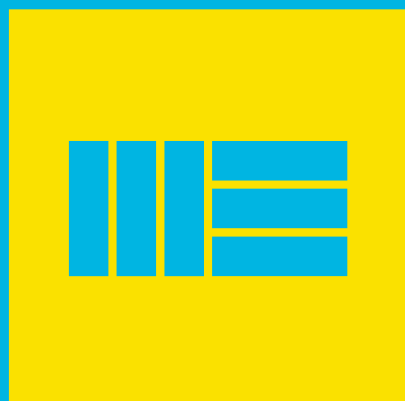


MATLOCK DERBYSHIRE COUNTY HALL

OUTLINE BUSINESS CASE - PLANNING STRATEGY REPORT

03 OCTOBER 2023



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1.0 EXECUTIVE SUMMARY

- 1.1 This Report has been prepared on instruction from HLM Architects to support the work undertaken to deliver an Outline Business Case (OBC) to Derbyshire County Council for the future redevelopment of their County Hall and the wider estate (“the Site”) in Matlock.
- 1.2 The site currently functions as the headquarters of Derbyshire County Council, but it is no longer fit for purpose and, as a designated heritage asset, has several operational limitations and costs. The overarching objective of the project is to assess potential options for how the Site could be better used to deliver financial savings to the Council, deliver a continued Council presence, and create a long-term viable future for the listed building. Ultimately the aim is to deliver the optimum outcome for the long-term use of the County Hall estate so that it contributes to the viability of the town of Matlock and makes a significant ongoing contribution to the economy of the area.
- 1.3 This Report provides an overview of the planning policy context for the Site and provides a commentary on the principle of development and other land use matters for the County Hall Estate. The four options are then assessed against the discussed planning considerations and then a commentary is provided on the recommended strategy to be taken forward.
- 1.4 It is evident from a local and national perspective that a principle of development can be established for the redevelopment of the County Hall Estate. Sustainable development is at the heart of policy and planning decisions and a clear case can be made from an economic, social, environmental and historic perspective. The County Hall is an under-used and undervalued heritage asset that can be redeveloped to provide new residential, employment and social opportunities as well as restoring heritage assets to their original state and purpose.
- 1.5 Whilst there is support in planning policy for individual land use matters, such as the principle of residential, economic and hospitality development, they cannot be viewed in isolation and they will need to be considered collectively, particularly when considering the designated heritage assets. This will ensure that the benefits case is robustly considered for all potential options for the Site.
- 1.6 Option 3 or 4 will create the greatest planning balance to justify the need for development against the heritage considerations, as the County Council offices will be repurposed and decentralised to provide further deliverable benefits to the wider Site, as well as various heritage benefits too.
- 1.7 Whilst we have identified that Options 3 or 4 would likely be supported by policy and therefore should be taken forward as a planning application, there are still various planning issues associated with a planning application for either option. These issues include the physical works to and the impact on setting of the Grade II listed building, the loss of some employment, and complexity of the site. The table below lists the potential issues that may arise, but also outlines the responses that could be taken to reduce the impact of these issues.

Issues	Responses
Heritage Issues – Physical Works to Buildings	A detailed assessment of the significance of the proposed building works and assessment of the planning balance resulting from the harm to the heritage assets should be undertaken ahead of any planning application.

- 1.8 Seeking an outline planning application with listed building consent therefore presents the best option for reducing planning uncertainty. The benefits from redelivering the council offices in a fit-for-purpose space and restoring the site to its original hotel use and utilising the other heritage assets will help further justify the principle of development, as well as the need to deliver some of the additional uses, such as the residential accommodation, which may otherwise may not be justified as there may be harm to the heritage assets.
- 1.9 It is recommended that for this Site, the determining authority for any future planning application brought forward should be the Derbyshire Dales District Council. This approach will overcome the restrictions around personal consents as well as ensuring that the combined planning benefit case can be considered in parallel with the heritage matters. Ultimately this approach presents least risk from a determination phase, as well as ensuring that potential grounds for Judicial Review are minimised by allowing an independent decision to be made.
- 1.10 To conclude, Montagu Evans are of the opinion that the principle of redevelopment for the County Hall, on balance, would likely be acceptable in planning terms.
- 1.11 Of the four options outlined within the OBC, we believe that Options 3 and 4 would be the most suitable to be taken forward, as they clearly establish a planning balance to justify the overall principle of development.
- 1.12 See below a RAG rating summarising the four options:

Options	RAG Rating	Commentary
Option 1 – Do Minimum	Yellow	This option delivers the least amount of planning and heritage benefits that could be used to offset any harm arising from the works when seeking listed building consent.
Option 2 - Full Redevelopment of the Site by a Third Party	Red	Option 2 option holds the most planning uncertainty through relocating the council offices to an off-site location and therefore involves the loss of employment.
Option 3 - Council Remain On-Site in Newley Built Office Accommodation with the County Hall Grounds.	Green	This option proposes the greatest level of office provision, all of which will be delivered on-site and thus is compliant with Policy EC3. Option 3 has the greatest potential to maximise the planning benefits from the scheme to county any heritage harm.
Option 4 – Hybrid Option	Green	This option is also supported as there is no loss entirely of the council offices. However, there will be a reduction in overall provision of space for council employees, some of which will be provided off-site, which may be resisted. Nonetheless, Option 4 still provides significant levels of employment.

1.13 It is recommended a scheme is taken forward as follows:

- Stage 1: Formal pre-application advice (2-3 months)

Pre-application advice sought on the key principles of development. With the information already produced on the Derbyshire County Hall, the pre-application process could begin underway immediately. This would help to de-risk the planning process but will also help validate the work undertaken to date and provide confirmation from the Council on the next steps.

- **Stage 2: Stakeholder Meetings**
Key meetings with the MP, local councillors and local interest groups are arranged to brief them on the project and what it is to achieve.
- **Stage 3: Preparation of an Application (8 months)**
Work progresses on preparing an outline planning application with listed building consent for the future redevelopment of the site.
A Planning Performance Agreement is entered into with Derbyshire Dales District Council covering all aspects of work for this site.
Further pre-application meetings and consultee / community engagement
- **Determination of an Application (6 months)**
Submission of an outline planning application would be targeted for Summer 2024 to allow for a decision to be issued ahead of elections in Spring 2025.

