities

158 The provision of adequate community space fosters social cohesion and wellbeing providing venues for a range of community activities for young and old. Local facilities reduce car travel for residents who otherwise have to travel outside the Plan area. Local residents without a car may be disproportionately affected if they are unable to access essential services and facilities if they are outside their village.

159 The Florence Nightingale Memorial Hall is the most substantial building but its internal configuration and size limits its suitability. The community have had a long standing aspiration to extend the Memorial Hall to provide additional indoor space for community activities.

160 This development of Florence Nightingale Memorial Hall is subject to viability and overcoming a number of policy constraints in relation to the sensitivity of the site in conservation terms. NPP 8 reflects the community's support in principle for extending and enhancing community provision across the Parish.

161 The sports field at Lea Bridge is owned by John Smedley's and situated close to the factory. It was originally provided as a sports area offering a cricket pitch, football pitch and tennis courts, for their employees. It was also available to the community by arrangement. It is registered with Sport England as a football pitch. Currently, it has goal posts in situ but is not marked out as a football pitch. In the past it was used for the local Boxing Day match and throughout the season by enthusiastic teams who didn't mind the sloping pitch. Unfortunately, it is not in use at the

moment due to lack of facilities. The only building on the site, the original cricket pavilion, has now fallen into disrepair.

162 AVBCs Play Pitch Strategy and Action Plan notes that the site should have a *'rest and recovery programme and that there is no identified requirement for the pitch'*<sup>48</sup> – but the local football team AFC Lea Holloway have to play out of the Borough *'against their preference'* as these facilities are inadequate.

163 Residents showed great concern (69%) at the lack of sports' and play areas in the parish and so NPP8 supports the improvement of this designated sports' field on Lea Road to a standard suitable for use by local sports' teams. This will include the replacement of the derelict sports' pavilion to reinstate local facilities that have been lost.

164 The following additional community facilities are perceived as assets by the community.

**Table 9**

<b>Community Asset</b>	<b>Why considered important assets to the community</b>
Florence Nightingale Memorial Hall Parish Rooms at Christ Church Emma Stenson rooms at Methodist Chapel	All have excellent facilities which are used extensively for social activities by clubs and local organisations; public meetings, parish council meetings. The calendar of activities in each is publicised each month in the Parish magazine and on the website Catering facilities are available in all three venues. The Parish rooms and Florence Nightingale Hall have projectors and screens which are available for meetings for a small charge.
Scout Hut	A thriving Scouts' group makes use of this facility each week.
Non-conformist Chapel, Lea Methodist Chapel, Holloway St. John The Baptist Church, Dethick. Christchurch, Holloway	These buildings have significant spiritual and historical value to the community and are prominent features in the landscapes of the villages.
Post Office and Village Store	Centrally located, busy shop and P.O. in the Parish which offers essential services locally for those who cannot or do not wish to travel. Also useful for the many tourists who visit this area.
Doctors surgery Dispensary	Essential services for many residents who find it difficult to travel to the main surgery located in Crich. Friendly, personal service received due to its size and location.
The Jug and Glass Pub, Lea	The Jug and Glass is a busy social hub for the community, with a well-supported restaurant in addition to several bars. Often used for meetings

<sup>48</sup> AVBCs Play Pitch Strategy Page 6,14 and 61

The Yew Tree Inn, Holloway (currently closed)	in addition to social activities. Supported by our many tourists and locals alike. The Parish Council has applied for the Yew Tree Inn to be classed as a community asset
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#### What the community told us about community facilities

92% considered Florence Nightingale Hall important or very important

78% considered the Parish Rooms important or very important

69% were concerned or very concerned that there were insufficient sports and play areas

#### *NPP 8 Enhancing Community Facilities*

1. **Proposals to enhance, enlarge or relocate community facilities will be encouraged where it can be demonstrated that;**
  - a) **the scheme is appropriate to its location, scale and design (in accordance with the Dethick, Lea and Holloway Character Appraisal) and that it would not be detrimental to the character and appearance of the landscape or the built environment; and**
  - b) **the amenities of nearby residents will not be adversely affected by the nature of the use, noise or traffic generated; and**
  - c) **there will not be an unacceptable impact on the local road network; and**
  - d) **the scheme provides appropriate car parking facilities to ensure nearby streets are not adversely affected.**
2. **The redevelopment or change of use of the community facilities listed in Table 9 for non-community uses will be resisted unless it can be demonstrated that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided in an equally accessible location:**
3. **Proposals to provide improved sports' and play facilities will be encouraged, in particular:**
  - a) **the improvement of the field on Lea Road to a standard suitable for use by local sports' teams; and**
  - b) **the replacement of the sports' pavilion for changing rooms and other uses associated with the use of the field for outdoor sports is supported where proposals do not harm the character or setting of the DVMWHS.**
4. **Development proposals for community facilities will need to demonstrate that the scheme takes into account the most up to date published evidence of community need in Dethick, Lea and Holloway Parish and the surrounding parishes.**

## 19 Supporting Local Business

165 Local people recognise the value of local businesses. The presence of large employers like John Smedley and the numerous small businesses provide local employment, services and facilities.

166 There is limited employment land in the Parish and out commuting is high. Local people are keen to see new employment opportunities because they know that encouraging more people to work within the community improves social cohesion, increases demand for other local services like shops and cafes and reduces business related travel.

167 Providing local employment may also encourage people of working age to stay living locally rather than move away which would help to keep the Parish a community for all ages.

168 The historic built environment and rural, sensitive landscape character provides limited opportunities for major employment. The impact of traffic on the existing local road network and limited car parking provision means that proposals that create the movement of additional commercial vehicles especially heavy goods vehicles must be carefully considered in terms of minimizing their impact on traffic flows in the Parish.

#### **What the community told us about supporting business**

52% supported the establishment of new businesses that provided local services, hospitality and retail, supported local tourism arts and crafts so long as they were small scale.

56% did not support large new businesses such as large-scale caravan sites, large retail or food outlets; hotels or any that would cause pollution, other environmental impact; increased traffic; or would require the use of additional large vehicles.

