

INDEPENDENT EXAMINATION OF THE DRONFIELD NEIGHBOURHOOD DEVELOPMENT PLAN

To the Independent Examiner, Christopher Collison BA(Hons) MBA MRTPI MIED
MCMi IHBC

(copy to Andrew Tristram Town Clerk Dronfield Town Council, Cllr Angelique Foster
Chairman Neighbourhood Plan Steering Group and Leader of Dronfield Town
Council, and Helen Fairfax and Philipp Tschavoll both NEDDC)

Date: 15 July 2019

Dronfield Neighbourhood Development Plan Independent Examination – Examiner’s Letters seeking clarification of matters

Dear Chris,

In response to your previous queries dated 26 June 2019 and 1 July 2019, I have collated responses from both North East Derbyshire District Council and the Dronfield Town Council:

Examiner Letter seeking clarification of matters 26 June 2019:

- 1. Paragraph 1.1.5 of the SEA/HRA Screening Report states “In forming its determinations, consultation will be undertaken with the three statutory consultation bodies designated in the regulations (Historic England, Natural England and Environment Agency) as well as North East Derbyshire District Council on whether a SEA and HRA is required”. Please confirm all three statutory bodies (Historic England, Natural England, and Environment Agency) were consulted in respect of the SEA Screening, and Natural England were consulted concerning the HRA Screening.*

NEDDC response - We can confirm that Historic England, Natural England and the Environment Agency were consulted in respect of the SEA Screening, and Natural England were consulted with respect to the HRA Screening.

Historic England sent in their response on 1 February 2019, and were of the view that the preparation of a Strategic Environmental Assessment was not likely to be required.

Natural England sent in their response to consultation on both the SEA and HRA Screening on 16 January 2019, and concluded that there were unlikely to be significant environmental effects from the proposed plan. They confirmed that in their view that the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect, and thus an SEA is not required. Natural England also agreed with the HRA Screening report’s conclusions that the Dronfield Neighbourhood Plan would not be likely to result in a

significant effect on any European Site, either alone or in combination, and therefore that there was no further assessment work required.

The Environment Agency responded on the 4 January 2019, and found that as no housing allocations are proposed in the Plan, that they had no comments to make on this screening consultation.

Copies of the emails are available if required.

- 2. The front cover of the Submission Draft Neighbourhood Plan states the commencement date of the Plan period is 2016. This date is confirmed in paragraph 2.4 of the Basic Conditions Statement. The SEA Screening and HRA Screening Report cover states 2017 – is this latter date a typing error?*

DTC Response - We can confirm that this is a typing error.

- 3. Map 7 of the Neighbourhood Plan shows the extent of the Lea Brook Valley Green Corridor. The supporting text to Policy ENV3 states the Lea Brook Valley “is a green corridor stretching from the wetlands of the Gosforth Valley, through the centre of the town to the River Drone”. Could you please confirm the Lea Brook Valley Green Corridor extends to the whole of the cross hatched area including land to the east of the Dronfield By-Pass marked ‘LBV’, and the land to the west of the Dronfield By-Pass marked ‘Gosforth Valley’.*

DTC Response - We can confirm that the Lea Brook Valley Green Corridor extends to the whole of the cross hatched area including land to the east of the Dronfield By-Pass marked ‘LBV’, and the land to the west of the Dronfield By-Pass marked ‘Gosforth Valley’

- 4. The District Council representation in respect of Policy ENV5 includes “The LGS designation at Dronfield Nature Park (Ref no 13 of Appendix 6), lies within an area designated for employment use under policies E1 – New Employment Land Provision and E2 – Callywhite Lane Extension in the Adopted Local Plan (WC1 – Dronfield Regeneration Area in the draft Local Plan). Whilst it may be possible for the future development of this site to retain elements of the Nature Park, the LGS policy is highly restrictive in nature and incompatible with the employment designation. Retention of this LGS within the Neighbourhood Plan could significantly prejudice the implementation of strategic policies in both the Adopted and emerging the Local Plans and is therefore considered to be out of conformity with the Local Plan.” Could the Town Council please confirm the intended area for designation as Local Green Space does indeed lie within an area designated for employment use in the Adopted Local Plan.*

DTC Response - We understand that the area does lie within an area designated for employment use in the District Local Plan, that has not yet been adopted. However, residents and the Dronfield Neighbourhood Plan Steering Group would like to retain the Nature Park as a local green space.

