

Employment

Purpose

To promote local economic development to enhance employment opportunities for Ashbourne's community.

Policy EMP1 - Ashbourne Airfield

Employment, business and Industrial development will be approved on the Ashbourne Airfield Site (uses within Use Classes B1, B2 and B8), subject to:

- A comprehensive masterplan being prepared for the wider site to demonstrate how the development will integrate satisfactorily with the wider development of the site;
- Suitable vehicular and pedestrian accesses being provided into the site, to accommodate the proposed development;
- There being no significant adverse impact on other nearby uses, including on residential amenity.
- Complying with the requirements of the transport, design and other relevant policies in this plan.

Policy EMP2 - Existing Employment Land and Premises

- Development proposals involving the loss of existing business or industrial uses (falling within Use Classes B1, B2 or B8) for non-employment uses will only be permitted where it can be demonstrated that the land or premises is no longer viable for industrial or business use.

Ashbourne Town Centre

Purpose

To protect and enhance the core retail, leisure, cultural, recreational, commercial and tourist offer of Ashbourne Town Centre.

Policy ATC1 - Ashbourne Town Centre

Within the defined Ashbourne Town Centre Policy Area, retail and complementary town centre uses will be approved, subject to:

- Having active ground floor frontages, such as shopfronts or opening glass frontages.
- For mixed-use development, any residential element being at upper levels only and not the ground floor.
- For non-retail ground floor uses, ensuring that they are complementary to the retail and cultural functions of the town (café's restaurants, galleries, leisure facilities, walk-in community facilities and other complementary uses).

Retail uses will not be allowed outside of the Ashbourne Town Centre Policy Area, unless it can be demonstrated that:

- There is no suitable land or premises in the Ashbourne Town Centre Policy Area;
- It is demonstrated that there would be no adverse economic impact on Ashbourne Town Centre;
- It complies with the requirements of the transport, design and other relevant policies in this plan.

For the purpose of applying Paragraph 26 of the National Planning Policy Framework, a threshold of 200 square metres is set by this plan.

Housing

Purpose

To enable new housing development, to meet the current and future needs of the local community.

Policy HOU1 - Housing Mix

Housing schemes must provide a mix of housing types and tenures that meet local housing needs, including starter homes and homes for downsizing.

For each new development over 10 units the following mix of units should be achieved:

	1-bed	2-bed
Market	5%	40%
Affordable	40%	35%
All Dwellings	15%	40%

Policy DES1 - Design

New development must incorporate high quality and sustainable design, including:

- Respond to the existing character of the town and Conservation Area by providing distinctive and site-specific design to complement, but not imitate, the historical context;
- Provide active frontages to streets and spaces;
- Responding to the context in terms of scale, density, enclosure and degree of set-back;
- Be well-integrated with its surroundings by reinforcing existing pedestrian connections, including public rights of way and multi-user trails, and creating new pedestrian routes;
- Provide convenient access to community services and facilities;
- Create a sense place with a locally inspired or distinctive character, complementing the existing character;
- Respect and enhance local topography, landscape and other features, including trees and plants, wildlife habitats, site orientation and microclimate;
- Provide buildings, landscaping and planting that create attractive streets and spaces;

- Take advantage of views into and out of sites in order to make the development easy to access and navigate through;
- Provide streets that encourage low vehicle speeds and which can function as safe, social spaces;
- Integrate car parking within the overall design so that it does not dominate the streets and public realm;
- Clearly distinguish between public and private spaces;
- Provide convenient, well-screened storage space for bins and recycling, and for bicycles and motor vehicles;
- Include high quality and durable materials, to complement those used in the surrounding area;
- Avoid unnecessary light pollution by having bright, permanently lit areas at night;
- Ensuring permeable surfaces in hard landscaped areas;
- Include Sustainable Urban Drainage Systems where applicable.

Innovative architectural and building design will be particularly welcomed, especially where it involves superior environmental performance.

Policy DES2 - Conservation Area

Development affecting Ashbourne Conservation Area and its setting must preserve or enhance the character and appearance of the conservation area. Particular attention should be paid to impacts on:

- The Market Place and Victoria Square;
- The main streets, including Church Street, St John Street, Buxton Road, Dig Street.
- The metal bridge structure across Church Street.
- *The 146 listed buildings, comprising of 183 structures that include 11 Grade I or Grade II* buildings, town yards and areas of historic paving.*

Transport

Purpose

To ensure that new development is supported by sustainable transport infrastructure, including roads, public transport, cycling and walking.

Policy TRA1 - Transport

New development will incorporate sustainable transport provision, including:

- **Having good access to public transport or otherwise help reduce car dependency;**
- **Giving priority to the needs of pedestrians and cyclists;**
- **Demonstrating that there is no significant detrimental impact on traffic safety and congestion and providing any necessary highway improvements to accommodate the development.**
- **Demonstrating how the traffic generated by their development will, when considered in conjunction with other committed developments , be accommodated through the proportional contribution towards any necessary highway improvements, to ensure that there is no significant detrimental impact on traffic safety, congestion or air quality.**

Community Facilities

Purpose

To ensure that growth is supported by a balanced range of local community facilities, in the interests of creating a sustainable settlement.

Policy COM1 - Community Facilities

Proposals for new community facilities, such as schools and medical facilities will be considered favourably providing:

- **they do not have any significant detrimental impact on the amenities of nearby residential properties;**
- **they do not have any significant detrimental impact in terms of traffic safety or congestion.**
- **the proposals comply with the relevant planning conditions identified within the Neighbourhood plan**

Development involving existing community facilities will be approved, providing their community value is maintained or enhanced (there is no loss of community value).

The impact of new housing and employment development on the capacity of local community facilities must be considered and, where there are deficiencies, development proposals should address these.

Policy COM2 – Local Green Space

The Local Green Spaces allocated in this plan must not be developed. In exceptional circumstances small-scale development may be allowed where it does not compromise the open quality of the space and enhances community value.