#### ***NPP 9 Supporting Local Businesses***

- 1. Development proposals that enable the sustainable growth of businesses both through the conversion of existing buildings and well-designed new buildings will be supported where;**
  - a) the site is within the Built Framework of Lea and Holloway or within the built form of the countryside settlements; and**
  - b) they are of a scale, layout and design that respects the character of the countryside; and**
  - c) the use is appropriate to a countryside location in accordance with Borough policies; and**
  - d) development is small in scale.**

## **20 Conversion of Redundant Farm Buildings**

169 There are several redundant farm buildings across the Parish and, given the limited opportunity for suitable housing sites across the Parish, their reuse for residential purposes would be supported (where it can be shown that the building is no longer needed for agricultural purposes), particularly where the existing building could be divided into smaller dwellings.

170 However, given the landscape sensitivity and the likelihood that these buildings are in isolated or sensitive positions the highest design standards are expected to be applied in accordance with the DLH Parish: Landscape Character Appraisal and Policy Guidance.

171 Proposals should demonstrate how they have retained existing landscape features and that access and parking arrangements reflect the rural setting and the landscape quality surrounding the site.

#### ***NPP 10 Conversion of Redundant Farm Buildings***

1. **The conversion of redundant farm buildings to residential uses will be supported where the proposals demonstrate;**
  - a) **they are of a scale that is sympathetic to the rural character; and**
  - b) **they will not have a detrimental impact on the amenities of neighbouring residents; and**
  - c) **they are in keeping with the distinctive character of adjoining buildings and the wider landscape setting in accordance with the Dethick, Lea and Holloway Character Appraisal; and**
  - d) **do not constitute a substantial extension to the building.**
2. **Given the location of these buildings in the open countryside and the biodiversity of the area proposals that would result in the net loss of biodiversity will not usually be accepted. Development should aim to achieve a net biodiversity gain, in accordance with local and national planning policy and in accordance with NPP 3.**

## **21 Working from Home**

172 57% of Household Survey respondents work and of these 9% work in the Parish, and 24% work from home. A recent Office of National Statistics (ONS) study showed that growing numbers of home workers tend to be self-employed, older, live in rural areas and earn more than the rest of the population. Across the UK 38% of those over 65 worked from home compared to 5% of 16-24 year olds.

173 New housing should be designed to enable future adaptation for home working where practicable. Schemes are encouraged to demonstrate the ways in which the design has this flexibility for internal adaptation.

174 The desire to work from home is driven by digital technology, an ageing population reluctant to commute and an increase in self-employment generally. Given the socio demographics in DLH Parish the availability of high speed broadband will become increasingly important to local people wishing to continue working at home.

175 The NPPF 2018 para 112 notes that *'advanced, high quality and reliable communications infrastructure is essential to economic growth and well-being...planning policies ... should support the expansion of electronic communications.'*

176 NPP 11 supports development that allows the local business economy to thrive over the Plan period. This should include the design of new homes which should allow for flexibility to make adaptations for home working.

#### **What the community told us about working from home**

24% work from home  
9% work in the parish

40% work within 20 miles  
52% work full time

### ***NPP 11 Working from Home***

1. **Proposals for small-scale home-based businesses and extensions enabling working from home will be encouraged provided it can be demonstrated that;**
  - a) **the amenities of nearby residents will not be adversely affected by the nature of the operation, noise or traffic generated or highway safety of the surrounding area; and**
  - b) **the scale and design is sympathetic to the character of the area; and**
  - c) **the operation of the business can be contained within the curtilage of the premises.**
2. **Proposals that provide access to superfast broadband to serve homes and businesses in the Parish will be supported.**
3. **The location of radio and telecommunication masts should be unobtrusive and kept to a minimum consistent with the sufficient operation of the network.**

## **22 Tourism in the Parish**

177 The Parish of Dethick Lea and Holloway with its high quality natural and historic environment is a significant attraction to tourists. The activity centre at Lea Green alone attracts 23,500 visitors a year. Visitors support the local economy by using local accommodation, shops and cafes.

178 The following attract many visitors to the Parish:

- The natural environment of Lea Wood and the Cromford Canal
- The Rhododendron Gardens and tea room in Lea
- The Memorial Grounds and Church in Holloway.
- The 16th century Church and Manor House at Dethick.
- The John Smedley Factory Shop at Lea Mill.
- The award winning butchers shop in Holloway.
- Lea Green
- Fuel and Post Office cafes
- A network of public footpaths providing vistas across a beautiful countryside scattered with listed buildings.
- Road cyclists are attracted by the challenge of our hills
- Jug & Glass Public House
- Florence Nightingale Memorial Hall exhibitions on the life and work of Florence Nightingale.

### **What the community told us about encouraging tourism**

31 % supported new tourism and 40% didn't mind.

44% strongly opposed large scale tourist developments or those that would create noise, increased traffic or more parking issues

However, 59% were in favour of maintaining and improving existing facilities.

Suggestions for improvement included:

- Information points, heritage trails and signage for walks, village heritage and history

- Creation of heritage trails highlighting historical features and people

### ***NPP 12 Supporting Local Tourism***

1. **Proposals for change of use or conversion of buildings in the countryside will be encouraged where they enhance the offer of tourist facilities by;**
  - a) **extending the offer of accommodation for visitors; or**
  - b) **providing facilities to inform and interpret the Plan area; or**
  - c) **where the provision meets an identified tourist need not met by existing facilities.**
2. **New development will be required to demonstrate that it is;**
  - a) **appropriate in its location scale and design (in accordance with the Dethick, Lea and Holloway Character Appraisal); and**
  - b) **that it would not be detrimental to the character and appearance of the natural and historic assets of the Plan area; and**
  - c) **that it would not result in a significant increase in traffic volume.**

## **23 Renewable Energy and Low Carbon Technologies**

179 In order to assist the national policy of attaining zero carbon emissions, all new development should aim to meet a high level of sustainable energy efficiency minimising emissions by:

- a) using high quality thermally efficient building materials; and
- b) the installation of energy efficiency measures such as loft and wall insulation and double glazing.