- 5. The Regulation 16 representation of Gladman Developments Ltd objects to the land to the rear of 33 to 47 Gosforth Drive, known locally as Telly Tubby Hill,*

being designated as Local Green Space. With respect to this proposed Local Green Space (reference number 37 in Appendix 6 to the Neighbourhood Plan) could you please:

- provide me with a map (showing the Neighbourhood Plan boundary) at sufficient scale to identify the land proposed for designation in relation to adjacent properties, and public rights of way in the near vicinity.*
- advise me what is the measured area of the site in question; and*
- provide details of any contact the Town Council or Neighbourhood Plan Steering Group may have had with the owners of this land in respect of the proposal to designate the site as a Local Green Space.*

DTC Response – Two maps are appended; the first identifies the land to the rear of 33 – 47 Gosforth Drive and the measured area of the site in question. The second is an extract from the Derbyshire County Council definitive map and identifies the multiple public rights of way that pass through the area in question. All local green spaces identified in the Dronfield Neighbourhood Plan were as a result of public consultation and the owner of the land in question, North East Derbyshire District Council, have been consulted regarding the designation of this land as a local green space.

Examiner’s Letter seeking clarification of matters 1 July 2019:

Yesterday I provided the Town Council with an opportunity to comment on the Appendix relating to the proposed Local Green Space designations that was attached to the District Council comments on the Neighbourhood Plan.

- 1. Part 2 of the Dronfield Neighbourhood Plan Local Green Spaces Report refers to Green Belt. Could you please confirm which of the proposed Local Green Spaces listed in Appendix 6 to the Neighbourhood Plan are within designated Green Belt. Given the factual nature of this matter it would be sufficient for the District Council to respond alone.*

NEDDC Response - The Council can confirm the Local Green Spaces within the Green Belt within the adopted Local Plan. These are, using the Town Council’s numbering and description:-

24. School Wood, off Barlow Lees Road, Dronfield, Derbyshire
25. Hollins Spring Wood, off Barlow Lees Road, Dronfield, Derbyshire
26. Long Acre Wood, off Barlow Lees Road, Dronfield, Derbyshire
27. Frith Wood, off Stonelow Road, Dronfield, Derbyshire
31. Open space behind Coal Aston Village Hall, Coal Aston Playing Fields *
37. Land to rear of 33-47 Gosforth Drive
39. ‘The Ridding’, north east of Frithwood and Meadowland (Derbyshire Wildlife Trust)

42. The woods and path along the bridle path from Hill Top to the foot bridge at side of golf course

46. Coal Aston Allotments, Birches Lane

These are identified in the Town Council's submission documents and the table appended to NEDDC's comments on the Submission Draft 2019, all available on the District Council's [website](#).

* Note on LGS 31: Open space behind Coal Aston Village Hall. While this falls within the Green Belt as defined in the current adopted Local Plan, it was proposed to be removed from the Green Belt in the Submission Draft Local Plan. The emerging Local Plan (which at the time of writing subject of an examination) is the subject of a recommendation in the Inspector's initial findings that this open space, and adjoining land, remains as Green Belt. A final outcome is awaited. Further information may be found on the Council's website:- <https://www.ne-derbyshire.gov.uk/index.php/local-plan-examination#> Examination Document ED65 (18 Feb 2019)

DTC Response the District Council's Appendix:- No further comment.

