

Consultee	Summary of Representation	Officer Response / Recommendation
<p>Government Office for the East Midlands</p>	<p><u>Purpose</u> PPG 12 advises that SPG should be cross-referenced to the relevant plan policy or proposal. There is a cross-reference to the policies in the Revised Deposit Draft Local Plan, but not to policies in the adopted Local Plan.</p> <p>Attention is drawn to the new planning legislation, pointing out that this may have implications for the status of SPG, to be known under the new system as Supplementary Planning Documents (SPD).</p>	<p>The emerging Local Plan has now reached an advanced stage of preparation and the policies contained therein are accordingly being used for development control purposes alongside those of the adopted Local Plan. It is therefore considered unnecessary to cross-reference policies contained in the adopted Local Plan. No change.</p> <p>The SPG has been produced in accordance with Planning Policy Guidance Note 12 and any future guidance of this kind will need to be prepared in accordance with the new regulations.</p>
<p>Willington Parish Council</p>	<p><u>Site Layout</u> Where are car parking areas allowed for?</p> <p>Adding first floors would be an even greater eyesore.</p> <p><u>Service Yards and Open Storage</u> Earth bunds will affect plot ratio</p> <p><u>Boundary Treatments</u> There should be a maximum height— we do not want a prison wall around every development</p>	<p>Car parking provision would be expected to accord with the standards set out in emerging Local Plan Policy T9 and Appendix A. No change.</p> <p>Proposals would be considered in the context of all relevant policies contained in the adopted and/or emerging Local Plan. First floors would therefore not be permitted where they would have an unacceptable harmful impact. No change.</p> <p>See response to David Lock Associates on behalf of Roger Bullivant Ltd.</p> <p>To propose a maximum boundary height for all developments would be excessively prescriptive, failing to take account of the range of circumstances likely to arise</p>

<p><u>Access</u> Traffic calming measures at a car park entrance could be dangerous if cars have to slow down significantly directly from the main road.</p> <p><u>Site Layout and Buildings</u> How will planning/design failures such as the Atkins site at Findern be avoided in future?</p> <p><u>Conversion of Agricultural Buildings</u> When new windows and openings are disallowed the development can appear to look like a fortress. Also it increases and encourages the use of artificial lighting.</p>	<p>among different sites. Instead it is considered that this matter can be most effectively addressed at the application stage, having regard to the need to avoid detrimental impact on the surroundings as provided for in policies contained in the adopted and emerging Local Plans. No change.</p> <p>Policy T1 of the emerging Local Plan indicates that planning permission will only be granted where the proposal would not compromise highway safety. This would be a matter for consideration by the Highways Authority at the planning application stage. No change.</p> <p>The principle of industrial and business activity on many sites within the district has been historically established, development for such purposes having taken place over a period of many years. Taking this into account, and bearing in mind the need to retain and enhance employment opportunities within the district, current and emerging policy can seek to control future development of these sites in such a way as to minimise any adverse impact. No change.</p> <p>The intention is to maintain the agricultural character of the buildings by introducing as little change to their external appearance as possible. Although this may result in the need for more artificial lighting, walls provide more effective insulation than windows thus helping to minimise energy consumption for heating purposes. No change.</p>
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<p>British Waterways</p>	<p>British Waterways supports and welcomes the draft SPG.</p> <p>Many existing industrial uses adjacent to the waterway present either unattractive facades or service/external storage or car parking areas. Developments should be encouraged to positively address the canal or should otherwise be screened to enhance the visual quality of the waterway corridor.</p>	<p>Support welcomed.</p> <p>The majority of the route of the Trent and Mersey Canal within South Derbyshire passes through the countryside wherein emerging Local Plan Policy EMP2 restricts industrial and business development to the expansion of existing premises and the reuse of buildings for small scale employment uses, subject to the design criteria set out in Policy ENV21. The entire route of the canal within the district is a Conservation Area and emerging Local Plan Policy ENV20 indicates that the Council will seek to secure the preservation and enhancement of its character when determining planning applications. This also applies to proposals adjacent to the Conservation Area. It is therefore considered that the emerging Local Plan provides a sufficient basis for addressing the concerns expressed. No change.</p>
<p>Towpaths can provide sustainable pedestrian and cycle routes. New development adjacent to the canal should therefore seek to integrate the towpath into the scheme where appropriate.</p>	<p>Emerging Local Plan Policy T1 indicates that new development should make provision for access to development for pedestrians and cyclists. The entire length of the Trent and Mersey Canal towpath within South Derbyshire is a public right of way and the opportunity to connect canalside development to it would be taken into account at the planning application stage. No change.</p>	
<p>British Waterways may request planning conditions or obligations where new developments will impact upon the canal and towpath.</p>	<p>Noted.</p>	
<p>The use of sustainable urban drainage systems should be encouraged for new and existing development areas.</p>	<p>Sustainable drainage systems are addressed in Revised Deposit Draft Local Plan Policy ENV 12 and it is considered</p>	