180 The potential for renewable carbon related development needs to be balanced against other important considerations. In particular, the potential impact on the Parish's high-quality landscape, heritage assets and residential amenity.

181 A large part of the Parish is within the DVMWHS. The site and its buffer zone lie partly within the Parish and require particular consideration regarding the potentially adverse impacts of development on the setting of both the visual and archaeological assets.

182 Any development must therefore be of an appropriate scale, in a suitable location, and sensitive to the special and high-quality landscape of the Parish, as well as respecting residential amenity and other important considerations.

### **What the community told us about encouraging green/low carbon energy sources**

61% supported installation of solar panels on buildings

Over 50% opposed the building of solar farms or wind turbines.

***NPP 13 Renewable Energy and Low Carbon Technologies***

1. Suitably located and designed proposals that promote and encourage the development of renewable and low carbon energy resources will be permitted following consultation with residents, DLH Parish Council and AVBC, where either individually or cumulatively, it can be demonstrated that any adverse impacts have been resolved. Proposals will be supported which demonstrate that they;
  - a) do not have an unacceptably adverse impact on the amenity of residents and visitors (including: noise, vibration, views and vistas, shadow flicker, water pollution, odour, air quality, emissions, sensitivity and character of landscape) and
  - b) do not have a significant adverse effect on any designated site (including SSSI, regionally or locally important geological sites, sites of ecological value, special landscape and landscape character areas, listed building, heritage asset, local green space, green gaps, conservation area or their settings); and
  - c) do not have an unacceptably adverse impact on the character, heritage assets attributes, setting or archaeology of the DVMWHS or its buffer zone; and
  - d) do not result in an unacceptably adverse effect on protected species, including migration routes and sites of biodiversity value; and
  - e) do not result in the loss of good quality agricultural land; and
  - f) include details of associated developments including access roads and ancillary buildings. Transmission lines should be located below ground wherever possible to reduce the impact on the open countryside; and
  - g) include measures for the removal of structures and the restoration of sites, should sites become non-operational; and
  - h) identify the potential positive effects the proposed renewable development would have on the local environment and community.



## 24 Traffic

183 Neighbourhood Plan policies can only require highway improvements as a consequence of new development that directly relate to a new site and it is not within the power of a Neighbourhood Plan to control the volume of traffic passing through the Parish. However, a Neighbourhood Plan can set out the aspiration where it reflects community consultation for improved pedestrian safety for local residents and where the pleasure of walking around the Parish is harmed by speed and volume of traffic. It is also likely that given the increase in population and housing growth within and around the Borough, traffic volumes will increase over the Plan period.

184 The Policy below is aspirational because it seeks to address issues that relate to the road network and it is not directly related to any specific new development. Nevertheless, transport policies 'have an important role to play in facilitating sustainable development ... [and] also in contributing to wider sustainability and health objectives.'<sup>49</sup>

185 Map 11 and table 4 showed the hot spots where local people have identified pedestrian safety issues and speeding traffic.

186 Aspirational Policy 1 reflects the concern of local people about highway design locally and is based on local evidence. AP 1 identifies those areas that local people consider need improving as part of the growth of the parish. It is also identified as a project at Appendix A.

### What the community told us about traffic

74% considered speeding vehicles a major problem

61% considered parking a major problem

48% consider pedestrian safety a major problem

### AP 1: Reducing Traffic Speed

1. **The Parish Council will work with partners including Derbyshire County Council, Highways Agency and Amber Valley Borough Council to seek design solutions to;**
  - a) **reduce speeding traffic in the areas identified on Map 11 and table 4 to improve pedestrian safety; and**
  - b) **address the issue of on street parking at the hot spots identified in Map 11 and table 4 where it can be demonstrated that it is creating road and/or pedestrian safety issues.**

## 25 Implementation

187 The policies in this plan will be implemented by AVBC as part of their development management process. Where applicable Dethick, Lea and Holloway Parish Council will also be actively involved, for example as part of the pre-application process as outlined in NP 1. Whilst AVBC will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

<sup>49</sup> NPPF para 29

188 There are several areas of activity which will affect delivery and each is important in shaping Dethick, Lea and Holloway Parish in the months and years ahead. These comprise:

- a) The statutory planning process. This Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider AVBC planning policies and the National Planning Policy Framework.
- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
- e) The Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to Borough and County Council investment programmes where a policy can be shown to be delivering Borough and County objectives

## 26 Monitoring and Review

189 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Dethick, Lea and Holloway Parish Council.

190 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.

191 Any amendments to the Plan will only be made following consultation with AVBC, local residents and other statutory stake holders as required by legislation.

### Appendix A: List of Community Projects

To support the Plan policies, the following projects will be implemented by the Parish Council over the Plan period where funding opportunities allow.



## Appendix B: The Derwent Valley Mills World Heritage Site1

The Derwent Valley Mills World Heritage Site was inscribed by UNESCO in 2001. The WHS consists of a corridor of land extending down the Derwent River valley and, in the case of this parish, up the valley of the Lea Brook, together with a Buffer Zone that extends to the skyline on either side of those valleys and in some places beyond.

As the full name of the site suggests, the significance of this World Heritage Site is the conservation and celebration of the water powered mills together with towns and villages that were developed along the Derwent River valley in the C18th and early C19th marking the early development of a textile industry. This makes the Derwent valley one of the places where the Industrial Revolution can be said to have begun. From the middle of the C19th onwards the development of steam power meant that the focus of manufacturing moved to Lancashire leaving the original mills standing in a landscape that has remained *relatively* unchanged from that time. It is this preservation of ancient mills in a largely unchanged landscape that is the Outstanding Universal Value (OUV) of the DVMWHS and it is because the unchanged landscape is so important, that the Buffer Zone is also very important.