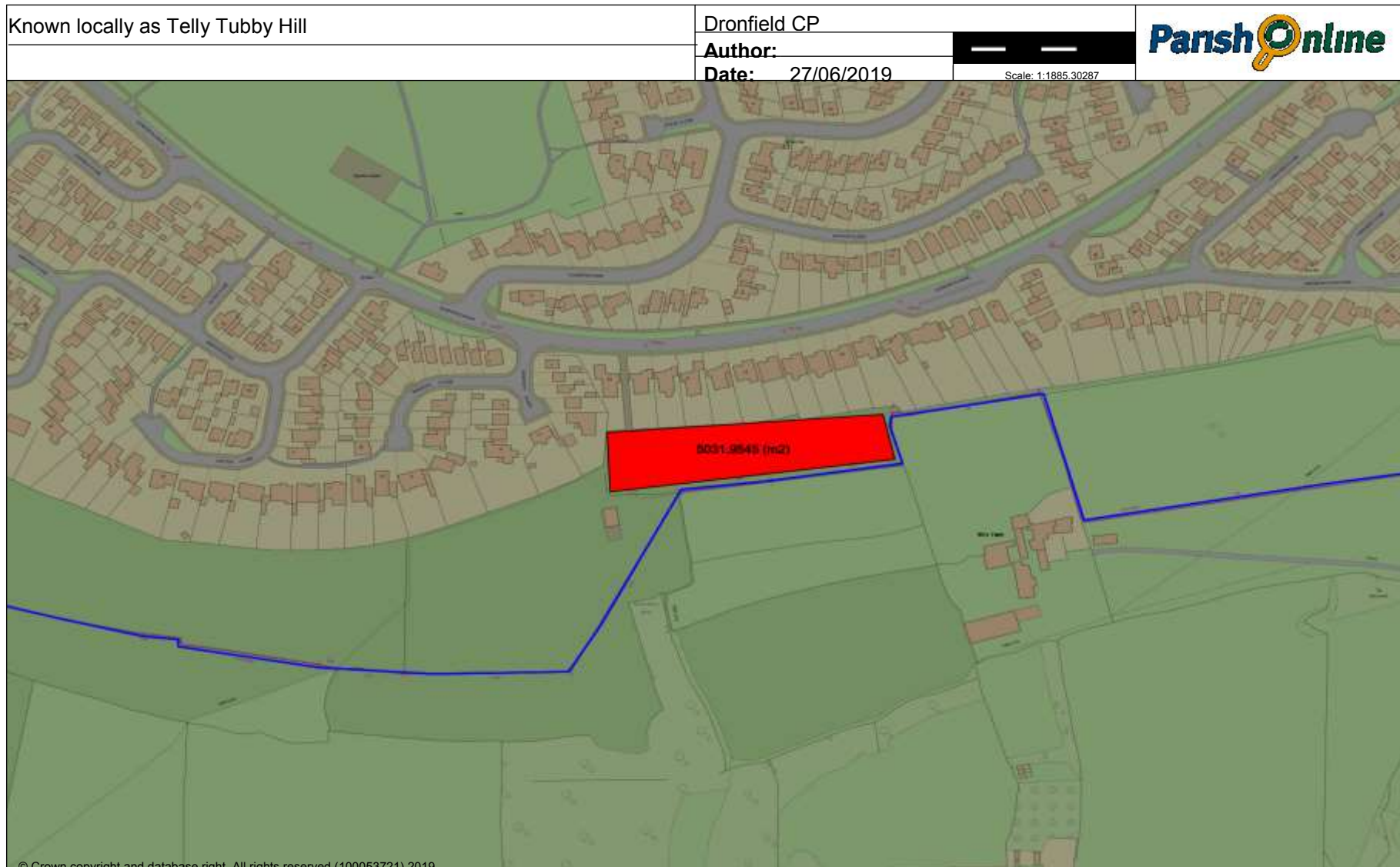
2. In this respect I would be grateful if the Town Council could comment on the apparent lack of clarity regarding areas covered by proposed Local Green Spaces reference numbers 14, 30 and 33. This may simply be answered by provision of a map showing the site reference numbers, and at a larger scale than Map 6 in the Neighbourhood Plan.

DTC response:- See maps 3,4, 5 & image 1. (Sent on 10 & 12 July 2019)

NEDDC Comment:- The Council would reiterate its comment regarding the need for clearer identification of these, and other Local Green Spaces, should they be included in a final Plan.

The District Council, because it has responsibility for providing clear, unambiguous Development Plan policy maps considers that Maps 3, 4 & 5, while helpful, do not fully resolve the matter of clarity raised by the examiner, in particular Map 5.