2.0 INTRODUCTION

- 2.1 This Report has been prepared on instruction from HLM Architects to support the work undertaken to deliver an Outline Business Case (OBC) to Derbyshire County Council for the future redevelopment of their County Hall and the wider estate (“the Site”) in Matlock.
- 2.2 The site currently functions as the headquarters of Derbyshire County Council, but it is no longer fit for purpose and, as a designated heritage asset, has several operational limitations and costs. The overarching objective of the project is to assess potential options for how the Site could be better used to deliver financial savings to the Council, deliver a continued Council presence, and create a long-term viable future for the listed building. Ultimately the aim is to deliver the optimum outcome for the long-term use of the County Hall Estate so that it contributes to the viability of the town of Matlock and makes a significant ongoing contribution to the economy of the area.
- 2.3 To achieve this, the masterplan concept prepared by HLM Architects and outlined within the OBC is focused around the idea of ‘reclaiming the promenade.’ The original design of the County Hall Estate included a historic promenade that ran the length of the whole Site. By ‘reclaiming the promenade’ this will redesign the County Hall Estate to become legible and cohesive across the multi-use areas of the Site.
- 2.4 The Strategic Outline Business Case (SOBC) identified four distinct solutions to take forward for further testing in the OBC, which are set out below:

Option 1: Base Case – Do Minimum

- This option looks at only the minimum expenditure necessary to make the building fit-for-purpose in its current use. This includes backlog maintenance, continued operational expenditure and decarbonisation measures.

Option 2: Full Redevelopment of the Site by a Third Party

- With this option, the potential for the Council offices to be relocated offsite entirely into leased premises elsewhere within the County is explored. The Site would then be developed by one or more third parties for a mixture of hospitality and residential use with the potential of some co-workspace depending on operator preferences.

Option 3: Council Remain On-Site in Newley Built Office Accommodation with the County Hall Grounds.

- This option looks at the possibility of retaining a Council workspace presence as part of a mixed-use masterplan potential and bringing in third party operators to help develop other hospitality and residential offerings.

Option 4: Hybrid Option

- Option 4 is similar to option 3 in terms of the Council workspace will be retained on site, but some roles are also decentralised to create a smaller workplace demand.

- 2.5 This Report provides an overview of the planning policy context for the Site and provides a commentary on the principle of development and other land use matters for the County Hall Estate. The four options are then assessed against the discussed planning considerations and then a commentary is provided on the recommended strategy to be taken forward.

2.6 This Report should only be used to support the OBC and to provide clarity on the expected planning strategy for securing and delivering the redevelopment of Derbyshire County Hall and for no other purpose. It should be read in conjunction with the OBC, and the masterplan options prepared by HLM Architects.

3.0 SITE LOCATION AND DESCRIPTION

- 3.1 The Site is located within the administrative area of Derbyshire Dales District Council and comprises a site area of approximately 5.8 hectares.
- 3.2 The Site currently functions as the headquarters of Derbyshire County Council, having occupied the building since the late 1950s. Prior to becoming occupied by the County Council, the Site was purpose-built to be a hydropathic establishment in 1867 by John Smedley.
- 3.3 The Grade II listed County Hall is a complex of buildings, including the original Hydropathic Establishment, domed glass Winter Gardens building as well as various other additional buildings.
- 3.4 At present, the Site consists of the following elements, shown in Figure 1 below:
1. North Block
 2. South Block;
 3. Stables;
 4. Business Centre;
 5. Lodge;
 6. Co-op Building;
 7. Former Gym; and
 8. Audit Building.

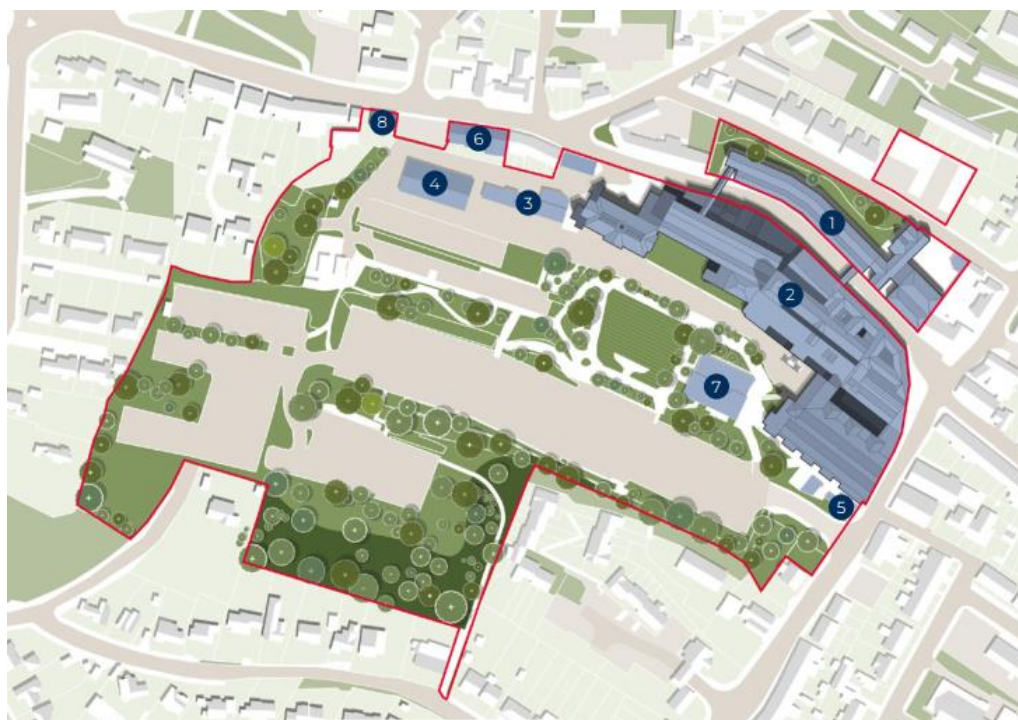


Figure 1

- 3.5 The majority of the Site is located south of Smedley Street, with the exception of the North Block which is located to the north of Smedley Street. The North and South Blocks are connected by an overpass, as seen in Figure 2 below.



Figure 2

- 3.6 There is extensive levels of hardstanding on the Site to provide car parking for staff and visitors.
- 3.7 The Site is located within the Matlock Bank Conservation Area, and it is noted within the 2007 Conservation Appraisal that the distinctive characteristics of the Matlock Bank is dominated by the County Hall.
- 3.8 The County Hall is located just outside of the Matlock town centre and is situated on an elevated site, providing views overlooking the historic town centre.
- 3.9 In accordance with the Environmental Agency's (EA) Flood Map, the Site is located within Flood Zone 1 and therefore is identified as an area which benefits from a low probability of flooding.

Surrounding Area

- 3.10 The Site is immediately bound to the:
- North by low density residential dwellings;
 - East by local amenities including several food and beverage shops and hair and beauty amenities.
 - South by Matlock Town Centre and low-density dwellings; and
 - West by low-density residential dwellings and Matlock All Saints C of E Infant School
- 3.11 Matlock is the county town of Derbyshire, as well as being the largest town in Derbyshire Dales with a population of almost 12,500. Matlock is set within an area of natural beauty, being located adjacent to the Peak District National Park, as well as being in the near vicinity of the Derwent Valley Mills UNESCO World Heritage Site; making the area a popular tourist and holiday destination.