A Buffer zone is described in the UNESCO Operational Guidelines (para 103) as:

*" an area surrounding the World Heritage Site which has complementary legal restriction placed on its use and development to give an added layer of protection to the WHS . This should include the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection".*

National Planning Policy<sup>2</sup> seeks to protect World Heritage Sites by classifying them as Heritage Assets and provides that:

*'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.'*

For that reason any development that is proposed within the WHS or its Buffer Zone should be considered in relation to the OUV of the WHS and that is the reason that we have included consideration of these matters in our plan policies above.<sup>3</sup>

Note: this does not mean that there can be no development in the WHS and its Buffer Zone; what it does mean, is that development must be appropriate in scale and in design, and that it must have due regard to the impact that it will have on the assets and the attributes of

the World Heritage Site. Where development may enhance the appreciation of the WHS it may in fact be encouraged.

<sup>1</sup> The United Kingdom ratified the 1972 UNESCO convention concerning the Protection of Cultural and Natural Heritage in 1984.

<sup>2</sup> See NPPF (2018) Section 16 paras 184 and 189-202)

<sup>3</sup> See Key Principal: Pre-Application Community Engagement para. 3 and NPP 6 above.

## Appendix C: Dethick, Lea and Holloway Character Appraisal

Separate file due to size it is as

<https://ourdethickleandholloway.files.wordpress.com/2018/12/dethick-lea-and-holloway-k.pdf>

## Appendix D: Heritage Report on Non-Designated Heritage Assets

**Table of Nominated Non-designated Heritage assets and reasons why they have been identified**

Candidate Building	Points of Interest	Points of Significance
1. Lea Mill DE4 5AG	Lea Mill was built by Peter Nightingale in 1784 as a water powered cotton spinning mill on Lea Brook at Lea Bridge. In 1812 it was leased to John Smedley (1) and subsequently purchased by him. It remains in the ownership of the family today. Inside DVWHS. Lea Mill is fully documented in Derbyshire HER.	What began as a water powered cotton spinning mill is still in use today. John Smedley introduced production of fine woollen garments as well as those of cotton. The mill is a part of the Derwent Valley World Heritage Site and is the only mill in the DVWHS that is still being used today substantially for its original purpose.
2. Bridge House DE4 5AG	Bridge House is built adjoining the mill on the east side of Lea Road. Inside DVWHS	It was the original home of John Smedley while he first managed and then leased the mill. It was known when occupied by John Smedley as The Homestead.
3. Lea Holme DE4 5AQ	Lea Holme, Mill Lane, Holloway is an 18c house with later additions.	Lea Holme was the house that John Smedley (2) provided for his mother and his sister.
4. Snowball Cottage DE4 5	Snowball Cottage is an 18c cottage on the site of the Cowhay (later Lea) lead smelting works. It is the only building that remains of those works. Inside DVWHS Cowhay, (later Lea) Lead works are fully documented in the Derbyshire HER.	The cottage was occupied by the foreman of the lead works. For many years this was a Mr Snowball from whom the cottage gets its name.
5. Cowgate Cottage and Cowgate House DE4 5	Two 18c cottages in vicinity of the Cowhay (later Lea) leadworks Inside the DVWHS.	These dwellings are thought be what is left of a farm on this site. It is understood that workers from the lead works came there for milk that was recommended as protection from effects of the lead fumes.
6. Pear Tree Farm DE4 5JN	An 18c farmhouse that was the site of an early corn mill. Inside DVWHS and on Derbyshire HER.	Site of early waterworks using Lea Brook ponds and dams.

Candidate Building	Points of Interest	Points of Significance
7. Beamoor Farm	18c. Farmhouse and outbuilding. Inside the DVWHS.	
8. Hat Factory Site, Lea Wood Cottage, Lea Wood House, Lea Brook House. DE4 5AA	Site of second factory built by Peter Nightingale using water power from Lea Brook. The factory was built in 1793 and leased immediately to a hat manufacturer. In the 19c it produced hats used in the Crimean war. Subsequently the factory closed and part of the premises were used as a lemonade factory. Although the 4 story mill was demolished in mid 20c a cluster of the original buildings remain. All buildings are in the DVWHS and the mill site is on HER.	Lea Wood House and Lea Brook House together were originally the manager's house for the mill, lived in for a time by Mr Walker, later of Lea Wood Hall. The house was later subdivided into two dwellings. Lea Wood Cottage was originally the office and showroom for the mill. The back part of the current dwelling was the coach house and stables for the manager's transport. It was converted to a dwelling by the operator of the lemonade works.
9. Wharf Cottage, Lea Wood or Nightingale Arm of canal.	An 18c cottage on the wharf on the Lea Wood (or Nightingale) arm of the canal. Inside DVWHS and on the HER	The cottage was lived in by the manager of the wharf. The wharf remained in use until 1934 when the warehouse and other buildings were demolished. Remains of the crane used to unload boats can be seen in the paving on the wharf.
10. Moot Hall DE4 5GH	An 18c (and possibly earlier) meeting place. Extended in 19c and now a dwelling. Some interesting architectural features.	Moot Hall appears on the earliest OS maps. It is not thought to have been related particularly to the lead mining industry but seems to have served as civic meeting place.
11. Lea Green DE4 5GJ	An 18c mansion subsequently altered to a neo Jacobean house in 19c and then greatly extended in 20c. On the HER.	Lea Green was the home of Joseph Wass the lead merchant. Later sold to Mr Marsden-Smedley who lived there until it was sold in 20c to Derbyshire County Council who use it as sports and recreation centre.
12. The Coach House DE4 5GJ	A 19c farmhouse with stables and courtyard	This was originally the home farm attached to Lea Green. It is now a dwelling and a guest