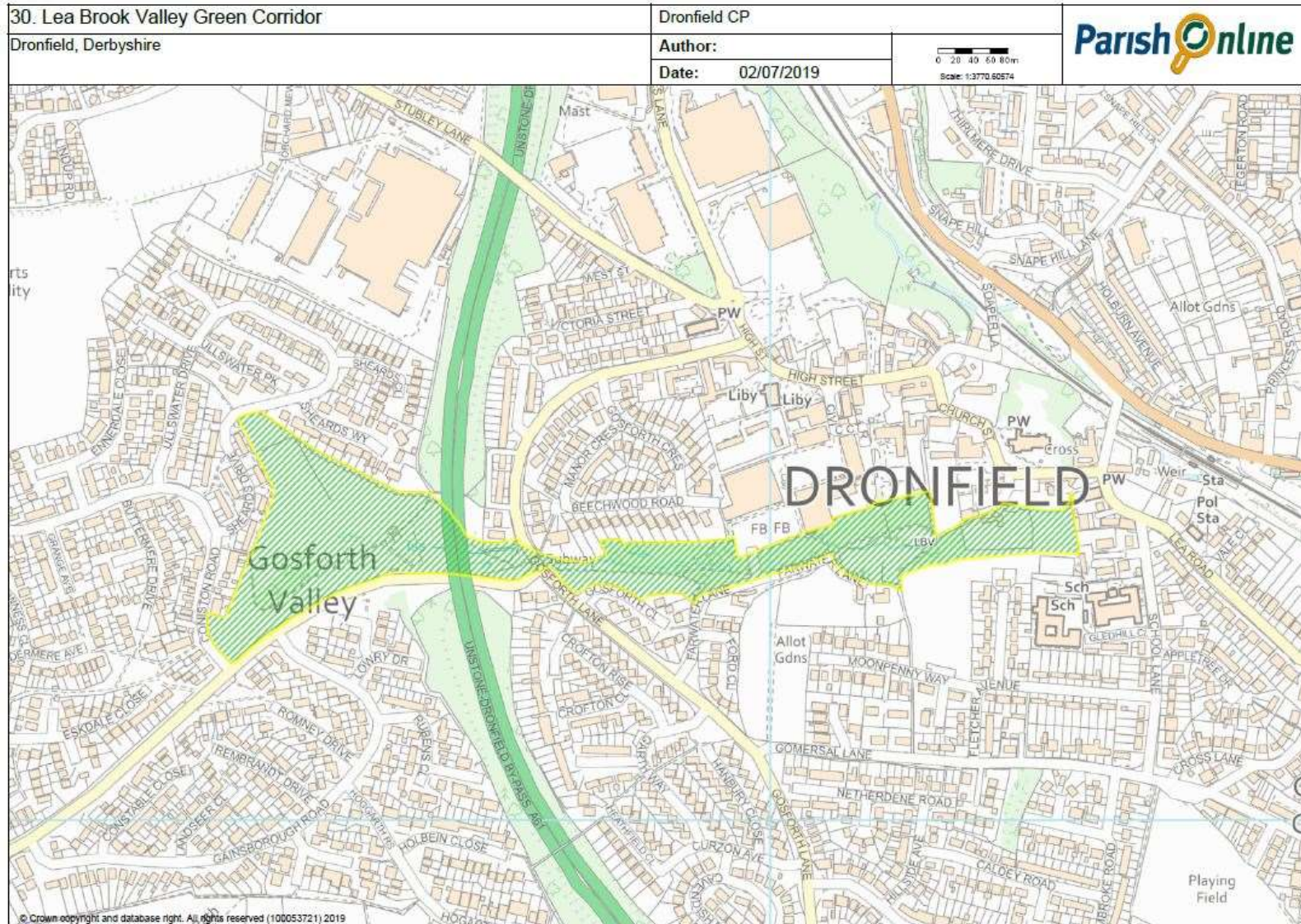
MAP 1: Land to the rear of 33 - 47 Gosforth Drive