- 3.12 Matlock is located centrally between a number of regional cities and towns, all within a commutable distance. Matlock train station is located approximately 0.5 miles away from the Site and provides rail services to Nottingham and London St Pancras International.
- 3.13 In addition to the Grade II listed building on Site, there are also other various Grade II listed buildings in the near vicinity and across Matlock.

4.0 DEVELOPMENT PLAN

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies of the statutory development plan unless material considerations indicated otherwise.
- 4.2 One of these material considerations is the National Planning Policy Framework 2021 (“NPPF”) which states at paragraph 11 that where there are no relevant plan policies, or the policies which are most important for determining the application are out-of-date permission should be granted unless in conflict with the NPPF or any adverse impacts would significantly outweigh the benefits. The National Planning Policy Framework (NPPF) was published in 2012, with a revised version published in 2019 and 2021. The NPPF sets a presumption in favour of sustainable development and calls for schemes that are in accordance with planning policy to be approved without delay.
- 4.3 Any plans for the site, be it disposal or development of new facilities, will be assessed against the adopted statutory development plan. Other material considerations – including emerging policy – will be relevant to the determination of applications. The weight attributed to these will be dependent on the matters arising and, and the case of emerging policy, the stage their formulation has reached.

Statutory Development Plan

- 4.4 The Statutory Development Plan for Derbyshire Dales District Council comprises of the Derbyshire Dales Local Plan 2017.
- 4.5 The 2017 Local Plan is considered ‘out of date’ by virtue of its age given it predates the last two versions of the NPPF and the Council are unable to demonstrate a five-year housing supply.
- 4.6 Notwithstanding this, the plan is given weight as a material consideration in the determination of applications. Whilst the 2017 Local Plan does not stipulate any specific policies relating to the Site and does not allocate the Site for any specific land use, it does include several development management policies which have relevance to the redevelopment of the County Hall estate.

Emerging Policy

- 4.7 In November 2020, the district council commenced a review of the adopted Derbyshire Dales Local Plan which will set out the planning framework for the District for the period through to 2040.
- 4.8 The 2022 Local Development Scheme outlined that a new local plan is to be adopted in the Winter of 2024, however to date, only a review to consider the Housing Needs for 2017 – 2040 and an update to the Strategic Housing Land Availability Assessment has taken place.
- 4.9 Given the early stages of the Local Plan Review, the currently adopted Derbyshire Dales Local Plan is of most relevance and the proposed options for the County Hall will be assessed against the adopted Derbyshire Dales Local Plan, the NPPF and other relevant material considerations.

Material Considerations

4.10 In addition to the NPPF, there are also various Supplementary Planning Documents (SPD) published by the Council which can be considered a material consideration in respect of any future planning application. These include:

- **Landscape and Design SPD (2018)** which aims to:
 - To protect and enhance the character, appearance and features important in the landscape.
 - To provide detailed guidance on landscape issues to be considered as part of any proposal.
 - To illustrate and encourage good practice.
 - To help developers in their submission of planning applications.
- **Development Contributions SPD (2020)** which seeks to:
 - Provide guidance to developers in their submission of planning applications.
 - Gives detailed guidance to developers that new developments should contribute to infrastructure needs.
 - Provide further information setting out what factors form the basis of the calculations.
 - Sets out the different types of financial contributions sought as part of any proposal.
- **Climate Change SPD (2021)** which seeks to provide additional guidance on the following key areas:
 - Green infrastructure
 - Water
 - Energy
 - Transport
 - Building Design.

Development Plan Policies

4.11 Outlined below are the development management policies stipulated within the 2017 Derbyshire Dales Local Plan which demonstrate that the redevelopment of the County Hall is largely capable of being supported at a Policy level.

- **Policy S1: Sustainable Development Principles** sets out the aims of the Council to ensure that all development seeks to make a positive contribution towards the achievement of sustainable development by improving the economic, environmental, and social conditions of the area wherever possible. The policy further outlines that sustainable development will be achieved by making efficient and effective use of previously developed land, building and existing infrastructure, and through supporting the local economy and businesses by providing for a range of economic developments that provide employment opportunities suitable for local people and generally encourage larger developments to incorporate mixed uses.
- **Policy S2: Settlement Hierarchy** outlines that proposals for new development will be directed towards the most sustainable locations in accordance with the settlement hierarchy, with Matlock being the first tier and a primary focus for growth and development. It is identified within Policy S2 that first tier market towns, such as Matlock, will continue to provide significant levels of jobs and homes, together with supporting community facilities and infrastructure to meet their economic potential in the most sustainable way.
- **Policy S5: Strategic Housing Development** outlines a strategic target of at least 5,680 new dwellings to be delivered over the local plan period.
- **Policy S7: Matlock / Wirksworth / Darley Dale Development Strategy** sets out the District Council's aims to promote the sustainable growth of Matlock and other first tier towns. The Council will seek to promote the

sustainable growth of Matlock whilst promoting and maintaining the distinct identity of the settlement, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economic and meet the housing needs of the local community.

- **Policy PD2: Protecting the Historic Environment** asserts that the Council will ensure that heritage assets will be considered in a manner appropriate to their significance.
- **Policy PD3: Biodiversity and the Natural Environment** sets out that the Council will seek to ensure that development proposals do not result in any harm to biodiversity.
- **Policy PD7: Climate Change** outlines that the Council will promote a development strategy that seeks to mitigate global warming, adapts to climate change and respects environmental limits.
- **Policy HC1: Location of Housing Development** states that the provision for new housing will be promoted through the effective reuse of land including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing.
- **Policy HC4: Affordable Housing** outlines that all residential developments of 11 dwellings or more or with a combined floorspace of more than 1000 square meters should provide 30% of the net dwellings proposed as affordable housing.
- **Policy HC8: Conversion and Re-Use of Buildings for Residential Accommodation** asserts that the conversion and/or re-use of existing buildings to residential use from other uses will be permitted where all criteria are met.
- **Policy HC17: Promoting Sport, Leisure and Recreation** states that development proposals involving the provision of new cultural, leisure and recreation facilities will be permitted in accordance with several criteria, which include proposals being sustainably located and connected and in accordance with the settlement hierarchy.
- **Policy EC1: New and Existing Employment Development** outlines that the Council will support proposals for new or expansion of existing businesses in sustainable locations that contribute towards the creation and retention of a wider range of jobs, an increase in higher value employment opportunities and training provision locally in order to enhance the economic base of the plan area.
- **Policy EC3: Existing Employment Land and Premises** outlines that development proposals involving the redevelopment or change of use of existing businesses for non-employment uses will be permitted where the continuation of that business is no longer suitable or commercially viable as demonstrated by marketing evidence and when an appropriate level of enabling development is required to support improvements to employment premises or supporting infrastructure.
- **Policy EC8: Promoting Peak District Tourism and Culture** sets out that the Council will support the development of tourism and culture, specifically outlining that the Council will support the provision of new serviced accommodation, particularly hotel accommodation, in order to encourage overnight visitor , as well as new visitor and cultural attractions and facilities.