Candidate Building	Points of Interest	Points of Significance
		house for self-catering holidays.
13. Mill House DE4 5JQ	An 18c house with later additions On Derbyshire HER.	Situated above a mill pond this appears to have been the home of the miller operating a corn mill at the confluence of the Lea Brook and Little Moor Brooks nearby.
14. Valve house	An early 20c valve house serving the Derwent Aqueduct. Decorative architectural design. On the Derbyshire HER.	This has an interesting design and marks the line of the aqueduct that connects a distant system of reservoirs providing water to Nottingham and Derby.
15. Lea Primary School DE4 5JP	Two 19c buildings opened in 1859 to replace earlier school nearby that had become too small. Still in use today. In Derbyshire HER.	This school was supported from its opening by Florence Nightingale and her family. It is also the school attended by Alison Uttley and about which she wrote in her childhood memories.
16. The Old School House, Lea. DE4 5GH	This house was the original Lea Public School built with support from W E Nightingale in 1808. On the Derbyshire HER.	The school was replaced by the present school when it became too small in 1859. Retains some original features
17. Yew Tree Inn, Yew Tree Hill DE4 5AR	An early 19c public house On the Derbyshire HER.	The Yew Tree Inn closed for business in 2008 but remains as premises licenced for the sale of alcohol.
18. Hollywell Cottage, Leashaw DE4 5AW	An 18c cottage (with later addition)	Hollywell Cottage was the toll keeper's accommodation at the gateway to the Cromford to Langley Mill turnpike.
19. Holloway House, Leashaw DE4 5AT	An 18c house and associated outbuildings	Holloway House was a coaching house for travellers embarking on the Cromford to Langley Mill Turnpike. Now self-catering accommodation for holiday makers.
20. Primitive Methodist Chapel, Chapel Lane, Holloway DE4 5AU	This chapel was built in 1852	The chapel appears to have been superseded by a larger chapel and this became the Sunday school. It has now been converted to a dwelling.

Candidate Building	Points of Interest	Points of Significance
21. Cottage on Lea Main Road in Upper Lea. DE4 5GR	Former public house known as The Three Horse Shoes. On HER.	Formerly the public house in centre of Upper Lea.
22. Nightingale House. Church Street, Holloway DE4 5AY	An 18c building with interesting architectural details.	This building was at one time owned by Florence Nightingale having been purchased by her to provide a reading room and meeting place for members of the community.
23. Florence Nightingale Memorial Hall. DE4 5BD	The hall was built in 1932 on land donated by the estate of Mr Shaw-Nightingale to provide a village hall for benefit of the community. On the Derbyshire HER	The hall is owned by a charitable trust created at the time it was built. The foundation stone was laid by HRH Prince of Wales and an extension was opened by HRH Princess Anne.
24. Non-Conformist Mortuary Chapel, Holloway.	A 19c chapel on the cemetery. On the Derbyshire HER.	The chapel was used as a place for funeral services of non-conformist families. It was enlarged in the early 20c to hold 60 or 70 people Now used as a store to service the cemetery.
25. Group of cottages off Yew Tree Hill. DE4 5AR	Seven 18c cottages in a group south-west of the Yew Tree Inn	These cottages were workers accommodation for those employed on the Nightingale estate nearby.
26. Nightingale Park Leashaw Road/ Bracken Lane DE4 5AS	A substantial house built in the style of a 19C manor house was built on this site in late 20C using stone that was recovered from buildings demolished elsewhere in the country. Set in parkland reaching down to the Cromford canal. Inside DVWHS Buffer zone.	This building has no historical significance but is important because of its setting looking over the valley and the Derwent river.

## Appendix E: Listed Buildings in the Parish

### List Taken from Amber Valley Website *(For use in Research, 2017, digit 3 prefixes each entry)*

- 47. Repton House, Church Street. DE4 5JP
- 48 Trinity Methodist Church, DE4 5AY
- 49 Dethick Church (No postcode)
- 53 Small outbuilding, Manor Farm, Dethick. (No postcode)
- 54 Babbington Farm, Dethick DE4 5GG
- 56 N.N.W. outbuilding, Babbington Farm, Dethick
- 58 Rosedene, The Hollow, Holloway. DE4 5AW
- 59 Greenbank Cottage, Holt Lane, Lea DE4 5GQ
- 60 Rose Cottage, Holt Lane, Lea DE4 5GQ
- 63 1 Brookside Cottage, Lea Road, Lea DE4 5AE
- 64 The Jug and Glass PH. Main Road, Lea. DE4 5GJ
- 68 The Farm Cottage, Upper Lea, Lea. DE4 5GR
- 69 Former Threshing Barn, The Farm, Upper Lea, Lea. (No Postcode)
- 71 Cowley Farm, Upper Lea, Lea, DE4 5GR
- 73 High Croft, Upper Lea, Lea. DE4 5GR
- 78 Lengthman's Cottage, Lea Bridge (No Postcode)
- 79 Lea Wood Hall, Mill Lane, Holloway. DE4 5AQ.
- 57 Lavender Cottage, The Hollow, Holloway. DE4 5AW
- 50 Church Farm, Dethick. DE4 4GG
- 52 Manor Farm, Dethick. DE4 4GG
- 61 Brook Cottage, ..., Lea Wood DE4 5AA
- 65 1 Row, Main Road, Lea. DE4 5GJ
- 66 Lea Hall ..., Upper Lea, Lea DE4 5GR
- 67 The Farm, Upper Lea, Lea. DE4 5GR
- 70 Cowley Farm, Upper Lea, Lea. DE4 5GR
- 72 Catmint Cottage, Main Road, Lea. DE4 5GR
- 76 Lea Hurst, LeaShaw DE4 5AT
- 80 The Gables, Lea Wood Hall, Mill Lane, Holloway DE4 5AQ
- 81 The Lodge, Lea Wood Hall, Mill Lane, Holloway. DE4 5AQ
- 46 Christchurch, Church Street, Lea (No Postcode)
- 51 The Barn, Church Farm, Dethick (No Postcode)
- 55 N.W. Outbuilding, Babbington Farm, Dethick (No postcode)
- 62 The Bridge, Lea Wood DE4 5AA)
- 74 Lea Methodist Church, Upper Lea, Lea. (No Postcode)
- 75 Britland, Yew Tree Hill, Holloway (No Postcode)
- 71 Outbuildings, Lea Hurst, LeaShaw. (DE4 5AT) Now a separate dwelling ?The Coach House

## Appendix F: Defining the Built Framework Boundaries

A Built Framework boundary is a line drawn around an area where houses and other forms of development have been clustered together so as to form a settlement. Outside those settlements land will be regarded as being in the open countryside even though it may have dwellings and other buildings scattered across it. Where a line is drawn around a settlement it will define what is called the Built Framework (BF) of the settlement. In the past the Built Framework was commonly referred to as the “village envelope”.

