

Please ask for Democratic Services
Phone (01283) 595722 / 595848
Typetalk 18001
DX 23912 Swadlincote
democraticservices@south-derbys.gov.uk

Our Ref: DS
Your Ref:

Date: 8th November 2017

Dear Councillor,

Environmental and Development Services Committee

A Meeting of the **Environmental and Development Services Committee** will be held in the **Council Chamber**, on **Thursday, 16 November 2017 at 18:00**. You are requested to attend.

Yours faithfully,



Chief Executive

To:- **Conservative Group**
Councillor Watson (Chairman), Councillor Muller (Vice-Chairman) and Councillors Mrs Brown, Coe, Mrs Hall, Mrs Patten, Roberts, Tipping and Wheeler

Labour Group
Councillors Chahal, Dunn, Taylor and Tilley

AGENDA

Open to Public and Press

- 1** Chairman's Announcement
- 2** Apologies and to note any Substitutes appointed for the Meeting.
- 3** To receive the Open Minutes of the following Meeting:-

Environmental and Development Services Committee 28th September 2017 Open Minutes **4 - 7**
- 4** To note any declarations of interest arising from any items on the Agenda
- 5** To receive any questions by members of the public pursuant to Council Procedure Rule No.10.
- 6** To receive any questions by Members of the Council pursuant to Council procedure Rule No. 11.
- 7** Reports of Overview and Scrutiny Committee
- 8** KEY PERFORMANCE INDICATORS – LICENSING DEPARTMENT **8 - 9**
- 9** CORPORATE PLAN 2016-21 PERFORMANCE REPORT (1 JULY- 30 SEPTEMBER 2017) **10 - 32**
- 10** THE WASTE (ENGLAND AND WALES) (AMENDMENT) REGULATIONS 2012 **33 - 34**
- 11** REFUSE COLLECTION RESOURCES **35 - 37**
- 12** ENFORCEMENT AND COMPLIANCE REPORT **38 - 44**

13	ADOPTION OF AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT	45 - 105
14	ADOPTION OF DESIGN SUPPLEMENTARY PLANNING DOCUMENT	106 - 308
15	BEYOND THE HORIZON – THE FUTURE OF UK AVIATION	309 - 314
16	'WELCOME TO AN ACTIVE SOUTH DERBYSHIRE' PROJECT	315 - 317
17	COMMITTEE WORK PROGRAMME REPORT	318 - 323

Exclusion of the Public and Press:

- 18** The Chairman may therefore move:-
That in accordance with Section 100 (A)(4) of the Local Government Act 1972 (as amended) the press and public be excluded from the remainder of the Meeting as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that there would be disclosed exempt information as defined in the paragraph of Part I of the Schedule 12A of the Act indicated in the header to each report on the Agenda.
- 19** To receive the Exempt Minutes of the following Meeting:-
Environmental and Development Services Committee 28th September 2017 Exempt Minutes
- 20** To receive any Exempt questions by Members of the Council pursuant to Council procedure Rule No. 11.
- 21** THE FUTURE OF BUILDING CONTROL IN SOUTH DERBYSHIRE

ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE

28th September 2017

PRESENT:-

Conservative Group

Councillor Watson (Chairman), Councillor Muller (Vice-Chairman) and Councillors Mrs Brown, Mrs Hall, Harrison (substituting for Councillor Wheeler), Hewlett (substituting for Councillor Coe), Mrs Patten and Tipping

Labour Group

Councillors Dunn, Rhind (substituting for Councillor Chahal), Richards (substituting for Councillor Taylor) and Tilley

In attendance

Councillor MacPherson (Conservative Group)

EDS/31 **APOLOGIES**

Apologies for absence from the meeting were received from Councillors Coe, Roberts, Wheeler (Conservative Group), Chahal and Taylor (Labour Group).

EDS/32 **MINUTES**

The Open Minutes of the Meeting held on 17th August 2017 were noted, approved as a true record and signed by the Chairman.

EDS/33 **DECLARATIONS OF INTEREST**

The Committee was informed that no declarations of interest had been received.

EDS/34 **QUESTIONS FROM MEMBERS OF THE PUBLIC UNDER COUNCIL PROCEDURE RULE NO 10**

The Committee was informed that no questions from Members of the Public had been received.

EDS/35 **QUESTIONS BY MEMBERS OF THE COUNCIL UNDER COUNCIL PROCEDURE RULE NO 11**

The Committee was informed that no questions from Members of the Council had been received.

EDS/36 REPORTS OF THE OVERVIEW & SCRUTINY COMMITTEE

There were no Overview and Scrutiny Reports to be submitted.

MATTERS DELEGATED TO COMMITTEE**EDS/37 KEY PERFORMANCE INDICATORS – LICENSING DEPARTMENT**

The Chief Executive presented the report to Committee, highlighting that the 92% result against Private Hire Vehicles was purely the result of Licensing staff being also tasked with elections work during the period in question and that a return to the more usual 100% would show in future results.

RESOLVED:

Members noted the performance of the Licensing Department in relation to the Key Performance Indicators.

EDS/38 PRIVATE HIRE LICENSING POLICY

The Chief Executive presented the report to Committee.

Councillor Dunn referred to the issue of private hire vehicles being required to be free of dents, citing a case where a driver had surrendered his licence plates prior to repair, but had then lost eight days income before his plates were returned. The Chief Executive undertook to investigate the matter further on receipt of the relevant details.

RESOLVED:

Members approved the proposed changes to the Private Hire Licensing Policy, to come into effect on 3rd November 2017.

EDS/39 CHARGING FOR REQUESTS FOR FOOD HYGIENE REVISITS

The Environmental Health Manager presented the report to Committee.

Members queried or raised comment in relation to the proposed £150 fee being subject to VAT, the number of food businesses in the District, businesses with exempt status, the frequency of visits, visit action where results are poor, the display of food hygiene results, the potential negative effect of introducing a charge, whether a charge should be deferred until the display of ratings was made compulsory and the rate of revisit applications, all matters addressed by the Environmental Health Manager and Senior Environmental Health Officer.

Councillor Harrison reported that a lobby group was pressing for the display of food hygiene ratings being made mandatory, as is already the case in Wales and Northern Ireland.

RESOLVED:

Members approved the proposal to charge £150 for every request from a food business for a discretionary food hygiene inspection revisit for a trial period of 18 months.

EDS/40 **SWADLINCOTE HERITAGE TRAIL**

The Environmental Development Manager presented the report to Committee.

Members commended the idea and the valuable work undertaken by Magic Attic members and others who had conducted the research and contributed to this outcome.

RESOLVED:

Members approved the development of the heritage trail and the plans to complete it.

EDS/41 **BEYOND THE HORIZON – THE FUTURE OF UK AVIATION**

The Planning Services Manager presented the report to Committee.

The Chairman referred to the East Midlands Airport Liaison Committee, its membership influencing the make-up of the proposed panel.

RESOLVED:

Members approved that:-

- (i) a Member Working Panel be established to formulate and submit a response to the current and planned Department for Transport consultations on the proposed “Aviation Strategy for Britain”;***
- (ii) the Members Working Panel be constituted of Chairman and Vice-Chairman of Environmental and Development Services Committee, Ward Member Councillor John Harrison and an Opposition Member, Councillor Neil Tilley.***
- (iii) that the initial response be presented to a future meeting of this Committee for information.***

EDS/42 **COMMITTEE WORK PROGRAMME**

RESOLVED:

Members considered and approved the updated work programme.

EDS/43 **LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

RESOLVED:-

That, in accordance with Section 100(A)(4) of the Local Government Act 1972 (as amended), the press and public be excluded from the

remainder of the Meeting as it would be likely, in view of the nature of the business to be transacted or the nature of the proceedings, that there would be disclosed exempt information as defined in the paragraphs of Part 1 of the Schedule 12A of the Act indicated in brackets after each item.

MINUTES

The Exempt Minutes of the Meeting held on the on 17th August 2017 were received.

EXEMPT QUESTIONS FROM MEMBERS OF THE COUNCIL UNDER COUNCIL PROCEDURE RULE NO 11

The Committee were informed that no exempt questions from Members of the Council had been received.

SWADLINCOTE MARKET (Paragraph 3)

Members approved the recommendations contained in the report.

EXPENDITURE OF GRANT FUNDING AND ORGANISATIONAL ARRANGEMENTS - INFINITY GARDEN VILLAGE (Paragraph 3)

Members approved the recommendations contained in the report.

TEMPORARY CHANGES TO STAFFING IN PLANNING (Paragraph 1)

Members approved the recommendations contained in the report.

The meeting terminated at 7.25pm.

COUNCILLOR P WATSON

CHAIRMAN

REPORT TO: ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE
AGENDA ITEM: 8
DATE OF MEETING: 16th NOVEMBER 2017
CATEGORY: DELEGATED/ RECOMMENDED
REPORT FROM: CHIEF EXECUTIVE
OPEN/EXEMPT PARAGRAPH NO:
MEMBERS' CONTACT POINT: ARDIP KAUR
01283 595 715
ardip.kaur@south-derbys.gov.uk
DOC:
SUBJECT: KEY PERFORMANCE INDICATORS – LICENSING DEPARTMENT
REF:
WARD(S) AFFECTED: ALL
TERMS OF REFERENCE:

1. Recommendations

1.1 That Members note the performance of the Licensing Department in relation to the Key Performance Indicators

2. Purpose of Report

2.1 To provide Members with an update on the Licensing Department and the Key Performance Indicators

3. Detail

3.1 As part of the audit of the Licensing Department held in 2014, service standards were put in place with regards to target times for the processing of complete applications and dealing with any complaints received by the Department.

3.4 The Licensing Department will provide a quarterly update as to the Department's performance against the service standards. The results for the previous quarter are:

Private Hire Licensing

Type of Licence Application	August 2017 to October 2017
Private Hire Vehicles (5 days)	100%
Private Hire Drivers (10 days)	100%
Private Hire Operators (5 days)	100%

Licensing Act 2003

Type of Licence Application	August 2017 to October 2017
Personal licence (10 days).	100%
Grant of premises licence (15 days after grant)	100%
Variation of designated (15 days after grant)	100%
Transfer of premises licence holder (15 days after grant)	100%
Variation of premises licence (15 days after grant)	100%
Minor variation of premises licence (15 days after grant)	100%
Temporary event notice (1 day)	100%

Enforcement

Type of Application	August 2017 to October 2017
Acknowledgement of complaint within 2 days	100%
Letter detailing works required within 10 days	100%
Notify complainant of outcome of investigation within 10 days	100%

4. Financial Implications

4.1 There are no financial implications to the Council.

5. Corporate Implications

5.1 The service standards demonstrate that we support local businesses whilst protecting local residents which contribute directly to the corporate vision to make South Derbyshire a better place to live, work, and visit, and to the theme of sustainable growth and opportunity and safety and security.

REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES	AGENDA ITEM: 9
DATE OF MEETING:	NOVEMBER 16, 2017	CATEGORY: DELEGATED
REPORT FROM:	CORPORATE MANAGEMENT TEAM	OPEN DOC:
MEMBERS' CONTACT POINT:	GED LUCAS (EXT. 5775) STUART BATCHELOR (EXT. 5820)	
SUBJECT:	CORPORATE PLAN 2016-21: PERFORMANCE REPORT (1 JULY – 30 SEPT 2017)	
WARD (S) AFFECTED:	ALL	TERMS OF REFERENCE: G

1.0 Recommendations

1.1 That progress against performance targets is considered.

2.0 Purpose of Report

2.1 To report progress against the Corporate Plan for the period 1 July to 30 September 2017 under the themes of People, Place, Progress and Outcomes.

3.0 Detail

3.1 The Corporate Plan 2016 – 2021 was approved following consultation into South Derbyshire’s needs, categorising them under four key themes: People, Place, Progress and Outcomes. The Corporate Plan is central to our work – it sets out our values and visions for South Derbyshire and defines our priorities for delivering high-quality services.

3.2 This Committee is responsible for overseeing the delivery of the following key aims:

People

- *Use existing tools and powers and take appropriate enforcement action*
- *Reduce the amount of waste sent to landfill*
- *Develop the workforce of South Derbyshire to support growth*

Place

- *Facilitate and deliver integrated and sustainable housing and community infrastructure*
- *Enhance understanding of the planning process*
- *Help maintain low crime and anti-social behaviour levels in the District*
- *Connect with our communities, helping them feel safe and secure*
- *Deliver services that keep the District clean and healthy*

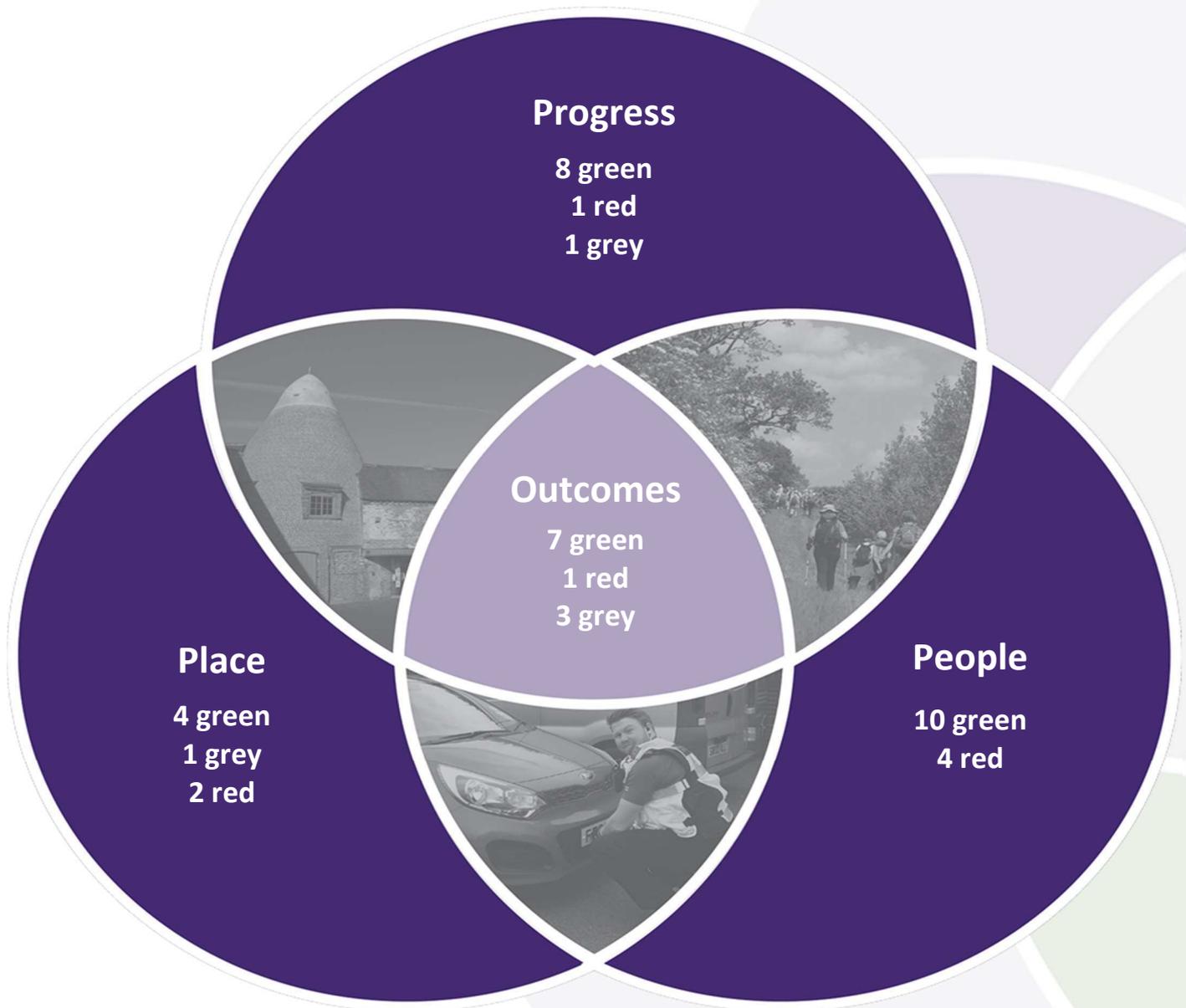
Progress

- *Work to attract further inward investment*
- *Unlock development potential and ensure the continuing growth of vibrant town centres*
- *Work to maximise the employment, training and leisure uses of The National Forest by residents and increase the visitor spend by tourists*
- *Help to influence and develop the infrastructure for economic growth*
- *Provide business support and promote innovation and access to finance*

These aims are underpinned by outcomes including financial health, improved customer focus, good governance, enhanced environmental standards and maintaining a skilled workforce.

- 3.3 Of the 16 measures and projects under the jurisdiction of the Environmental and Development Services Committee, 11 are showing green, four red and two grey.
- 3.4 More information can be found in the Performance Board in **Appendix A**. A detailed breakdown of performance for Environmental and Development Services is available in the Success Areas and Action Plan documents (**Appendices B and C respectively**), while associated risks are contained in the risk registers in **Appendices D, E and F**.

4.0 Overall Council performance – Quarter two (July 1 to September 30, 2017)



Of the 40 strategic projects and measures for the Council, 29 are showing green, six are red and five are grey.

5.0 Financial and Corporate Implications

- 5.1 None directly.

6.0 Community Implications

6.1 The Council aspires to be an excellent Council in order to deliver the service expectations to local communities. This report demonstrates how priorities under the People, Place, Progress and Outcomes themes contribute to that aspiration.

7.0 Appendices

Appendix A – Performance Board

Appendix B – Environmental and Development Services: Successes

Appendix C – Environmental and Development Services: Actions

Appendix D – Economic Development Risk Register

Appendix E – Community and Planning Risk Register

Appendix F – Housing and Environmental Risk Register

Theme	Aim	Project	Q1 progress	Q2 target	Q2 performance	Q2 detail
Outcomes	Maintain financial health	Generate ongoing revenue budget savings in the General Fund.	Savings of £400,000 approved from Corporate Services.	O1.1 Annual target of £850,000, as per the Medium Term Financial Plan. F&M	Annual target	No further update.
Outcomes	Maintain proper Corporate Governance	Compile and publish an Annual Governance Statement in accordance with statutory requirements.	Draft statement considered by Audit Sub Committee.	O2.1 An unqualified value for money opinion in the Annual Audit Letter. F&M	See action plan	See action plan.
Outcomes	Enhance environmental standards	Demonstrate high environmental standards. Ensure continual compliance with ISO 14001 standard.	Senior management environmental review pushed to quarter two.	O3.1 Close out all identified non conformances. E&DS	On track	Annual senior management review completed on September 29. All identified non conformities have been closed.
Outcomes	Maintain a skilled workforce	Ensure ongoing training and development for individuals and groups of employees where applicable.	Many employees completed four or five out of six mandatory training courses.	O4.1 95% of all employees to complete mandatory training. F&M	Annual target	27% of staff have completed all mandatory training. Of the eight mandatory courses (six for staff and two extras for managers) the outturn figure for each is more than 60%. More courses are to be scheduled for quarters three and four.
			N/A	O4.2 95% of all employees to have an annual performance appraisal. F&M	Annual target	N/A
Outcomes	Maintain customer focus	Develop a new website and provide functionality for greater transactional processing online	Website go live date delayed to ensure all features are delivered.	O5.1 Launch website. Gauge satisfaction and identify any emerging patterns and trends. F&M	On track	Website is now live. Reaction has been positive, with all snags quickly addressed. Analytics are being captured and will be reported back in quarters three and four.
		Develop a Social Media Strategy to provide easy and innovative options for residents to engage with the Council.	Benchmarking exercise with other authorities in Derbyshire to gauge use of social media.	O5.2 Undertake detailed research and analysis for Social Media Strategy. Build evidence base. F&M	On track	New Social Media and PR Specialist, Vin Gill, appointed. Audits are being carried out on all social media accounts and usage across local Government is being analysed. Evidence base is starting to take shape.
		Expand services in Customer Contact Centre and maintain facilities for face to face enquiries where required.	77.70%	O5.3 80% of telephone calls answered within 20 seconds. F&M	82.0%	Back on track after narrowly missing the target in quarter one. Telephone calls handled = 17,931
			6.60%	O5.4 Call abandonment rate of less than 10%. (Number of visitors to Civic Offices to be recorded). F&M	6.2%	Generally quieter quarter aided by completion of mandatory training. Number of visitors to Civic Offices = 9,264.
		Deliver Equalities and Safeguarding action plan to demonstrate principles are embedded in service delivery.	Equalities and Safeguarding Annual Report for 2016/17 presented to F&M.	O5.5 Achieve accreditation to Safe Place scheme. F&M	On track	Training has been undertaken in Customer Services and accreditation achieved. Now looking to raise the profile of how it benefits vulnerable residents.
Outcomes	Continue to strengthen the ICT platform and ensure that ICT is able to support change and minimise business risks.	Three year review of ICT Strategy and adoption of action plan to 2020.	External review of ICT requirements undertaken.	O6.1 Update F&M Committee on current ICT position. F&M	On track	Although a quarter three target, it is worth noting that the Committee approved a new IT and Digital Strategy on October 12.
People	Enable people to live independently	Provide an efficient and well-targeted adaptation service (including Disabled Facilities Grants) and make better use of previously adapted dwellings.	93.30%	PE1.1 Percentage of adapted properties allocated on a needs basis is >90%. H&CS	90%	During quarter two, 40 properties were signed up. Of these, 20 had adaptations present, with 18 let to customers with an adaptation need. One adapted property was let to a homeless applicant who we had a duty of care to and one was a hard to let property advertised three times.
			96%	PE1.2 Percentage of residents satisfied with the quality of their new home is >88%. H&CS	100%	100% of customers are very or fairly satisfied with the overall condition of the property when they move in.
People		Maintain regular contact with tenants, with a focus on those identified as vulnerable.	266	PE2.1 Total number of tenancy audits completed (250 target). H&CS	275	Of the 541 audits carried out this year to date, 4.62% are Acute Risk, 5.36% are High Risk, 12.75% are Medium Risk and 77.26% are Low Risk. Action plans and follow up visits are completed for all Acute and High Risk tenants.
			91%	PE2.2 Number of successful introductory tenancies (target of 97%). H&CS	95.45%	See action plan.

People	Protect and help support the most vulnerable, including those affected by financial challenges	Process Benefit claims efficiently	15.8 days	PE2.3 Average time for processing new Benefit claims is <18 days. F&M	14.3 days	Performance has stabilised due to additional resource.
			5.1 days	PE2.4 Average time for processing notifications of changes in circumstances is <8 days. F&M	5.4 days	Performance has stabilised due to additional resource.
			0.02%	PE2.5 Meet Housing Benefit Subsidy Local Authority error target threshold set by DWP (<0.48%). F&M	0.20%	Total is accumulative and will increase quarter on quarter. Post subsidy audit training is highlighting additional casework for remedial action.
		Provide a service for homeless applicants which is nationally recognised as delivering 'best practice'. Attain NPSS Bronze Standard for Homelessness by March 31, 2018.	Gaps reviewed and continuous improvement project started.	PE2.6 Select local challenges to focus on. H&CS	On track	Following the NPSS review, the team is focussed on delivering a project to improve the housing options prevention service to all customers who need support
People	Use existing tools and powers to take appropriate enforcement action	Bring empty homes back into use.	2 (target 1)	PE3.1 Number of empty home intervention plans for dwellings known to be empty for more than two years (target is three). H&CS	2	See action plan.
People	Increase levels of participation in sport, health, environmental and physical activities	Delivery of sport, health, physical activity and play scheme participations.	Rosliston = 63,550. Leisure centres = 250,774	PE4.1 Throughput at Etwell Leisure Centre, Green Bank Leisure Centre and Rosliston Forestry Centre. Target for Rosliston = 60,000. Target for Leisure centres = 170,404. H&CS	Rosliston = 55,588 Leisure centres = 259,799	See action plan.
		Tackling physical inactivity.	Sport, Health and Physical Activity Strategy adopted.	PE4.2 Deliver targeted physical activity programme. H&CS	On track	Health walks being delivered across the District, including dementia and COPD walks. Friday Night Project and Hilton Youth Group all restarted and have physical activity elements to them.
People	Reduce the amount of waste sent to landfill	Minimise waste sent to landfill.	111kgs	PE5.1 Household waste collected per head of population is <120kgs E&DS	113kgs	Figures for quarter one now confirmed. Quarter two figures are estimated.
			53%	PE5.2 Target of >53% of collected waste recycled and composted E&DS	48%	Quarter two figures are estimated. See action plan.
People	Develop the workforce of South Derbyshire to support growth.	Increase Council engagement to raise aspirations. Provide opportunities for young people to reach their potential.	Presentation of Raising Aspirations Programme at Full Council to inform Elected Members.	PE6.1 Review impact of Raising Aspirations programme. H&CS	On track	RISE continues to be progressed, with workstreams being driven towards raising aspirations in the urban core. Potential projects include a mentor/placement scheme to integrate young people with staff from SDDC, an awards event and ongoing discussions with a local film director as to how she can contribute. Marketing of the project continues.
Place	Facilitate and deliver a range of integrated and sustainable housing and community infrastructure.	Increase the supply and range for all affordable housing provision.	Annual target	PL1.1 Increased supply of affordable homes. Annual target of >150. H&CS/E&DS	Annual target	N/A
		Deliver an adopted South Derbyshire Local Plan, parts 1 and 2, and key supplementary documents.	Examination in public of Local Plan Part 2.	PL1.2 Consult on Development Plan and Supplementary Planning documents (SPDs). E&DS	On track	Consultation on proposed Main Modifications and updated Sustainability Appraisal undertaken. Consultation on two SPDs undertaken.
		Facilitate and deliver sustainable infrastructure.	N/A	PL1.3 Consider the introduction of a Community Infrastructure Levy. Awaiting information from the Government. Elected members to be kept informed of progress in Q2 and Q4. E&DS	See action plan.	See action plan.
Place	Help maintain low crime and antisocial behaviour levels in the District.	Deliver a programme of proactive interventions to reduce environmental crime such as fly-tipping.	179	PL3.1 Downward trend in fly-tipping incidents. Quarterly target is <180. E&DS	182	See action plan
		Review, publish and deliver the Safer South Derbyshire Community Safety Partnership Plan.	Schools consulted to develop delivery plan for community safety.	PL3.2 Deliver summer activities in urban core hot spot areas for young people to participate in. H&CS	On track	21 sessions held in urban parks over summer holidays. Total participants in these sessions was 2,975.
Place	Support provision of cultural facilities and activities throughout the District	Implement and manage the leisure facility capital build programme.	Investment programme for Rosliston Forestry Centre agreed.	PL5.1 Produce development plan for Green Bank Leisure Centre. H&CS	On track	Plan for capital developments completed and prioritised with Active Nation. Improvements to include a redeveloped pool spectator area, additional indoor and outdoor climbing stations and retiled pool hall.