English Heritage	<p>Sites that affect the setting of listed buildings, conservation areas, scheduled monuments and registered historic parks and gardens should be avoided. The selection of sites for commercial buildings should have regard to the "Landscape Character of Derbyshire" work, particularly in areas of historic landscape and should also be referred to at the planning application stage. Reference should therefore be made to this work in the SPG.</p> <p>Wherever possible design frameworks should be drawn up to cover all aspects of the design of the site, particularly in sensitive locations.</p> <p>The colour of materials can help reduce the impact of large buildings in the landscape. Rooftops are important where sites may be looked down on and ridged roofs may be a more acceptable design solution.</p> <p>The guidance could provide more detailed advice on mitigating the impact of development, including such matters as lighting.</p> <p>The premise that the agricultural character of the buildings and their surroundings should be retained as far as possible is supported.</p>	unnecessary to duplicate the content of that policy in the SPG. No change.
		<p>The protection of heritage features is addressed in policies contained in the Environment chapter of the emerging Local Plan and the need to take account of the landscape character work is covered in Environment Policy 3. The content of these policies does not need to be reiterated in the SPG. No change.</p> <p>It is considered that the policies contained in the emerging Local Plan together with the SPG can provide a satisfactory framework for negotiation with developers in respect of individual proposals as they come forward. No change.</p> <p>Materials are referred to in the "Buildings" section, but reference can also be made to colour. The reference to ridged roofs can be changed (see response to David Lock Associates). Amend text accordingly.</p> <p>Lighting is referred to in the context of security in the last paragraph under "Service Yards and Open Storage" and is also addressed in emerging Local Plan Policy ENV 16. It is considered unnecessary to duplicate the latter in the SPG. No change.</p> <p>Support welcomed.</p>

	<p>The SPG could include advice on the sustainability aspects of design including energy conservation.</p>	<p>Energy conservation is addressed under emerging Local Plan Policy ENV 16 and it is considered unnecessary to duplicate the content of that policy in the SPG. The Council intends to prepare guidance to address sustainable practices relating to all types of development in due course. No change.</p>
<p>English Nature</p>	<p><u>Introduction</u> Pleased to see the importance of the environment for the local economy being recognised in the introduction.</p> <p><u>Landscaping</u> It is strongly suggested that natural landscaping should take account of landscape character, but should also contribute to the implementation of the Biodiversity Action Plans through the creation of habitat, the scale of which should be appropriate to the size of the development. Habitats on-site prior to the development should be maintained and enhanced.</p> <p>The landscape management plan approach is supported.</p> <p><u>Sustainable Features</u> Sustainable features such as rain-water flush systems, use of Forestry Stewardship Council approved timber, alternative energy initiatives and Sustainable Urban Drainage Systems (SuDS) should be encouraged in the SPG.</p> <p><u>Wildlife Features</u> The “building-in” of wildlife features should be encouraged in the SPG. Diagrams can be provided if</p>	<p>Support welcomed.</p> <p>The issue of landscape character is addressed under emerging Local Plan Policy ENV 3 whilst the Biodiversity Action Plans and wildlife habitat retention and creation are referred to under Policy ENV2. It is considered unnecessary to duplicate the content of these policies in the SPG. No change.</p> <p>Support welcomed.</p> <p>The use of Sustainable Urban Drainage Systems is addressed under Policy ENV 12 of the Local Plan and it is considered unnecessary to duplicate the content of this policy in the SPG. The Council intends to prepare guidance to address sustainable practices relating to all types of development in due course. No change.</p> <p>The protection and enhancement of wildlife habitats is addressed under emerging Local Plan Policy ENV 2 and it is</p>