In general, development is more likely to be found to be sustainable if it is within the BF or, in some cases, adjacent to it. Land that is outside (other than adjacent as above) the Built Framework will usually be subject to the stricter planning policies applicable in the open countryside. But note that just because land is within the BF is not a guarantee that planning permission will be given, because other considerations may apply – eg. it may be within a Conservation Area, or in the setting of a Listed building, preserved as a Green Space in accordance with this Neighbourhood Plan, or otherwise affect the character of the settlement. Nor does it mean that land that is outside the BF can never be developed because there are exceptional circumstances where that will be permitted.

In the Amber Valley Local Plan (Submitted version) housing development is proposed to be “limited” in rural settlements, and to be focussed on those villages where the provision of services and facilities would be more likely to ensure that development was sustainable.

The Amber Valley Local Plan identifies only two settlements in the parish where the level of services and the facilities mean that appropriate development might be sustainable. Those areas are classed then as “villages” and only those villages are treated as suitable for development in accordance with the housing policies in the Amber Valley Local Plan. All other areas of development are classed as settlements.

The two villages are, Holloway and Lea. These two villages have been given an Built Framework boundary in this Neighbourhood Plan and in doing so we identify the BF for the purpose of planning decisions in accordance with the Housing Policies in the Local Plan and in this Neighbourhood Plan. The other settlements (Dethick, Lea Bridge, Lea Wood and Upper Holloway) a BF has not been identified because, for planning purposes, they are classed in Borough policies, as being in the open countryside.

In determining the position of the BF in both Holloway and Lea the same set of criteria have been applied in each village.

The criteria that we have used are as follows:

- 1) The initial stage in identifying the BF has been to take the “limits of continuous or contiguous development” that form the built up area of the village.

- 2) The land surrounding development on the edges of the village has been included where that forms the curtilage of a dwelling, or other form of development. In general this will mean the land that is required for the normal enjoyment of that property, but will not include large gardens beyond that which is necessary. It will not include orchards, tennis courts and other extensive areas.
- 3) Where there are farmsteads or other buildings (even if now converted to another use) that have historically stood apart from the village these have been excluded from the BF unless they are clearly absorbed within the BF.
- 4) Where there has been ribbon type development along one side of a road (even if quite old) this has been excluded from the BF.
- 5) The Cemetery and Memorial Grounds have been excluded, as have the school and one church. (But this is also in accordance with 4 above).
- 6) Nature reserves, woodland and other areas known to be important to wildlife (flora and fauna) have been excluded.
- 7) So far as possible boundaries have been drawn using walls, hedges, fences, roads and other fixed and easily recognisable points.
- 8) Roads and paths that are on the edges of the BF are generally excluded.
- 9) All agricultural areas are excluded.
- 10) Business and other employment sites that are within the BF.

## Appendix G: Building for Life 12 Questions

### Integrating into the neighbourhood

#### Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

#### Facilities and Services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

#### Public Transport

Does the scheme have good access to public transport to help reduce car dependency?

#### Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

### Creating a place

#### Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

#### Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

#### Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

#### Easy to find your way around

Is the scheme designed to make it easy to find your way around?

### Street & home

#### Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

#### Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

#### Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

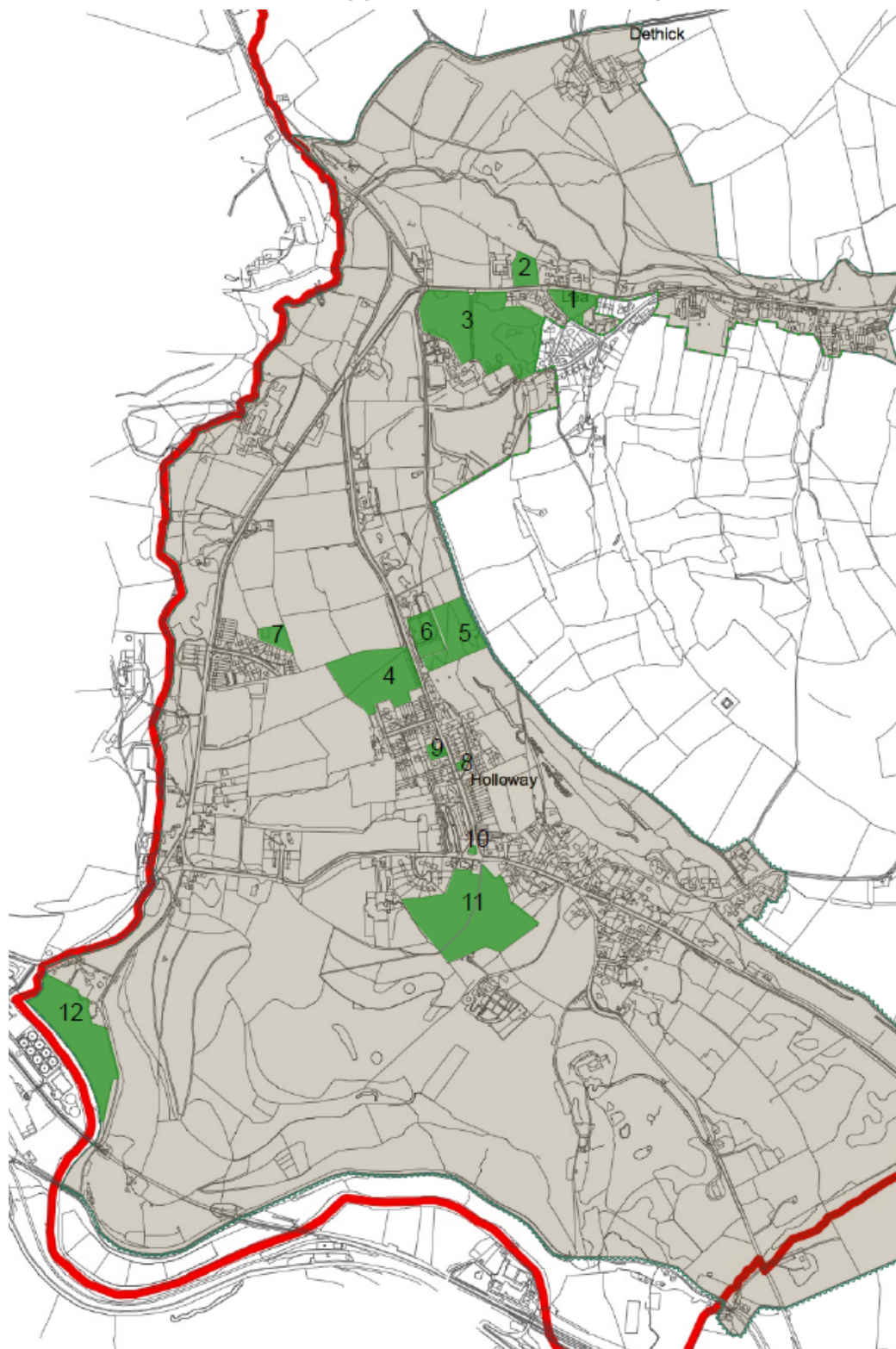
#### External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