Place	Deliver services that keep the District clean and healthy	Reduce contamination risk rating of land in South Derbyshire	1	PL6.1 Complete one contaminated land assessment. E&DS	1	Phase 1 assessment completed for the Saw Mill, Milton.
Progress	Work to attract further inward investment	Showcase development and investor opportunities in South Derbyshire.	Preparations underway for investor prospectus.	PR1.1 Publish vacant commercial property bulletin. E&DS	On track	New edition of vacant commercial property bulletin prepared and published.
Progress	Unlock development potential and ensure the continuing growth of vibrant town centres	Delivery of Swadlincote Townscape project.	New terms and conditions for Diana Memorial Garden in Swadlincote went to committee, causing delays.	PR2.1 Opening events for Diana Memorial Garden. Stage one grants bid to be submitted. E&DS	See action plan.	See action plan.
		Increase attendance and participation at town centre events.	7	PR2.2 Three events delivered and/or supported. E&DS	5	Events delivered and supported in the town centre included 'Ay Up Me Duck' Day, three Swadlincote Makers Markets and Orchard Day.
		Ensure the continuing growth of vibrant communities and town centres.	N/A	PR2.3 Vacant premises in Hilton, Melbourne and Swadlincote (proxy). To be reported twice a year. E&DS	N/A	N/A
Progress	Work to maximise the employment, training and leisure uses of The National Forest by residents and increase the visitor spend by tourists.	Support the operation and development of the tourism sector.	10,328	PR3.1 Number of queries handled by Swadlincote Tourist Information Centre. Target is 8,000. E&DS	11,666	11,666 enquiries handled by TIC. South Derbyshire and The National Forest promoted at summer events and shows. Heritage Open Days promoted at venues across South Derbyshire.
		Review and procure new management for Rosliston Forestry Centre.	Options appraisal developed.	PR3.2 Continue procurement process. H&CS	On track	Invitation to tender advertised and initial bids received.
		Work with Swadlincote TIC to attract evening visitors to the District's leisure, food and drink and retail offer.	N/A	PR3.3 Consult with businesses, via Swadlincote Town Team, on potential initiatives. E&DS	On track	Consultation undertaken with Town Team. Feature published in What's On guide. Promotional leaflet 'Nightlife in South Derbyshire' designed.
Progress	Provide business support and promote innovation and access to finance, including in rural areas	Food businesses with the top hygiene rating of five.	85.90%	PR5.1 >81% food businesses which have a Food Hygiene Rating score of five. E&DS	85.20%	Improvements in food performance are indicative of the continuous work we do with our local food business community to support new businesses and provide support and guidance on hygiene conformance.
		Registered food businesses active in the District.	814	PR5.2 >810 registered food businesses active in the District. E&DS	825	Improvements in food performance are indicative of the continuous work we do with our local food business community to support new businesses and provide support and guidance on hygiene conformance.
		Guidance offered to businesses or people thinking of starting a business	67	PR5.3 Guidance offered to businesses or people thinking of starting a business (through the Business Advice Service). Target is 25. E&DS	42	42 businesses and entrepreneurs assisted. Service promoted through creation of new marketing materials and publication of a 'Simple guide to business assistance'. Burton Mail Business Awards supported.

Environmental and Development Services Strategic and Service Success Areas Quarter 2, 2017/18

Appendix B



42

Target - 25

Businesses and entrepreneurs assisted through our Business Advice Service



Economy

Nightlife

Leaflet produced to help promote District's evening and night time economy



Tender

RFC

Initial bids received for new management of Rosliston Forestry Centre



825

Target - 810

Food businesses now registered in the District, thanks to the help and support of the Council



Heritage

Discover local gems

Heritage Open Days held across South Derbyshire to celebrate hidden treasures

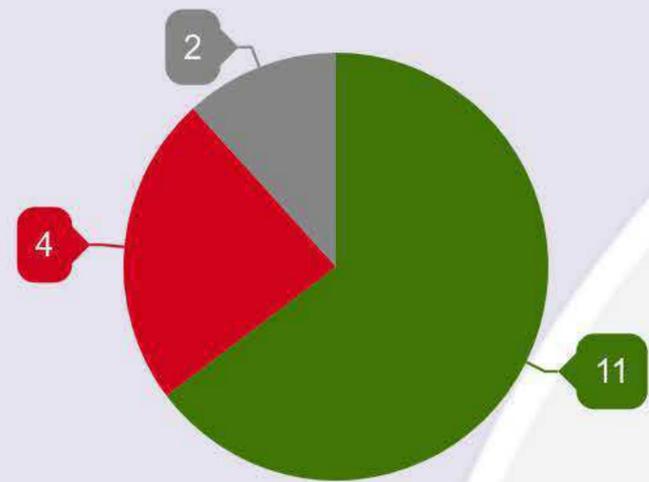


Assessment

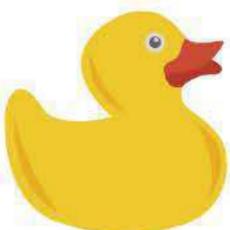
Target - 1

Contaminated land assessment undertaken in Saw Mill, Milton

E+DS Performance Overview



Green (64.71%) Red (23.53%) Grey (11.76%)



Town centre

Target - 3

Five events delivered in Swadlincote town centre, including Ay Up Me Duck day



85%

Target >81%

Businesses in the District with a top hygiene rating score of five



Local Plan

Consultation

Consultation on proposed Main Modifications and updated Sustainability Appraisal for Local Plan Part II



113kgs

Target <120kgs

Household waste collected per head of population

Appendix C



48%

% of collected
waste recycled
and composted

Target - 53%

Theme - People. Action – PE5.2 Target of >53% of collected waste recycled and composted

Target: 53%
Performance: 48% (estimate)

Trend (compared to last quarter) – 53% of collected waste was recycled and composted in quarter one, two per cent short of the target.

Background: The trend nationally is that people are recycling less. It is believed this is a result of more loads being rejected due to a requirement for a higher quality of material.

In South Derbyshire, tonnage wise, we continue to hold our own. This is even more of an achievement when considering that more than around 3,500 contamination leaflets are issued per month to residents.

Key actions underway – Analysis suggests recycling is not as strong in new build areas. We are currently liaising with Derbyshire County Council to consider how to strengthen our approach.

Work also continues to raise the profile of what can and cannot be recycled. The latest recycling calendars are due to be distributed to all households in the District and the new website offers a visual overview of what materials go in which bin, along with a postcode lookup facility to view collection dates.

Opportunities/risks: Recycling reduces the amount of waste sent to landfill sites. This helps to prevent pollution, save energy and help sustain the environment.



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Members to
be kept
informed about
Community
Infrastructure
Levy progress

Target - 1

Theme - Place

Action – PL1.3 Consider the introduction of a Community Infrastructure Levy.

Target: Awaiting information from the Government. Elected members to be kept informed of progress in Q2 and Q4.

Performance: Nothing to report as yet. Government paper overdue.

Key actions underway – The drafting of the report has been put on hold whilst Government announcements are awaited.

An update will be provided to Elected Members once information has been received.

Risks: The risks are unknown without details about Government policy.



182

Reduce the amount of fly tipping

Target <180

Theme - Place. Action – PL3.1 Reduce the amount of fly tipping

Target: Fewer than 180 recorded incidents of fly-tipping.
Performance: 182 recorded incidents.

Trend (compared to last quarter) – There were 684 fly-tipping incidents in 2015/16 and 758 in 2016/17. We've targeted a 5% reduction (720) for the current financial year. Quarter one saw us beat the 180 target by one. Quarter two saw us exceed the target by two.

Key actions underway – The Council was one of the first in the UK to adopt new powers to issue £400 fixed penalty fines for those caught tipping small quantities.

We have worked with police for secure a six month suspended jail sentence for a man caught dumping 80 tonnes of waste in Church Gresley and to set up a rural crime forum to combat tipping on farmland.

Officers also utilised new powers to seize a vehicle believed to have been used to commit waste offences. Further investigations will be carried out to see if criminal charges will be brought.

Other actions, as previously stated, include training Clean Team staff to collect and retain evidence, more time being invested into fly-tip investigations than ever before and investing in additional motion capture surveillance equipment to monitor for potential offences at known fly-tipping hot-spots.

Opportunities: Enhanced co-operation between separate departments. Opportunity to show that we are well ahead of other local authorities in our use of relevant powers and interventions. We are considering opportunities to re-invest the income from the fixed penalty notices back into providing more support and expertise for the team.

Risks: Fly-tipping investigations are time-consuming. The more time officers spend investigating these offences, the less time we have to spend on other matters such as dog control and noise nuisance. Performance may slip in these areas. Our high press profile in this area could give the incorrect perception that South Derbyshire has a significant fly-tipping problem.



0

Opening event for Diana Memorial Garden

Target - 1

Theme - Progress. Action – PR2.1 Deliver objectives of Swadlincote Townscape Heritage Scheme

Target: Opening events for Diana Memorial Garden.
Performance: Work still ongoing

Background – As referenced in quarter one, original tenders received for the work were over the budget set. New terms and conditions had to go to committee for approvals, leading to further delays.

An additional delay was caused due to a change in approach with the bespoke granite copings. This will result in greater accuracy when installing the granite on site.

Key actions underway - Construction work began in June and is anticipated to be completed in January.

Opportunities/risks: Opportunity to include private funding from a local business owner in commemoration of Cllr Roy Nutt. This will contribute towards benches and plaques.

There are four actions for Environmental and Development Services



Economic Development Risk Register

Theme/aim	Risk description	Likelihood	Impact	Risk Treatment	Mitigating action	Responsible officer
Progress/ Work to maximise the employment, training and leisure uses of The National Forest by residents and increase the visitor spend by tourists	Failure of National Forest & Beyond Tourism Partnership leading to an adverse impact on businesses in local visitor economy	Low	Medium	Treat	<ul style="list-style-type: none"> • Proactive engagement in partnership and with individual partners • Commitment of Officer time and resources to partnership activities • Monitoring of projects and performance 	Mike Roylance
Progress/People/ Place	Failure of the South Derbyshire Partnership leading to non-delivery of the community's vision and priorities as set out in the Community Strategy and Action Plan	Low	Medium	Treat	<ul style="list-style-type: none"> • Proactive support for partnership • Commitment of Officer time and resources to Partnership facilitation • Engagement of partners in policy making and project design and delivery 	Mike Roylance

<p>Progress/ Work to attract further inward investment</p>	<p>Downturn in the local economy leading to a loss of jobs, business failures, and a reduction in income to the Council (e.g. Business Rate income; Take-up of commercial properties, etc)</p>	<p>Medium</p>	<p>High</p>	<p>Treat</p>	<ul style="list-style-type: none"> • Monitoring of economic trends • Economic Development Strategy designed to increase robustness of local economy • Delivery of economic development activities including provision of South Derbyshire Business Advice Service 	<p>Mike Roylance</p>
<p>Progress/ Work to maximise the employment, training and leisure uses of The National Forest by residents and increase the visitor spend by tourists</p>	<p>Failure of Sharpe's Pottery Heritage & Arts Trust, leading to a loss of service to visitors and residents through the Tourist Information Centre</p>	<p>Medium</p>	<p>High</p>	<p>Treat</p>	<ul style="list-style-type: none"> • Officer advice and support available to Trust • Member involvement in Trust Board • Monitoring of services and performance 	<p>Mike Roylance</p>

Community and Planning Risk Register 2017-2018

Theme/aim	Risk description	Likelihood	Impact	Risk Treatment	Mitigating action	Responsible officer
Outcomes/ Maintain Financial Health	Planning Fees – income reduces to below set targets (DM1)	Low	High	Tolerate	Careful attention to forecasts/setting budgets and budget monitoring	Tony Sylvester
Outcomes/ Maintain Financial Health	Judicial review of Planning decisions (DM2)	Low	High	Treat	Weekly case review with all case officers for early identification of high-risk cases, legal opinion sought when necessary. Ongoing review of new statutory procedures, continued advice from legal when required. Service Review planned for 2017 to optimise resources	Tony Sylvester
Outcomes/ Maintain Financial Health	Maladministration leading to injustice via LGO (DM3/BC4/PP2)	Very Low	Low	Tolerate	Some documented process of procedures Training in processes Close monitoring of report recommendation s	Tony Sylvester

Outcomes/ Maintain Financial Health	Judicial Review of Building Control Decision (BC1)	Low	Low	Tolerate	Ongoing review of new statutory procedures, continued advice from counsel when required.	Tony Sylvester
Outcomes/ Maintain Financial Health	Loss of Market share below sustainable level (BC2)	High	High	Transfer Risk	Review Marketing Strategy. Investigate potential outsourcing of activity to a third party.	Tony Sylvester
Outcomes/ Maintain Financial Health	Negligence resulting in loss to personal property (BC3/DM4)	Low	High	Tolerate	Insurance Professional training Maintain sound procedures and act speedily to recover ground when mistakes are made.	Tony Sylvester
Outcomes/ Maintain Financial Health	Failure to collect financial contributions or to enforce the delivery of obligations within Section Agreements (DM5)	High	Very High	Treat	Implementation of new software and process review 2017.	Helen Frazer
Outcomes/ Maintain Financial Health	Poor application performance (DM7)	Medium	High	Treat	New planning officer structure in place, giving better capacity to monitor cases = optimum use of resources Quarterly monitoring of application performance	Tony Sylvester

Outcomes/ Maintain Financial Health	Lack of knowledge in department relating to specialist: IT solutions; Planning; LLPG; GIS and S106 (DM8)	Medium	High	Treat	Specialist GIS knowledge outside of service e.g. specialist knowledge within IT/Corporately	Tony Sylvester
Place/ Facilitate and deliver a range of integrated and sustainable housing and community infrastructure	Technical and Legal problems/threats leading to delays in the adoption of the Local Plan Documents (including Judicial Review) (PP1)	High	High	Treat	Early liaison with Planning Inspectorate Maintaining an up to date evidence base Maintaining cross boundary communication Taking Legal advice Ongoing political engagement in process	Tony Sylvester
People/ Increase levels of participation in sport, health, environmental and physical activities	Reduction of council funding into Sport and Health Service Unable to source external funding to service Reserve fund being depleted for other sources other than the sport and health service delivery. (SP1)	High	High	Treat	Forward Budget Planning over a number of years. Lobby to maintain current funding contribution that the council makes towards the service and for an increased contribution if members want the current levels of service to be maintained. Continually seek external funding options	Hannah Peate
Place/ Support provision of cultural facilities and activities throughout the District	Managing Large Capital projects (CS1)	Low	High	Treat	Ongoing dialogue with funders Support from internal and external specialists re legal, technical	Malcolm Roseburgh

					and financial issues Financial monitoring/attendance of CPAM meetings	
Place/ Support provision of cultural facilities and activities throughout the District	Failure of Contracts e.g. leisure centres (CS2)	Med	High	Treat	Contracts in place or held over. Regular (monthly) contract monitoring meetings for main contracts Project Officer employed (RFC)	Malcolm Roseburgh
Place/ Support provision of cultural facilities and activities throughout the District	Memorial monuments falling causing injury (CS3)	Low	Med	Treat	Informal Checks undertaken and rolling programme of rolling checks reintroduced	Malcolm Roseburgh
Outcomes/ Maintain Financial Health	Accidents at Play Areas (CS4)	Low	High	Treat	Inspections carried out by dedicated member of staff. Insurance company inspect annually Park keepers on some sites	Malcolm Roseburgh
Place/ Support provision of cultural facilities and activities throughout the District	Dilapidation of Leisure/Community Facilities (CS5)	Low	Medium	Treat	Control measure in place: - securing internal and external funding, supporting VCS and parish Councils with funding, improving planned preventative maintenance, transferring assets where possible,	Malcolm Roseburgh

					improved monitoring	
Place/ Support provision of cultural facilities and activities throughout the District	Failure of Business Plan for Rosliston Forestry Centre (CS6)	Medium	Medium	Treat	Monthly performance meetings Annual Review of Business Plan Development and implementation of new strategy Increase involvement of Forestry Commission in business planning Contract transition arrangements underway	Malcolm Roseburgh
Place/ Support provision of cultural facilities and activities throughout the District	Urban Core Cemetery Space running out (CS7)	High	Med	Treat	Continued internal meetings with Planning and Property Services to identify land opportunities	Malcolm Roseburgh
Place/ Support provision of cultural facilities and activities throughout the District	Failing Infrastructure at Rosliston Forestry Centre. (CS8)	High	High	Treat	Condition survey has identified extent of problem. Responsibility planned to pass to incoming contractor but cost likely to be expressed through value of management sum.	Malcolm Roseburgh
People/Protect and help support the most vulnerable, including those	Sustainability of the voluntary sector (CM1)	Very high	Med	Treat	Service Development proposal to continue community partnership scheme in future	Chris Smith

affected by financial challenges					years. Continue partnership working with CVS and rest of VCS	
Place/ Support provision of cultural facilities and activities throughout the District	Failure of Sharpe's Pottery Museum (CM2)	Med	Med	Treat	Councillor representation on board Attendance on board meetings by Officers Support from Community Partnership Officer when required	Chris Smith



Housing and Environmental Services Risk Register

Risk Code	Theme/aim	Risk description	Likelihood	Impact	Risk Treatment	Mitigating action	Responsible officer
HES1	Maintain Financial Health	Loss of income to the Housing Revenue Account through 1% rent reduction for general needs tenancies	Low	Major	Treat	<p>Revise all income policies and procedures to ensure they are fit for purpose</p> <p>Invest in I.T. solutions to maximise opportunities to collect income and support those in financial difficulty</p> <p>Look at opportunities to raise income through service charges and other charges</p> <p>Review rents/HRA viability and produce plan to mitigate</p>	Housing Services Manager
HES2	To protect the most vulnerable including those affected by anti-social behaviour and domestic abuse.	Loss of income to the Housing Revenue Account through roll out of Universal Credit	High	Major	Treat	<p>Increase % of direct debits.</p> <p>Direct named contact with DWP to address NSP issues.</p> <p>Invest in I.T. solutions to maximise opportunities to collect income and support those in financial difficulty</p> <p>Review Allocations Policy to take into account benefit entitlements to different client groups</p>	Housing Services Manager

HES3	Keep residents happy, healthy and safe	Loss of Supporting People funding for the supported housing service	Low	Severe	Treat	<p>Conduct full review of supported housing service to ensure financial viability</p> <p>Increase service delivery to private customers</p> <p>Explore new income streams working in collaboration with healthcare partners</p>	Strategic Housing Manager
HES4	Enable people to live Independently	Loss of Supporting People funding for the sheltered housing service	High	Severe	Treat	<p>Conduct full review of supported housing service to ensure financial viability</p> <p>Increase service delivery to private customers</p> <p>Explore new income streams working in collaboration with healthcare partners</p>	Strategic Housing Manager
HES5	To protect the most vulnerable including those affected by anti-social behaviour and domestic abuse.	Increase in homeless applications / presentations as Universal Credit rolls out	High	Significant	Treat	<p>Review staffing requirements in light of the implementation of the Homelessness Reduction Act 2017</p> <p>Attain National Practitioner Support Service (NPSS) standard for Homeless Service</p>	Strategic Housing Manager
HES6	To protect the most vulnerable including those affected by anti-social behaviour and domestic abuse.	Failure to fulfil our requirements relating to the statutory homeless duty	High	Significant	Tolerate	<p>Ensure policies and procedures are compliant with statute</p> <p>Ensure staff are well trained and briefed on changes to the Council's statutory obligations</p> <p>Plans in place to restructure service</p>	Strategic Housing Manager

HES7	Maintain Financial Health	Failure to follow Council procedures / policies leading to Ombudsman finding of 'maladministration'	Low	Significant	Tolerate	Ensure procedures are reviewed regularly and staff are well trained	Housing Services Manager
HES8	Achieve proper Corporate Governance	Failure to fulfil Resident Scrutiny statutory duty	Very Low	Significant	Treat	Ensure Resident Scrutiny Panel in place and undertakes regular reviews of services	Housing Services Manager
HES9	Achieve proper Corporate Governance	Failure to meet statutory deadlines when reporting performance and statutory information to Government agencies	Very Low	Significant	Treat	Ensure deadlines are met and that ownership for each reporting deadline is identified and project managed	Business Support Manager
HES10	Maintain a skilled workforce	Loss of IT Systems and lack of specialist IT knowledge in department	Very Low	Significant	Treat	Corporate IT disaster recovery plan is in place The Council has alternative options available with suppliers	Business Support Manager
HES11	Maintain financial health	Failure to deliver the planned maintenance	Medium	Significant	Treat	Ensure that skilled officers are in place to manage the contracts and contractors delivering this programme. Undertaking a review of the stock condition survey	Repairs and Improvement Team Leader
HES11	Maintain financial health	Failure to deliver the new build programme	Medium	Significant	Treat	Ensure that skilled officers are in place to manage the contracts and contractors delivering this programme.	Repairs and Improvement Team Leader

HES12	Maintain financial health	Increase in the cost of contracts	Medium	Significant	Treat	<p>Ensure procurement of goods and services deliver on the Council's objectives to deliver value for money.</p> <p>Evaluate the range of contract letting options to deliver good value for money. Consider efficiencies that can be achieved through better management of supply chains.</p>	Repairs and Improvement Team Leader
HES13	Maintain a skilled workforce	Failure to recruit and retain staff	High	Significant	Treat	<p>Ensure pay and conditions appropriately remunerates staff and ensure training and development opportunities are maximised</p> <p>Ensure existing staff are happy and working within their remit.</p>	Housing DMT
HES14	Facilitate and deliver a range of integrated and sustainable housing and community infrastructure	Achieving the maximum delivery of affordable homes with the resources/options for delivery available	Low	Significant	Treat	<p>HCA grant (SOAHP)</p> <p>HRA headroom/reserves</p> <p>Commuted Spends</p> <p>Use of RTB receipts</p>	Strategic Housing Manager
HES15	Facilitate and deliver a range of integrated and sustainable housing and community infrastructure	Insufficient supply of affordable homes to meet Council needs relating to allocations and homelessness	Medium	Significant	Treat	<p>Up-to-date housing needs data.</p> <p>Ensure delivery of affordable units through planning gain.</p> <p>Work with HCA to deliver LA new builds in the future.</p> <p>Review Allocations Policy to reflect need and available stock.</p>	Strategic Housing Manager
HES16	Deliver services that keep the District clean and healthy	Major incident (disease outbreak, pollution, severe weather)	Low	Significant	Tolerate	<p>Backfill the staff resources with agency staff</p>	Env Health/ Direct Services Manager

HES17	Maintain financial health	Loss of revenue to the Food Safety Business/ Environmental permitting	Low	Severe	Tolerate	Main income streams are from export certificates. Volumes are entirely outside our control. Continue to support local exporting businesses	Env Health Manager
HES18	Achieve proper Corporate Governance	Legal challenge over statutory function in Environmental Health	Medium	Significant	Treat	Effective governance and review of officer decisions	Env Health Manager
HES19	Deliver services that keep the District clean and healthy	Failure to deliver minimum statutory service duties in Food Safety and Pollution Control	Low	Minor	Tolerate	Continuously keep under review and deploy available resources based on areas of highest potential failure	Env Health Manager
HES20	Deliver services that keep the District clean and healthy	Temporary loss of fuel supply at depot	Medium	Minor	Treat	Contingency suppliers in place	Direct Services Manager
HES21	Deliver services that keep the District clean and healthy	National loss of fuel supply	Low	Significant	Treat	Business continuity plan, comply with emergency planning guidance	Direct Services Manager
HES22	Deliver services that keep the District clean and healthy	Loss of vehicle fleet through theft or fire	Low	Significant	Treat	Local and national vehicle hire companies on list of suppliers	Direct Services Manager
HES23	Deliver services that keep the District clean and healthy	Loss of service delivery from contractors	Medium	Significant	Treat	Contingency plans in place to deliver service internally or back-up contractors available	Direct Services Manager

HES24	Maintain financial health	Loss of revenue	Low	Severe	Tolerate	Main income from commercial waste collections cannot compel customers to use our service	Direct Services Manager
HES25	Deliver services that keep the District clean and healthy	Loss of depot operating centre	Low	Significant	Treat	Temporary base for depot Building of a new modern depot is underway.	Direct Services Manager

REPORT TO:	ENVIRONMENTAL & DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 10
DATE OF MEETING:	16th NOVEMBER 2017	CATEGORY: RECOMMENDED
REPORT FROM:	INTERIM STRATEGIC DIRECTOR	OPEN
MEMBERS' CONTACT POINT:	ADRIAN LOWERY - ext.5764	DOC:
SUBJECT:	THE WASTE (ENGLAND AND WALES) (AMENDMENT) REGULATIONS 2012	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE:

1.0 Recommendations

1.1 Committee is recommended to approve the process for procurement of a new recycling contract ensuring that The Waste (England and Wales) (Amendment) Regulations 2012 are complied with.

2.0 Purpose of Report

2.1 Committee is asked to consider the implications of The Waste (England and Wales) (Amendment) Regulations 2012 and the timescales for the successful procurement of a new recycling collection and processing contract.

3.0 Detail

3.1 The Waste (England and Wales) (Amendment) Regulations 2012 set out the duties in relation to the collection of waste, the section relevant to recycling became effective from 1st January 2015.