	required.	considered unnecessary to duplicate the content of that policy in the SPG. No change.
Environment Agency	<p>Reference should be made to the management of surface water run-off to safeguard against flooding. Unless it can be demonstrated that their use would be inappropriate sustainable drainage principles should be employed.</p> <p>The guidance should refer to the need to safeguard against water pollution through such measures as the use of oil interceptors. The storage of oil or fuel will need to be in accordance with the Control of Pollution Regulations.</p>	<p>Surface water disposal is addressed in Revised Deposit Draft Local Plan Policy ENV 12 and it is considered unnecessary to duplicate the content of that policy in the SPG. No change.</p> <p>The protection of water quality is addressed in Revised Deposit Draft Local Plan Policy ENV 11 and it is considered unnecessary to duplicate the content of that policy in the SPG. No change.</p>
The National Forest Company	<p>The NFC is pleased that there is reference to the National Forest development planting guidelines.</p> <p>This would benefit from having a sub-heading i.e. "National Forest planting guidelines".</p> <p>In the third paragraph on the back page reference should be made to the National Forest Strategy.</p> <p>Where possible hedge and tree planting should be used to soften the impact of stark fence lines.</p> <p>Reference should be made to raising the quality of the design of industrial and office buildings in the National Forest. Such buildings should start to better reflect their Forest setting, for example: through more imaginative design, including more timber in their construction, incorporating sustainable urban drainage</p>	<p>Support welcomed.</p> <p>Agreed. Add sub heading.</p> <p>Agreed. Amend text accordingly.</p> <p>Agreed. Amend text accordingly.</p> <p>With regard to the general quality of design the Council would wish to ensure a high standard throughout the district and not just within the National Forest. However building design and landscaping intended to reflect the Forest setting is a matter specific to the National Forest and can be referred to under the "Buildings" section by adding the following text</p>

<p>options, promoting wood fuel heating systems and making the links between high quality designed buildings and associated high quality woodland planting and landscaping – together these can vastly improve the urban environment.</p>	<p>at the end of the first paragraph:  “Within the National Forest the Council will seek to encourage imaginative design and use of timber construction where appropriate”.</p> <p>It is further proposed that a new section entitled “Landscaping” be added to that part of the document setting out “Guidance Applicable throughout the District”. This should read as follows:</p> <p>“Landscaping can contribute significantly to the aesthetic qualities of a development, not only for the purposes of screening as referred to under “Boundary Treatments” below, but also insofar as it can help to soften the appearance of open paved areas such as car parks and provide a pleasing contrast with the rectilinear design of buildings. Such planting will be encouraged, particularly on sites highly visible from public viewpoints. Within the National Forest landscaping schemes should give emphasis to woodland style planting.”</p> <p>Sustainable drainage and the use of wood as fuel are referred to under Revised Deposit Draft Local Plan policies ENV 12 and ENV 16 respectively. It is considered unnecessary to duplicate the content of these policies in the SPG. No change.</p> <p>Agreed. Add captions to photographs.</p> <p>Agreed. Add references to good practice examples.</p>
<p>The photographs should have captions to reinforce the points they make.</p> <p>Good practice examples should be included that developers could refer to.</p>	