4.12 There is a clear support therefore for sustainable development, focused on the promotion of economic and residential development, particularly in areas such as Matlock and thus the redevelopment of County Hall is likely to be supported by the Council.

5.0 OPTIONS APPRAISAL

- 5.1 This Section of the Report provides a headline planning discussion on the key policy matters for the County Hall Estate, and then specifically appraises the four options proposed by the OBC. Our recommendations on planning strategy are set out in Section 5.0 of this report.
- 5.2 The intention of the masterplan concept for the Site is focused on the idea of 'reclaiming the promenade'; such that the whole County Hall Estate is redesigned to become legible and cohesive across the multi-uses and areas of the site.
- 5.3 The original design of the County Hall Estate features a historic promenade that ran the length of the site, creating a continued thoroughfare from the main building to the avenue of trees that still exist today. The creation of a new 'ribbon' of continuous activity will allow the varied uses within any of the proposed options to co-exist and become one; merging tourism, local business, public realm and local residents in one cohesive environment.
- 5.4 This Report does not give a breakdown or related discussion of specific issues such as design rationale, specific works to the listed buildings or amenity standards. Such issues will need to be assessed at a future date when one of the four options are taken forward as part of a future planning application.

LAND USE APPRAISAL

Principle of Development

- 5.5 Planning policy at both the national and local level places an emphasis on achieving sustainable development. In particular, at the heart of the NPPF is the presumption in favour of sustainable development, which is broken down into three strands of delivering development that has a social, economic and environmental benefit. These three strands of sustainable development allow for the consideration of the planning balance, based on the benefits and disbenefits that a scheme may offer in regard to these.
- 5.6 There is a strong case that can be presented for any option taken forward for the County Hall Estate, as this will deliver clear economic and social benefits. These benefits would be for both the wider location of Matlock through the provision of new economic enterprises, as well as heritage benefits of securing the long-term future of the County Hall estate. This will make the best use of previously developed land in line with the requirements of the NPPF for both development and environmental enhancements.
- 5.7 This approach is once again given substantial weight at the national and local level, as evident within paragraph 120(c) of the NPPF and Policies S1 and DP9 of the Derbyshire Dales Local Plan.

Loss of Existing Use

- 5.8 The Site currently functions as the headquarters of the Derbyshire County Council which provides the largest single Class E office opportunity within Matlock. Three of the options presented within the OBC involve either the relocation of the County Council offices off-site, either in its entirety or partially, or the retention of the council offices on site with a reduction in total office floorspace.
- 5.9 In any scenario where there is a loss of Class E office employment, this will need to be justified in line with Policy EC3. Under this policy, any redevelopment or change of use of the County Council offices for non-

employment uses will only be permitted where inter alia the continuation of that business is no longer suitable or commercially viable with the size and scale of development (supported by marketing) or where an appropriate level of enabling development is required to support improvements to employment premises.

- 5.10 It is expected that a case can be made for the change of use of the premises on the basis that it is no longer fit for purpose, post-covid working patterns has changed the space requirements, and the heritage constraints limit the ability for the Council to viably use the building.
- 5.11 The soft market testing of the building for alternative use as a hotel could be used to form part of the evidence base for this element of the case. The soft market testing could be supplemented with an agent's analysis of the current market requirements for office buildings to help build a narrative that the office space is not suitable or desirable for the market needs in order to satisfy local policy surrounding the loss of employment.
- 5.12 For Option 3 and 4 where new Council office space is to be provided on site, the change of use of the current office can be used as part of the evidence for enabling the new fit-for-purpose building to be created.
- 5.13 There is certainly a case to be made which supports the loss of the existing use for alternative employment uses and for this to be considered acceptable under Policy EC3, especially if the alternative use is also able to provide employment opportunities and/or Option 3 and 4 to include new provision on site is taken forward.

Principle of Residential Development

- 5.14 The principle of residential development is supported by local policy, from both a needs perspective and from a sustainable development standpoint.
- 5.15 The local plan has identified a strategic target of 5,680 new dwellings that need to be delivered across the local plan period (2017 - 2033). Policy S5 sets a target of 284 dwellings per annum, with the latest annual monitoring report confirming that the Council are achieving this. This is a minimum target, however, and whilst of the 258 completions 88 were within the Matlock/Wirksworth/Darley Dale strategic area, the NPPF seeks to boost significantly the supply of housing and to prioritise brownfield development. This is particularly important as the 2021/22 monitoring report identifies that when looking at the 5-year supply of new homes, the Council are only able to demonstrate 3.96 years. This activates the "tilted balance" under Paragraph 11(d) of the NPPF, presenting the presumption in favour of sustainable development.
- 5.16 In terms of decision making, Paragraph 11(d) outlines that where the local planning authority cannot demonstrate a five-year supply of deliverable housing, then development proposals should be granted without delay, unless:
 - i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.17 As established, the redevelopment of the County Hall estate presents an opportunity for sustainable development. It is capable of not only helping to deliver new homes on brownfield land and within a sustainable location, but there is also the ability to look at how fund generation can help to deliver heritage improvements or new office provision.

- 5.18 It is worth noting that in line with Policy HC4, for 11+ dwellings or 1000 square meters + of residential development proposed on site, then 30% of the total net dwellings proposed will need to be delivered as affordable housing.
- 5.19 Furthermore, the local plan is supportive of the reuse and/or conversion of existing buildings for residential development, as evident by policy HC8. The OBC has identified the County Hall North Block and Audit Block to be suitable for conversion into residential dwellings. This support for the reuse of buildings for residential is further emphasised by national policy that states at paragraph 120(d) that planning policies and decisions should: *“promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.”* The re-purposing of the County Hall North Block and Audit Block and will provide substantial sustainable benefits for the proposed development in terms of embodied carbon savings.
- 5.20 Further residential development has also been identified to be developed on existing areas of hardstanding in the southwestern area of the site.
- 5.21 It is therefore clear that the principle of residential development should be supported in any proposal coming forward, especially given the ‘Tilted Balance’ position is currently applicable.