3.2 Under the legislation every waste collection authority must, when making arrangements for the collection of waste paper, metal, plastic or glass, ensure that those arrangements are by way of separate collection.

3.2 The duties in this regulation apply where separate collection—
 (a) is necessary to ensure that waste undergoes recovery operations in accordance with Articles 4 and 13 of the Waste Framework Directive and to facilitate or improve recovery; and
 (b) is technically, environmentally and economically practicable. This is commonly known as the TEEP test.

3.3 The Waste Resource Action Programme has issued a route map to enable Local Authorities who follow it to demonstrate compliance with the regulations.

3.4 The current recycling contract is an eight year fixed term fixed price contract which will end in October 2021. In order to ensure any future contract complies with both procurement rules and waste regulations it is important to start the process at the earliest practicable time.

3.5 The following is the proposed timetable for the procurement of a new recycling contract.

ACTION	Start Date	End Date
Develop methodology for testing the requirements of the regulations.	June 2018	August 2018
Apply the testing to current service provision	September 2018	March 2019
Soft market testing	April 2019	August 2019
Revisit testing to any proposed changes to current service provision.	August 2019	November 2019
Prepare committee report for draft specification and tender documents	November 2019	January 2019
Committee consider draft specification and tender documents		February 2020
Revisit TEEP test if necessary	March 2020	April 2020
Prepare committee report for final specification and tender documents	May 2020	June 2020
Committee approve final specification and tender documents		July 2020
Tender submissions	August 2020	October 2020
Tender evaluation	October 2020	November 2020
Prepare contract award report	November 2020	December 2020
Committee approve contract award		January 2021
Contract signed		March 2021
Contract implementation	April 2021	October 2021
Commence new contract		October 2021

4.0 Financial Implications

4.1 No direct financial implications, however, a future recycling contract will have revenue implications.

5.0 Corporate Implications

5.1 Any new recycling contract will not commence until the current Corporate Plan has expired in 2021, however, this project should help to inform on any future Corporate Plan outcomes.

5.2 Legal implications – failure to comply with the The Waste (England and Wales) (Amendment) Regulations 2012 could lead to intervention from the Environment Agency, however, no direct guidance on compliance has been issued and there is no relevant case law; as such each Local authority is required to satisfy themselves that they are compliant.

5.3 Employment Implications - staff resources will need to be allocated to the project from Direct Services, Procurement, Communications and Legal; any need for additional resources will be the subject of further reports to committee.

5.4 A communications plan will be developed at the commencement of the project.

6.0 Community Implications

6.1 Any new recycling contract will not commence until the current Community Strategy has expired in 2021, however, this project should help to inform on any future Community Strategy outcomes.

REPORT TO:	ENVIRONMENTAL & DEVELOPMENT SERVICES	AGENDA ITEM: 11
DATE OF MEETING:	16th NOVEMBER 2017	CATEGORY: RECOMMENDED
REPORT FROM:	INTERIM STRATEGIC DIRECTOR	OPEN
MEMBERS' CONTACT POINT:	ADRIAN LOWERY, EXT. 5764	DOC:
SUBJECT:	REFUSE COLLECTION RESOURCES	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE:

1.0 Recommendations

- 1.1 Committee is recommended to approve the establishment of one additional refuse driver/chargehand post, three additional refuse loader posts and two clinical driver posts.
- 1.2 Committee is recommended to increase the Councils vehicle fleet by one additional 26t refuse collection vehicle and one 7.5t refuse collection vehicle, to be covered by retaining one current vehicle and hiring an appropriate vehicle until new replacements can be purchased in 2019/20.
- 1.3 Committee is recommended to continue to provide the bulky waste collections and bin deliveries services in house.

2.0 Purpose of Report

- 2.1 Committee is being asked to consider additional staffing and vehicle resources to enable our residual (black bin) and organic (brown bin) waste collections to continue to absorb the growth within the District and to reduce the current reliance on overtime payments, agency workers and hire vehicles.
- 2.2 Committee is also asked to consider continuing to provide the bulky waste collections and bin deliveries services in house.

3.0 Detail

- 3.1 The number of household collections has grown by around 3,400 households since 2014. We currently collect from approximately 47,435 households/commercial properties.
- 3.2 A standard 26 tonne refuse collection vehicle with driver and two loaders can accommodate an average of 5,526 properties per week, assuming a 95% presentation rate. Undertaking two loads per day and ensuring vehicles do not become illegally overloaded.

- 3.3 We currently operate seven full crews averaging 5,662 properties per week each, assuming a presentation rate of 95%, and one part crew collecting the equivalent of 4,300 properties from a mixture of household and commercial collections.
- 3.4 In order to meet this increase we have reorganised collection rounds on a number of occasions and are now utilising spare vehicles and staff to minimise the collections for crews. We do not have sufficient capacity to meet any future growth and have recently had to abort some commercial collections due to insufficient resources.
- 3.5 We are utilising agency workers daily to meet service demands at a cost of approximately £100,000 per year. We are also averaging around 49 hours overtime per week at an annual cost of around £36,700.
- 3.6 The nature of the service dictates that there will always be some need for agency cover and some overtime for the Saturday Freighter Service and Bank Holiday collections, however this should be in the region of around £29,489 per year.
- 3.6 An additional collection crew will give us capacity to collect from a further 5,526 properties per week. This will increase both our household capacity and our commercial capacity.
- 3.7 We intend to operate nine full crews collecting from an average of 5,007 properties per week, giving us spare capacity to absorb a further 4,671 properties.
- 3.8 Further to the above we operate one vehicle with driver making clinical / special waste collections and servicing difficult access properties. We also operate a small vehicle with a driver and loader to collect bulky household waste and undertake new / replacement bin deliveries, this service was previously undertaken by an external contractor at a cost of around £37,877 per year, and is currently resourced by agency staff and a hire vehicle.
- 3.9 Due to the recent purchase of a significant number of new vehicles, the vehicle reserve is currently insufficient to enable the purchase of the two further vehicles required. It is therefore proposed to retain one 26 tonne vehicle which would have been disposed of for a further year at which point a new vehicle will need to be purchased and to hire an appropriate 7.5 tonne vehicle until we can purchase in 2019/20

4.0 Financial Implications

- 4.1 The table below shows the current establishment costs against the proposed establishment.

CURRENT			BUDGET			PROPOSED		
		£		£			£	
Routine collections	8 x Drivers 15 x Loaders	529,789		527,537	Routine collections	9 x Drivers 18 x Loaders	621,045	
Clinical and bulky	1 x Clinical Driver	21,494		21,494	Clinical and bulky	3 x Clinical Drivers	66,753	
Spare	3 x Drivers 3 x Loaders	136,725		136,725	Spare	3 x Drivers 3 x Loaders	136,725	
Professional Fees		5,000		35,000	Professional Fees		0	
Agency		100,000		24,480	Agency		49,062	
Overtime		48,470		31,280	Overtime		29,489	
		841,478		776,516			903,074	

- 4.2 The forecasted staffing costs versus budgeted staffing costs are expected to be adverse by £94,962 during 2017/18. Vehicle hire is also expected to be adverse against the base budget by £96,000. There will be a saving on Professional Fees of

£30,000 by collecting bulky waste in-house. This is to be reported on 30th November within the quarterly Monitoring report.

Comparison to base budget

- 4.3 This proposal will increase staff, agency and overtime costs in the General Fund adding approximately £126,558 to the current base budget. The ongoing additional cost can be contained within the growth provision set aside each year.
- 4.4 Provisions for growth are within contingent sums and total £200,000 in 2017/18. In addition there is an earmarked reserve from 2016/17 containing £300,000 to cover future growth. The growth provision increases to £372,000 in 2019/20 and continues to increase each year after.
- 4.5 The cost of vehicle hire for bulky collections is approximately £15,000 per annum which will continue until a new 7.5 tonne vehicle is purchased in 2019/20. This vehicle is estimated to cost around £60,000 from capital reserves but will have minimal additional revenue costs due to the fact that we currently repair and provide fuel for all hire vehicles.
- 4.6 In summary, the overspend in the current year plus the additional ongoing costs included within the report can be contained within provisions set aside for growth.

5.0 Corporate Implications

- 5.1 Legal implications – the council is a designated Waste collection Authority and have a statutory duty to arrange for the collection of household waste. The Council has a licence to operate Large Goods Vehicles and could lose this licence if it contravenes the requirement to ensure that vehicles are not overloaded.
- 5.2 Employment Implications – we will create six additional local jobs. Balanced collection rounds and less reliance on unplanned overtime will improve the work life balance of employees. Sufficient staff resources will need to be allocated from Human Resources and Direct Services to undertake the recruitment process.

6.0 Community Implications

- 6.1 Increase in the number of local jobs available for local people.

REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 12
DATE OF MEETING:	16th NOVEMBER 2017	CATEGORY: RECOMMENDED
REPORT FROM:	GED LUCAS – INTERIM STRATEGIC DIRECTOR	OPEN
MEMBERS' CONTACT POINT:	MATT HOLFORD – ENVIRONMENTAL HEALTH MANAGER	DOC:
SUBJECT:	ENFORCEMENT AND COMPLIANCE REPORT	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: EDS14, HCS10

1. Recommendations

- 1.1 That Members satisfy themselves on the basis of the report that the Council is using its regulatory powers in a way proportionate to the demands for all regulatory services it provides.

2. Purpose of Report

- 2.1 To provide Members with details of the Councils use of its tools and powers to take appropriate enforcement action.

3. Background

- 3.1 One of the key objectives identified by Members under the 'People' theme of the 2016-21 Corporate Plan was that the Council would "*Use existing tools and powers to take appropriate enforcement action*".
- 3.2 The Council is authorised to use in excess of 100 different statutes to regulate and ensure compliance in areas of work as diverse as planning, food hygiene, licensing, pollution control, anti-social behaviour, building control, public health, waste and dog control.
- 3.3 The way in which the Council utilises these powers is governed by law, statutory guidance and previous legal precedent. Some services (notably many of the functions of Licensing and Environmental Health) also have a duty to have regard to the five governing principles of the Legislative and Regulatory Reform Act 2006, namely that all regulatory interventions are transparent, accountable, proportionate and consistent and should be targeted only at cases in which action is needed.
- 3.4 This report provides a high level summary of the regulatory action over the past year and provides a comparison against historical levels of regulatory action.

Demands for services

- 3.5 The demand for our services this year is illustrated by Figure 1 in the report appendix.
- 3.6 In the first two quarters of 2017/18 there has been a 60% reduction in complaints about dogs (fouling and dangerous dogs) and a 10% reduction in noise complaints compared to last year.
- 3.7 Complaints about abandoned vehicles remain very high, probably due to the continued depressed value of scrap metal.
- 3.8 Fly tipping incidents are roughly the same as last year and remain a corporate priority to try to reduce.

Demands for Inspections of Businesses

- 3.9 Food hygiene and pollution control laws require that businesses are risk assessed and then inspected with a frequency based on national legal guidance. Figure 2 in the appendix to this report illustrates the number of inspections carried out.
- 3.10 More than 85% of food businesses have been awarded the top score for their food hygiene. Over 98% of food businesses are defined as 'broadly compliant', which means that our food inspectors are satisfied that they can be left to manage their own hygiene practices until their next programmed inspection.

Legal Interventions

- 3.11 The Council has published an enforcement policy which explains how we will go about using our various tools and powers to help our business community and residents to meet the various laws we are tasked with regulating. When we are unable to ensure compliance through persuasion we may need to resort to use of more formal means. We have powers in the form of various compliance notices which can be issued requiring some form of action to be taken (or to be stopped) by the recipient in order to more formally require compliance than through advice and guidance.
- 3.12 Figure 3 in the appendix to this report illustrates the numbers of formal notices issued and in broad terms the nature of the problem which led to the notice being served.

Punitive Outcomes from Offences

- 3.13 In a small number of cases, the Council is required to resort to the courts or other forms of judicial punishment in order to seek restitution for confirmed offences. This restitution can be in one of three forms; Firstly, for a limited number of offences and where the offender admits to the offence, we can issue a fixed penalty notice. Where the offender admits the offence and there is no fixed penalty notice option available, but prosecution is not deemed to be proportionate then the offender may be given the option to sign a formal caution. Usually the most severe form of intervention is a prosecution.
- 3.14 Table 1 below summarises the recent numbers of each of these punitive outcomes compared to historical levels.

Table 1 – Summary of Punitive Outcomes following Offences

	2013-14	2014-15	2015-16	2016-17	2017-18 Q1 & 2
Total Fixed Penalty Notices	3	6	34	91	30
Dog offences	0	1	23	9	2
Fly tipping & waste offences	1	1	0	7	4
Litter	2	4	8	65	18
Community Protection Notice / PSPO breach	0	0	3	10	6
Formal Cautions	0	3	3	1	3
Prosecutions	0	0	3	1	3

3.15 Overall the Council is making significantly greater use of fixed penalty notices for low level offences than has previously been the case.

3.16 In 2015-16 Safer Neighbourhood Wardens focused on using FPNs to improve the control of dogs within the Districts parks and open spaces. Anecdotal feedback from park users is that the increase in enforcement activity in 2016 resulted in a significant improvement in dog stewardship in the parks. In 2016/17 significantly more FPNs were issued for littering offences - mainly relating to material being left illegally at the recycling sites at Hatton and Willington. The Council has also increased its use of the new anti-social behaviour laws which enables fixed penalty notices to be issued for breaches of Community Protection Notices and Public Spaces Protection Orders.

3.17 Fixed Penalty Notices are issued where the recipient admits to the offence and agrees to pay the fine to discharge their liabilities. If the recipient of an FPN subsequently fails to pay the fine then the Council should be considering the need to prosecute for the offence. To date no prosecutions have been taken for failure to pay an FPN.

Cases of Particular Note

- A man from London was sentenced to a six month suspended jail sentence plus 120 hours community service for fly tipping in Castle Gresley. His seized HGV has been given by the Council to the landowners as part compensation for the clean-up costs.
- A waste management business has been given the maximum £20,000 fine for breaching a Community Protection Notice due to their adverse impact on other local businesses.
- A man from Overseal has been imprisoned for 38 weeks for harassment and breach of a previous suspended sentence. In addition we secured a 5 year Criminal Behaviour Order against the man to prohibit him from causing problems due to harassment, environmental pollution and other anti-social activities on his land.
- A man in Swadlincote has been served with an Injunction under the Anti-Social Behaviour Act prohibiting him from occupying a property and from causing any harassment, alarm or distress to local residents.
- The Swadlincote SNT team won SNT team of the year 2017 in Derbyshire for tackling the youth related anti-social behaviour in the town centre in 2015/16. A significant factor in the award was the contribution of the Community Safety and Neighbourhood Warden teams to declare a Public Spaces Protection Order, to obtain a Criminal Behaviour Order in relation to one of the ring leaders and to use

Community Protection Notices on the parents of the young people causing problems.

4. Financial Implications

- 4.1 None to minor adverse. Most forms of actions to achieve compliance have a cost implication. In cases of formal legal interventions we will always seek to recover costs, however most of the rest of the costs are currently established within the revenue budgets of each of the relevant departments.

5. Corporate Implications

- 5.1 The report has been produced to provide Members with details how officers are delivering the “People” themed objective of “Keeping Residents Safe and Happy” in the 2016-21 draft Corporate Plan and in particular the aim to “Use existing tools and powers to take appropriate crime enforcement action”.

6. Community Implications

- 6.1 Beneficial. Proportionate regulation is an important feature of ensuring community cohesion and economic growth.

7. Conclusion

- 7.1 That Members agree that officers are using tools and powers to take appropriate enforcement action.

Figure 1 - Requests for Enforcement Action

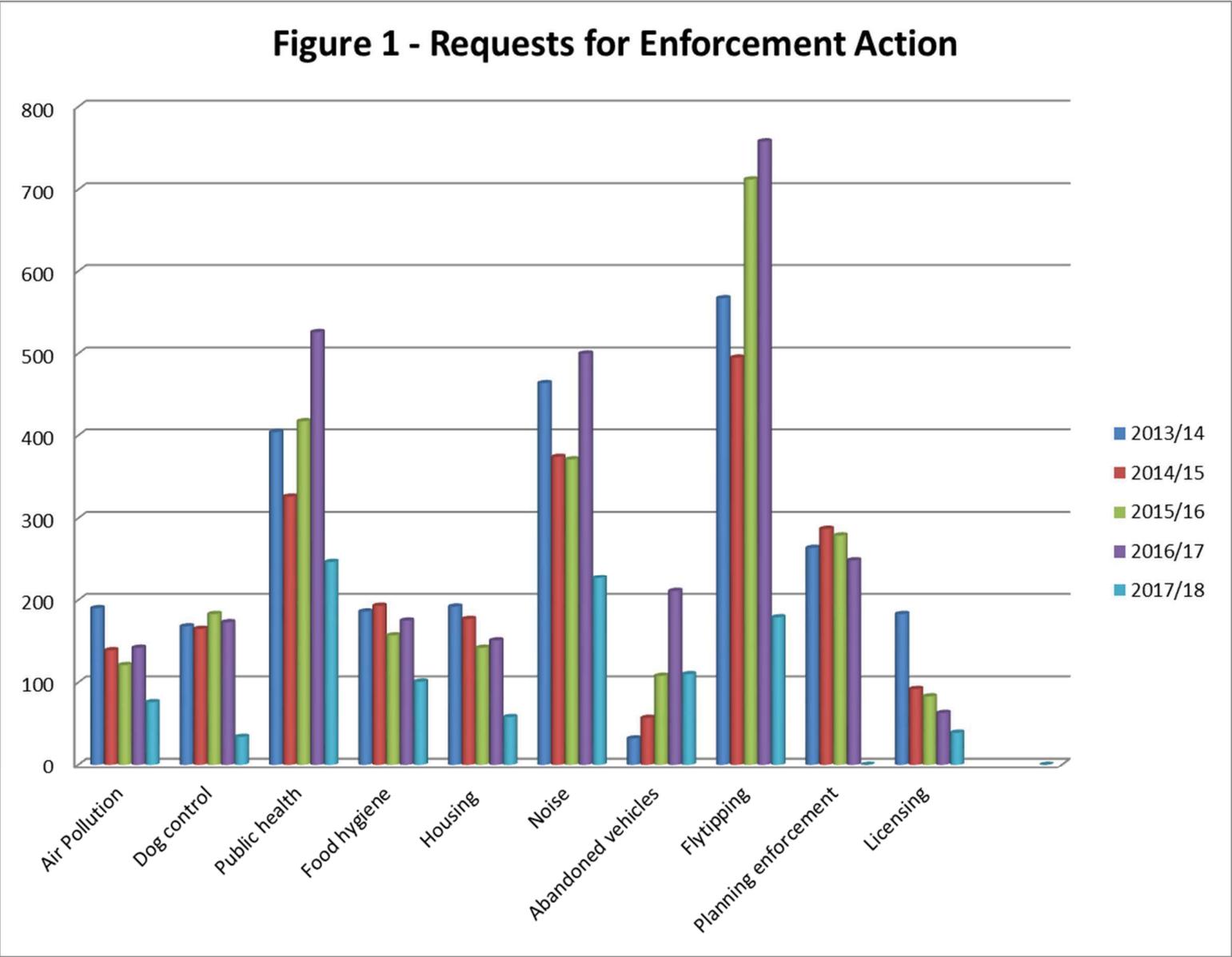


Figure 2 - Proactive Inspections of Businesses

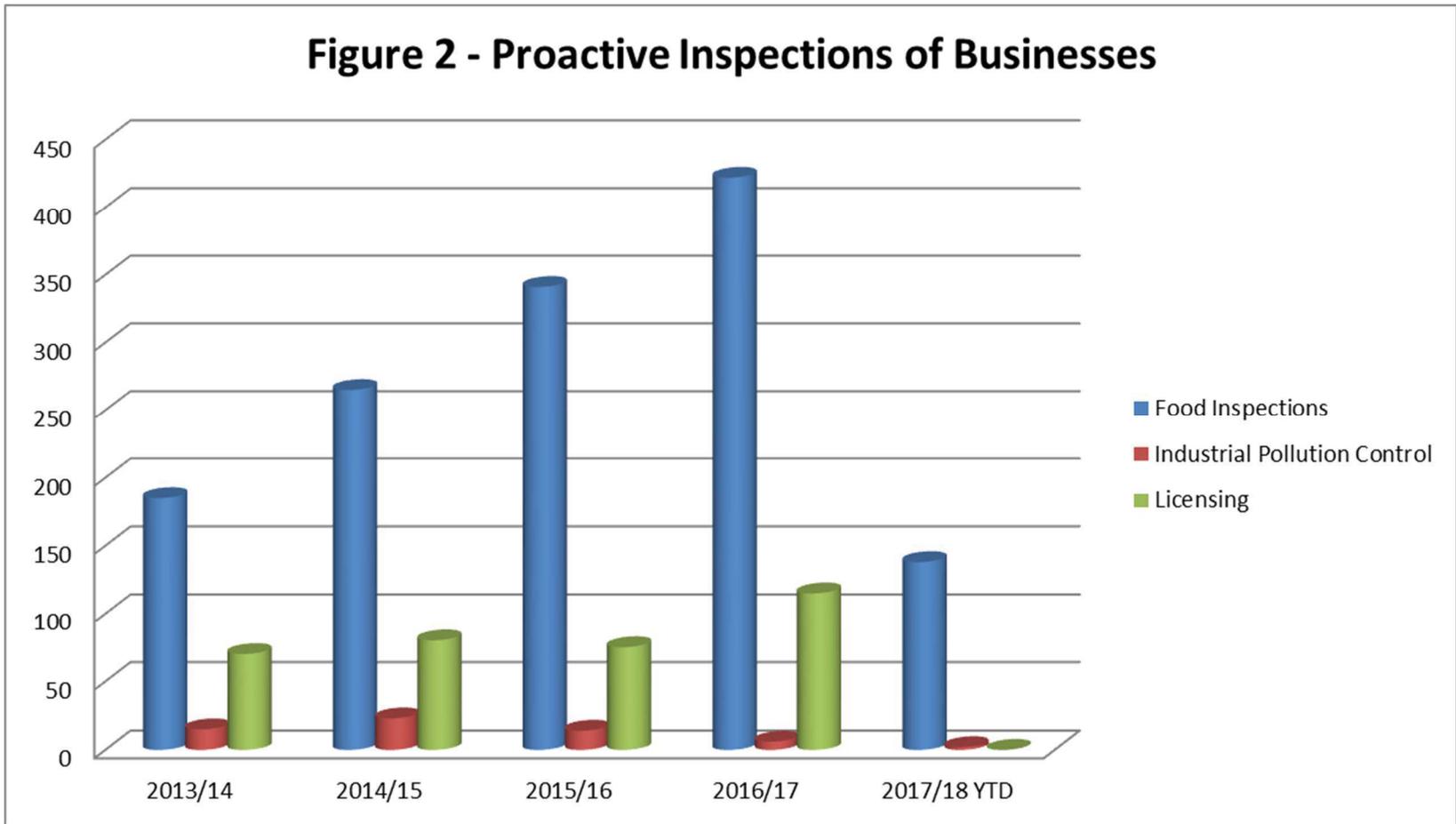
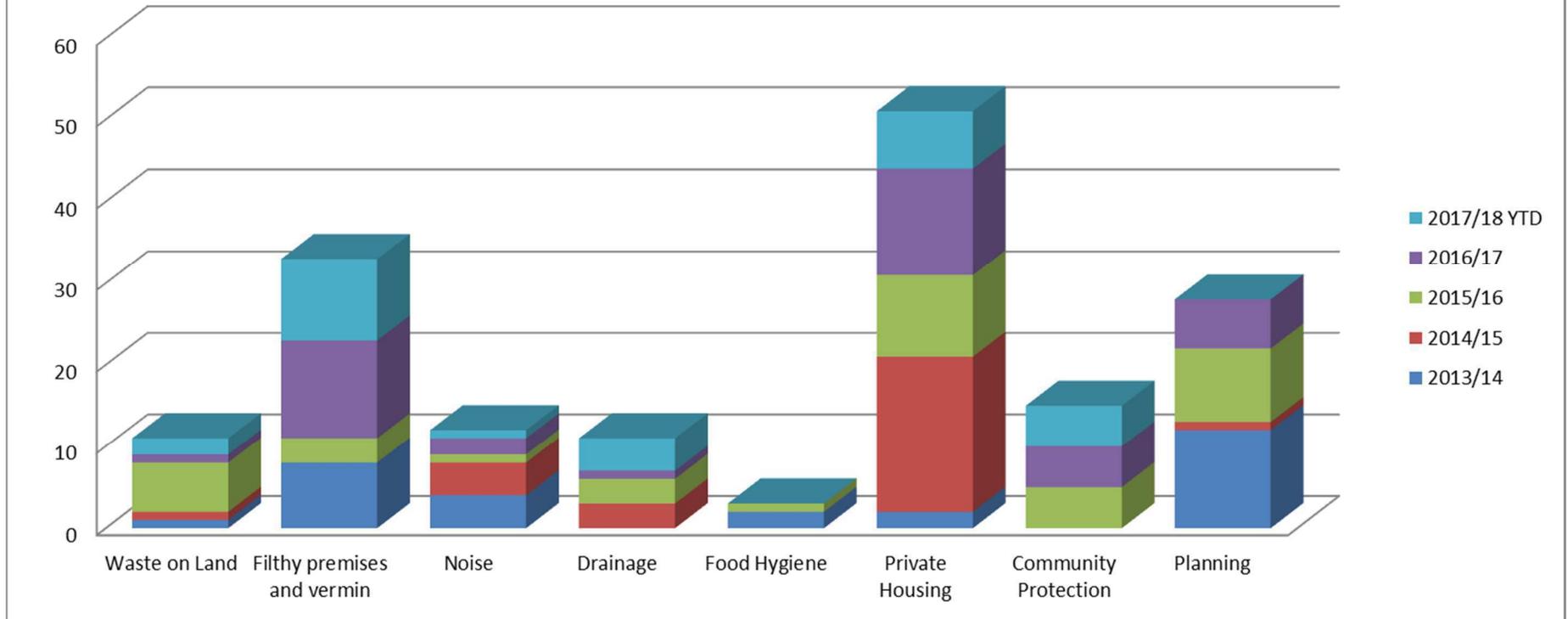


Figure 3 - Enforcement Notices Served



REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 13
DATE OF MEETING:	16th NOVEMBER 2017	CATEGORY: DELEGATED
REPORT FROM:	STUART BATCHELOR DIRECTOR OF COMMUNITY AND PLANNING	OPEN
MEMBERS' CONTACT POINT:	KAREN BEAVIN karen.beavin@south-derbys.gov.uk	DOC:
SUBJECT:	ADOPTION OF AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: EDS03

1.0 Recommendations

- 1.1 To adopt the South Derbyshire Affordable Housing Supplementary Planning Document (SPD), as set out in Appendix A, replacing the 2008 Affordable Housing Guidance.