<p>Friends of the Earth</p>	<p>Sustainability appraisals and strategic environmental assessments for large scale developments should be mentioned. There should be public participation when such developments are espoused at the earliest stages.</p> <p>Development should be as close as possible to existing industry to minimise environmental impact.</p> <p>Rail freight should be used where possible.</p> <p>Preference should be given to re-using existing buildings.</p> <p>Recycled materials should be used in preference to virgin materials.</p> <p>The guidance should refer to energy efficiency and use of renewable energy. Estimates should be made of the lifetime effects of the development on climatic change and mitigation measures proposed.</p> <p>Nearby rivers should be used for water power.</p>	<p>These matters are covered by planning legislation and do not need to be reiterated here. No change.</p> <p>This issue is addressed by policies in the Employment and Environment chapters of the Local Plan. No change.</p> <p>This issue is addressed by Policy T8 of the Local Plan. No change.</p> <p>This issue is addressed by policies in the Environment and Employment chapters of the Local Plan and can also be referred to in the Council's proposed guidance on sustainable development practices. No change.</p> <p>This issue can be addressed in the Council's proposed guidance on sustainable development practices. No change.</p> <p>Emerging Local Plan Policy ENV16 addresses these matters and energy efficiency is also covered by Building Regulations. These matters can also be referred to in proposed guidance on sustainable development practices. No change.</p> <p>Opportunities for development of this kind can be considered as they arise in consultation with the Environment Agency. This issue can also be referred to in proposed guidance on sustainable development practices. No change.</p>
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<p>Melbourne Civic Society</p>	<p>Generally the document contains sound common sense guidance that is supported.</p> <p>On page 4 the reference to quickthorn should be deleted as it and hawthorn are the same species.</p> <p>On page 5 the reference to “a flexible approach to the siting of parked vehicles etc” could be interpreted as an encouragement not to worry about these aspects. It is suggested that the third sentence be reworded as follows: “the layout should ensure that both the buildings themselves and any open areas containing parked vehicles or open storage are adequately screened so that the quality of rural landscapes is protected and if possible enhanced.”</p> <p>On page 6, in the paragraph referring to the National Forest in line 3, correct “it’s” to “its”.</p> <p>Concern is expressed that the cost of meeting planning obligations could be used as an excuse for cutting costs on materials or landscaping. Particular concern is expressed about the suggestion that landscaping not provided on site could be transferred to elsewhere in the National Forest. This should only be the last resort and this should be made clear, rewording the second sentence: “For developments that fall within its boundaries there will be a requirement that planting is carried out either on or immediately off-site or, where this is impracticable, through the provision of a financial contribution towards planting elsewhere in the forest within South Derbyshire.”</p>	<p>Support welcomed.</p> <p>Agreed. Amend text accordingly.</p> <p>Agreed. Amend text accordingly.</p> <p>Amend text accordingly.</p> <p>Agreed. Amend text accordingly.</p>
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<p>Peter Diffey and Associates Ltd.</p>	<p>There is concern that plot ratios could be treated as maximums. It may be more appropriate to comment on layout in terms of :</p> <ol style="list-style-type: none"> <li>1) its appropriateness to the surrounding area</li> <li>2) the appropriateness of its design</li> <li>3) the best location and provision of servicing facilities and staff/customer parking</li> <li>4) adequate landscaping and</li> <li>5) making the best use of the site through considering height and additional storeys.</li> </ol> <p>No reference is made to sustainability or green energy generation.</p>	<p>With regard to plot ratios see response to David Lock Associates on behalf of Roger Bullivant Ltd. below.</p> <p>Matters such as appropriateness to the surrounding area and appropriateness of design are addressed under emerging Local Plan Policy ENV21. Reference is already made in the draft SPG to the possible use of first floors and mezzanines. Nevertheless it is considered that a general statement referring to the importance of site planning should be included. It is therefore proposed that the section entitled "Site Layout" be retitled "Site Planning and Layout" and the following text inserted at the beginning:</p> <p>"Proper consideration should be given to site planning from the outset and applicants are encouraged to employ professional advice to ensure that the development provides for the long term needs of the occupier whilst respecting and, where possible, enhancing the character of the locality."</p> <p>These matters are addressed in policies contained in the emerging Local Plan, including Policy ENV 16 which refers to renewable energy production. It is considered unnecessary to duplicate the content of these policies in the SPG. The Council intends to prepare guidance to address sustainable practices relating to all types of development in due course. No change.</p>
<p>David Lock Associates</p>	<p>The document represents a clear guide for developers and development control officers and should prove useful in determining planning applications.</p> <p>Diagrams such as figure 1 and sketches or elevations</p>	<p>Support welcomed.</p> <p>The use of photographs is considered appropriate. Those</p>