For more information on Building for Life 12 see

[http://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012\\_0.pdf](http://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf)

**Appendix H: Local Green Spaces**



Site No.	1	Site Name	Recreational Ground, Lea
Current land use			Play area

**95** All policies should be read in conjunction with Borough and national policies. No neighbourhood plan policy will be applied in isolation; account will be taken of all relevant policies.

Ownership	Parish Council
Current planning application on site?	No
Extant planning permission on site?	No

Compliance with NPPF Criteria	
Reasonable proximity to the community it serves	The site is publicly accessible grassed area in the middle of Lea Village.
Demonstrably special to the local community with a particular local significance	The site was donated to the local community by a Lea resident, for use as a play area. It is well used by local children and visitors alike, and provides a variety of play equipment in a safe play area. There are also picnic tables and benches. <b>It is identified as an Important Open Space in the Conservation Area Statement</b>
Local in character and not extensive tract of land	The space is well defined with clearly defined boundaries and is not an extensive tract of land. The site is an integral component of the local character, with a strong physical and visual connection with the local area.



Site No.	2	Site Name	Land between Coach House and Jug and Glass
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**96** All policies should be read in conjunction with Borough and national policies. No neighbourhood plan policy will be applied in isolation; account will be taken of all relevant policies.



Current land use	Grazing Land
Ownership	Sheldon Family, Lea
Current planning application on site?	No
Extant planning permission on site?	No

Compliance with NPPF Criteria	
Reasonable proximity to the community it serves	The field is located in the centre of Lea.
Demonstrably special to the local community with a particular local significance	This field has been used for activities connected with the village carnival for some years. In the week running up to Carnival day it is used for the barrel race and the start of the fell race, Other community gatherings also take place here.
Local in character and not extensive tract of land	The field is local in character and size and well defined by housing on two sides. It is not an extensive tract of land.



Site No.	3	Site Name	Lea Green, front field, Lea
Current land use	Sports Centre		
Ownership	Derbyshire County Council		
Current planning application on site?	No		
Extant planning permission on site?	No		

Compliance with NPPF Criteria	
Reasonable proximity to the community it serves	On the main road at the entrance to Lea Village
Demonstrably special to the local community with a particular local significance	<p>The village Carnival, was started before the second world war. It was revived in 1969 by Hugh Sheldon, a local farmer, and was originally held on site no 2. before being moved to this area, where it has taken place for over 30 years.</p> <p>This annual event is extremely popular among the local community and many from surrounding areas.</p> <p><b>The field is identified as an Important Open Space in the DL&amp;H Conservation Area Statement.</b></p> <p>Lea Green was originally owned by Mr Marsden Smedley and was purchased in 1960 by Derbyshire County Council and converted into a sports centre.</p>
Local in character and not extensive tract of land	The fields are well situated in Lea with defined boundaries.



Site No.	4	Site Name	Dick Riddings field, Holloway
Current land use	Tenanted farm land		
Ownership	John Smedleys		
Current planning application on site?	No		
Extant planning permission on site?	No		

Compliance with NPPF Criteria	
Reasonable proximity to the community it serves	Situated directly adjacent to Church Street, the main village road.
Demonstrably special to the local community with a particular local significance	<p>Part of a tenanted farm, its steep slope lends itself well to use as a sledging field in winter, and delivers an exciting white-knuckle ride.</p> <p>Enthusiasm is so great that even the slightest covering of snow entices hoards of happy sledgers – who often stay until dark.</p> <p>Older residents in the village confirm that this practice has taken place every year for at least 40 years, and probably before then.</p> <p><b>The field is identified as an Important Open Space in the DL&amp;H Conservation Area Statement</b></p>
Local in character and not extensive tract of land	Off Church Street in Holloway Village



Site No.	5	Site Name	Holloway Memorial Grounds
Current land use		Area dedicated a war memorial to local residents who lost their lives in past world wars.	
Ownership		Parish Council	
Current planning application on site?		No	
Extant planning permission on site?		No	

Compliance with NPPF Criteria	
Reasonable proximity to the community it serves	A steep tract of land, extending from Long Lane down a hillside to Church Street.
Demonstrably special to the local community with a particular local significance	<p>Donated by Mr G.S. Marple, a former resident of Holloway, and laid out as Memorial Grounds in the early 1920's as a dedication to the men of the Parish who lost their lives in the Great War, 1914-1918.</p> <p>The original site was opened by the then Duke of Devonshire in 1922, The original area, which was quarry like, with no signs of trees or greenery, has evolved into a beautiful woodland, with a footpath snaking up the hillside between mature trees and shrubs. to the Memorial at the top.</p> <p>It provides a popular walk used regularly by the community and visitors to the area.</p> <p>Wooden benches alongside the path provide a welcome, tranquil place to sit and reflect.</p>
Local in character and not extensive tract of land	The site does not constitute an extensive tract of land, but is local in size and character and clearly demarcated by a boundary.