2.0 Purpose of Report

- 2.1 To update Members on the progress of the Affordable Housing SPD and to seek Members' approval to adopt the document.

3.0 Background

- 3.1 Members will be aware that the Local Plan Part 1 was adopted by the Council in June 2016. Both policies H20: Housing Balance and H21: Affordable Housing within the Part 1 Plan are to be further detailed by an Affordable Housing SPD. The Local Development Scheme timetables adoption of the Affordable Housing SPD for late 2017.
- 3.2 The Draft Affordable Housing SPD was presented to this Committee in April 2017 to seek approval for consultation.

4.0 Detail

- 4.1 The Local Plan Part 1 sets out in Policy H21: Affordable Housing, that the Council will seek to secure up to 30% of new housing development as affordable housing, as defined by the National Planning Policy Framework (NPPF), on sites of over 15 dwellings. Policy H21 also sets out where rural exception sites that are kept in perpetuity as affordable housing would be acceptable.
- 4.2 Policy H20: Housing Balance in the Part 1 Plan addresses the balance of housing of any new housing development; this relates to the mix of dwelling types, tenure, size

and density. The affordability of housing is assessed when producing a Strategic Housing Market Assessment, a document on which Policy H20 relies for an up to date profile of the housing market and any gaps in the housing offer.

- 4.3 An SPD is a planning policy document that builds upon and provides more detailed advice or guidance on, a policy or policies within a Local Plan. SPDs are material planning considerations in the determination of planning applications. Having an Affordable Housing SPD will support the implementation of these policies, assist applicants in their applications and guide decision makers.
- 4.4 The Affordable Housing SPD provides further detail on: the different types of affordable housing; housing need; affordability and tenure; quality of affordable housing; mechanisms and expectations for delivery and; affordable housing providers.
- 4.5 The Affordable Housing SPD further supplements Policy H21 by detailing the requirements with regard to viability, rural exception sites, the phasing of provision and commuted sums in lieu of on-site provision.
- 4.6 The Draft Affordable Housing SPD was made available for public consultation between 12 June 2017 and 7 August 2017. Regulation 12 of the Town & Country Planning (Local Planning)(England) Regulations 2012 requires that before the SPD is adopted, a statement setting out details of those consulted when preparing the SPD, together with a summary of the main issues raised, must be prepared. Any relevant issues raised during the consultation have been addressed in the final version of the SPD. The Consultation Statement, Appendix B, is appended to this report.
- 4.7 The Affordable Housing SPD has been prepared in compliance with Regulations 12 and 13 of the Town & Country Planning (Local Planning) (England) Regulations 2012, and with regard to the requirements of the NPPF.

5.0 Financial Implications

- 5.1 Following adoption, there is a three month period where any person aggrieved by the decision to adopt the SPD may make an application to the High Court for judicial review. Any application for judicial review should be made promptly and in any event, no later than 3 months after the date of adoption (i.e. no later than 16 February 2018).

6.0 Corporate Implications

- 6.1 The adoption of a complete South Derbyshire Local Plan is a key priority of the District Council and is included as an action within the Corporate Plan. The Affordable Housing SPD will assist the implementation of the Local Plan.

7.0 Community Implications

- 7.1 The affordability of housing continues to be an issue of national concern and the delivery of affordable housing is essential to ensuring that everyone living in South Derbyshire has the opportunity to live in a home that they can afford.

8.0 Background Papers

- 8.1 South Derbyshire Local Plan Part 1 [Page 46 of 323](#)

9.0 **Appendices**

Appendix A: South Derbyshire Affordable Housing SPD

Appendix B: Consultation Statement

Appendix C: Strategic Environmental Assessment Screening Report



**South
Derbyshire**
District Council
Community and
Planning Services

South Derbyshire

Affordable Housing Supplementary Planning Document



**Affordable Housing
Supplementary Planning Document
November 2017**

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This guidance supersedes the Affordable Housing Guidance published in March 2008.

Introduction

It is important that everyone living in South Derbyshire has the opportunity to live in a decent home they can afford. The District Council is committed to helping local people who cannot afford to buy or rent homes on the open market in the area.

At the heart of England and the National Forest, South Derbyshire has grown some 15.8% between 2001 and 2011. The adopted Local Plan Part 1 sets out the delivery of at least 12,618 additional dwellings between 2011 and 2028.

In recent years, average house prices in the District have been higher than the Regional and county-wide averages. The gap between the regional average and the South Derbyshire average is not reducing; figures published by the Office for National Statistics (ONS) in 2015 (Table 1) show that both East Midlands and South Derbyshire saw an increase in average house prices of 20% between 2005 and 2015.

Table 1

Average House Prices	England	East Midlands	South Derbyshire
2005 Quarter 3	£189,130	£152,049	£158,309
2015 Quarter 3	£272,847	£183,284	£190,651

Source: ONS - House Price Statistics for Small Areas: Mean House Prices using Land Registry data

Lower quartile house prices provide a benchmark for first-time buyers and those on low incomes wishing to purchase a home. In 2015 the lower quartile house price in South Derbyshire was £125,000 – £10,000 higher than the Derbyshire average.

Diagram 1: Lower quartile house price against mortgage available at low quartile income



Lower quartile house prices within the District represent a 6.64 ratio of house prices to household income. Mortgages have traditionally been set at three times earnings. Therefore, without a significant deposit, home ownership is out of reach for many potential first-time buyers living in South Derbyshire.

The supply of appropriate and affordable housing impacts on the District's ability to retain and recruit skilled and talented people to support the economic growth of the local economy. Facilitating and delivering a range of integrated and sustainable housing is a key aim in the Council's Corporate Plan.

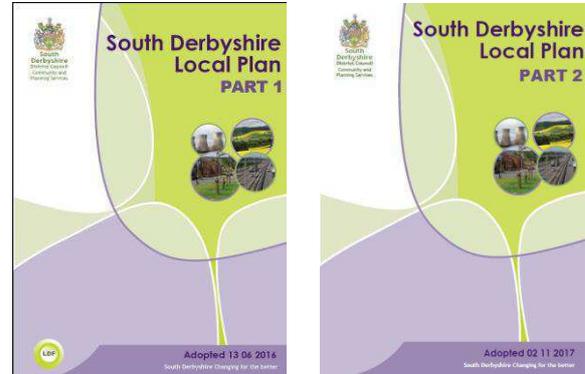
South Derbyshire Local Plan

There are five key policies across the Local Plan Parts 1 and 2 that work together to facilitate the delivery of affordable housing within the District.

Policy H1: Settlement Hierarchy sets out the appropriate scale of new development which can be accommodated based on the range of services and facilities in that settlement. This policy allows for the delivery of new housing sites adjacent to existing settlements/outside of settlement boundaries as an exceptional circumstance to normal policy, where they are delivering affordable housing on an exception or cross subsidy site. **Policy H21: Affordable Housing** requires 30% affordable housing on sites over 15 dwellings. The policy requires that this target be interpreted flexibly to reflect the local housing market, local needs and viability. This policy also includes the criteria which need to be met to justify the delivery of exception and cross subsidy sites allowed for in Policy H1. **Policy SDT1: Settlement Boundaries and Development** gives spatial effect to Policy H1 by defining settlement boundaries. Areas outside of settlement boundaries (and allocations) are known as Rural Areas; it is here that affordable exception or cross subsidy sites are located. **Policy BNE5: Development in Rural Areas** makes provision for development outside of settlement boundaries where this can be justified, including in accordance with policies elsewhere in the Local Plan. **Policy H20: Housing Balance** seeks to provide a balance of housing that includes a mix of dwelling type, tenure, size and density.

The District Council's own supply of land available for affordable housing is limited. Therefore, the Council will require developers of market housing to provide affordable housing within their schemes in accordance with Policy H21 of the Local Plan Part 1. The Council will also consider allowing exception sites for affordable housing to meet local needs in rural areas.

Affordable housing needs to be of good size and quality, fit for purpose and make a positive contribution to sustaining mixed and balanced communities. This document expands on the National Planning Policy Framework (NPPF) and the Council's affordable housing policies contained within the Local Plan, providing planning guidance for landowners, developers, applicant's agents and council officers regarding proposals for new residential development.



Negotiations for affordable housing provision will be considered on individual sites informed by up to date evidence including: the latest Strategic Housing Market Assessment (SHMA), information from South Derbyshire's Homefinder housing waiting list (choice based lettings) and, evidence of affordable housing provision needed in the locality of the site.

What is Affordable Housing?

The Council uses the Government's own definition of affordable housing, as detailed in the NPPF.

Affordable Housing is defined by the NPPF as:

- Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
- Provision should be included for the affordable housing to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by others and provided under equivalent rental arrangements to that above, as agreed with the local authority or with the Homes and Communities Agency (HCA).

Affordable rented housing is let by local authorities or registered providers to eligible households. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent. Homes let at affordable rent require approval from the HCA.

Intermediate housing is homes for sale and rent provided at a cost above social

rent, but below market levels subject to the criteria in the Affordable Housing definition (shown in the text box). These can include shared equity, shared ownership and discounted for sale in perpetuity.

What is not Affordable Housing?

Homes that do not meet the above definition of affordable housing, such as **Help to Buy** will not be considered as affordable housing for planning purposes.

Starter Homes - the requirement to provide Starter Homes was introduced as part of the Housing and Planning Act 2016. Such homes are defined as new homes, available for purchase by first-time buyers between the ages of 23 and 40, and are sold at a discount of at least 20% of the market value within the price cap (£250,000 for outside Greater London). A Starter Homes exception sites policy has been introduced with the intention that Local Authorities should provide Starter Homes on commercial and industrial land that is either under-used or unviable in its current or former use, and which has not currently been identified for housing. Guidance is provided in the NPPG with further detail expected in the forthcoming revised NPPF.



Housing Need

In 2012 the District population was 94,611. The population is expected to increase to approximately 123,000 by 2035 (an increase of 30%).

There is a need for affordable housing across South Derbyshire. As at September 2017 there were 782 households on the register and of this number, 538 had an identified housing need. This is further evidenced in the 2013 Strategic Housing Market Assessment (SHMA) which identified a need for 1,723 new affordable homes by 2017.

There are three sub market areas within South Derbyshire. Table 2 shows the additional affordable housing requirements within each of these sub areas. Whilst there is need across the whole District, it is clear that the greatest need is within Swadlincote as over 60% of the need is outstanding there.

In addition to the District housing need, as part of the Local Plan, South Derbyshire agreed to meet some of Derby City's housing need that it was unable to deliver in full itself. This means that when negotiating affordable housing in the Derby Fringe sub-housing market, regard will also be given to affordable housing needs arising from the City.

Table 2

South Derbyshire sub-market area *	Net Need	Affordable Housing Completions 2013 to 2015	Outstanding Need as at 1st April 2015
Derby Fringe	447	107	340
North West	248	0	248
Swadlincote South	1,028	69	959
Total	1,723	176	1,547

* See Annex 2 regarding make-up of each sub-market area

Source: 2013 Derby HMA Strategic Housing Market Assessment

Affordability and Tenure

Ensuring that homes are affordable to people within the District in housing need is crucial. The Council recognises that its housing needs are varied and best met through a balance of rented, intermediate tenure homes and starter homes.

The tenure mix will take into account the tenure profile of the surrounding area, and will be based on the prevailing need for affordable housing units with regards given to the current Strategic Housing Market Assessment, local evidence such as housing waiting lists and local housing research studies and transferability of the units to a Registered Provider.

- **Social rented homes.** The majority of social rented homes in the District are Local Authority owned and are let at around 70% of market value
- **Affordable rented homes** are built and rented at approximately 80% of market level and require permission from the HCA.
- **Intermediate housing** is assigned to households who can afford housing above 80% of market rents but cannot afford full market costs.

A proportion of affordable homes for rent, intermediate housing and starter homes will normally be sought on all sites where there is a requirement to provide affordable housing.

This means that developers are required to transfer affordable homes to not for profit Registered Providers or to the Council at a percentage discount of the market price or to sell on the open market at a substantial discount to ensure that they remain affordable to low income households in perpetuity.

In practice, transfer rates to Registered Providers are likely to be less than 50% of the open market value. Starter Homes and other discounted market products are likely to be restricted to an open market value or discounted more than 20% to be affordable to those eligible households who cannot afford to access the market.

In December 2015 the price of a lower quartile semi-detached home in South Derbyshire was £160,000. At 20% discount, a £128,000 starter home is not accessible to the majority of first-time buyers who require a deposit of at least 10% (£12,800) to be able to access a mortgage, in addition to other associated costs such as conveyancing and valuation fees.

Wherever possible, the Council will seek 1-bedroom properties suitable for 2 persons, 2-bedroom properties suitable for 4 persons and 3-bedroom properties suitable for 5 persons. The Council will also seek 4-bedroom properties for larger families and bungalows for households who require accessible or adapted homes.

Quality of Affordable Homes

The Council requires all affordable homes to be of good design and quality and fit for purpose.

To ensure the creation of sustainable and integrated communities, the affordable homes should be 'tenure blind'. This means that they should not be visually distinguishable from the market housing on the site in terms of build quality, materials, detailing, levels of amenity space and privacy including the treatment of gardens and boundaries.

It is advised that the homes should meet the Technical Housing Standards – Nationally Described Space Standard (March 2015, partially updated May 2016) as set out in Annex 2, or as can be demonstrated to be acceptable to Registered Providers. Good space standards are required as affordable homes will normally be let to maximum occupancy as a consequence of the Social Housing Size Criteria, which requires two children to share a bedroom up to the age of 10, and for two of the same sex children to share up to the age of 18.

The following boxes offer information on what is preferred by Registered Providers in the affordable homes that are built. Further information on design within South Derbyshire will be available in the Design SPD.

In addition, homes that are provided within a designated Conservation Area will require the associated level of design.

The Council will not support schemes where the affordable homes offered are:

- Over detached blocks of garages
- 2 or more bedroom flats
- Predominantly over undercrofts
- Predominantly over retail units
- In blocks of unbroken terraces or flats of more than four dwellings.
- Overlooking large areas of courtyard parking.
- Providing bedrooms not large enough for two children to share

Wherever possible, the Council require affordable homes to have:

- In-curtilage or nearby parking
- Gardens finished to the same standard and size as their private neighbours
- External materials and finishes to the same standard as the equivalent private dwellings.
- Sympathetic boundary treatment in keeping with private dwellings
- No shared highway access arrangements.
- A Lifetime Homes standard of build, or specifically built for disabled use.
- No service charges or management fees



Mechanisms for Delivering Affordable Housing

The Council uses four key mechanisms for delivering affordable housing:

- Negotiation of up to 30% affordable housing, as defined by the NPPF, on market sites for developments of over 15 dwellings.
- Registered Provider or Council-led schemes that come forward and achieve higher levels of affordable housing on sites that would not otherwise be viable, such as on brownfield sites.
- Provision of affordable housing on rural exception sites to meet a local identified housing need.
- Acquisition by the Council of new build homes built either as part of S106 agreements or purchased on the open market.

In exceptional circumstances, the Council may accept:

- Commuted sums in lieu of on-site provision to facilitate the delivery of affordable housing on an alternative site.



Affordable Housing Secured on Market Sites

Policy H21 of the Local Plan Part 1 seeks to secure up to 30% of new housing development as affordable housing on **market sites** of more than 15 dwellings. These shall be secured through agreements made under Section 106 of the Town and Country Planning Act 1990 (as amended).

Consideration will be given to:

- I. the local housing market;
- II. the viability of any proposed scheme which will be assessed through independent viability assessments;
- III. the tenure mix and dwelling type to be delivered on-site based on the SHMA or other up to date housing evidence prepared in conjunction with the Council;
- IV. the phases of development that are being proposed.

The onus is on the applicant to demonstrate if market conditions and extraordinary costs mean that there may be a case for reducing the proportion of affordable housing to less than 30%. The applicant will be expected to submit sufficient details in support of any claim for a reduction in the affordable housing, including an Economic Viability Assessment and agree to payment of all reasonable costs for the independent checking and verification by the District Valuer.

Registered Provider and Council-Led Schemes (Affordable Housing Provider)

The Council will support Registered Providers who wish to develop sites delivering affordable housing in accordance with Policy H21 where:

- I. there is an identified local housing need for affordable housing; or
- II. there is a brownfield site which is not viable for the delivery of market housing; or
- III. the site forms part of a regeneration programme involving the demolition of some or all of the existing affordable housing on the site.

Where the Council considers it is appropriate to permit the development of more than 30% of affordable housing on a site, the affordable housing provider will be required to provide other appropriate development contributions unless independent economic viability assessment demonstrates that it is not viable.



Rural Housing Exception Sites

A rural exception site is a site where planning permission will only be granted for small scale rural affordable housing, as an exception to normal planning policy, to meet an identified local need. Rural Exception Sites must be in scale and keeping with the settlement they are within or adjoining and its setting. The NPPF definition of Rural Exception Sites is:

‘Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural Exception Sites seek to address the needs of the local community by accommodating households which are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding’.

Policy H21 permits the development of housing on rural exception sites that are kept in perpetuity as affordable housing for local people where sites adjoin existing Key Service Villages, Local Service Villages and Rural Villages. The number of dwellings must be in accordance with the settlement hierarchy set out in Policy H1 in the Local Plan, see Annex 3, and only in exceptional circumstances to normal policy where:

- i. the homes meet a clearly identified local need;
- ii. the development provides a majority of affordable homes;
- iii. the need cannot reasonably be met within the development limits of the village concerned and

- iv. the development is in a scale relative to the settlement size and facilities available particularly public transport and does not have any unacceptable adverse impacts on the natural and built environment.

An application for development on an exception site must be supported and based on robust evidence such as an up to date independent Local Housing Needs Study, reflecting the property types and tenure identified in that study and demonstrating why the need cannot be met from other more suitable sites either within or adjoining the village. The affordable housing must be transferred and managed by a Registered Provider (or the Council) and remain affordable in perpetuity and be available for local people as a matter of priority.

The development of rural exception sites are permitted to meet an identified housing need for the local community. On this basis local residents or those who can demonstrate a local connection to the community should be given first priority to either rent or purchase an affordable home and this principle should apply to any subsequent rental lets or sales.

The following definition of local connection (based on 2002 Housing Act) shall apply:

- a person has a local connection because he or she is, or was in the past, normally resident there, and that residence was of his or her own choice; or
- he or she is employed there; or
- because he or she has an immediate family association; or
- because of special circumstances he or she needs to live in the community.

In all circumstances local connection must be for a minimum of 6 continuous months

in the previous 12 month period or at least 3 years in the previous 5 years

There are restrictions placed on Registered Providers that limit the amount they can pay for land. Typically, this will be in the region of £10,000 to £14,000 per property. Where it can be demonstrated through a financial viability assessment that taking into account all of the available funding a scheme is not viable, then consideration will be given to a proportion of the site being developed with market housing. However, this will be limited to the amount of market housing which makes the scheme viable with the majority of housing provided being affordable homes.

Commuted Sum in Lieu of on-site Provision

Policy H20 (Housing Balance) of the Local Plan Part 1 seeks to provide a balance of housing that includes a mix of dwelling type, tenure, size and density. Therefore, it is expected that where affordable housing is required as part of a proposed development, it should be provided on-site.

The Council will only accept the payment of a commuted sum in lieu of on-site provision where it is demonstrated that the provision of affordable housing on-site makes the development unviable or where social housing would be inappropriate.

The payment of commuted sums in lieu of on-site provision may be considered in the following circumstances, but only where the Council is satisfied that such payment will actually result in the provision of affordable housing in the locality:

- I. where the Council considers it is more appropriate to provide the affordable housing on an

alternative site led by the Council or a Registered Provider;

- II. where the Council considers it is more appropriate to subsidise the delivery of affordable housing on an alternative market housing site whereby it has not been possible due to viability to secure 30% affordable housing;
- III. where the Local Housing Strategy has identified a need for specialist or support housing and the Council wishes to pool some or all of the contributions for affordable housing to meet that need;
- IV. where the Council considers it is more sustainable to provide the affordable housing by acquisition of existing homes for affordable use.

Where a commuted sum is acceptable to the Council, the amount payable per dwelling will be calculated and checked by the Council through the District Valuer. All sums received will only be used to subsidise affordable housing provision within the District.

A commuted sum can be used to fund the purchase of new build housing, to purchase existing dwellings for affordable use or contribute to the regeneration or redevelopment of existing housing within South Derbyshire.



Delivery Expectations

Clustering of Affordable Housing

In order to integrate different tenures, the Council will not support the principle of grouping all affordable dwellings together. Instead, new residential developments should be designed so that affordable housing is distributed across the whole site/phase amongst the open market housing in clusters of no more than 10 dwellings, with the exception of 100% schemes.

Clusters will be counted as follows:

- a cluster will include all affordable housing tenures including discounted low cost housing and starter homes.
- a cluster includes all affordable housing which is contiguous including the adjacent gardens and those properties immediately opposite each other divided by a road or car parking.
- a cluster includes any existing affordable homes or any affordable home proposed in an adjacent construction phase regardless as to who the developer is.

Design

As with all other forms of residential accommodation, the Council expects affordable housing to be built to a high standard of design and amenity.

Affordable dwellings provided within a new residential development should be visually indistinguishable, built to the same quality and using the same materials as open market homes; this includes all gardens and boundary finishes.

All affordable homes are expected to have their own front door directly leading to the outdoors.

Affordable dwellings should be well designed and preferably conform to the minimum space standards, as set out in Annex 2, providing a good level of living space for their maximum occupancy. Schemes should also accord with the Council's Design Guide SPD.



Layout Plans

For outline planning applications, the delivery of affordable housing must be agreed in principle. The Council will require details of the percentage of all homes proposed to be affordable homes, types and tenures to be provided and, once agreed, this will be set out in a Section 106 Agreement.

In the case of full and reserved matter planning applications, a site layout plan should be submitted showing the 'Affordable Housing Scheme' indicating the type, tenure and location of the affordable housing. Details of the gross internal floor area and number of bedrooms for each dwelling type should be provided in a schedule shown on the relevant site layout plan.



Property Type

In determining the property types, regard will be given to the current Strategic Housing Market Assessment and local housing needs evidence, including need identified through the district housing waiting list.

1-bed properties should preferably comprise 1 bed houses. Where 1-bed flats are permitted, these should be in blocks of no more than four properties with no internal communal spaces such as corridors and staircases.

2, 3, 4+ bed properties should be houses or bungalows (i.e. no flats) and should preferably be no more than 2-storey, suitable to meet the needs of a family and include a private garden space.

The District has an increasing older population with a 96% (4,489) expected increase in those over the age of 75 by 2031. Where there is evidence, the Council will seek a proportion of bungalows of a good size, suitable for wheelchair use and other adaptations, to be developed on all suitable sites.

Tenure

The affordable housing tenure will be broadly in line with that recommended in the current Strategic Housing Market

Assessment at a sub-housing market level.

Negotiations regarding the tenure split will be based on viability with regard given to the Government’s intention to introduce a proportion of Starter Homes on sites.

South Derbyshire sub-market area	Percentage of Affordable homes for rent	Percentage of Intermediate affordable homes
Derby Fringe	75%	25%
North West	68%	32%
Swadlincote South	68%	32%

Tenure Split recommended in the 2013 Derby HMA Strategic Housing Market Assessment

Transfer Price to a Housing Provider

Registered Providers are restricted in what they can pay to developers for new homes, limited by the finance they can raise on the property, and the associated long term costs of financing the purchase and managing and maintaining the property. The maximum rents they can charge must be affordable, and intermediate tenure must be sold at a price that is affordable to those households not able to access full price market housing.

The Council does not specify a price at which a developer must transfer the affordable housing to a Registered Provider and does not limit developers’ choice in whom they may wish to transfer the properties to. However the Council expects the developer to proactively seek a Provider and be willing to accept a transfer price less than 50% of the open market value. The developer will need to demonstrate through an independent Economic Viability Assessment if they consider the price offered by a Registered Provider renders the scheme unviable and

are seeking a variation to the overall percentage/ tenure split of the affordable housing as set out in the S106 legal agreement.

Service Charges

The developer should not apply service charges to a Registered Provider. On developments where there are communal areas such as car parking, the developer should transfer the freehold of the space/area to the Registered Provider to enable them to minimise future costs to the occupiers.

Phasing

Developers will be expected to complete the affordable units on site broadly in tandem with the delivery of market housing and this will be secured through a legal agreement. A 'Phasing Plan' will be required identifying the phases of the development (if the development is intended to be developed in phases), which will usually be part of the Section 106 Agreement. For single phase developments the proportion, mix (unit types, sizes and tenures) and locations (specific plot number) of the affordable housing will be agreed at the time of a full application or at the time of a reserved matters application for outline applications.

For multi-phase developments, the maximum and minimum amounts of affordable housing on each phase will be agreed at the time of the outline application. The proportion, mix (unit types, sizes and tenures) and locations (specific plot numbers) of affordable housing on each individual phase will then be agreed at the start of each phase.