	<p>are considered more useful than photographs.</p> <p>In the section entitled "Boundary Treatments" it might be useful to include a sketch plan or cross section to show how a consistent frontage boundary treatment can unify a series of different buildings within an industrial area.</p>	<p>included in the draft SPG depict existing development within South Derbyshire showing how design elements referred to in the document can be achieved locally.</p> <p>Agreed. Add new figure as suggested.</p>
<p>Roger Bullivant Ltd. c/o David Lock Associates</p>	<p>The provision of guidance on the employment policies in the adopted and emerging local plans is supported.</p> <p><u>Site Layout</u></p> <p>The reference to plot ratios is too restrictive and prescriptive and is considered not to accord with government policy on making the most efficient use of land and it is therefore suggested that it be replaced as follows:</p> <p>"In order to avoid the need for operational activity on the street that could cause a detrimental affect on the amenity of surrounding land uses, the development must comply with all relevant standards such as car parking and servicing. The intensity of development should be appropriate to the surrounding area and have full regard to the amenity of neighbouring land uses."</p> <p>The consultative approach prior to submitting an application, as referred to in the document's introduction, is fully supported and the issue of plot ratio could be discussed in this forum.</p>	<p>Support welcomed.</p> <p>It is accepted that a more flexible approach to plot ratio may be appropriate, however the issue of operational activity taking place on the street is a matter of concern in terms of highway safety as well as local amenity. In addition the requirement that development must comply with parking and servicing requirements is already set out in Policies T8 and T9 of the emerging Local Plan and the need for development to be appropriate to the surrounding area and avoid harm to the amenity of neighbouring land uses is addressed in policies contained in the Environment chapter. The following wording is therefore proposed:</p> <p>"Development should provide sufficient on-site capacity to avoid the need for operational activity on the street, taking account of the future expansion needs of the business".</p>

Service Yards and Open Storage

It is suggested that the words "Ideally open storage should be avoided entirely, but" be deleted and the rest of the paragraph be retained as the current wording does not take account of some industrial operations requirements and viability constraints.

Buildings

It is suggested that in order to allow proposals to be considered on a site-by-site basis the text "The size of buildings should be minimised and, except in the case of small scale rural enterprise, ridged roofs should be avoided as these increase the apparent size and bulk of buildings" should be replaced as follows:

"The siting, design, size and scale of individual buildings should have regard to the existing site location and setting and, where appropriate, respect the existing neighbouring development. Good quality design of buildings should be encouraged and imaginative design solutions sought to overcome any individual site constraints."

Planning Obligations

The reference that states "the benefit of ensuring the wider aims of the Council are met" could be misinterpreted to seek contributions not related to the proposed development contrary to Circular 1/97. The following wording is therefore suggested:

"These obligations will often seek off-site works and sometimes may have the benefit of ensuring the wider aims of the council are met but in all circumstances

It is accepted that the draft text may be excessively restrictive, bearing in mind the practical requirements of certain types of business. The amendment suggested by the consultee would allow for outdoor storage where it could not be seen from public viewpoints. Amend text accordingly.

It is accepted that it may be appropriate to allow a more flexible approach to the scale and design of buildings in the countryside. However the need for development to have regard to the location and to respect neighbouring development is addressed in emerging Local Plan Policy ENV 21. Also bearing in mind the comments made by English Heritage with regard to ridged roofs, it is proposed that the text highlighted by the objector be replaced as follows:

"High quality design will be encouraged and imaginative solutions sought to overcome any individual site constraints".

It is considered unnecessary to reiterate the requirements of Circular 1/97 in the SPG, however for the sake of clarity it is proposed that the text be modified as follows:

"These obligations, which should accord with Circular 1/97, will often seek off-site works and may sometimes have the benefit of ensuring the wider aims of the Council are met."

	<p>they must be in accordance with Circular 1/97 and in particular the tests of being:</p> <ol style="list-style-type: none"><li>1) necessary</li><li>2) relevant to planning</li><li>3) directly related to the proposed development</li><li>4) reasonable in all other respects.</li></ol>	
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**South Derbyshire District Council**  
Planning Services

# **Industrial & Office Design & Layout**

supplementary planning guidance



**Consultation draft**

## Purpose of the Guidelines

This Supplementary Planning Guidance (SPG) has been prepared in accordance with Planning Policy Guidance Note 12, para. 3.15. It supplements Employment policies in the adopted South Derbyshire Local Plan and Policies ENV21 and C6 of the reviewed Local Plan, providing a greater level of detail to show how development can avoid having an adverse impact on the environmental quality and amenity of the District.

The advice is intended to act as a guide to the design and layout of all new industrial and office development and redevelopment and to alterations to existing premises where planning permission is required. As well as being concerned with the general quality of design, it addresses a range of other issues of importance to industrial and business development including access, security and operational matters.