Principle of Economic Development

- 5.22 It is likely that any economic development resulting from the proposals will be supported at the local level, given the Sites sustainable location, being located on the edge of the town centre and being the largest town in the Derbyshire Dales.
- 5.23 Policy EC1, which outlines that the Council will support proposals for new or expansion of existing business in sustainable locations to enhance the economic based of the Plan area, outlines various different ways that this will be achieved which includes:
- Encouraging the redevelopment, intensification and more efficient use of existing sites where they are either not fully utilised or unsuited to modern employment requirements, particularly those sites located within or serving the Market Towns and those with good access by a variety of transport modes.
 - Encouraging office development within the Market Towns in accordance with identified need.
 - Encouraging small-scale and start up businesses, including through the provision of innovation centres and managed workspace.
 - Supporting visitor-based service sector jobs within the local tourism industry.
 - Encouraging flexible working practices in the interests of achieving the principles of sustainable development.
 - Ensuring that sites proposed for mixed use redevelopment should aim to provide for at least the same or an increase in the level of job opportunities as existed when the employment space was previously used, subject to viability and site-specific circumstances.
- 5.24 It is therefore evident that the provision of hotel and hospitality uses, as well as co-working spaces is supported within local policy and thus makes the Site suitable for economic development.

5.25 Moreover, as noted with the SOBC, there is currently a shortage of space in Matlock for small and growing businesses requiring flexible workspaces. Therefore, it is anticipated that the Council will be supportive of any proposal that leads to the creation of a job and economic value for Matlock.

Principle of Hospitality Development

5.26 The re-configuration of the Site for hotel use will not only see the building being restored to a use that closely aligns with its original purpose, but also will help to promote tourism within Matlock. Additionally, it is also proposed for the Winter Garden to become a potential events / performance venue linked to the hotel use. The Winter Gardens was originally designed to be a ballroom so likewise to the County Hall, this will see the Winter Garden being restored to a similar use to its original purpose.

5.27 There is a clear support from local policy specifically for the promotion of tourism and serviced accommodation, particularly hotels, that facilities tourists, as noted within Policy EC8. Consequently, any proposal to restore the County Hall into a hotel is likely to be supported by the Council, albeit subject to heritage considerations in relation to the physical works.

5.28 Nonetheless, it is also worth noting that the re-configuration of the County Hall and Winter Garden to its original use would be given significant weight as a heritage benefit arising from the scheme.

Works to Heritage Assets

5.29 Under the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), there is a statutory obligation to protect or enhance designated heritage assets. When considering the merits of a listed building application, consideration is required for the significance of the building and the harm resulting from the proposals (if any) and whether this is outweighed by the benefits.

5.30 NPPF paragraph 197 states that when determining applications that affect heritage assets, the decision maker should take account of:

- a) the desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of assets can make so sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

5.31 The Derbyshire County Hall is a Grade II listed building, located within the Matlock Bank Conservation Area, and as such careful consideration and significant weight given towards the conservation of these heritage assets, in line with national policy and Policy PD2.

5.32 Nonetheless, the redevelopment of the County Hall estate provides a unique opportunity to restore an under-utilised heritage asset. The Winter Garden is a unique feature of the estate with a rich history, but nonetheless is in despair and not actively used as part of the County Hall facilities.

5.33 The OBC is supported by a conservation analysis, identifying areas within the wider Site that are of particular heritage significance. The areas identified to have the highest level of significance include the South Block West Wing, which still contains some of the original art deco features, the South Block Main, South Bath-Houses, Winter Gardens and Central Building.

- 5.34 Accordingly, if any option is taken forward it will need to be supported by the Heritage Statement to assess the proposed harm to the significance of any heritage assets. At this stage in the process this detailed analysis has not been undertaken, but for the purposes of this review the key heritage considerations relating to land use and setting have been considered.
- 5.35 Not only do the options provide an opportunity to restore under-utilised heritage assets, but they also accord with local plan policies, specifically policies relating tourism such as Policy EC8. By bringing back the building into its historically use, this will promote the tourism industry in Matlock and thus in addition to the inherent heritage benefits that will arise from restoring the building, the options will also create economic and social benefits.
- 5.36 Ultimately, however, if it is found that there is harm arising from the proposed scheme, then it will be necessary to consider these within the planning balance. This will allow consideration of the key scheme components including, but not limited to:
- Benefit of delivering a long-term viable use for the heritage buildings;
 - Economic benefit of supporting tourism and delivering better, fit-for-purpose office space;
 - Delivery of housing, including affordable housing, as part of the scheme; and
 - Opening up the site and listed buildings to the public.
- 5.37 In principle, it is expected that a suitable case can be formed around these benefits which will allow a scheme to come forward in line with the requirements of the NPPF and Local Plan Policy PD2.

Parking Requirements

Car Parking

- 5.38 The requirements for car and cycle parking are outlined within the 2017 Derbyshire Dales Local Plan and the 2021 Climate Change SPD. As referenced within section 3.0, the 2021 Climate Change SPD is a material consideration in the determination of planning applications which looks to improve sustainable travel methods.
- 5.39 The car parking standards are set out within Appendix 2 of the Local Plan which outlines the following requirements for non-residential uses:
- B1 offices: urban town centre or edge of centre - one space for every 60m²; and
 - Conference facilities: one space for every 5 seats.
- 5.40 The local plan does not provide any specific car parking standards for hotel accommodation.
- 5.41 In terms of disabled parking, the following levels should be provided:
- Employees and visitors:
 - Up to 200 spaces: Individual bays for each disabled employee plus two bays or 5% of total parking spaces whichever is greater.
 - Over 200 spaces: Six bays plus 2% of total parking spaces.

5.42 For residential uses, Appendix 2 of the Local Plan outlines that developments for five or more dwellings should refer to the Department for Communities and Local Government DCLG's 'Residential Car Parking Research Report' published in May 2007. The Transport Review, prepared by Mott MacDonald, which supports the OBC has therefore used the adopted Derbyshire County Council standards set out within the Amber Valley Local Plan (2022) instead for residential parking standards. The following maximum standards are outlined below:

- 1 bedroom per dwelling: 1 space per unit plus 1 space per 2 units for visitors;
- 2 / 3 bedrooms per dwelling: 2 spaces per unit;
- 4 + bedrooms per dwelling: 3 spaces per unit, of which no more than 2 shall be in line.

5.43 It is understood from the Mott MacDonald Transport Review that 1.5 spaces per dwelling will be provided for the residential development, which is in line with local parking guidelines and local car ownership figures.

Cycle Parking

5.44 The 2017 Derbyshire Dales Local Plan does not outline any specific policies on cycle parking nor electric vehicle parking.

5.45 The 2021 Climate Change SPD outlines suggested levels of cycle parking capacity, based on the Cycle Infrastructure Design Local Transport Note published by the Government. The suggested standards at appendix B outline:

- All:
 - Short stay: 5% of total capacity co-located with disabled car parking
 - Long stay: 5% of total capacity co-located with disabled car parking
- Employment Office/Finance:
 - Short stay: 1 per 1,000m²
 - Long stay: 1 per 200m²
- Leisure and Institutions:
 - Short stay: 1 per 50m² or 1 per 30 seats/capacity
 - Long stay: 1 per 5 employees
- Residential:
 - Short stay: n/a
 - Long stay: 1 per bedroom

5.46 The Climate Change SPD also notes that car clubs and reduced levels of car parking in locations where car ownership is low should be encouraged and should be provided in accordance with Appendix 2 of the Local Plan.