Affordable Housing Providers

The Council works with a number of Affordable Housing Providers (Registered Providers- not for profit organisations) to develop and ensure the long term retention, management and availability of all affordable homes.

The Council recommends that, following pre-application discussions with the Council, that the applicant puts forward their proposals with an Affordable Housing Provider so they can be involved in the negotiation at the earliest possible stage and preferably be party to the required Section 106 Agreement.

A list of Affordable Housing Providers developing across the District is shown in the box opposite.

This list is not restrictive and applicants may work with an Affordable Housing Provider that is not included on this list. However, the proposed Affordable Housing Provider must be agreed in advance by the Council before any contract with the Provider is entered into, as all of the affordable housing units must be able to be allocated through the District's Choice Based Lettings scheme – Homefinder, or other arrangements approved by the Council.

Affordable Housing Providers developing across South Derbyshire

Derwent Living
East Midlands Housing Association
Midland Rural Housing
Nottingham Community Housing Association
Riverside Housing Association
Sanctuary Housing Association
South Derbyshire District Council
Trent & Dove Housing Association
Trident Housing Association
Waterloo Housing Association



Contacts

If you need any further assistance or clarification of affordable housing policy, please contact the Planning Department at the email address below, or telephone 01283 228706.

If your query relates to a specific planning application, please contact the Development Management team member dealing with your application or email:

planning@south-derbys.gov.uk

Annex One

South Derbyshire Sub-Markets in the Derby Housing Market Area

Sub-Market	Wards in Sub-Market	External Influences
Derby Fringe	Aston, Melbourne, Stenson, Repton, Willington and Findern	Derby
Swadlincote & South	Church Gresley, Hartshorne and Ticknall, Linton, Midway, Newhall and Stanton, Seales, Swadlincote, Woodville	Burton-upon-Trent, Ashby-de-la-Zouch
North West	Etwall, Hilton, North West	Derby, Burton-upon-Trent

Source: 2013 Derby HMA Strategic Housing Market Assessment prepared by GL Hearn

Annex Two

Space Standards Required for Affordable Homes

Minimum space standards, based on DCLG Technical Housing Standards (March 2015, updated May 2016) and set out below, are recommended for all affordable homes regardless of tenure.

Number of Bedrooms	No of bed spaces (persons)	Minimum gross internal floor areas		
		1 storey dwellings (sq. metre)	2 storey dwellings (sq. metre)	3 storey dwellings (sq. metre)
1	1p	39		
	2p	50	58	
2	3p	61	70	
	4p	70	79	
3	4p	74	84	90
	5p	86	93	99
	6p	95	102	108
4	5p	90	97	103
	6p	99	106	112
	7p	108	115	121
	8p	117	124	130
5	6p	103	110	116
	7p	112	119	125
	8p	121	128	134
6	7p	116	123	129
	8p	125	132	138

Additional information

Wheelchair adapted properties should allow for a minimum turning circle of 1500 x 1500 and property type drawings submitted with a planning application should demonstrate that a wheelchair user can move freely around the property and including using toilet and bath/shower facilities.

The DCLG Technical Housing Standards are available at <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

Annex Three

The Settlement Hierarchy

Policy H1 ‘Settlement Hierarchy’ of the adopted Local Plan is set out below:

1. Urban Areas – development of all sizes within the settlement boundaries will be considered appropriate and sites adjacent to settlement as an exception or cross subsidy site as long as not greater than 25 dwellings.

Swadlincote including Woodville	Adjacent to Burton upon Trent
Adjacent to Derby	

2. Key Service Villages– development of all sizes within the settlement boundaries will be considered appropriate and sites adjacent to settlement as an exception or cross subsidy site as long as not greater than 25 dwellings.

Aston on Trent	Etwall	Hatton
Hilton	Melbourne	Overseal
Repton	Shardlow	Willington
Linton		

3. Local Service Villages – development of sites within the settlement boundary will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 15 dwellings.

Coton in the Elms	Findern	Hartshorne
Mount Pleasant	Netherseal	Newton Solney
Rosliston	Ticknall	Weston on Trent

4. Rural Villages – development of a limited nature will be allowed as follows:
 - i. within the settlement boundary where applicable or adjacent to as an exceptions or cross subsidy site as long as not greater than 15 dwellings;
 - ii. or of limited infill and conversion of existing building where no settlement boundary.

Ambaston	Barrow upon Trent	Bretby
Burnaston	Cauldwell	Church Broughton
Coton Park	Dalbury	Drakelow Village
Egginton	Elvaston	Foremark
Foston	Ingleby	Kings Newton
Lees	Long Lane	Lullington
Marston on Dove	Milton	Radbourne
Scropton	Smisby	Stanton
Stanton by Bridge	Sutton on the Hill	Swarkestone
Thulston	Trusley	Twyford
Walton on Trent		

5. Rural Areas – areas outside of the defined settlements listed above. Due to the lack of services and facilities and defined settlement boundaries, only development of limited infill and conversions of existing buildings will be acceptable.

Annex Four

Affordable Housing Need identified in the 2013 Strategic Housing Market Assessment

Estimated level of Housing Need (2012-17) by Type of Affordable Housing (Numbers)

Area	Intermediate			Social/Affordable Rented			Total net need
	Total need	Supply	Net need	Total need	Supply	Net need	
Derby Fringe	130	16	114	480	147	333	447
North West	84	5	80	284	115	168	248
Swadlincote & South	361	33	328	1701	1001	700	1028
Total	575	54	522	2465	1263	1201	1723

Source: G L Hearn: 2013 Derby HMA Strategic Housing Market Assessment

Estimated level of Housing Need (2012-17) by type of Affordable Housing (Percentages)

Area	Intermediate	Affordable Rent	Social rent	Total
Derby Fringe	26%	12%	62%	100%
North West	32%	11%	57%	100%
Swadlincote & South	32%	1%	67%	100%
District Average	30%	8%	62%	100%

Source: G L Hearn: 2013 Derby HMA Strategic Housing Market Assessment

Obtaining alternative versions of this document

If you would like this document in another language, or if you require the services of an interpreter, please contact us. This information is also available in large print, Braille or audio format upon request.

Phone: 01283 595795

E-mail: customer.services@south-derbys.gov.uk

यदि आपको ये दस्तावेज़ किसी दूसरी भाषा में चाहिये, या किसी दुभाषिये की सेवाओं की जरूरत है तो हमें सम्पर्क करने की कृपया करें। ये जानकारी माँग करने पर वॉर्ड अफ़सरों, क्लर्क या आडिओ के रूप में भी उपलब्ध कराई जा सकती है।

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਦਸਤਾਵੇਜ਼ ਕਿਸੇ ਦੂਸਰੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦਾ ਹੈ, ਜਾਂ ਕਿਸੇ ਦੁਭਾਸ਼ੀਏ ਦੀਆਂ ਸੇਵਾਵਾਂ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰਨ ਦੀ ਕ੍ਰਿਪਾ ਕਰੋ ਜੀ ਇਹ ਜਾਣਕਾਰੀ ਮਿੰਗ ਕਰਨ ਤੇ ਵੱਡੇ ਅੱਖਰਾਂ, ਬ੍ਰੇਅਲ ਜਾਂ ਆਡਿਉ ਦੇ ਰੂਪ ਵਿਚ ਵੀ ਉਪਲੱਬਧ ਕਰਵਾਈ ਜਾ ਸਕਦੀ ਹੈ।

اگر آپ یہ ڈاکیومنٹ کسی اور زبان میں چاہتے ہیں، یا اگر آپ کو کسی ترجمان کی خدمات درکار ہوں، تو براہ کرم ہم سے رابطہ کریں۔ درخواست کرنے پر یہ معلومات بڑے پرنٹ، بریل یا آڈیو فارمیٹ میں بھی دستیاب ہیں۔

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For up-to-date information



Affordable Housing Supplementary Planning Document

Consultation Statement

November 2017

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Introduction

Purpose of Document

This Consultation Statement sets out how South Derbyshire District Council has undertaken community consultations and stakeholder involvement in preparing the Affordable Housing Supplementary Planning Document (SPD).

The National Planning Policy Framework (NPPF) paragraph 155 sets out the Government's principles for community engagement; "Early and meaningful engagement and collaboration with neighbours, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made".

South Derbyshire District Council has written the Affordable Housing SPD in addition to the Local Plan to help applicants make successful applications and to aid affordable housing delivery. Paragraph 153 of The NPPF states "Each local planning authority should produce a Local Plan for its area. This can be reviewed in whole or in part to respond flexibly to changing circumstances. Any additional development plan documents should only be used where clearly justified. Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development".

Statement of Community Involvement

In March 2006, the Council adopted its Statement of Community Involvement (SCI), which sets out how the community and other stakeholders will be engaged in the preparation of the Local Plan and in development management matters.

The SCI proposes possible methods of consultation involvement and indicates the approach which will be used to involve the community in the preparation of the Local Plan and SPDs. It also includes the approaches that may be used if it is believed to be beneficial and/or the resources are available.

The following table is an extract from the SCI, setting out how South Derbyshire will involve the community in preparation of the Local Plan and accompanying documents. It also indicates the additional approaches that may be used where it is believed that they would be beneficial and/or resources are available (P).

Method	Core and General Policies			Development Plan Documents (e.g. area action plan)			Supplementary Planning Documents	
	1	2	3	1	2	3	1	2
Making documents available for review at Council Offices and libraries	-	•	•	-	•	•	-	•
Newsletter or leaflet available at local venues, e.g. supermarkets, surgeries	•	P	P	•	-	-	•	-
Information sent to existing network or organisations and their newsletters	•	P	P	•	P	•	•	P
Press releases/ articles in press	•	•	•	•	P	•	•	P
Exhibition/ display in local areas	-	P	-	-	•	-	-	P
Information and documents on website	•	•	•	•	•	•	•	•
Questionnaire survey	•	-	-	•	-	-	P	-
Public meeting/ surgery	-	•	P	-	•	P	-	•
Focus group with representatives of specific issue area	P	-	-	P	-	-	•	P
Workshop with representatives of range of issues or interest areas	P	•	-	P	-	-	•	P
Participative planning activities	-	P	-	P	-	-	-	-
Community liaison group	P	P	P	P	P	P	P	P

It was considered that a thorough public consultation at stage 2 (preparing the document) would be more valuable in producing an SPD than at stage 1, therefore this alteration to the prescribed practice was made. The consultation during stage 2 far exceeded the minimum levels set out in the SCI and included a number of additional approaches, which the SCI states may be used where it is believed they would be beneficial and/or resources are available. This included giving a copy of the

SPD to Registered Providers (information sent to existing networks and organisations) and producing a press release advertising the consultation.

The District Council undertook public meetings in the form of consultation/drop-in events. It was considered that undertaking traditional public meetings, which are normally held for a specific short period of time, could affect the number of consultees who would attend the events and get involved.

Drop-in events were designed to be as flexible as possible so that members of the public could turn up at any time during the event. They enabled consultees to read material on the consultation and discuss the consultation document with officers on a one to one basis.

The consultation undertaken on the Affordable Housing SPD is in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, which sets the requirements for producing an SPD.

Consultation

Who was invited to be involved at this stage and how?

The consultation on the Draft Affordable Housing SPD coincided with the consultation on the Draft Design SPD and the Local Green Spaces Development Plan Document.

The consultation period for the three documents ran from 12th June 2017 to 7th August 2017 following approval for consultation being given at Environmental and Development Services Committee on 26 April 2017.

Different methods of public consultation were used to maximise community and stakeholder engagement on the Draft Affordable Housing SPD, such as:

- a. All organisations and individuals on the Local Plan database (including Parish Councils and South Derbyshire's MP) were contacted by letter or email (where provided), informing consultees of the purpose of the consultation, how to find further information and how to make representations.
- b. South Derbyshire Parish Councils and Parish Meetings were sent a copy of the questionnaire and were requested to contact the Planning Policy team if they required a hard copy of the consultation document.
- c. A reference copy of the SPD was available to view in South Derbyshire District Council's Main Reception along with a questionnaire to take away.

- d. Reference copies of the SPD were available to view at all South Derbyshire Libraries and the following libraries outside of the District: Burton on Trent, Mickleover, Blagreaves and Sinfin. Questionnaires were also available to take away.
- e. A questionnaire was produced to find out consultees' comments on the Draft Affordable Housing SPD. These were available at all drop-in events, all South Derbyshire Libraries (and the libraries outside of the District stated above), the District Council's Main Reception and to download from the District Council's webpage.
- f. Details of the drop-in events were published on the District Council's website, and the Draft Affordable Housing SPD and questionnaire were available to view online or download.
- g. Nine drop-in events were held in various locations, with the aim of reaching all sections of the community. Planning Officers were at the events to talk through the consultation and answer questions from members of the public and stakeholders.

The drop-in events included information panels on the three consultation documents. Reference copies of the consultation material were also on display along with a questionnaire which consultees could take away with them.

The drop-in events took place at the following venues:

13 June 2017, Tuesday, 9.30am-2pm – Civic Offices, Civic Way, Swadlincote
 22 June 2017, Thursday, 9.30am-2pm – Civic Offices, Civic Way, Swadlincote
 28 June 2017, Wednesday, 2.30pm-7.30pm – Melbourne Assembly Rooms, Melbourne
 29 June 2017, Thursday, 3.30pm-7.30pm – Hilton Village Hall, Hilton
 5 July 2017, Wednesday, 2.30pm-6.30pm – Repton Village Hall, Repton
 12 July 2017, Wednesday, 3.30pm-7.15pm – Rosliston and Cauldwell Village Hall, Rosliston
 13 July 2017, Thursday, 4pm-6.15pm – Frank Wickham Hall, Etwall.
 17th July, 2.30pm-7.30pm - Aston on Trent War Memorial Hall, Aston on Trent
 20 July 2017, Thursday, 4.30pm-7.30pm— Civic Offices, Civic Way, Swadlincote

- h. The drop-in events were advertised on Twitter.
- i. A short URL code was created for the District Council's webpage, which set out information on the consultation.

- j. The District Council issued a press release advertising the consultation and drop-in events.
- k. On 11th July copies of the Draft Affordable Housing SPD were provided to the Affordable Housing Registered Providers who attended South Derbyshire's Registered Providers Liaison Group. Those Registered Providers which were not at the Liaison Group were posted a copy of the document. The Registered Providers were asked to provide comment on the SPD.
- l. The consultation document was available to view at Safer Neighbourhood and Area Forum meetings. All meetings were held between: 6.15pm—8.30pm.

Etwall Area Forum	12 June 2017 — Hilton Village Hall
Swadlincote Area Forum	13 June 2017 — Goseley Community Centre
Melbourne Area Forum	19 June 2017 — Melbourne Assembly Rooms
Newhall Area Forum	20 June 2017 — Old Post Centre, Newhall
Repton Area Forum	26 June 2017 — Milton Village Hall
Linton Area Forum	28 June 2017— Walton Village Hall
Linton Area Forum	28 June 2017— Walton Village Hall

What were the main issues raised?

In total nine responses were received on the Draft Affordable Housing SPD. A summary of the comments received can be found below. The page numbers referred to relate to the draft version of the document.

- One comment supports the growth of affordable housing in line with research that sets out the health benefits of affordable housing. However it also points out that the increase in housing mass will have wider implications on the health care support available and asks that this is included as a key driver when developments are considered.
- One consultee states that the document is NPPF compliant, states that the introduction and housing needs section on pages 9, 10 and 12 are based on a good range of supporting evidence and supports a number of approaches within the document including: affordable housing on development phases on page 21; the 'Mechanism for Delivering Affordable Housing' on page 15; affordable housing design set out in paragraph 2 of page 14; and the fourth paragraph on page 12.
- One consultee stated that the proposals align to those proposed in Repton Parish's Neighbourhood Development Plan.
- One consultee states that the document defines and details the District Council's high expectations for developers to deliver fit for purpose affordable housing that integrates with new development and communities

- One consultee considered that the mechanism to effectively drive down house prices and rents and hence make them affordable is for Local Authorities to build large quantities of housing of all types and make them available at least at the 80% target rent or less. This would move tenants away from private rented market and address the need for social rented housing.
- One comment stated that the SPD provides greater clarity and certainty as to how Policy H21 of the Local Plan Part 1 will be applied.
- On Page 14 the document states “The Council will not support schemes where the affordable housing offered are...” The consultee states that there is no evidence supporting the need for a negative position (‘not support’) over one that retains an element of flexibility (i.e. ‘prefer’)
- The SPD should be amended to delete the text ‘Exceeds 2-storey’ from the uppermost box on page 14. The consultee states that three storey dwellings are not unsuitable for use as Affordable Housing. Another consultee suggested that in order to maximise sq. foot living space in 3, 4, 5 bedroom properties it may be advantageous to build 3 storey properties.
- It was suggested that the SPD should be clear that the mix of affordable housing tenure sought within the document is a starting point for negotiation as tenure mix could have an impact on viability. The document should make clear that viability may be a material consideration when determining affordable housing tenure mix.
- One respondent stated that it would be more appropriate for the SPD to determine housing mix on a case by case basis, having regard to local need at the time and viability.
- One consultee states that at outline application stage the detail of location, tenure, type and size of units, amount of affordable housing and viability are likely to be unknown. However another consultee supports the ‘Layout plans’ section on page 19 which requires that the delivery of affordable housing is agreed in principle at outline permission.
- It was stated that The Housing White Paper (Feb 2017) sets out the Government’s intention to introduce Starter Homes as an affordable housing product. The consultee states that the consideration of Starter Homes as affordable housing should not solely be limited to previously developed land.
- A comment was made that the District’s Strategic Housing Market Assessment (SHMA) is currently 5 years out of date along with outdated information on the number of households on the District’s housing register. This impacts on the accuracy of data in the Draft Affordable Housing SPD.
- One consultee stated that the aim of providing affordable housing to the same standard as market housing is laudable, however such requirements will surely militate against any developer wanting to build these houses knowing that they will only receive 50% of the market value.

- It was stated that the document correctly points out that the over 75 age group is increasing, however the document and GL Hearn base documents make no mention of residential homes, nursing homes etc. The consultee goes on to add that a proportion of the aging population will be housed in such accommodation, hence reducing the housing need for this age group.
- A comment was provided in relation to Annex Two, observing that the National Space Standards required for affordable homes was updated in May 2016.
- One respondent states that the definition of affordable housing conflates “affordable to buy” with “affordable to rent”.
- An observation was made with regard to how commuted sums are used in the District, as there is the perception that the money is not used to fund alternative affordable housing on sites within the District.
- The Council has been asked to consider “rent to buy” properties as affordable housing, as the Draft SPD mentions only “social rent”, “affordable rent” and “starter homes” when referring to affordable housing.
- It was suggested that the Council acknowledge that Registered Providers, including those not ‘known’ to the Council can provide affordable housing in South Derbyshire.
- It was noted that there are references to in perpetuity to ensure that affordable housing be kept as affordable units. One consultee states that other affordable housing models such as rent to buy will make a valuable contribution to meeting local affordable housing need, but will not be suitable to this restriction. Therefore the Council should alter the wording to reflect the Government proposal that some affordable housing products “may not be subject to in perpetuity restrictions”.

How, where necessary, these issues were addressed

- The Affordable Housing SPD has been amended with regard to the restrictions over multi-storey dwellings. Previously the document stated that South Derbyshire District Council will not support schemes where the affordable homes offered exceeded two storeys. This has been removed and no longer documents this restriction. The Council recognises that the previous restriction over multi-storey dwellings was not beneficial to space standards and the delivery of affordable homes within the District.
- South Derbyshire District Council recognises that new developments may impact health care services and other services within the District. This is considered along with other factors affecting the social infrastructure of the area such as education, access to leisure and transport links when any planning application for a housing development site is processed. Although the Affordable Housing SPD does not directly address this, the Council’s stance on infrastructure can be found in the Local Plan Part 1 Chapter 9. The

Council recognises the importance of improving local physical, social or green infrastructure and that this is essential to creation of sustainable communities.

- South Derbyshire District Council recognises that the current Strategic Housing Market Assessment (SHMA) was written in July 2013, and is almost five years out of date. The Council is due to undergo the process of putting a new SHMA out to tender, which will provide more current statistics for the District. Whilst the Affordable Housing SPD has drawn data from the 2013 Derby HMA (Housing Market Area) Strategic Housing Market Assessment (SHMA), data was also taken from South Derbyshire District Council's Choice Based Lettings (CBL) scheme to determine the current housing need within the District.
- Annex Two of the SPD now makes specific reference to the space standards as being updated in May 2016.
- The Draft Affordable Housing SPD provides a definition of affordable housing as defined by the National Planning Policy Framework (NPPF). The document also provides a clear definition between social rented, affordable rented, immediate housing and starter homes. Therefore, no amendments have been made to the Draft Affordable Housing Supplementary Planning Document on this matter.
- Amendments have been made to the section titled 'Commuted Sum in Lieu of on-site Provision' after comments were received about how and where commuted sums are used within the District. The document explains that a commuted sum can be used to fund the purchase of new build housing or contribute to the regeneration or redeveloping of existing housing within South Derbyshire.
- Whilst it is acknowledged that an increasingly older population may have a greater proportion of housing needs met through residential care homes, it is not considered necessary to amend the Draft SPD with respect to this.
- Policy H21 makes clear that the viability of any proposed scheme will be taken into consideration, as will the SHMA or other up to date evidence. The SPD also states that "negotiations regarding tenure split will be based on viability with regard given to the Government's intention to introduce a proportion of starter homes on sites."
- With respect to the comment 'no evidence supporting the need for a negative position' with regard to the affordable homes offered (page 14), the Council is not seeking to advocate schemes that are known to not be preferred by Registered Providers.
- The Council will continue to build affordable housing itself where the right opportunities arise.
- The approach taken under 'layout plans' with regard to S106s and outline consents, that the delivery of affordable housing must be agreed in principle, including percentages, types and tenures, has been supported by the County Council and has been retained.

- Rent to buy/try before you buy homes are an intermediate product where occupants benefit from a subsidised rent for up to 5 years (during which time the lower rent levels allow them to save). Applicants are offered the new build homes following means testing (usually through a help to buy agent) as they cannot earn over £60k and must not already own a property. After the five years the tenants are expected to purchase the homes from the provider. Whilst the Council supports the need for a mix of tenure types within the 30% affordable on-site provision, the affordable housing element must remain in perpetuity for future generations and this can be achieved by working with our not-for-profit registered providers and through delivery of the Council's own new build schemes. The Council are required to ensure new supply of affordable units to meet newly arising need and this can be achieved by negotiation of on-site provision that will meet needs in the District over the longer term. The Rentplus model and other similar schemes would not meet this definition as occupants can be required to vacate their homes after the initial five year period. This does not happen with not-for-profit registered providers as they would convert the tenure at the end of the five years rather than make the household homeless/end their tenancy.

Strategic Environment Assessment Screening Report

Affordable Housing Supplementary Planning Document June 2017

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1 Introduction and Purpose of this Report

- 1.1 South Derbyshire District Council has produced a Draft Affordable Housing Supplementary Planning Document (SPD) to assist in the delivery of affordable housing in accordance with policies included in the Adopted South Derbyshire Part 1 Local Plan.
- 1.2 This screening report sets out whether or not the contents of the Affordable Housing SPD requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

2 Legislative Background

- 2.1 The objective of SEA is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. It is a requirement of the European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, also known as the SEA Directive. The Directive was transposed in UK law by The Environmental Assessment of Plans and Programmes Regulations 2004, (the SEA Regulations).
- 2.2 Article 3(2) of the directive states that SEA is required for plans and programmes:
 - a) which are prepared for agriculture, town and country planning or land use and which set the framework for future development consent for projects listed in Annexes I and II to the Environmental Impact Assessment (EIA) Directive (85/337/EEC); or
 - b) which, in view of the likely effect on sites, have been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (92/43/EEC).
- 2.3 However, Article 3(3) and 3(4) only requires SEA for some plans and programmes where they have significant environmental effects. This includes plans and programmes which “determine the use of small areas at a local level” or which only propose “minor modifications to plans and programmes”. Annex II of the Directive lists criteria for determining the likely significance of the environmental effects of plans or programmes.
- 2.4 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) in preparing most documents that inform the development and use of land within an Authorities area. It is considered best practice to incorporate the requirements of the SEA Directive into a Sustainability Appraisal. The 2008 Planning Act removed the requirement to undertake a Sustainability Appraisal for a Supplementary Planning Document,

although consideration of whether the proposed plan or programme requires SEA is still required. This report screens for SEA, to determine whether a full assessment is needed.

3 Overview of the Affordable Housing SPD

3.1 The SPD provides clear and consistent guidance on how Policies H20 'Housing Balance' and H21 'Affordable Housing' of the Part 1 Local Plan are to be implemented. It is an important consideration in determining relevant planning applications.

3.2 Policy H20 sets out the Council's policies in respect of securing a mix of housing types and tenures on development sites to reflect local needs, whilst Policy H21 requires that up to 30% affordable housing on sites of over 15 dwellings, subject to economic viability is secured. Policy H21 also sets out the circumstances when rural exception sites for affordable housing or cross-subsidy sites would be acceptable in locations where market housing would not usually be allowed. The SPD provides:

- A summary of recent house price trends in the District.
- A definition of Affordable Housing based on the National Planning Policy Framework and the types of housing that the Council considers to be affordable in line with this definition.
- A summary of local housing need
- Consideration of housing affordability and tenure
- Guidance on housing quality and space requirements for new affordable housing
- Information on the mechanisms for delivering affordable housing; and
- Affordable Housing Providers developing in the District.