This guidance should be read alongside all relevant policies of the Development Plan and any subsequent changes to it. In all cases the policies contained in the Plan will take precedence.

## Introduction

The guidance is intended to assist in meeting the following Key Aims of the Council's Corporate Strategy:

- \*safeguard and enhance a sustainable environment
- \*develop a vibrant and sustainable economy
- \*reduce crime and disorder along with the fear of crime

As well as being of importance in its own right, the quality of the environment is closely linked to the local economy. It is a primary factor in the attraction of staff, the retention of existing businesses within the district, the attraction of inward investment and the promotion of South Derbyshire as a tourist destination.

The overriding aim of this guidance is therefore to ensure that new industrial and office development provides for the needs of occupiers, users and visitors whilst maintaining and, where possible, enhancing local environmental quality.

Experience shows that the most successful new developments are those where there has been a dialogue between the Council and designers prior to the submission of a formal application. The Council therefore encourages this approach.

## Guidance Applicable throughout the District

### Site layout

The layout of the proposed development should take account of the pattern of established and other permitted development in the area. For example, it may be possible to position buildings on neighbouring premises in such a way as to screen their respective storage and service areas from public view, as shown in Fig. 1

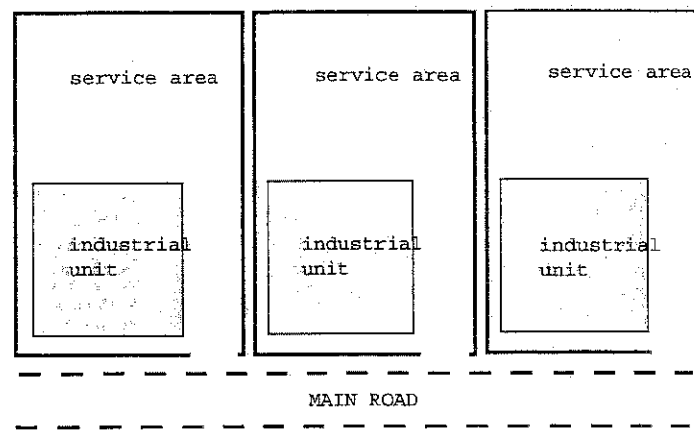


Fig.1

In order to avoid the need for operational activity to take place on the street, plot ratios (i.e. the proportion of the plot with a building on it) for new industrial development should be 35-40% and should not normally exceed 50% following expansion of existing buildings. Where relatively high plot ratios are proposed for new industrial buildings, consideration should be given at the outset to structural options for adding first floors or mezzanines to allow the business to grow without compromising the plot ratio.

### Buildings

Due to their size and prominence, industrial and business developments can have a profound impact on the environment and it is therefore desirable that they seek to complement their surroundings in terms of design and materials. Where proposals affect listed buildings and conservation areas developments should be

designed to respect their setting and special character.

The form, massing, scale and height of the building should be designed to respond to its context and key views of the site. Consideration should be given to the impact of development from all viewpoints, both near and distant.

Buildings should be carefully planned to ensure that the internal layout allows windows and entrances to overlook public streets, public spaces, access points, car parking areas and other pedestrian routes, as shown in Fig.2. This can enhance security through natural surveillance and contribute toward the creation of an attractive public environment.



Fig.2

It is recommended that windows vulnerable to access by intruders be constructed of robust materials with laminated glass of 6.4mm minimum thickness and meeting the British Standard. Ground floor windows should be fitted with anti-shatter film and should have barred protection or shutters, preferably installed internally. Also for security reasons, downpipes should ideally be either flush with the walls of the building or concealed. In unobtrusive positions where a downpipe cannot be concealed umbrella spikes could be considered.

The design of buildings should allow for the possibility of some adaptation or flexibility to accommodate the needs of future users. Ideally the design should minimise the need for maintenance to reduce the extent of future deterioration. For example, materials that weather or stain badly should normally be avoided as should structures that can easily be

vandalised. Buildings that reflect these principles can be expected to have a greater life expectancy and enhanced long term value.

Potential for retaining, conserving and re-using existing buildings on a site should always be assessed as part of a sustainable approach to development.