Electric Vehicle Parking

5.47 In terms of electric vehicle parking, the SPD encourages applicants to provide the following:

- EV charging points of at least 7kw and universal socket for 20% of all parking spaces within new residential development and passive provision for remaining spaces
- EV charging points of at least 22kw and a universal socket for 10% of all parking spaces and passive provision for remaining spaces at key destinations and in communal parking areas

- 5.48 It is also worth noting that the Building Regulation Requirement S1 and 44D outlines electric charging provisions for new residential buildings. S1 (2) outlines specifically:
- 2) The number of associated parking spaces which have access to electric vehicle charge points must be –
 - a) The total number of associated parking spaces, where there are fewer associated parking spaces than there are dwellings contained in the residential building; or
 - b) The number of associated parking spaces that is equal to the total number of dwellings contained in the residential building, where there are the same number of associated parking spaces as, or more associated parking spaces than, there are dwellings.

OPTIONS APPRAISAL

- 5.49 Having established that the key land use and heritage principles for the County Hall Estate are likely to be acceptable in planning terms, the specifics of the four options have been appraised against the policies of the development plan to consider planning issues and establish the recommended planning strategy required going forward.

Option 1 – Do The Minimum

- 5.50 The base case option which involves undertaking minimal works to the County Hall Estate and the heritage buildings. This is, in effect, maintaining the status quo with works focussed on maintenance and repair, with some minor capital investment to take steps to make the building more fit-for-purpose and decarbonised. Consequently, this will be the least contentious option in planning policy terms, with relevant policies focussed on the heritage matters arising from the works. However, this option does also deliver the least amount of planning and heritage benefits that could be used to offset any harm arising from the works when seeking listed building consent.
- 5.51 The core planning issue, therefore, lies around the heritage discussion and how a strong case can be made for the proposed interventions. Whilst it is expected that a suitable case can be made to comply with policy in this regard, it may be necessary to look at other elements that could be delivered to enhance the case.

Option 2 – Relocation of the County Offices

- 5.52 This option involves the relocation of Derbyshire County Council away from the County Hall Estate entirely. Whilst the Council offices are not being entirely lost and are being re-provided, any future planning application for Option 2 will need to provide justification as to why the offices are unable to be located on Site. Local policy is protective of existing employment land and premises, but nonetheless does outline circumstances which can provide justification for loss of this space. It will therefore need to be demonstrated that the continuation of the Derbyshire County Council offices on the County Hall Estate is no longer suitable or commercially viable.
- 5.53 In addition to the relocation of the County Offices, this option also includes the provision of hospitality and residential uses with the potential for co-workspace. On that basis, any planning application taken forward will need to provide policy compliant levels of affordable housing – 30% of net proposed dwellings as outlined within Policy HC4. Likewise, the levels of parking provided for the residential and commercial uses will need to be provided in accordance with the adopted local policy.
- 5.54 Option 2 option holds the most planning uncertainty. By relocating the council offices to an off-site location, the planning justification for the redevelopment of the wider County Hall is reduced. Nonetheless, if a strong case

can be demonstrated to explain why it is no longer viable to have the County Council operate at the County Hall Estate, then local planning policy should be supportive of the loss of the existing use.

Options 3 & 4 – New On-Site County Offices

- 5.55 For both Option 3 and 4, Council offices will remain on Site and subsequently can be appraised collectively. The main difference between the two options being that Option 3 proposes to accommodate 400 – 600 staff, whereas Option 4 will accommodate 200 – 300 staff, with some additional off-site provision.
- 5.56 By retaining the County Council offices on Site, this removes the need to justify the loss of the council offices on Site and creates a greater argument justifying the overall principle of development – through repurposing the County Hall Estate to provide new fit-for-purpose office space for the Council, whilst also making better use of the under-utilised heritage assets, alongside additional site wide benefits.
- 5.57 Furthermore, local policy is only resistant of the loss of employment space for non-employment uses and does not outline any restriction against a reduction in overall employment floorspace. Option 3 and 4 therefore will see the County Council office workspace become decentralised and redesigned to become more efficient and in line with the needs of the County Council following new working patterns after the COVID pandemic.
- 5.58 Nonetheless, it is worth noting that Option 4 may be less desirable than Option 3 in policy terms as there will be some reduction in office space to off-site premises. Albeit it still provides a significant level of employment on Site and so there is still a case to be made to justify the principle of development. Notwithstanding this, the provision of a greater office floorspace with Option 3 may have impacts on the setting on the listed building and thus the overall planning balance will need to be considered.
- 5.59 Likewise to Option 2, these two options also include the provision of residential and/or mixed-use commercial uses and thus the levels of affordable housing and parking provided will need to be policy compliant.

CONCLUSION

- 5.60 It is evident from a local and national perspective that a principle of development can be established for the redevelopment of the County Hall Estate. Sustainable development is at the heart of policy and planning decisions and a clear case can be made from an economic, social, environmental and historic perspective. The County Hall is an under-used and undervalued heritage asset that can be redeveloped to provide new residential, employment and social opportunities as well as restoring heritage assets to their original state and purpose.
- 5.61 It must be noted that whilst there is support in planning policy for the individual land use matters discussed, they cannot be viewed in isolation and they will need to be considered collectively, particularly when considering the historic setting of the site. The need for residential development and support for economic development needs to be assessed against the heritage considerations. Despite there being a need for residential or employment development, this need may be outweighed by the harm to the heritage asset. Consequently, the land use matters need to be considered as a collective when considering the different options for the Site.
- 5.62 The option which will create the greatest planning balance to justify the need for development against the heritage considerations will be Option 3 or 4, as the County Council offices will be repurposed and decentralised to provide further deliverable benefits to the wider Site, as well as various heritage benefits too. As such, we recommend from a planning perspective that either Option 3 or 4, depending on the need of the County Council for office space, to be pursued further.

5.63 Whilst we have identified that Option 3 or 4 would likely be supported by policy and therefore taken forward as a planning application, there are still various planning issues associated with a planning application for either option. Table 1 below discusses these issues and any responses that can be put in place to reduce these issues.