3.3 The SPD explains how the policy is applied and answers questions that may be raised when considering the policy, for example:

- When is affordable housing required on market development sites?
- How much housing should be provided on development sites?
- How much affordable housing is needed in the different sub markets and the tenure split?
- Housing quality and design (including space standards)
- What information should be submitted to the Council where a developer seeks to reduce the proportion of affordable housing on a market site to

less than 30%

- The circumstances when the Council will consider a commuted sum in lieu of on site provision
- The exceptional circumstances where the Council will allow rural exception or cross subsidy sites in locations adjoining existing settlements in the District

4 Screening Procedure

4.1 The purpose of the SPD is to provide advice on how the requirements of Policies H20 and H21 of the South Derbyshire Part 1 Local Plan can be met. The Part 1 Local Plan is an 'overarching' strategic policy document and covers a wide range of issues and spatial matters. SEA has been undertaken for the Part 1 Local Plan as part of the Sustainability Appraisal undertaken during document preparation. This screening report establishes whether there are any additional likely significant impacts arising from the preparation of the Affordable Housing SPD that have not been considered in the Part 1 Local Plan Sustainability Appraisal Report. A full SEA is only required if additional likely significant effects are identified.

4.2 Schedule 1 of the Directive sets out the assessment criteria for considering significant environmental effects. The SPD has been assessed against these criteria. The detailed assessment is set out in Appendix 1.

5 Conclusion and Screening Outcome

5.1 As a result of the assessment documented in Appendix 1 it is unlikely that there will be any significant environmental effects arising from the Affordable Housing SPD that were not covered in the Appraisal of the Part 1 Local Plan. Therefore, the Council considers that there is no requirement to undertake an SA/SEA.

Appendix 1: Assessment of Likely Significance of Effects (LSE) on the Environment

Criteria for determining the likely significance of effects on the Environment	Potential effects of the SPD	Is there a LSE
1. The characteristics of plans and programmes, having regard, in particular, to—		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The SPD will provide guidance on how to apply policy H20, 'Housing Balance' and H21 'Affordable Housing' as set out in the Part 1 Local Plan. It does not set new policy. The policy framework is therefore set out in the Local Plan, which has been subject to SEA.	No
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The SPD is a daughter document to the South Derbyshire Local Plan and provides detail on how to apply Policies H20 and H21. The SPD could have minor impacts in respect of affordable housing delivery and the tenure split and mix of new homes but such matters would be unlikely to result in any discernible environmental effects. The SPD will not form not part of the Development Plan.	No
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	The SPD would be unlikely to have any notable effects on the environment given that the principle of new development is established and the SPD will simply seek to control the tenure mix of new homes. However the SPD will assist in the delivery of sustainable development by providing detailed guidance to ensure that the Districts affordable housing need is appropriately met.	No
(d) environmental problems relevant to the plan or programme; and	The SPD will not alter the number or location of new homes but could affect the tenure. In respect of social considerations this document aims to ensure affordable housing is well integrated and meets local needs (as required by the policy) and could therefore have a positive effect on the District.	No
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The SPD sets out guidance on the provision of affordable housing. The principle of development is considered through the Local Plan, which has been subject to SEA.	No

Criteria for determining the likely significance of effects on the Environment	Potential effects of the SPD	Is there a LSE
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—		
(a) the probability, duration, frequency and reversibility of the effects;	No adverse effects on the environment have been identified. The Supplementary Planning Document will be used to provide certainty to developers seeking to bring forward larger housing sites (where affordable housing is required) as stipulated in Policy H21 and ensure an appropriate mix of homes is delivered to meet identified local housing needs (as required by Policy H20). This guidance does not affect the overall requirement for housing to 2028 (this is set out in the Part 1 and Part 2 South Derbyshire Local Plans) or the location of that housing. Additional guidance in respect to the tenure mix and local housing mix is unlikely to have any discernible effect on the environment beyond that already considered through the Part 1 and Part 2 Local Plans.	No
(b) the cumulative nature of the effects;	Given that the SPD would have no effect in isolation (the number and location of homes is already defined through the Part 1 and Part 2 Local Plans and this SPD will simply seek to provide guidance on the tenure mix of new housing and detailed matters relating to affordable housing delivery). As such the SPD would be unlikely to combine with other plans and give rise to any cumulative effects.	No
(c) the trans-boundary nature of the effects;	The SPD will have no transboundary effects given that South Derbyshire does not share a boundary with other nation states. Cross boundary effects in respect of housing delivery with Derby City were considered through the Sustainability Appraisal for the Part 1 Local Plan.	No
(d) the risks to human health or the environment (for example,	There are not likely to be significant negative impacts on human health or environment.	No
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The SPD covers the District of South Derbyshire which extends around 112 square miles or 33,800 hectares. There were 38,992 homes in 2011 and the population of the District was recorded as 94,611. This had increased to 99,300 by 2015. The SPD will not affect the quantum of housing planned for delivery between 2011-28 or indeed its location (the scale and location of new homes is planned for within the Part 1 and 2 Local Plans). However the SPD could have a limited effect on developers applying for planning permission (depending on the scale of sites, their nature and wider viability). It could also impact on Registered Providers or other organisations bringing forward affordable housing schemes.	No

Criteria for determining the likely significance of effects on the Environment	Potential effects of the SPD	Is there a LSE
<p>(f) the value and vulnerability of the area likely to be affected due to— special natural characteristics or</p> <ul style="list-style-type: none"> (1) cultural heritage; (i) exceeded environmental quality standards or limit values; or (ii) intensive land-use; and 	<p>The SPD will not affect environmental standards or lead to the intensification of land use. The areas that will be affected are designated as housing sites through the Part 1 and Part 2 Local Plans and will be guided by individual planning applications. The SPD will be limited to guiding the appropriate tenure mix of existing allocations.</p>	<p>No</p>
<p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The likely effects of site allocations and policies to control future development have been tested through the local plan process, including through sustainability appraisal. These indicates that likely effects on the landscape of the District will be limited the location of allocations made in the Plan and through the inclusion of appropriate polices in the Plan to ensure mitigation of potential landscape and visual impacts associated with development. Polices to influence the tenure mix and some detailed design elements of new homes (such as minimum space standards would be unlikely to give rise to further environmental effects.</p>	<p>No</p>

Habitat Regulations Assessment (Screening) Report

Affordable Housing Supplementary Planning Document May 2017

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4	Previous HRA Work	12
5	Conclusion	14

1 Introduction

- 1.1 This Habitat Regulations Assessment (screening) report determines whether or not the contents of the Affordable Housing Supplementary Planning Document (the SPD) will result in significant impacts on international sites.

2 Background to the Affordable Housing SPD

- 2.1 The SPD provides detailed guidance on how Policy H20 (Housing Mix) and H21 (Affordable Housing) included in the Part 1 South Derbyshire Local Plan is to be implemented. It is an important consideration in determining relevant planning applications.
- 2.2 The policy requires that affordable housing is provided on sites at or over the site size threshold, subject to economic viability. It also sets out the circumstances when rural exception sites for affordable housing or cross subsidy housing sites would be acceptable in locations where market housing would not usually be allowed. The SPD provides a brief introduction to affordable housing, including:
- A summary of recent house price trends in the District and local housing need
 - A definition of Affordable Housing based on the National Planning Policy Framework and the types of housing that the Council considers to be affordable in line with this definition.
 - Information regarding affordability and tenure in the District
 - The mechanisms for delivering affordable housing; and
 - Information on affordable housing providers active in the District.

3 Background to HRA

- 3.1 Habitats Regulation Assessment (HRA) is required by Regulation 61 the Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitat Regulations) for all plans and projects which may have likely significant effects on an European site and are not directly connected with or necessary to the management of the European site.
- 3.2 European sites include Special Areas of Conservation, Special Protection Areas and listed Wetlands of International Importance (Ramsar sites). HRA is also required, as a matter of UK Government policy for potential SPAs, candidate SACs and proposed

Ramsar sites for the purposes of considering plans and projects, which may affect them. Hereafter all of the above designated nature conservation sites are referred to as 'international sites'.

3.3 The stages of HRA process are:

- **Stage 1 – Screening:** To test whether a plan or project either alone or in combination with other plans and projects is likely to have a significant effect on an international site;
- **Stage 2 – Appropriate Assessment:** To determine whether, in view of an international site's conservation objectives, the plan (either alone or in combination with other projects and plans) would have an adverse effect (or risk of this) on the integrity of the site with respect to the site structure, function and conservation objectives. If adverse impacts are anticipated, potential mitigation measures to alleviate impacts should be proposed and assessed;
- **Stage 3 – Assessment of alternative solutions:** Where a plan is assessed as having an adverse impact (or risk of this) on the integrity of an international site, there should be an examination of alternatives (e.g. alternative locations and designs of development); and
- **Stage 4 – Assessment where no alternative solutions remain and where adverse impacts remain:** In exceptional circumstance (e.g. where there are imperative reasons of overriding public interest), compensatory measures to be put in place to offset negative impacts.

3.4 This report comprises the Stage 1 – Screening of the project.

4 Previous HRA Work

4.1 An HRA has been produced for both the Part 1 and Part 2 South Derbyshire Local Plan Documents. These are available to view on the District Council's website:

<http://www.south-derbys.gov.uk>

4.2 The Screening Report for the Part 1 Local Plan which includes strategic housing allocations (those allocations of 100 homes or more) and strategic policies in respect of environmental protection concluded that:

- There is no likely significant impact on any SPAs or SACs located outside of the District as a result of implementing the Local Plan.
- There is no potential for growth earmarked within the Local Plan to increase foul water flows to waste water treatment works within the Mease SAC catchment (as no allocations were proposed for that part of the District in the Mease in this document).
- There is no potential for growth earmarked within the Local Plan to increase diffuse water pollution within the River Mease catchment (as no allocations were proposed for that part of the District in this document).
- The Water Companies operating in the District have undertaken Habitat Regulations Assessment of their water resource management plans. These have concluded that proposed growth in water demand (associated with new development and changes in demand) will not have any significant impact on water dependent wildlife sites such as the River Mease SAC.
- As the Local Plan Part 1 will have no impact on the River Mease SAC or any other SAC or similarly protected International site in isolation it will not have any impact in combination with other plans and strategies.

4.3 In respect of Draft Part 2 Local Plan (which sets out the location of non-strategic housing locations (sites of fewer than 100 homes) and development management policies this concluded that:

- There is no likely significant impact on any International Sites located outside of the District as a result of implementing small scale development projects outlined within the Local Plan 2 given that the housing requirement and the spatial distribution of growth on these sites.
- Two proposed allocations would increase foul flows to Overseal treatment works, although water quality impacts associated with increased discharges into the SAC will be mitigated via contributions to the River Mease Developer Contribution Scheme

- Three sites could increase surface water flows into the SAC, although the use of sustainable drainage (required by flood risk and drainage policies in the Part 1 Local Plan) will ensure surface water is appropriately treated prior to discharge.
- Two of the proposed sites in the Mease catchment (Valley Road and Acresford Road Overseal) already have planning consent and have been subject to Habitat Regulations Assessment through that process and no likely significant effects have been identified.
- The remaining allocated site located in Woodville would discharge foul and potentially surface water out of the River Mease Catchment.
- As the South Derbyshire Local Plan (parts 1 & 2) will have no impact on the River Mease SAC alone, they would not have in combination effects with other plans and strategies.

4.3 Given the conclusions reached in the detailed screening assessments for the Part 1 and Part 2 Local Plans, it is unnecessary to undertake an appropriate assessment under the Habitat Regulations for the Affordable Housing SPD. This is because this SPD will not increase housing delivery within the Plan period (as the quantity and location of new homes is planned through the Part 1 and 2 Local Plans). The scope of the SPD would be to simply ensure that the housing delivered meets local housing needs of the District in respect of tenure and mix.

4.4 In any case the Council has sought control the extent of new housing in the catchment of the River Mease SAC through the Local Plan part 1 and Part 2 documents and indeed allocations for less than 134 homes in total are proposed for villages in the River Mease Catchment. Moreover all sites discharging to WwtWs in the Mease SAC benefit from planning consent and will make an appropriate financial contribution towards mitigating their potential effects via the River Mease Developer Contribution scheme (DCS).

5 Conclusions

5.1 The Council has previously screened out a requirement to undertake an appropriate assessment under the Habitat Regulations Assessment in respect of the Part 1 Local Plan and Part 2 Local Plan. This is because both plans would not have a likely significant effect on International Sites when considered alone or in combination with other plans or programmes owing to the scale and nature of growth planned, its location and the measures proposed to control the significance of any environmental effects.

5.2 Given the limited scope of the Affordable Housing SPD which provides guidance on housing mix and tenure no effects on International Sites are likely. Nothing in the SPD will alter the location or scale of new development proposed in higher tier policy documents

Exley Kevin

From: Drewry, Joe A <joe.drewry@environment-agency.gov.uk>
Sent: 23 May 2017 15:27
To: Exley Kevin
Cc: Millbank, Rob
Subject: FW: Affordable Housing SPD SEA and HRA screening

Hi Kevin,

We have no comments to make on the below draft screening statement as it indicates no significant environmental effects.

Thanks,

Joe Drewry

Planning Advisor - Derbyshire

Sustainable Places - Planning Team

Please note my new telephone number

Email : joe.drewry@environment-agency.gov.uk

External : 02030 253277, Internal: 53277

From: Planning, Lower Trent
Sent: 19 May 2017 16:25
To: Millbank, Rob <rob.millbank@environment-agency.gov.uk>; Drewry, Joe A <joe.drewry@environment-agency.gov.uk>
Subject: FW: Affordable Housing SPD SEA and HRA screening

From: Exley Kevin [<mailto:Kevin.Exley@south-derbys.gov.uk>]
Sent: 19 May 2017 15:48
To: 'e-emids@HistoricEngland.org.uk' <e-emids@HistoricEngland.org.uk>; Planning, Lower Trent <planning.trentside@environment-agency.gov.uk>; 'consultations@naturalengland.org.uk' <consultations@naturalengland.org.uk>
Cc: Sworowski Nicola <Nicola.Sworowski@south-derbys.gov.uk>
Subject: Affordable Housing SPD SEA and HRA screening

Dear Sir/Madam

Please find attached a copy of the draft Affordable Housing SPD Screening assessment undertaken by South Derbyshire District Council in respect of the HRA and SEA regulations. I have addressed this to the general consultation email address we hold of your respective organisations however if you have received this email directly I have copied you in the expectation that you are the most likely officer to respond to the consultation.

This document was considered by our Environment and Development Services Committee in April and will shortly be released for Consultation.

For information Policies H20 and H21 which relate to this SPD are set out in the Housing Chapter of our Part 1 Local Plan which is available to view at:

http://www.south-derbys.gov.uk/Images/Local%20Plan%20Part%201_Chapter%205_Policy%2011%20-%2022_tcm21-281380.pdf

whilst the Part 1 SA is available to view at:

http://www.south-derbys.gov.uk/Images/LP1%20Sustainability%20Appraisal%20update%20Main%20Report_tcm21-281382.pdf

I have included a draft version of the councils screening assessment which concludes that the Plan will not give rise to any likely significant environmental effects and will not affect the integrity of any European/Ramsar sites. A negative screening decision in respect of the need for SEA and any further stages of HRA has therefore been provisionally reached.

I would ask that in all cases that a formal response in respect of the need to undertake SEA or an appropriate assessment be provided to the Authority by Monday 12 June, but would very much welcome an early response if at all possible. I would also welcome early discussion should you need further information regarding the scope and content of either SPD or the South Derbyshire Local Plan in coming to a formal view, or should you have concerns regarding your ability to respond within 21 days.

Kind regards

Kevin Exley
Planning Policy Officer (Sustainability)
South Derbyshire District Council

01530 228717

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Exley Kevin

From: Mahoney, Sean (NE) <Sean.Mahoney@naturalengland.org.uk>
Sent: 30 May 2017 05:44
To: Exley Kevin
Subject: RE: Affordable Housing SPD SEA and HRA screening

Dear Kevin,

Planning consultation: South Derbyshire District Council Affordable Housing Supplementary Planning Document (SPD) Strategic Environment Assessment (SEA) & Habitats Regulations Assessment (HRA) Screening Report

Thank you for your consultation.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the Screening Report which assesses the requirement for a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA) for the South Derbyshire District Council Affordable Housing Supplementary Planning Document (SPD).

Natural England concurs with the report's conclusion that it is unlikely that there will be any significant environmental effects arising from the Affordable Housing SPD that were not covered in the Appraisal of the Part 1 Local Plan which means that there is no requirement to undertake an SA/SEA. Natural England also agrees that the Affordable Housing SPD would be unlikely to result in any significant effect on any European Site either alone or in combination and therefore no further assessment work under the Habitats Regulations is required.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us. For any queries relating to the specific advice in this letter only please contact me on 02080261940. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Kind regards

Sean Mahoney

Lead Adviser

Sustainable Development

East Midlands Area Team

Natural England

Apex Court
City Link
Nottingham
NG2 4LA

Tel: 02080261940

Mobile: 07825934258

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

Natural England offers two chargeable services – The Discretionary Advice Service (DAS) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service (PSS) provides advice for protected species mitigation licence applications.

These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

We now offer free and chargeable advice to land owners and managers planning works on Sites of Special Scientific Interest through the SSSI Advice Service.

From: Exley Kevin [<mailto:Kevin.Exley@south-derbys.gov.uk>]

Sent: 19 May 2017 15:48

To: 'e-emids@HistoricEngland.org.uk'; 'planning.trentside@environment-agency.gov.uk'; Consultations (NE)

Cc: Sworowski Nicola

Subject: Affordable Housing SPD SEA and HRA screening

Dear Sir/Madam

Please find attached a copy of the draft Affordable Housing SPD Screening assessment undertaken by South Derbyshire District Council in respect of the HRA and SEA regulations. I have addressed this to the general consultation email address we hold of your respective organisations however if you have received this email directly I have copied you in the expectation that you are the most likely officer to respond to the consultation.

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For information Policies H20 and H21 which relate to this SPD are set out in the Housing Chapter of our Part 1 Local Plan which is available to view at:

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whilst the Part 1 SA is available to view at:

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I have included a draft version of the councils screening assessment which concludes that the Plan will not give rise to any likely significant environmental effects and will not affect the integrity of any European/Ramsar sites. A negative screening decision in respect of the need for SEA and any further stages of HRA has therefore been provisionally reached.

I would ask that in all cases that a formal response in respect of the need to undertake SEA or an appropriate assessment be provided to the Authority by Monday 12 June, but would very much welcome an early response if at all possible. I would also welcome early discussion should you need further information regarding the scope and content of either SPD or the South Derbyshire Local Plan in coming to a formal view, or should you have concerns regarding your ability to respond within 21 days.

Kind regards

Kevin Exley
Planning Policy Officer (Sustainability)
South Derbyshire District Council

01530 228717

Page 101 of 323

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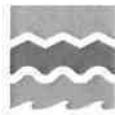
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Historic England

EAST MIDLANDS OFFICE

Mr Kevin Exley
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
Derbyshire
DE11 0AH

Direct Dial: 01604 735460

Our ref: PL00098670

8 June 2017

Dear Mr Exley

RE: SDDC AFFORDABLE HOUSING SPD - SCREENING OPINION REQUEST

Thank you for your consultation request for a Screening Opinion in respect of the Affordable Housing SPD.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage. Our comments are based on the information supplied with the screening request.

On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England is of the view that the preparation of a Strategic Environmental Assessment is not likely to be required.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at:

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

Should it be concluded that, overall, a SEA will be required for the Plan, Historic England would be pleased to discuss the scope of the assessment in relation to the historic environment in due course.

I hope that this information is of use to you at this time. Should you have any queries, please do not hesitate to contact me.



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

Telephone 01604 735460
HistoricEngland.org.uk





Historic England

EAST MIDLANDS OFFICE

Yours sincerely,

Rosamund Worrall
Historic Environment Planning Adviser
Rosamund.worrall@historicengland.org.uk



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

Telephone 01604 735460
HistoricEngland.org.uk



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REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 14
DATE OF MEETING:	16th NOVEMBER 2017	CATEGORY:
REPORT FROM:	STUART BATCHELOR DIRECTOR OF COMMUNITY AND PLANNING	OPEN
MEMBERS' CONTACT POINT:	RICHARD SHAW richard.shaw@south-derbys.gov.uk	DOC:
SUBJECT:	ADOPTION OF DESIGN SUPPLEMENTARY PLANNING DOCUMENT	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE:

1.0 Recommendations

- 1.1 It is recommended that the Committee adopt the South Derbyshire Design Supplementary Planning Document (Design SPD) (Annex 1) for consultation.

2.0 Purpose of Report

- 2.1 To update Members on the progress of the Design SPD and to seek Members' approval to adopt the document.

3.0 Background

- 3.1 Members will be aware that the Local Plan Part 1 was adopted by the Council in June 2016. Policy BNE1: Design Excellence states at A ii) that 'all proposals for new development will be assessed against the Council's Design SPD'.
- 3.2 Following consultation that took place between the 12th June and the 7th August 2017 (committee approval for this consultation granted at the Environment & Development Services Committee on the 26th April 2017), comments have been summarised and responded to in a Consultation Statement (Annex 2).
- 3.3 The Consultation Statement sets out how comments made on the Design SPD through the consultation process have been responded to. The majority of comments have been incorporated within the Design SPD (Annex 1).

4.0 Detail

- 4.1 Policy BNE1 in the adopted Local Plan Part 1 sets out 11 design principles that all new development within the District should be in accordance with. The forthcoming Design SPD referred to within the policy will assist the policy's implementation and will inform applicants of what is expected in order to meet the requirements of BNE1.
- 4.2 The Design SPD encourages applicants to work collaboratively with the Council from the early stages of the design process. This will facilitate the smooth running of the application process.
- 4.3 The Design SPD takes each of the 11 design principles in turn: Community safety; Street design, Movement and legibility; Diversity and community cohesion; Ease of use; Local character and pride and visual attractiveness; National Forest; Neighbouring uses and amenity; Cross-boundary collaboration; Healthy lifestyles and; Resource use, and expands on the background to each principle and how the objective set out within BNE1 can be met through the design of the proposed scheme.
- 4.4 The Design SPD also contains guidance for non-domestic development and at Appendix A, straight-forward design guidance for those wishing to extend their home.
- 4.5 The amendments made to this latest version of the Design SPD (new text in red, deleted text in light grey) reflect the comments set out in Annex 2. A number of additional minor updates have also been made and these are also detailed in Annex 2. The most notable comments have been made within the Healthy Lifestyles chapter in response to comments from Sport England, Natural England and The National Forest Company.
- 4.6 There is an intention to update the Design SPD at some point in the future for a number of reasons, namely:
 - a) To take account of likely changes to national policy, such as the NPPF;
 - b) To incorporate any new findings and improved knowledge on the subject of healthy lifestyles that may result from potential future projects in this topic area;
 - c) To iron out any teething problems with the document that may arise once it starts to be used to guide and assess applications for planning permission – this would ensure that the document continues to be as effective and successful as possible and is used regularly, as intended.

5.0 Financial Implications

- 5.1 None arising directly from this report.

6.0 Corporate Implications

- 6.1 The adoption of a complete South Derbyshire Local Plan is a key priority of the District Council and is included as an action within the Corporate Plan. The Design SPD will assist the implementation of the Local Plan.

7.0 **Community Implications**

7.1 Good design can help new development to be positively received by local communities and improves on a development's overall sustainability.

8.0 **Background Papers**

- 8.1 Annex 1 - South Derbyshire Design Supplementary Planning Document
- 8.2 [Annex 2 - South Derbyshire Design Guide, Design Supplementary Planning Document Consultation Statement](#)
- 8.3 Annex 3 – South Derbyshire Design SPD Strategic Environmental Assessment Screening Report, May 2017
- 8.4 South Derbyshire Local Plan Part 1

South Derbyshire Design Guide

Design Supplementary Planning Document

November 2017



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Executive Summary

INTRODUCTION

This guide aims to improve the design quality of development in South Derbyshire and further explain the Design Principles set out in the Local Plan Part 1 (Policy BNE1).

HOW TO USE THIS GUIDE

Design Process – this is the place to start and should be taken into account at the beginning of designing a development proposal.

Extending your home (Appendix 1) – this is the only chapter that needs to be referred to regarding householder extensions.

POLICY CONTEXT

The Design Principles within this document are closely aligned with the NPPF and supporting guidance in the PPG.

DESIGN PROCESS

- 1) Starting point – ensure urban design expertise is present and engage in pre-application discussions;
- 2) Assessment;
- 3) Simple vision;
- 4) Involvement;
- 5) Detailed design proposal;
- 6) Application; and
- 7) Implementation.

DESIGN PRINCIPLES

Based on Local Plan Policy BNE1 and relating specifically to domestic development.

COMMUNITY SAFETY

Increase visibility; Define the public and private; Create safe street networks; Encourage people to own, respect and protect.

STREET DESIGN, MOVEMENT AND LEGIBILITY

High quality streets; Design for walkability; Promote cycling; Design for slow speeds; Create a navigable place; Create connected neighbourhoods; Deliver viable public transport routes; Make parking comfortable (amount, size, garages, integral garages, rear courtyards, car parks, cycle parking).

DIVERSITY AND COMMUNITY COHESION

Encourage a sense of belonging and community togetherness; Create diverse places where people can meet, Integrate local centres in to the townscape; Design streets and public open spaces for the whole community.

EASE OF USE

Design places that can be used by all; Design buildings that can be used by all; Consider demographics; Be prepared for change; Make bin storage and collection simple; Create places that are easy to manage.

LOCAL CHARACTER AND PRIDE AND VISUAL ATTRACTIVENESS

Start off on the right foot (undertake a sight and contextual appraisal); Consider all aspects of local character (landscape and topography, history, views and vistas, streets and spaces, urban structure and urban grain, architectural style and detailing) Respect the Existing; Communicate a buildings function; Research new character.

NATIONAL FOREST

Provide green infrastructure on site; Make trees play a leading role; Design continuous green routes; Create high quality gardens; Use timber and planting in construction; Design developments around SUDS; Think specifically about wildlife habitats; Think ahead (phasing, ownership, management and maintenance).

NEIGHBOURING USES AND AMENITY

Consider overlooking and overshadowing; Think about quality of life.

CROSS BOUNDARY COLLABORATION

Create quality urban design guidance; Protect future links; Create connected infrastructure.