#### Service Yards and Open Storage

Service yards and open storage areas, including refuse, tend to detract markedly from the environmental quality of an area and should therefore normally be screened from public view. Special fencing and landscaping such as earth bunds, where sensitively designed, can also be used to absorb noise. Ideally open storage should be avoided entirely, but where satisfactory indoor accommodation cannot be provided it should be located where it cannot be seen from public viewpoints and should be stacked no higher than surrounding buildings, walls, fences or landscape screening. Provision should be made for the storage of refuse generated by the site in the form of bin stores or areas dedicated for the location of skips.

Waste disposal and other storage containers should normally be sited away from buildings as they can be used as climbing aids. The positioning of storage and other potential obstacles should not affect means of escape or hinder access for fire appliances.

The creation of unprotected and secluded areas should be avoided and areas vulnerable to intruders such as fire exits and loading bays should be well lit, although outdoor lighting should be limited to the minimum necessary to serve its purpose. The use of comprehensive security measures including CCTV is encouraged.

#### Boundary Treatments

Boundary treatments should help to assimilate the development with its surroundings and effectively screen open storage and operational areas from public view whilst providing an appropriate level of security. Care should be taken to avoid detracting significantly from the quality of the surrounding area. On industrial estates a co-ordinated approach will be encouraged.



Visual screening can often be achieved by siting buildings along the highway frontage, with open areas located to the rear. Buildings also represent the most secure form of boundary treatment and can be very effective barriers against noise, thereby helping to reduce conflicts between neighbouring land uses.

Where the buildings themselves cannot be used, boundary treatments should wherever possible comprise natural landscaping. The type, scale and layout of planting should be related to the size and nature of the plot and buildings within their surroundings although boundary landscape belts intended to screen premises should be of sufficient depth to fulfil their purpose.

Where needed to discourage intruders quickthorn or hawthorn hedge can provide natural protection.

Future demands for underground services, cabling and sightlines should be taken into account so as not to prejudice the survival of new trees.

A Landscape Management Plan should always be prepared for significant projects to ensure that they can be sustainably maintained for the future.

Where landscaping would be impractical as a means of enclosing outdoor areas, walls or pre-painted metal weldmesh fencing should normally be used, shown in Fig.3. Although effective in security terms, palisade fencing tends to be unattractive and ideally should only be used where the aforementioned alternatives would be impractical. For security reasons use of chain link fencing should be avoided.

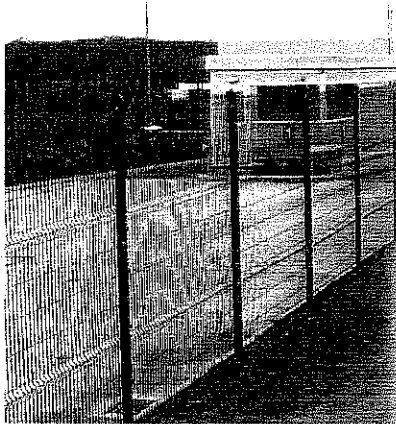


Fig.3

Any security fencing should be to a minimum height of 2.4m. It should be designed and coloured so as to minimise visual intrusion and should integrate fully with the overall landscaping scheme.

Development should normally be designed in such a way as to encourage access by sustainable transport modes, giving priority to pedestrians, cyclists and public transport users.

Siting buildings close to site frontages can assist in encouraging access on foot or by public transport. The positioning of pedestrian entrances as close to public rights of way and bus stops as possible can further enhance accessibility.

Pedestrian routes from streets to building entrances should be clearly defined, direct and safe. Development that results in the need to walk through areas used by motor vehicles and cycles can be dangerous and intimidating to pedestrians and should thus be avoided.

Industrial and business development adjacent to public rights of way should, wherever possible, avoid detriment to the environmental quality or safety of the path, for example through the creation of potential ambush points, as this may deter use by pedestrians.

For security reasons there should normally be only one vehicular access to the premises and this should ideally have a barrier. Car parks should provide good natural surveillance and be well lit after dark. Traffic calming measures should be considered at the car park entrance. Landscaped areas adjacent to car parks should ideally comprise berberis or thorny species to discourage people from hiding in them.

