

Dronfield Neighbourhood Plan



What is a Neighbourhood Plan?

A Neighbourhood Plan is primarily for use when making planning decisions. If a change is proposed within Dronfield, then North East Derbyshire District Council (NEDDC) must refer to the Neighbourhood Plan to ensure that the proposals are in keeping with its policies. However, Dronfield has chosen to use this opportunity to set out a vision for the town and identify a number of projects which will improve it and create a better future for residents and visitors.

Dronfield sits within the North East Derbyshire District which, as a whole, is currently subject to the development of a Local Plan. In addition, NEDDC commissioned a report entitled Dronfield 2035 which developed a vision and strategy for the town centre.

The Neighbourhood Plan is different to the District Local Plan currently under examination in that it only refers to Dronfield and has been drafted by and for the people of Dronfield.

The Neighbourhood Plan acknowledges the vision, objectives and strategy of the Local Plan and the Dronfield 2035 document. The Town Council, however, wished to create a plan which specifically addressed the needs of the town.

In July, 2016, a Steering Group was formed, chaired by Coun Angelique Foster. By September, 2016, Dronfield was officially designated as a neighbourhood area for the purposes of Section 61G of the Town and Country Planning Act 1990. Throughout 2017 and early 2018, Dronfield Neighbourhood Plan Steering Group carried out a number of community consultation drop-in events to capture the thoughts and feelings of the community.

Advice has also been sought from several specialist community stakeholders. Each was independent of the Town Council and the wider Steering Group. Due to their specialist knowledge and/or experience, they were able to give guidance and opinions on issues of importance for the plan's development and test assumptions made by the Steering Group about the future of the town.



Town Council Leader,
Coun Angelique Foster

Local Economy

The Plan supports the development of businesses which service the town and encourages the enhancement and improvement of the shopping and services sector.

The Plan recognises that the role of the town centre is evolving in line with the national trend for changes to how people shop and use services.

The approach taken in The Plan allows owners and developers to grow and evolve in a way that is sympathetic to the role and historic context of Dronfield.

Overall, The Plan aims to provide an environment that promotes new and existing businesses.



Have Your Say Now!

The Dronfield Neighbourhood Plan covers six main areas, each of which includes a background overview, key findings from consultation, the aims and objectives and the policies.

The six areas covered include;

- 1 - Community Assets;
- 2 - Natural Environment;
- 3 - Housing & Infrastructure;
- 4 - Transport & Access;
- 5 - Economy;
- 6 - Heritage.

The Plan has now been published for consultation for eight weeks, from 17th July, 2018, to 11th September, 2018.

The Draft Plan and associated maps and supporting documents can be found on the Dronfield Town Council website by visiting www.dronfield.gov.uk/neighbourhood-plan. Hard copies of the Plan can be obtained by emailing joanne.mitchell@dronfield.gov.uk

Copies are also available for viewing at the Dronfield Town Council Office and the Dronfield Library.

To comment on the plan, you can either download and complete the Response Form from the website and return it to the Town Council Offices, or complete the online form.



About Dronfield

- Comprised of three communities; Dronfield, Dronfield Woodhouse and Coal Aston.
- Covers an area of 3,457 acres (13.99 km²).
- Dronfield has a long documented history and was recorded in the 'Domesday Book'.
- At the time of the 2011 census, Dronfield had 9,388 dwellings and a population of 21,261.
- 25.1% of the population was aged 65 or over and 16.1% was under the age of 16.
- The majority of the population is in good health, educated and economically active.
- In 2017, the Centre for Economics & Business Research completed a report for Royal Mail, placing Dronfield ninth in the top 10 places to live in Britain.

Housing & Infrastructure

The Plan supports the development of housing for the elderly, and starter homes for the town's next generation. It is important that any housing growth is of the right type to support the changing needs and priorities of the population.

The Plan also recognises there will be opportunities for small scale developments of less than ten homes and that these "windfall" sites have the potential to provide a modest source of new homes.

Natural Environment

The Neighbourhood Plan supports the continued designation of the countryside surrounding the town as Green Belt with a strong presumption against development that would conflict with its aims.

The Plan also seeks to protect the rural character and historic significance of the landscape surrounding the town; protect important views and vistas, and protect trees, woodlands and hedgerows.

The Plan seeks to ensure that future developments protect, and where possible enhance the town's green and blue (rivers, ponds and streams) infrastructure.

Transport and Access

The transport infrastructure of the town is struggling to cope on a largely historic street pattern which is inadequate for modern needs.

The Plan, therefore, aims to support a suitable transport network to serve all users as well as guarding against development which results in overburdening the existing network.

The Plan's transport policies seek to ensure that any new development incorporates measures to accommodate traffic and provide sufficient safe and convenient car parking.

Any additional infrastructure needs arising from new development must be addressed.

Heritage & Design

The Plan aims to enhance and conserve Dronfield's heritage and to create an environment which is attractive to both residents and visitors.

The Plan identifies a schedule of buildings which are regarded as important in a local context and should be conserved and enhanced.

Policies in The Plan aim to ensure that the town's historic sites and buildings are respected, and protected from inappropriate development.

Community Assets

There are four main areas of Dronfield life covered in the Communities Section of The Plan: Health, Education, Services and Assets of Community Value.

The Plan seeks to preserve and enhance existing assets and facilities and at the same time encourage new enterprise in response to Dronfield's growth and changing needs.

The Plan supports the maintenance of high standards in all the town's schools. Both in health and education, there is concern that large housing development could overburden existing facilities.

The Plan seeks to encourage the maintenance of the current infrastructure of services like fire, police and libraries as they are seen by the community as important to the overall wellbeing of the town.

The Plan seeks to protect the wealth of community assets and discourage activities which could deplete or harm them.

Next Steps

The results of the current consultation on the Draft Plan will be considered very carefully and used to finalise and amend The Plan. The revised Neighbourhood Plan will then be submitted to North East Derbyshire District Council with background documents.

North East Derbyshire District Council will undertake a further public consultation on the Plan for six weeks before The Plan is subjected to an independent examination.

A referendum will be held, and if successful, The Plan will be "made" and used to help determine future planning applications.