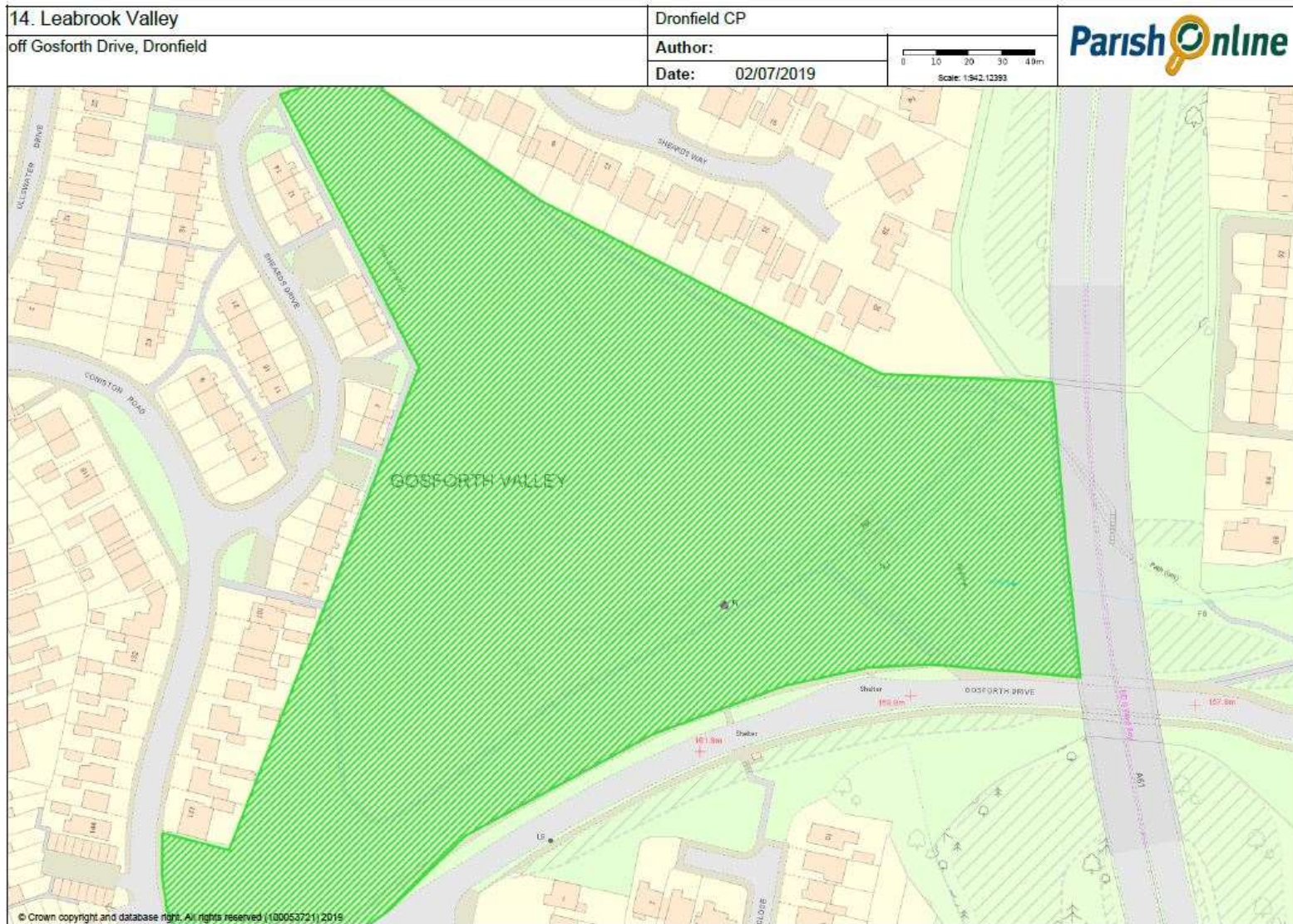
MAP 2: Public Rights of Way - Land to the rear of 33 - 47 Gosforth Drive



MAP 3: 30 - Lea Brook Valley Green Corridor



MAP 4: 14 - Leabrook Valley - off Gosforth Drive, Dronfield



MAP 5: 33 - Green Area Behind the Civic Centre Car Park and Moonpenny Recreation Ground



IMAGE1: Aerial view: 33 - Green Area Behind the Civic Centre Car Park and Moonpenny Recreation Ground