Table 1 – Planning Issues

Issues	Responses
Heritage Issues – Physical Works to Buildings	A detailed assessment of the significance of the proposed building works and assessment of the planning balance resulting from the harm to the heritage assets should be undertaken ahead of any planning application.
Heritage Issues – Impact on Setting	<p>The impact on the setting of the heritage asset will be impacted from development and the significance of such impact must be reduced.</p> <p>Option 3 will provide County Offices to accommodate 400 – 600 staff and therefore will be a larger building, in comparison to Option 4 which is only proposed to accommodate 200 – 400 staff. Option 3 will therefore carry a greater impact on the setting of the heritage asset.</p> <p>To mitigate the impact on the setting, a views analysis will need to be undertaken to identify the impact and identify ways to mitigate such impact.</p>
Loss of Employment	<p>There is a chance that the district council may not be supportive of the reduction of the office space, as proposed in Option 4 as this will lead to a reduction of County Council officers operating on site.</p> <p>Therefore, robust market analysis will need to be undertaken to establish why the County Council offices should be decentralised, as well as to establish the employment opportunities that will arise from the hospitality and co-workspace uses proposed. These alternative employment uses will create a wider range of jobs that will operate in both the day and nighttime economy. An economic case that will establish these benefits from the alternative economic uses proposed will help justify the loss of County Council offices and should be established ahead of a planning application.</p> <p>There is equally a chance, however, that the bigger office space provided may have greater heritage impacts on the setting and therefore the planning balance on the different heritage and economic merits of either scheme will need to be assessed.</p>
Complex Site	The County Hall estate is a complex site that consists of a variety of different components/uses and different pressures, including financial and heritage pressures. Therefore, to respond to the issues that may arise from taking forward a planning application on such a complex site, we recommend that an early pre-application meeting is undertaken with

6.0 PLANNING STRATEGY

DETERMINATION ROUTES

6.1 It is recognised that there are two councils involved in this project, both of whom have the ability to determine planning applications. When considering the planning strategy for Derbyshire County Hall estate, it must first be established which authority is best placed to determine any future application.

6.2 In Derbyshire, the two tiers for local government are as follows:

- Derbyshire County Council; and
- Derbyshire Dales District Council.

6.3 The different tiers of local government have different remits when it comes to determining planning applications. County councils deal with planning applications largely relating to waste and minerals, with the detailed classes of “county matters” set out in Schedule 1.1 of the 1990 Act and in the Town and Country Planning (Prescription of County Matters) (England) Regulations 2003 explanatory note, which outlines:

“The following classes of operations and uses are prescribed as “county matters”:

- 1) *The use of land, the carrying out of building, engineering or other operations or the erection of plant or machinery for the purposes of recovering, treating, storing, processing, sorting, transferring, or depositing of waste;*
- 2) *Operations and uses ancillary to the purposes in (1) above, including development relating to access to highways.*

6.4 County councils may also be required to determine some planning applications for county related development including schools and libraries. This falls under Regulation 3 of the Town and Country Planning General Regulations 1992, which asserts:

“3. ...an application for planning permission by an interested planning authority to develop any land of that authority, or for development of any land by an interested planning authority or by an interested planning authority jointly with any other person, shall be determined by the authority concerned, unless the application is referred to the Secretary of State.”

6.5 As further outlined within the Town and Country Planning General Regulations 1992, a regulation 3 planning consent is for the benefit of the applicant interested planning authority. Regulation 9 specifically outlines that:

“Any grant of planning permission by an interested planning authority for development falling within regulation 3 shall enure only for the benefit of the applicant interested planning authority, except in the case of development of any land by an interested planning authority jointly with any other person where that person is specified in the application for planning permission as a joint developer, in which case the permission shall enure for the benefit of the applicant interested planning authority and that other person.

6.6 As per Regulation 9, planning permission granted by a determining authority to itself is personal to the applicant, unless it is a joint application with a commercial entity. If the County Council transfers its interest in a site to a third party i.e., if the County Hall is sold to a third party to develop, the planning permission would no longer be personal to the applicant interested planning authority. The private developer would then be required to submit

a new planning application for the Site as the previous planning permission would not be in compliance with regulation 9 of the Town and Country Planning General Regulations 1992.

- 6.7 Accordingly, District Councils cover a smaller area and smaller related matters than county councils. District Councils are responsible for most planning application matters, other than in the situations described above (namely waste, transport, schools). The role of district councils in determining planning applications is outlined with schedule 1 of the Town and Country Planning Act 1990. Paragraph 3 states that:

“The functions of a local planning authority of determining –

(a) applications for planning permission

shall, subject to sub-paragraph (2), be exercised by the district planning authority”.

- 6.8 Sub-paragraph (2) relates to the remit of county councils and outlines:

“The functions of a local planning authority of determining any such application as is mentioned in sub-paragraph (1) which to a county matter shall be exercised by the county planning authority.”

- 6.9 Any planning application, therefore, that does not relate to one of the prescribed “county matters” outlined within the relevant legislation, should be determined by the district planning authority.
- 6.10 It is also noted that for listed building consent, County Councils have to apply to the District Council who in turn notify the Secretary of State, and cannot grant themselves consent, as per Regulation 13 of the Planning (Listed Buildings and Conservation) Regulations 1990.
- 6.11 Whilst Derbyshire County Council are a determining authority, there are limitations to what can be sought and permitted. There are also restrictions surrounding the consenting regime for works to the listed building.
- 6.12 It is recommended that for this site, the determining authority for any future planning application brought should be the Derbyshire Dales District Council. This approach will overcome the restrictions around personal consents as well as ensuring that the combined planning benefit case can be considered in parallel with the heritage matters. Ultimately this approach presents least risk from a determination phase, as well as ensuring that potential grounds for Judicial Review are minimised by allowing an independent decision to be made.

CONSULTATION AND ENGAGEMENT

- 6.13 It is recommended that early pre-application engagement is undertaken with planning and heritage officers at Derbyshire Dales District Council. It is recommended that there are at least 2 rounds of formal engagement; initial discussions based upon the OBC, with more detailed discussions on the detail of the future planning application. This will help to reduce planning issues arising by allowing core planning issues to be resolved prior to submission of an application. It also provides a formal written correspondence tracking the progress of discussions with the Council, ensuring transparency and accountability in the decision-making process.
- 6.14 It is also recommended that a Planning Performance Agreement is entered into with Derbyshire Dales District Council to secure both pre and post submission discussions with officers of the planning department and other technical teams such as heritage and conservation. The PPA will ensure that there is sufficient resource available to consider the application, whilst again ensuring transparency over the process which will help in reducing the chance of challenge.

- 6.15 In addition to Derbyshire Dales planning department, there will be the need to engage with a number of statutory and non-statutory bodies ahead of the submission of an application. At this stage it is expected that these will include:
- Historic England;
 - Environment Agency;
 - Natural England;
 - Matlock Civic Association;
 - Matlock Town Council;
 - Derbyshire County Council Highways; and
- 6.16 Derbyshire County Council Heritage. It is also recommended that there is sufficient time undertaken for public consultation and engagement with the local community and interest groups. This will be particularly important given the sensitivities around the potential for the Council to vacate the site, at least in part, which has the potential to be seen as a reduction in local facilities.
- 6.17 One of the core recommendations is that one of the early tasks will be to undertake a full Stakeholder Mapping exercise in discussion with planning officers to identify key interest groups and agree a Stakeholder Engagement plan.