HEALTHY LIFESTYLES

Design for physical activity; Create opportunities for contact with nature; Positive social contact; Design for cleaner air

RESOURCE USE

Encourage people to compost household waste; Reduce demand for water, Embrace solutions for sustainable energy and power generation.

DESIGN GUIDANCE FOR NON-DOMESTIC DEVELOPMENT

Using the Design Principles as themes, specific guidance for non-domestic development.

EXTENDING YOUR HOME

Appearance, scale, character and form, position, materials, the effect on neighbours, and access and parking.

Introduction

The purpose of this document

This guide aims to improve the design quality of new development in South Derbyshire. It also further explains the design principles set out in the Local Plan Part 1 (Policy BNE1).

How to use this guide

This guidance should be applied proportionately in relation to the scale of development. It does not aim to provide an exhaustive check list for design, and the Council will use its discretion where certain aspirations are not fully realised. However, all efforts should be made to comply with the guidance in full.

The guide seeks to cover all types of development, from new residential and commercial schemes, to conversions and extensions. Hence, for smaller schemes the following chapters may be less relevant:

- Diversity and community cohesion;
- Cross-boundary collaboration; and
- Healthy lifestyles.

Design Process

This is the place to start and should be taken into account at the very beginning of a proposal for development. This applies to all domestic and non-domestic development, except for 'Extending your home' (see below).

Design Principles

This section expands upon the Design Principles set out in Policy BNE1, providing detailed guidance under these different themes. There are separate sections for domestic and non-domestic developments.

Extending your home (Appendix A)

This is the only chapter that needs to be referred to regarding householder extensions.

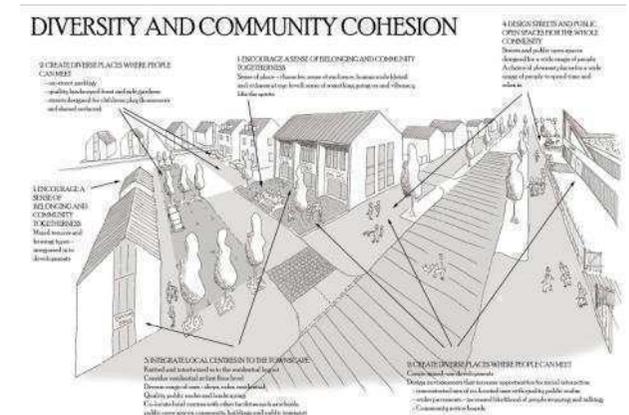
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Conservation Areas and Listed Buildings

Although the best practice within this guidance is relevant to buildings and settlements with heritage value, more specific guidance can be found in Historic South Derbyshire (Appendix G) and also within the Conservation Area Character Appraisals on the District Council's website.

Illustrations

The diagrams help to illustrate the text and provide examples. They do not represent 'the' way of applying the guidance. The Council is not recommending a 'one size fits all' approach and encourages innovation.



Policy context

Sustainability, health, wellbeing, communities, local pride, biodiversity, tourism and economic prosperity can all flourish in well designed, people friendly places. Poorly designed places can, and often do, lead to social, economic and environmental decline.

Local Authorities have a statutory duty under the Planning Act 2008 to encourage good design and the NPPF states that good design is indivisible from good planning. Design is one of the most powerful tools in achieving sustainable development. In working towards global causes, design is also about much smaller scale, personal and intimate factors – people, their everyday lives, health, wellbeing and happiness.

Good design gels together and improves many of the Council's key services, aspirations and statutory responsibilities, addressing large scale issues such as protecting and enhancing the unique character of the District for residents and visitors; attracting new investment; tackling

crime, anti-social behaviour, road safety and social exclusion; improving health and wellbeing; and strengthening communities and connecting them together. Smaller scale, but equally important issues include designing out potential problems caused by parking and bin collections.

South Derbyshire District Council adopted their Local Plan Part 1 in June 2016. Policy BNE1 (Design Excellence) sets out a series of Design Principles. This Design SPD links directly to the Principles, using them as chapter headings. This guidance is therefore integrated with the adopted Local Plan.

The table below illustrates how the Design Principles in Policy BNE1 and within this document relate to the NPPF.

Local Plan Policy BNE1 ii)

All proposals for new development will be assessed against the Council's Design SPD.

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SDDC Design Principles	NPPF paragraph number and selected extracts	Other Local Plan Policy relevant to BNE1 (Design Excellence) and selected extracts
<p>Community safety</p>	<p>Paragraphs 58, 69</p> <p><i>'create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion' (paragraph 58)</i></p>	<p>S3 (Environmental Performance), S6 (Sustainable Access), SD4 (Contaminated Land and Mining Legacy Issues) BNE9 (Advertisements and Visual Pollution), INF2 (Sustainable Transport).</p> <p><i>'The Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the governments drive towards improved housing standards in respect of access, space standards, security, water and external waste storage'. (policy S3)</i></p> <p><i>'support transport measures that address accessibility, safety, amenity health, social and economic needs' (Policy S6).</i></p>
<p>Street design, movement and legibility</p>	<p>Paragraphs 9, 17, 35, 38, 39, 41, 58, 61, 69, 75</p> <p><i>'give priority to pedestrian and cycle movements, and have access to high quality public transport facilities' (paragraph 35)</i></p> <p><i>'minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones' (paragraph 35)</i></p> <p><i>'key facilities such as primary schools and local shops should be located within walking distance of most properties' (paragraph 38)</i></p> <p><i>'establish a strong sense of place, using streetscapes...to create attractive and comfortable places...' (paragraph 58)</i></p> <p><i>'safe and accessible developments, containing clear and legible pedestrian routes' (paragraph 69).</i></p>	<p>S6 (Sustainable Access), INF2 (Sustainable Transport), INF6 (Community Facilities)</p> <p><i>'The Council will minimise the need to travel, make the most efficient use of transport infrastructure and services and encourage modal shift away from the private car and road based freight toward walking, cycling, public transport and rail freight...(Policy S6).</i></p> <p><i>'Community facilities should be accessible to all members of the community and be located where there is a choice of travel options. (Policy INF6)</i></p>
<p>Diversity and community cohesion</p>	<p>Paragraphs 9, 17, 38, 47, 50, 69, 70</p> <p><i>'opportunities for meetings between members of the community who might not otherwise come in to contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity' (paragraph 69)</i></p> <p><i>'plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments' (paragraph 70)</i></p>	<p>H20 (Housing Balance), INF6 (Community Facilities)</p> <p><i>'the Council will seek to provide a balance of housing that includes a mix of dwelling type, tenure size and density...the Council will also promote a mix of housing that is suitable and adaptable for different groups of people such as single occupiers, people with disabilities, people wanting to build their own homes and the aging population of the District'. (Policy H20).</i></p> <p><i>The council will 'require that development that increases the demand for community facilities and services either provide the required community facilities as part of the development or makes appropriate contributions towards providing new facilities or improving existing facilities' (Policy INF6).</i></p>

<p>Ease of use</p>	<p>Paragraphs 35, 39, 57, 58, 69</p> <p><i>'consider the needs of people with disabilities by all modes of transport' (paragraph 35)</i></p> <p><i>'plan positively for the achievement of high quality and inclusive design for all development' (paragraph 57)</i></p> <p><i>'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development' (paragraph 58)</i></p>	<p>S3 (Environmental Performance), H20 (Housing Balance), INF2 (Sustainable Transport) INF4 (Transport Infrastructure Improvement Schemes)</p> <p><i>'The Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the governments drive towards improved housing standards in respect of access, space standards, security, water and external waste storage'. (policy S3)</i></p> <p><i>'the Council will also promote a mix of housing that is suitable and adaptable for different groups of people such as single occupiers, people with disabilities, people wanting to build their own homes and the aging population of the District'. (Policy H20)</i></p> <p><i>'regard shall be had to providing for the needs of pedestrians, cyclists and people with impaired mobility. (Policy INF4)</i></p>
<p>Local character and pride</p>	<p>Paragraphs 9, 10, 17, 56, 58, 59, 60, 61, 64, 109</p> <p><i>'take account of the different roles and character of different areas' (paragraph 17)</i></p> <p><i>'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation' (paragraph 58)</i></p> <p><i>'planning policies and decisions should not attempt to impose architectural styles or particular tastes...It is, however, proper to seek to promote or reinforce local distinctiveness' (paragraph 60)</i></p> <p><i>'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions' (paragraph 64)</i></p> <p><i>'protecting and enhancing valued landscapes, geological conservation and soils' (paragraph 109)</i></p>	<p>E7 (Rural Development), BNE2 (Heritage Assets) BNE4 (Landscape Character and Local Distinctive), BNE9 (Advertisements and Visual Pollution), BNE10 (Heritage)</p> <p><i>'Development that affects any heritage asset will need to ensure that development proposals contribute positively to the character of the built, historic and natural environment' (Policy BNE2)</i></p>

<p>Visual attractiveness</p>	<p>Paragraphs 9, 17, 55, 58, 59, 63, 64, 118</p> <p><i>'are visually attractive as a result of good architecture and appropriate landscaping' (paragraph 58)</i></p> <p><i>'always seek to secure high quality design...for all existing and future occupants of land and buildings' (paragraph 17)</i></p> <p><i>'establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places...'</i> (paragraph 58)</p> <p><i>'are visually attractive as a result of good architecture and appropriate landscaping' (paragraph 58)</i></p> <p><i>'In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area' (paragraph 63)</i></p> <p><i>'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions' (paragraph 64)</i></p>	<p>E7 (Rural Development), BNE2 (Heritage Assets) BNE4 (Landscape Character and Local Distinctiveness), BNE9 (Advertisements and Visual Pollution), BNE10 (Heritage)</p> <p><i>The character, local distinctiveness, and quality of South Derbyshire's landscape and soilscape will be protected and enhanced through the careful design and sensitive implementation of new development' (Policy BNE4)</i></p> <p><i>Development that affects any heritage asset will need to ensure that development proposals contribute positively to the character of the built, historic and natural environment' (Policy BNE2)</i></p>
<p>National Forest</p>	<p>Paragraphs 9, 17, 58, 60, 109, 117, 118, 123, 125</p> <p><i>'moving from a net loss of bio-diversity to achieving net gains for nature' (paragraph 9)</i></p> <p><i>'support the transition to a low carbon future in a changing climate' (paragraph 17)</i></p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution' (paragraph 17)</i></p> <p><i>'take account of and support local strategies to improve health, social and cultural wellbeing for all' (paragraph 17)</i></p> <p><i>'respond to local character and history, and reflect the identity of local surroundings and materials' (paragraph 58)</i></p> <p><i>'contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes...recognising the wider benefits of ecosystem services...providing net gains in biodiversity...establishing coherent ecological networks that are more resilient to current and future pressures' (paragraph 109)</i></p> <p><i>'plan for biodiversity at a landscape-scale across local authority boundaries' (paragraph 117)</i></p> <p><i>'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity' (paragraph 118)</i></p>	<p>INF7 (Green Infrastructure) INF8 (The National Forest) BNE3 (Biodiversity), BNE4 (Landscape Character and Local Distinctiveness), BNE7 (Trees, Woodland and Hedgerows)</p> <p><i>'Within the National Forest new development should ensure that the siting and scale of the proposed development is appropriately related to its setting within the Forest and the proposed development respects and does not adversely affect the character and appearance of the wider countryside. (Policy INF8)</i></p> <p><i>'Developers will be expected to retain key valued landscape components such as mature trees, established hedgerows and topographical features within development sites unless it can be demonstrated that the loss of features will not give rise to unacceptable effects on local landscape character. Development that will have an unacceptable impact on landscape character (including historic character), visual amenity and sensitivity and cannot be satisfactorily mitigated will not be permitted'. (PolicyBNE4).</i></p>

<p>Neighbouring uses and amenity</p>	<p>Paragraphs 17, 123, 124, 125</p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings' (paragraph 17)</i></p> <p><i>'planning policies and decisions should aim to: avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development' (paragraph 123)</i></p>	<p>SD1 (Amenity and Environmental Quality)</p> <p><i>The Council will support development that does not lead to adverse impacts on the environment or amenity of existing and future occupiers within or around proposed developments (Policy SD1)</i></p>
<p>Cross boundary collaboration</p>	<p>Paragraphs 17, 31, 70, 117, 178, 179, 180, 181</p> <p><i>'Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development...'</i> (paragraph 31)</p> <p><i>'plan for biodiversity at a landscape-scale across local authority boundaries' (paragraph 117)</i></p> <p><i>"Public bodies have a duty to cooperate on planning issues that cross administrative boundaries..." (paragraph 178)</i></p>	<p>INF1 (Infrastructure and Developer Contributions), INF7 (Green Infrastructure)</p> <p><i>'New development that is otherwise in conformity with the Local Plan but generates a requirement for infrastructure will normally be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is either already in place, or there is a reliable mechanism in place to ensure that it will be delivered in the right place, at the right time and to the standard required by the Council and its partners'.</i></p>
<p>Healthy Lifestyles</p>	<p>Paragraphs 7, 8, 9, 17, 38, 69, 70, 73, 74, 171, 178</p> <p><i>'supporting strong, vibrant and healthy communities' (paragraph 7)</i></p> <p><i>'key facilities such as primary schools and local shops should be located within walking distance of most properties' (paragraph 38)</i></p> <p><i>'The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.'</i> (paragraph 69)</p> <p><i>'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.'</i> (paragraph 73)</p>	<p>INF2 (Sustainable Transport), INF6 Community Facilities, INF9 Open Space, Sport and Recreation.</p> <p><i>'the Council will work with partners to provide sufficient high quality green space and recreation facilities including sports pitches and built facilities, allotments, woodland creation, cemeteries and publicly accessible natural green space to meet the needs of new residential development and, where possible, to meet the needs of the existing population'. (Policy INF9)</i></p>

<p>Resource Use</p>	<p>Paragraphs 7, 17, 94, 95, 97</p> <p><i>'use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change...'</i> (paragraph 7)</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)</i> (paragraph 17)</p> <p><i>'Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.'</i> (paragraph 94)</p>	<p>SD1 (Sustainable Growth Strategy), S3 (Environmental Performance), SD3 (Sustainable Water Supply, Drainage and Sewerage), SD4 (Contaminated Land and Mining Legacy Issues), SD5 (Minerals Safeguarding), SD6 Sustainable Energy and Power, BNE4 (Landscape Character and Local Distinctive) and Policy INF2 (Sustainable Transport).</p> <p><i>The Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the governments drive towards improved housing standards in respect of access, space standards, security, water and external waste storage'. (Policy S3)</i></p> <p><i>'Supporting activities by the Water Companies to reduce demand for water and in turn suppress sewerage and discharge effluent volumes by ensuring that water consumption is no more than 110 litres per person per day' (Policy SD3)</i></p> <p><i>'The Council will seek to minimise the need to travel and encourage modal shift away from private car and road based freight toward walking, cycling, public transport and rail freight'.</i></p> <p><i>'Development should include appropriate car parking provision having the regard to the need to encourage the use of low emission vehicles'</i></p>
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Design Process summary

Tick

1: Starting Point

 Developers preparing planning applications should ideally make sure that an urban designer has been involved. The design team should have the right skills and approach.

Pre-application discussions – these should begin at this stage and continue through to stage 6, working collaboratively with the Council and other stakeholders.

2: Assessment

 **An on-site meeting** allows all parties to understand and experience the site and its context together, and helps mutual agreement to be reached.

A thorough **site and contextual analysis** should be undertaken before any detailed designs are prepared. Refer to Appendix B and the ‘Consider all aspects of local character’ section for a checklist for what to consider, proportionate to the type and scale of development.

3: Simple Vision

 In order to guide the design and create a distinctive and site specific development – a simple **vision** should be produced along with an accompanying concept plan. The vision should be constantly referred to as the design progresses. The final design should resemble this vision.

4: Involvement

 Interested parties and the community can all provide invaluable input into the emerging designs. Local knowledge can bring important issues to light that may otherwise have been overlooked. Developers are encouraged to undertake **public consultation** early on in the design process. **Further consultation with statutory consultees is also encouraged.**

5: Design proposals

 Once the above steps have been taken, the development team’s urban designer and design team should be well placed to create **a design proposal**. If necessary, a design review can be undertaken at this stage.

6: Application stage

 Submission of a well-researched, grounded and justified development proposal, accompanied by a Design and Access Statement drawing together the above process into a single point of reference.

7: Implementation

Developers are encouraged to submit as much detail as possible with the application, rather than leaving these details for approval later under conditions. On-site checks (when appropriate) will be used where necessary in order to ensure that design quality is not lost during the construction stage.

Design Process

1: Starting Point

Developers preparing planning applications should ideally make sure that an urban designer has been involved. The design team should have the right skills and approach.

Pre-application discussions

Throughout stages 1-5, the applicant should work collaboratively with the Council and other parties such as the highway authority or lead flood authority, and engage early in pre-application discussions.

2: Assessment

On-site meeting

Early on in the design process, it can be very helpful for the development team and their urban designer/s to meet on-site with the relevant persons at the Council, including the design officer.

This allows all parties to understand

and experience the site and its context together and helps mutual agreement to be reached.

Site analysis

A thorough site and contextual analysis should be undertaken before any detailed designs are produced.

See Appendix B and also the 'Consider all aspects of local character' section for a checklist of what to consider when undertaking a site and contextual appraisal. Assessments should be proportionate to the type, scale and sensitivity of development.

This is also a good time to involve specialist consultees, such as the County Highways Authority and drainage engineers, who may influence major elements of the site. This can ensure that the design vision is not lost when the scheme is assessed prior to construction under other statutory controls.

Where relevant, the Council's housing department should also be involved at this early stage, so that key factors can

be established, such as the percentage of affordable housing, tenure and mix of housing.

3: Simple Vision

In order to guide the design and create a distinctive and site-specific development, a simple **vision** should be produced. A concept plan should also accompany this vision, setting out the broad layout and key elements that will achieve the vision.

The vision should be constantly referred to as the design progresses. The final design should resemble this vision.

The vision should include a headline statement (see examples below) and also some basic information about how this would be achieved.

Local Plan Policy BNE1 iii)

The Council will decide which development proposals should be taken to a formal panel for design review.

Example 1

“To create a development that knits in to the Victorian suburbs – with predominantly terraced properties set forward on plots that follow the rhythm and repetition of the existing terraces”

Example 2

“To ensure that the characterless urban sprawl does not continue by creating a contemporary new neighbourhood that leaves a legacy of 21st Century architecture for future generations. Quality open spaces, homezones and networks of green routes and watercourses will encourage active lifestyles for all and allow wildlife to flourish.”

Example 3

“The proposed development will bring a new character area to the edge of the town, creating an organic village layout around existing and new landscape features. Traditionally detailed properties and streets will wind through the development in order to create the rural charm of a South Derbyshire village”

Design Codes

For large residential developments or where a site is likely to be delivered in phases or by multiple developers, a design code can be helpful in adding more detail to the character vision. This should set rules for certain streets and zones of the development.

Development Briefs

For some development sites, such as town centre locations or small sites in sensitive areas; a development brief can be helpful, providing an analysis and history of the site and some aspirations, guidelines and rules to follow.

Urban design frameworks or masterplans can be used where appropriate, particularly across authority boundaries. **The Cross Boundary Collaboration section provides a more detailed description about the different types of design guidance mentioned above.**

4: Involvement

As designs start to develop, interested parties and the community can all provide invaluable input into the emerging designs. Local knowledge can bring important issues to light that may otherwise have been overlooked. Developers are encouraged to undertake public consultation early on in the design process (as outlined in paragraphs 188 & 189 of the NPPF).

Further involvement of Statutory Consultees is advised at this stage. The Highways Authority as adopting authority for new residential streets should play a role in helping to achieve the design vision.

5: Design proposals

Once the above steps have been taken, the urban designer and design team should be well placed to create a **design proposal (proportionate to the type of application)**. If necessary, a formal design review should be undertaken at this stage, and the Council will advise whether this is required.

6: Application stage**Full Applications:**

The above stages should result in the submission of a well-researched, grounded and justified development proposal.

Further community involvement is encouraged at this stage.

Formal responses from statutory consultees **and additional community consultation** may create a need for further revisions at this stage, but the character vision should remain true throughout any changes.

Local Plan Policy BNE1

All new development will be expected to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people's quality of life by adhering to the Design Principles below.

Outline Applications:

All of the stages above still apply to outline applications. The outline application stage can be key in fixing certain elements to ensure the design does not lose its way at reserved matters stage.

A **vision statement** is very helpful at this stage.

The proposed character of the scheme should be set out. This should include the urban form (for example: whether tight knit Victorian terraces or an organic rural village layout is appropriate, or the street hierarchy and proximity of built form to it).

Fixing elements such as services and facilities, connections, Sustainable Drainage Systems (SuDS), open space size and locations, wildlife areas, tree-lined avenues, trees and hedgerows to be retained can also be very helpful.

Design and Access Statement (DAS):

Although statutory requirements have changed, a DAS is still helpful in illustrating that the stages of this design process have been followed and for showing that the development meets the design principles.

7: Implementation

The Council encourages developers to submit as much detail and information as possible, rather than leaving these details for approval later under conditions. Such detail might include the choice of materials, detailing to eaves, verges and openings, manner of enclosure to public and private spaces, bin collection and storage, and landscaping.

Adoption of roads, SuDS and spaces

The relevant authority should ideally be on board with the design approach and philosophy early on in the design process. This helps to ensure that the design vision and important character-enhancing details are not eroded by other statutory requirements, and that such areas are suitable for adoption and long term maintenance.

On-site checks (when appropriate) will be used where necessary in order to ensure that design quality is not lost during the construction stage.

In addition housebuilders can get a 100% discount on the sewerage infrastructure charge where there is no surface water connection or a 75% reduction in the infrastructure charge where a connection is via a SuDS. Further information on this discount scheme can be viewed on Severn Trent's website at:

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

Design Principles

The following Design Principles will be used by the Council to structure discussions about design and assess the design quality of new development.

Developers are **encouraged** to meet the requirements of all relevant Design Principles and make a robust justification if they are not able to do so.

The Council will also use Building for Life 12¹⁹ (or any subsequent versions) as a design tool with the aim of encouraging schemes to achieve the Built for Life quality mark or the Built for Life 'outstanding' award (or subsequent versions of these quality marks). Please see the Building for Life website for more information www.builtforlifelifehomes.org

The table in Appendix C demonstrates that the District Council's Design Principles (Policy BNE1) are robustly supported by national planning policies, initiatives and design guidance documents.

Community safety

Street design, movement & legibility

Diversity and community cohesion

Ease of use

Local character and pride and visual attractiveness

National Forest

Neighbouring uses and amenity

Cross boundary collaboration

Healthy lifestyles

Resource use

Tick



Community Safety

Local Plan Policy BNE1: a) Community Safety

New development should be designed to ensure that people feel comfortable and safe by minimising opportunities for crime and anti-social behaviour, providing good natural surveillance and appropriate demarcations between public and private areas;

Background

Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder.¹

For larger schemes or as appropriate, the Council consults the **Designing Out Crime Officer** and takes into account their comments when assessing applications for planning permission.

The perception of safety or danger doesn't always relate directly to actual incidence of crime. People feel comfortable and confident using areas

with good visibility and effective lighting, where they feel they can be seen and heard by other people.

Thoughtfully designed places are more user-friendly and are typically used and enjoyed by a wider variety of people, enhancing everyone's sense of well-being and freedom to use streets and spaces.

One of the most effective measures for community safety and crime prevention is the creation of lively, lived-in urban areas and public spaces which are easy to overlook and oversee.

Please also see the interactive secure by design tool: <http://interactive.securebydesign.com/>

Key Actions

1: INCREASE VISIBILITY

Putting 'eyes upon the street' at all times of the day and night can help people feel comfortable and safe whilst also deterring crime and anti-social behaviour. Key ways to achieve this are:

- Active* frontages – making buildings front onto the public realm;
- Avoiding windowless elevations and blank walls adjacent to public spaces (including window graphics and adverts that block visibility);
- Ensuring that buildings turn corners well – all elevations fronting the street to have active* windows;

- Human presence in streets and spaces – for example: on-street parking; larger front gardens; minor residential streets designed for play; wider pavements and attractive walking and cycling routes; mixed uses (see below);
- Mixing uses, particularly at ground level, adding vitality at different time of the day and night and over time (also see the ‘Diversity and Community Cohesion’ section);
- Mixing dwelling types and tenures, enabling greater potential for homes to be occupied throughout the day (and also increased community interaction).



Active frontages in Castleton Park , Church Gresley

* “The word ‘active’ in this sense means rooms in building elevations from which there is direct and regular visual connection between the room and the street or parking court. Such visual connection can be expected from rooms such as kitchens and living rooms, but not from more private rooms, such as bedrooms and bathrooms” (Secured by Design Homes 2016: Version 1, February 2016 – Official Police Security Initiative)

Think carefully about planting

Planting should not impede the opportunity for natural surveillance and must avoid the creation of potential hiding places. As a general recommendation, where good visibility is needed, shrubs should be selected to have a mature growth height of approximately 1 metre or under and trees should ideally have no foliage, epicormic growth or lower branches below 2 metres.

Create overlooked parking

The 'Street Design, Movement and Legibility' chapter covers parking design in more detail and recommends a range of parking solutions that complement the street scene. With regard to community safety, parking should be located in places where people can see their own car.

Rear car parking courtyards are discouraged for the following reasons:

- They introduce access to the vulnerable rear elevations of dwellings where the majority of burglary is perpetrated;
- In private developments, such areas are often left unlit which increases the fear of crime;

- Un-gated courtyards provide areas of concealment which can encourage anti-social behaviour.

Where rear car parking courtyards are considered absolutely necessary they should be overlooked by active* windows and ideally not serve more than five properties (so that residents have a better chance of knowing who else should be using the space).

Lighting

Streets, spaces and parking areas should be well lit. Low-level and architectural lighting can cast a less austere light and make places feel more comfortable and welcoming, for example; bollard lighting and up-lighting trees and buildings.

Low level lighting may have to be used in careful combination with other lighting to ensure sufficient lighting levels are achieved (whilst not losing the desired ambience created by low level / architectural lighting).