### **Guidance Relating to Development in the Countryside or on the Edge of Urban Areas**

In addition to the guidance set out above, the following should be taken into consideration in planning for new industrial and business development in the countryside or on the edge of urban areas.

In the countryside the protection of the character of the landscape must be accorded a high priority. Development in such locations tends to be visible over greater distances and from a wider range of viewpoints. A flexible approach must therefore be taken to the size and siting of buildings and open areas containing parked vehicles or open storage. Account should be taken of the context provided by landscape features and any other existing or planned development in the vicinity.

**Buildings**

A consistency and simplicity of form will be sought in new development. The size of buildings should be minimised and, except in the case of small-scale rural enterprise, ridged roofs should be avoided as these increase the apparent size and bulk of buildings. More elaborate shapes should only be used at a smaller scale on the entrances to buildings and on small administration blocks where these are not highly conspicuous from outside the site, as shown in Fig.4 .



Fig.4

Development in the countryside is at its most conspicuous where the skyline is broken, or where the landscape is substantially changed through the "cut and fill" process, although there may be instances where the latter technique can be used to lessen the visual impact of a development. Muted colours and non-reflective finishes often assist in ensuring that the development responds to its context and should normally be used. Impact can also be reduced by relating size and colour to that of nearby buildings, so that they complement each other as a group.

Landscaping schemes should take account of the local landscape character context. Trees, shrubs and vegetation should be appropriate to the surrounding environment, as shown in Fig.5 and should, where practicable, include large woodland species that will contribute to the wider landscape.

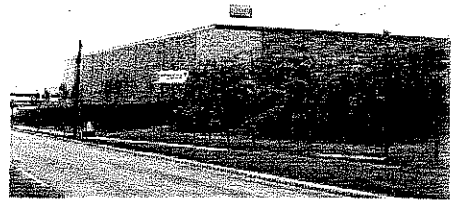


Fig.5

**Conversion of Agricultural Buildings**

The general rule should be to retain the agricultural character of the buildings and their setting as far as possible, as shown in Fig.6. Existing openings should be used as far as possible, with additional ones kept to a minimum. Roof lights should be avoided where possible and kept to a minimum where needed. Particular care should be taken to avoid changes to those elevations of buildings that are visible from public viewpoints.

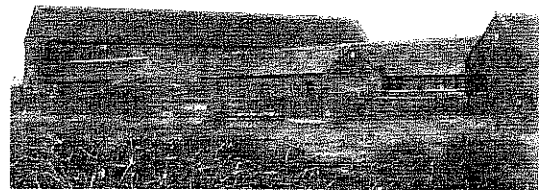


Fig.6

**Planning Obligations**

Where necessary, to make a proposal acceptable from a land use point of view and to meet the needs of new occupiers, planning obligations under Section 106 of the Town and Country Planning Act may be entered into either in partnership with the Council or on a unilateral basis. These obligations will often seek off-site works and have the benefit of ensuring the wider aims of the

Council are met and should be in accordance with Circular 1/97. One example may be assistance in fulfilling the Council's commitment to provide an integrated cycle network.

Examples of facilities that may be secured in this way include the following:

- (i) the creation of pedestrian and/or cycle routes
- (ii) the provision of bus shelters and laybys
- (iii) the provision of roads
- (iv) the provision of street furniture or other works of art

Additionally, much of the District lies within the National Forest. For developments that fall within it's boundaries there will be a requirement that planting is carried out either on or off-site, or as an alternative to both, through the provision of monies that will be put towards planting elsewhere in the forest within South Derbyshire. Details of the level of planting, or alternative provision, that will be required are contained in the National Forest publication "The National Forest: A Guide for Developers and Planners".

## Further Advice

This is one of a series of Supplementary Planning Guidance documents published by South Derbyshire District Council Planning Service. Other documents in the series are as follows:

Display of Advertisements

Cycling Strategy

Historic South Derbyshire

Protecting Trees

Swadlincote Walking Strategy

If you require any further advice or clarification on any of the issues raised or other planning matters please contact:

**The Planning Services Manager, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH. Phone: (01283) 221000, Fax: (01283) 595850, e.mail: [civic.offices@south-derbys.gov.uk](mailto:civic.offices@south-derbys.gov.uk).**

**[www.south-derbys.gov.uk](http://www.south-derbys.gov.uk)**

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