FORM OF THE PLANNING APPLICATION

- 6.18 We have considered the different planning routes and form of application available to be taken forward for the redevelopment of the County Hall and have discounted the following options:
- Full planning application – Unlike an outline application which just establishes the principle of development with the local authority, a full planning application requires all details to be submitted to the Council and therefore requires a more lengthy and detailed pre-application process.
 - Local Plan allocation – To secure an allocation in the local plan is a lengthy process and it is not guaranteed. Additionally, the timescales do not align with the proposed timescale for the redevelopment outlined within the SOBC.
 - Supplementary Planning Document (SPD) – The creation of an SPD for the County Hall estate to establish broad land use principles for redevelopment would not create the certainty for an incoming planning application to assure a positive planning permission.
- 6.19 Having discounted these options it is recommended that an outline planning application for Option 3 or 4 for all the proposed elements across the County Hall estate with an accompanying listed building consent is pursued following sufficient consultation and engagement with planning officers.
- 6.20 The vision for the estate is to create a cohesive masterplan for the multi uses proposed on site. Whilst planning permission could be sought for the individual uses and listed building elements, this carries a greater planning risk than seeking outline planning permission and listed building consent for the whole site collectively. Not only is there the risk that individual elements may be refused, but divorcing the different uses and works does not allow a full consideration of all of the benefits in consideration of the planning balance.

- 6.21 As discussed within sections 3 and 4 of this report, any proposal coming forward for the Site needs to be considered in a manner appropriate to the significance of Derbyshire County Hall – a grade II listed building. Subject to detailed assessment of the scheme detail, there is the strong chance that the scheme components may give rise to substantial harm to the designated heritage assets. However, it is noted that paragraph 201 of the NPPF states that where a proposed development leads to substantial harm to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm. Paragraph 201 also states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.22 The substantial public benefits that will be delivered through the long-term use of the County Hall estate can clearly be demonstrated through an outline planning application for the whole site collectively. It needs to be demonstrated to the determining authority that the harm to the heritage assets will clearly be outweighed by the wider benefits that will be delivered through the proposed development.
- 6.23 An outline application also provides the right balance of giving planning certainty over the scheme elements, whilst maintaining flexibility over future design. This would be achieved by securing core land use principles and parameters for new buildings. This will allow for the detailed design to respond to the requirements of the entity delivering these elements without undue restriction. This is particularly important for the residential elements of the proposed development.
- 6.24 It is acknowledged that at this stage in the process, the detailed works related to listed building are unknown and may not be known until an occupier is selected, especially as most works will need to respond to the specific requirements of the occupier. Notwithstanding this, to maximise the development potential of site it would be useful to try and secure some heritage benefits in conjunction with the wider proposals to maximise the planning and heritage case. This may extend in so far as known works of repair to the building which would deliver heritage benefits whilst maintaining flexibility for future occupancy requirements.
- 6.25 Therefore, an outline planning application with listed building consent therefore presents the best option for reducing planning risk. The benefits from redelivering the council offices in a fit-for-purpose space and restoring the site to its original hotel use and utilising the other heritage assets will help further justify the principle of development, as well as the need to deliver some of the additional uses, such as the residential accommodation, which may otherwise may not be justified as there may be harm to the heritage assets.

7.0 CONCLUSIONS AND RECOMMENDATIONS

- 7.1 The Derbyshire County Hall is a prominent and important heritage asset for Derbyshire, but currently functions as the headquarters of Derbyshire County Council. Due to changing work patterns following the COVID pandemic, the County Council offices are currently under-occupied, and the majority of the County Hall estate is under-utilised.
- 7.2 The long-term future of the Site can be achieved through the redevelopment, repurposing and restoring of the historic site to deliver a variety of different uses, all co-existing, through a clear masterplan concept.
- 7.3 Montagu Evans are of the opinion that the principle of redevelopment for the County Hall, on balance, would likely be acceptable in planning terms.
- 7.4 Of the four options outlined within the OBC, we believe that Options 3 and 4 would be the most suitable to be taken forward, as they clearly establish a planning balance to justify the overall principle of development.
- 7.5 See below a RAG rating summarising the four options:

Options	RAG Rating	Commentary
Option 1 – Do Minimum	Yellow	This option delivers the least amount of planning and heritage benefits that could be used to offset any harm arising from the works when seeking listed building consent.
Option 2 - Full Redevelopment of the Site by a Third Party	Red	Option 2 option holds the most planning uncertainty through relocating the council offices to an off-site location and therefore involves the loss of employment.
Option 3 - Council Remain On-Site in Newley Built Office Accommodation with the County Hall Grounds.	Green	This option proposes the greatest level of office provision, all of which will be delivered on-site and thus is compliant with Policy EC3. Option 3 has the greatest potential to maximise the planning benefits from the scheme to county any heritage harm.
Option 4 – Hybrid Option	Green	This option is also supported as there is no loss entirely of the council offices. However, there will be a reduction in overall provision of space for council employees, some of which will be provided off-site, which may be resisted. Nonetheless, Option 4 still provides significant levels of employment.

RECOMMENDATIONS

- 7.6 It is recommended that the scheme is taken forward as follows:
- Stage 1: Formal pre-application advice (2-3 months)

Pre-application advice sought on the key principles of development. With the information already produced on the Derbyshire County Hall, the pre-application process could begin underway immediately. This would help to de risk the planning process but will also help validate the work undertaken to date and provide confirmation from the Council on the next steps.

- Stage 2: Stakeholder Meetings
Key meetings with the MP, local councillors and local interest groups are arranged to brief them on the project and what it is to achieve.
- Stage 3: Preparation of an Application (8 months)
Work progresses on preparing an outline planning application with listed building consent for the future redevelopment of the site.
A Planning Performance Agreement is entered into with Derbyshire Dales District Council covering all aspects of work for this site.
Further pre-application meetings and consultee / community engagement
- Determination of an Application (6 months)
Submission of an outline planning application would be targeted for Summer 2024 to allow for a decision to be issued ahead of elections in Spring 2025.

CLOSINGS

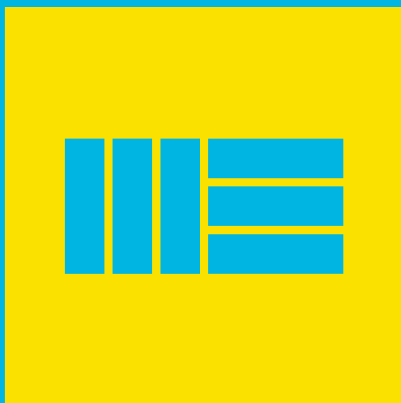
7.7 For further discussions on the context of this document, please do not hesitate to contact Jon Bradburn (jon.bradburn@montagu-evans.co.uk / 02073127452) or Bethan O'Sullivan (bethan.osullivan@montagu-evans.co.uk / 07341805227).

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WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.