Site No.	6	Site Name	Holloway Cemetery
Current land use		Burial Ground	
Ownership		Parish Council	
Current planning application on site?		No	
Extant planning permission on site?		No	

Compliance with NPPF Criteria	
Reasonable proximity to the community it serves	Adjacent to Church Street, Holloway
Demonstrably special to the local community with a particular local significance	<p>The Cemetery was laid out in 1872 and later enlarged to 1.5 acres. It has an associated Mortuary Chapel (Receiving House), which originally had 60-70 sittings., and was donated to the village by Mrs Wass, the widow of a local lead merchant.</p> <p>The site, which is still in use today, is situated in a prime position in Holloway, located on a hillside overlooking the Lea Valley, providing a beautiful place to be laid to rest.</p>
Local in character and not extensive tract of land	The Cemetery is situated off Church Street, the main road through Holloway. It is a small area of land.



Site No.	7	Site Name	Play Area Lea Bridge
Current land use	Recreation Area		
Ownership	John Smedley's		
Current planning application on site?	No		
Extant planning permission on site?	No		

Compliance with NPPF Criteria	
Reasonable proximity to the community it serves	Located in a field adjoining Nightingale Close, off the road between Lea Bridge and Lea.
Demonstrably special to the local community with a particular local significance	A fenced area with play equipment and a large area of grass. The play area was established in the early 1960's, on land donated by a local farmer. Its equipment was funded from money raised by families in the local community. Local children use the area.
Local in character and not extensive tract of land	Small local play area.



Site No.	8	Site Name	Grass triangle Church St / Hillside
Current land use		Village space	
Ownership		Futures Homes	
Current planning application on site?		No	
Extant planning permission on site?		No	

Compliance with NPPF Criteria	
Reasonable proximity to the community it serves	Off Church Street, Holloway
Demonstrably special to the local community with a particular local significance	Pretty area with seat opposite the Village Post Office / Shop. Residents maintain the area, and have added to its colour by planting.
Local in character and not extensive tract of land	Small area which now forms the nearest thing to a village centre in Holloway.



Site No.	9	Site Name	Land adjacent to Methodist Church
Current land use		Peace Garden	
Ownership		Methodist Church	
Current planning application on site?		No	
Extant planning permission on site?		No	

Compliance with NPPF Criteria	
Reasonable proximity to the community it serves	Located next to the Methodist Church on Church Street.
Demonstrably special to the local community with a particular local significance	Originally a cemetery next to the Church, and no longer used for burials. The garden was created in 2001, funded by John Smedley Ltd with AVBC and Christ Church, Holloway. It is now used as a Peace Garden, and Community groups using the church take advantage of this open space. The Church was founded in 1852, and was originally one of John Smedley's six Wesleyan Reform Chapels.
Local in character and not extensive tract of land	Small area of land in the centre of Holloway.





Site No.	10	Site Name	Grass Triangle Church St/Mill Lane
Current land use	Grassy area		
Ownership	Derbyshire County Council Highways Dept.		
Current planning application on site?	No		
Extant planning permission on site?	No		

#### Compliance with NPPF Criteria

Reasonable proximity to the community it serves	At the junction of Church St and Mill Lane, opposite the Florence Nightingale Village Hall.
Demonstrably special to the local community with a particular local significance	Provides a grassy area synonymous with a rural village, and an identifiable reference point for anyone visiting the area. The area houses a small tree in the centre which is under planted by bulbs. The area is regularly tended by members of the community.
Local in character and not extensive tract of land	A very small area, located at the entrance to Church Street



Site No.	11	Site Name	Lea Hurst Field
Current land use	Pasture land/ recreational		
Ownership	Mr Peter Kay (Lea Hurst)		
Current planning application on site?	No		
Extant planning permission on site?	No		

Compliance with NPPF Criteria	
Reasonable proximity to the community it serves	Adjoining Mill Lane, this field of pasture land is immediately to the rear of, and viewed from, the Surgery and Florence Nightingale Memorial Hall, which homes a blue plaque commemorating Florence Nightingale's pioneering work.
Demonstrably special to the local community with a particular local significance	<p>The field is crossed by several underground streams, creating a mass of wild flowers in the spring, and providing a wild life corridor for foxes, badgers and passerine flocks of birds.</p> <p>This space is historically significant to the village, as a track across it was used by Florence Nightingale to access Holloway and Lea, whilst bringing medical and educational help to villagers.</p> <p>The field with its history and views of the Ancient Buildings, Lea Hurst park, Leawood Knoll and the Lea Wood Nature Reserve, figured very positively in responses to the Neighbourhood Plan questionnaire.</p> <p>The view across this open space is identified as a special vista in the DL&amp;H Conservation Area Statement.</p>
Recreational value and Local in character and not extensive tract of land	<p>Over past years the Lea Hurst Estate has been widely accessed across this field by villagers to work at Lea Hurst, walk in Lea wood, picnic on its fields, or sledge on the Knoll.</p> <p>The field, which is a small part of the Estate, provides the setting to two adjacent grade-two listed halls and a row of 18th century workers' cottages.</p> <p>Two public footpaths cross the field leading to Leawood Nature Reserve and Cromford Canal, and are widely publicised and well used.</p> <p>The owner recently reinstated the historic track used by Florence Nightingale, providing a popular, all weather walk, much appreciated by many locals and public walking groups visiting Lea Wood.</p>



Site No.	12	Site Name	Peaslees
Current land use		Water meadow	
Ownership		Mr Martin Tucker	
Current planning application on site?		No	
Extant planning permission on site?		No	

Compliance with NPPF Criteria	
Reasonable proximity to the community it serves	This water meadow is adjacent to Lea Wood Nature Reserve and Leawood settlement and is bordered by the River Derwent.
Demonstrably special to the local community with a particular local significance	The field is appreciated now mainly by walkers using the path along the line of the old Leawood Canal Cut to look down upon as an open green space. It is identified as an important open space by the Conservation Area Statement. Its nature and location, with a plentiful supply of water from the hillside streams of the Nature Reserve, means that it is home to a wide variety of wild life, including Grass Snakes, Slow Worms, Toads, Frogs, and Newts (including the Great Crested) and Glow Worms. Water Vole and Otter have been spotted in Lea Brook, which flows adjacent to the meadow.
Local in character and not extensive tract of land	When Hatters Mill existed in Leawood the terrace of mill workers houses backed onto this field.