2: DEFINE THE PUBLIC AND PRIVATE

Clear demarcation between public and private spaces

This ensures that people know exactly what private space is (and either keep off it or have a sense of ownership and pride for it if they are the owner/occupier). Land that is not clearly private can get neglected by the owner/occupier and/or be used inappropriately by members of the public.

- Front (and side) boundary treatments can take the form of low walls, railings and robust hedge species (typically no higher than 1m to allow the property to be visible from the street and ensure highway safety is not compromised). They help create defensible space for the owner/occupier and make it clear to the public that the land behind is private. They can also add character to the streetscape (see 'Local Character and Pride' section).
- Minor streets and private drives can be marked as being private/semi-private by features such as rumble strips, change of road surface (by colour or texture), pillars, brick piers or narrowing of

the carriageway. This helps to define the defensible space, psychologically giving the impression that the area beyond is private.



Forest Grange, William Nadin Way, Swadlincote



Alexandra Road, Swadlincote

3: CREATE SAFE STREET NETWORKS

Layouts

In order to maximise street surveillance and help to reduce crime and anti-social behaviour, pedestrians, cyclists and vehicles should ideally share the same network of routes.

Street networks should be permeable, integrated and easy to understand, avoiding too many cul-de-sacs.

Pedestrian-only routes should be avoided (apart from in rural contexts, parks or green corridors for example).

Public access to the rear or side of dwellings should be kept to a minimum and designed out (except for corner turning properties).

If private access points are essential to give access to the rear of properties, they must be gated at the point of origin (entrance point closest to the street) with a lockable, sprung closing gate and shared key.

4: ENCOURAGE PEOPLE TO OWN, RESPECT AND PROTECT

Design in 'territoriality' and community involvement. When people view public space as their own, they begin to take responsibility for it. Clear-cut (character) areas/territories can help to create a community sense of ownership and mutual protection.

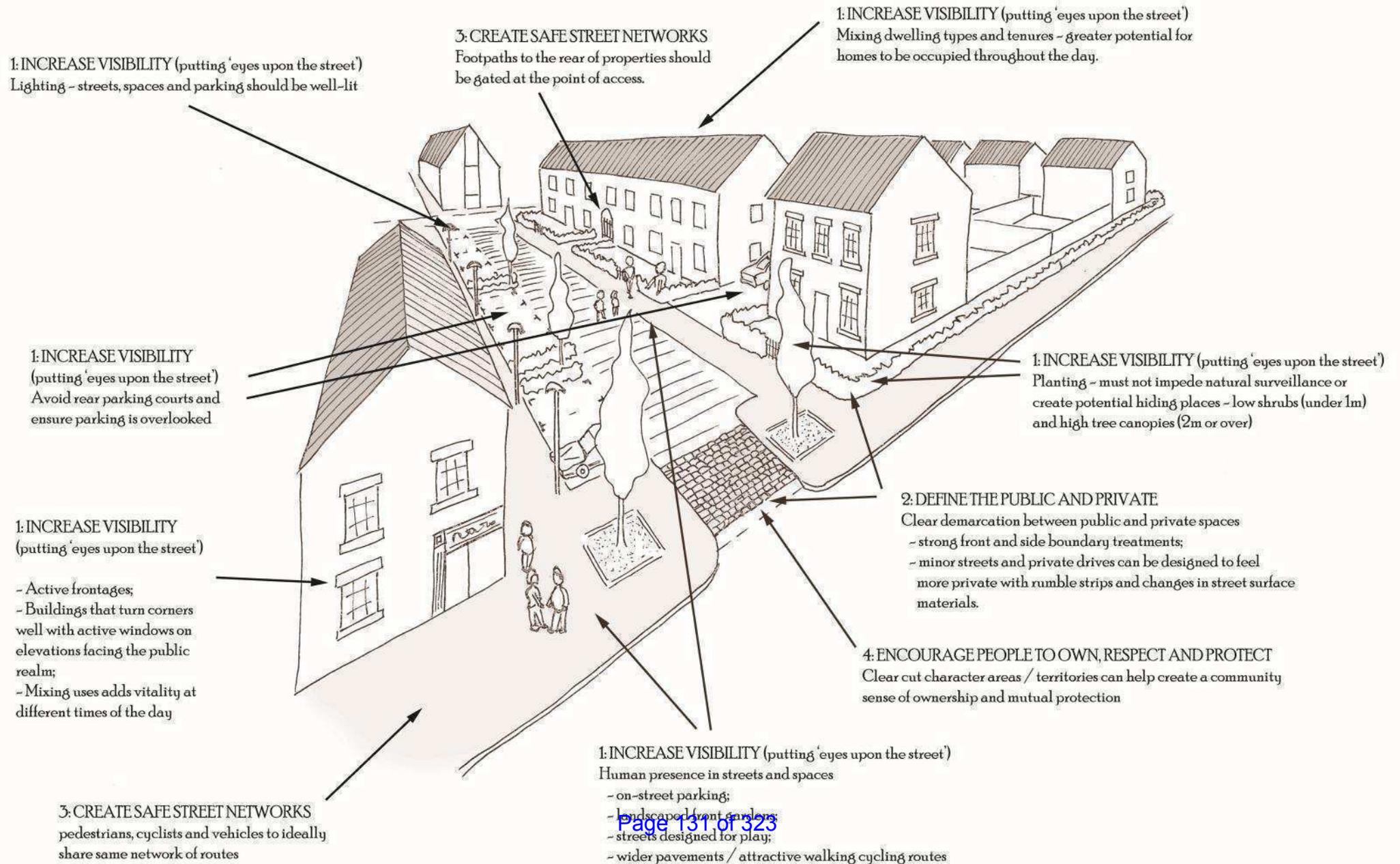
For example, if a street has a very strong unique character residents can often feel like custodians of the street and that they are part of something. This can lead to a stronger sense of community and increased social interaction, along with an increased chance of people looking out for one another.

Developments should have a strong character so that people can feel that they belong to something. Larger developments should have areas within them that feel distinctly different, so that people can feel part of an area or street.



Rose Hill, Woodville, Swadlincote

COMMUNITY SAFETY



Street design, movement and legibility

BNE1 b) Street design, movement and legibility

Streets should be designed to relate to their context, with a balance being struck between place-making needs and vehicle movement needs. Streets should be attractive, pedestrian and cycle friendly and meet the needs of all users. New development should be easy to find your way around, have a clear hierarchy of streets and take advantage of available opportunities for connections to local services, including public transport.

Background

The Department for Transport in its Local Transport Notes (1/08² and 1/11³) and the Manual for Streets documents (2007⁴ and 2010⁵) advocate the need for a flexible and balanced approach to be taken

towards highway design. They clearly state that streets should be designed to be functional, whilst also considering the visual quality of the streetscape.

Derbyshire County Council, being signed up to the 6 C's Design Guide (and any replacement guidance) also share this balanced approach, - stating that residential development layouts should:

“recognise that roads have a wider role to play in creating a sense of place and community as opposed to simply having a functional transport role.”

(6 C's Design Guide, Paragraph 3.1)

This guidance also highlights that many locations, particularly residential areas, have much greater place making needs than vehicle movement needs and should be designed accordingly – placing the needs of pedestrians and cyclists ahead of vehicles. These streets form the surroundings within which people live,

work and spend leisure time, and thus a different design philosophy is required.

The implementation of this guidance requires collaborative working between planners, urban designers, landscape architects and highway designers.

If walking and cycling routes are attractive, direct, safe, comfortable and pleasant to use, easy to understand and connected together, there are multiple benefits for people's quality of life that link into many other design principles and policy objectives, for example:

- Healthy lifestyles – increased walking and cycling trips reduces car trips, which improves air quality. Active travel such as walking and cycling improves peoples physical and mental health, and increases the numbers of people on the street, making neighbourhoods feel safer and more vibrant and increases social interaction;
- Public transport – safe, direct, attractive and quick walking routes to public transport

increases the likelihood of people using the services;

- The needs of an ageing society are better catered for as people feel more confident and able to walk or cycle without the threat of difficult roads to cross, fast moving traffic or the fear of crime on empty streets;
- Vehicle speeds are reduced and drivers are more aware of pedestrians and cyclists.

Streets should be designed so that they are appropriate for their context, surroundings and place in the wider hierarchy of streets. They should not always be uniform and they should respond and relate to built form and landscape.

The Council strongly recommends that proposals for new development follow a Manual for Streets approach. Reference should also be made to guidance produced jointly by local County Councils, such as the 6C's Design Guide⁶ (and any subsequent versions).

Early and simultaneous pre-application engagement between the developer, Local Planning Authority and Highway Authority following a

Design Team approach is encouraged.

Key Actions

1: CREATE HIGH QUALITY STREETS

In preparing development proposals, it is often the case that the large majority of time and effort is spent on designing buildings. The design of streets can be neglected, with designers resorting to standard, uniform dimensions and materials. that meet the requirements necessary for the highway authority to adopt the street.

The Council strongly encourages developers to invest time and resources in designing attractive streetscapes.

This could include, for example:

- Streets that respond to their historic or locally distinctive context (see the 'Character' section);
- Tree-lined avenues;
- Feature trees within the streetscape;
- Mews, narrow, intimate streets or courtyards often with shared

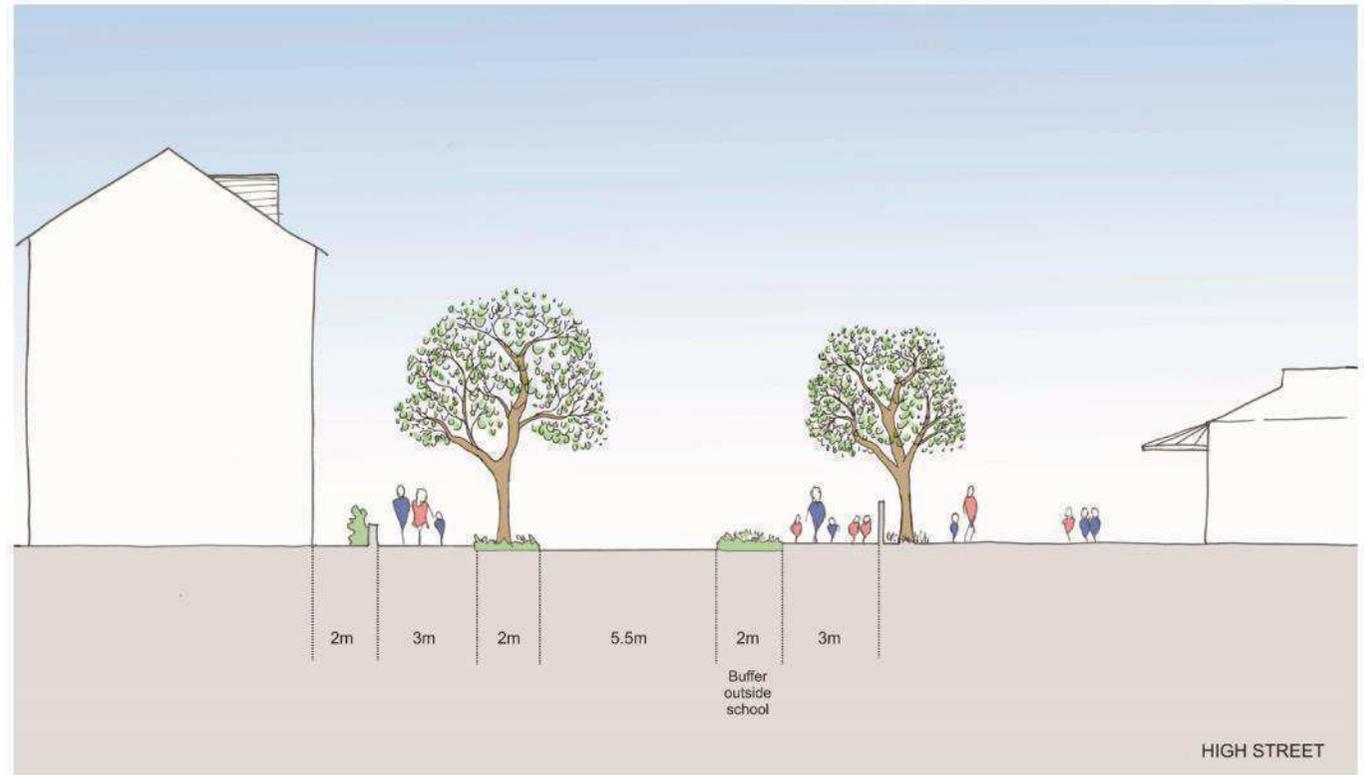
surfaces;

- Lanes – rural character with level or shared surfaces, often with grass verge or landscaping abutting the carriageway (i.e. a country lane);
- Home Zones – designed as places for people, rather than traffic. Usually with shared surfaces and with clearly marked entry and exit points, and ideally officially designated;
- Shared surfaces³ - pedestrians and vehicles share the same street space, often paved with alternative materials (see below);
- Level surfaces³ – defined pavements for pedestrians, but low kerb heights and alternative materials – creating a calmed and more attractive streetscape;
- Wider pavements (3m or over) in key areas where they are needed (e.g. close to schools) or where they enhance the setting of buildings or spaces;
- Feature spaces such as squares and village greens – to create focal points within the streetscape;
- High quality street surface materials such as block or tegula paving, Staffordshire blue clay pavements and granite setts.
- Higher quality kerb stones, such as conservation (textured) kerbs used where appropriate;

- Quality materials at the fronts of properties – private frontage materials are publicly visible and impact on the streetscape. Bland paving slabs on pathways to front doors should be avoided and streetscape quality can be raised significantly with high quality materials such as Staffordshire blue pavours.
- Responding to key buildings and spaces with surface material changes, enhancing impact (for example, block paved street surfaces surrounding a public open space);
- Consider carefully combining standard and alternative materials (for example, tegula paved footways with a tarmac and pressed aggregate carriageway);
- Non-standard turning head shapes that relate to surrounding buildings and spaces whilst also meeting minimum requirements for turning vehicles (e.g. squares, rectangles, ovals and irregular shapes).

Design codes

Where appropriate, the use of design codes is recommended. Design codes can be effective in determining a detailed set of rules for a particular



Example design code illustration for a High Street: wide pavements, buildings set forward on plots and tree lined avenue

street and creating a range of different streetscapes throughout a development.

Developers should work in consultation with the County Highways Authority and refer to the latest version of the 6C's Design Guide⁶.

2: DESIGN FOR WALKABILITY

The Council strongly encourages developers to ensure that streets with high place making needs are designed differently, with the needs of pedestrians being considered before those of vehicle users.

For example:

- If people are going to be encouraged to walk, the quality of the walking experience is just as important as the distance that they need to walk;
- Placing crossing points on 'desire lines' - the routes people *want* to walk, including across junctions;
- Where appropriate, tighter corner radii to slow vehicles and reduce crossing distances, noting that long crossing distances can make pedestrians particularly vulnerable;
- On key crossing points, where possible, raising the carriageway to the pavement rather than dropping the pavement to the carriageway, in order to make crossing more comfortable for everyone in society (further guidance on raised tables in 'Design for Slow Speeds' section below);
- Level and shared surfaces³, reducing vehicle dominance and giving pedestrians more freedom, but still accounting for the needs of the visually impaired. Larger areas or 'zones' of such surfaces tend to work better than small stretches;
- Homezones – encouraging community focused streets where children are able to play. Homezones work better on quieter streets and often adopt a shared-surface approach with designated

on-street parking areas, planting and street trees;

- Connected pedestrian networks – ideally on streets used by vehicles, cyclists and pedestrians, rather than on segregated, pedestrian only routes that can have poor natural surveillance. All connections should be designed to be safe and should follow the guidance in the Community Safety section. Connections should be overlooked, well lit and clear of planting that could impede natural surveillance and create potential hiding places.
- Minimise obstructions on the footway;
- No maximum width for footways – widths should take account of pedestrian volumes and composition. For example, wider

pavements will be encouraged around schools and on key routes to them;

- Inclusive streets - streets should meet the needs of all users, for example the less agile, pushchairs and wheelchairs. Routes should be direct and easy to understand (see 'Create a Navigable Place' section below);
- Where relevant, placing of key services and facilities within walking distance of people's homes;
- Co-location of community facilities as multiple reasons to visit a destination can increase the likelihood of people walking.



3: PROMOTE CYCLING

In combination, the five core design principles below contribute to a good level of service for cyclists⁷;

- **coherence** - high standards of connectivity, consistent provision, well-signed;
- **directness** - routes based on desire lines, with minimal detours or delays and offering a time-advantage over other traffic;
- **safety** - low risk of injury, good personal security; perceived as safe;
- **comfort** - minimise gradients and loss of momentum; avoid complex manoeuvres; smooth, non-slip, well-drained surfaces; minimise noise, spray, dazzle from traffic;
- **attractiveness** - aesthetically pleasing, interesting, complements surroundings.

Manual for Streets⁴ states that:

- cyclists prefer direct, barrier-free routes that avoid the need for cyclists to dismount;
- off-carriageway cycle tracks that bring cyclists into conflict with

side road traffic can be more hazardous than routes that stay on the main carriageway;

- high speeds or high volumes of traffic tend to discourage cycling – traffic conditions should be addressed to make on-street cycling satisfactory;
- junctions should be designed to accommodate cyclists' needs. Over-generous corner radii that lead to high traffic speed should be avoided.

The Council strongly encourages developers to design high quality cycle routes into all developments (where relevant) and ensure that these routes connect with routes and destinations beyond the site.

4: DESIGN FOR SLOW SPEEDS

Streets with a high place-making function and low movement function (e.g. all residential and town and village centre streets) should have a 20 mph design speed⁸. Measurements for calculations such as visibility splays and stopping distances can be amended accordingly. Streets where

traffic is likely to be moving more slowly could have a design speed even lower than 20 mph.

This approach avoids overly engineered environments, creates a clearly defined hierarchy of streets and allows streets to be designed in relation to their context.

Layout design should control vehicle speeds naturally and be focused on creating characterful streets, rather than relying on unsympathetic traffic-calming measures or curvilinear street patterns that don't relate to the character vision.

Raised tables or lengths of carriageway should only be used where they relate to and enhance the character of a street or space and/or improve the environment for pedestrians and cyclists, such as where a shared cycle/pedestrian route crosses a street for example.

Lots of short stretches of raised tables should be avoided with them combined to form longer stretches or 'zones' of raised carriageway.

The impact of raised areas of carriageway on bus routes should be carefully assessed, with raised features being kept to an absolute minimum and designed to reduce

disruption to bus services. A common sense and balanced approach should be taken, with streets being designed primarily for the safety and comfort of all pedestrians and cyclists and for slow vehicle speeds, rather than for a single mode of transport such as a bus.

Changes in street surface materials on raised tables can enhance character and slow vehicles further.

Horizontal traffic calming (e.g. build-outs) should not be used unless they form a meaningful part of the street's character or benefit pedestrians and cyclists – for example street trees in build-outs with parking bays in between or build-outs on a pedestrian or cyclist crossing point.

Narrower street widths, on-street parking and tighter corner radii can help to reduce speeds (as evidenced in Manual for Streets⁴);

Reductions in forward visibility are associated with reduced driving speeds (as evidenced in Manual for Streets 1⁴ and 2⁵) and hence can be of benefit in the right places, such as mews;

Close proximity of buildings or trees to the road can help to make drivers perceive the street to be narrower, often resulting in more cautious and

slower driving behaviour.

On-street parking, shops, and pedestrian activity can also change driver perceptions and encourage slower speeds.

5: CREATE A NAVIGABLE PLACE

New developments should be easy to find your way around and it should be simple to make a mental map of the area (be more legible).

A clear **hierarchy of streets** can help to achieve this, with streets being designed to look different to one another. A typical hierarchy includes a primary/main street, secondary streets and sometimes tertiary streets. For example:

- **Primary Street** – could include a tree-lined avenue (a formal arrangement of street trees next to the carriageway) wider pavements, strong front boundary treatments such as railings with hedging behind or low walls,



Page 137 of 323
Millbrook, Melbourne: Alternative pavement and carriageway materials and on-street parking

STREET DESIGN, MOVEMENT AND LEGIBILITY

1: CREATE HIGH QUALITY STREETS

Feature trees and landscaping within the streetscape
Shared surfaced streets
High quality materials

4: DESIGN FOR SLOW SPEEDS

Layout design should control vehicle speeds and focus on creating characterful streets - rather than using unsympathetic traffic calming measures
Reduced visibility - reduced forward visibility associated with lower driving speeds

4: DESIGN FOR SLOW SPEEDS

Human activity - Increased pedestrian activity (including on-street parking) can change driver behaviour

1: CREATE HIGH QUALITY STREETS

Street design and surface materials to respond to key buildings and spaces

2: DESIGN FOR WALKABILITY

A quality walking experience will encourage more people to walk
Wider footways where needed - such as around schools and on key routes.

2: DESIGN FOR WALKABILITY

Clearly defined areas of shared surfaced street or home zones - creating an environment where pedestrians and vehicles are more equal and share the street, encouraging lower vehicle speeds, more cautious driving and creating a more comfortable and relaxed street designed for a wider range of activities, such as children's play, street games, socialising and talking with neighbours.

4: DESIGN FOR SLOW SPEEDS

Visual narrowing - close proximity of buildings or trees make drivers perceive the street to be narrower
Physical features - street surface material changes, raised areas/tables and meaningful / attractive build-outs

2: DESIGN FOR WALKABILITY

Comfortable crossing points for all users:

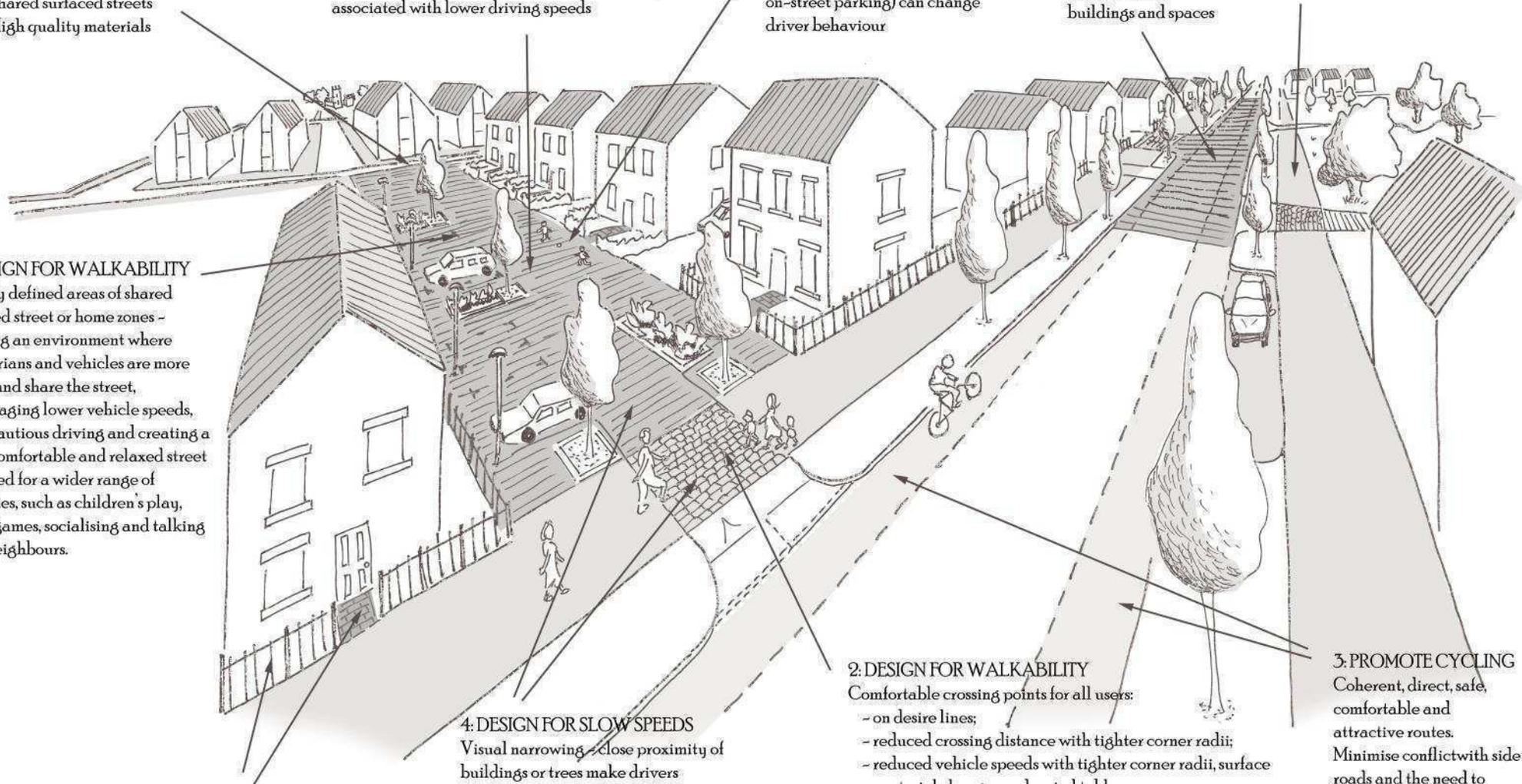
- on desire lines;
- reduced crossing distance with tighter corner radii;
- reduced vehicle speeds with tighter corner radii, surface material changes and raised table;
- level crossing surface (raised carriageway) eliminating level changes and any slightly raised kerbs that may be problematic for some people, such as wheelchair users;

3: PROMOTE CYCLING

Coherent, direct, safe, comfortable and attractive routes.
Minimise conflict with side roads and the need to dismount.

1: CREATE HIGH QUALITY STREETS

Respond to the historic context with street surfaces and front boundary treatments
Use quality materials on private property frontages, such as Staffordshire blue clay pavers.



strong house types that have good rhythm and continuity, strong and consistent building lines or parking at the sides of properties to allow buildings to have a close relationship with the street.

- **Secondary Streets** – should still involve a strong building line, a defined front boundary such as a hedge and parking at sides of properties, but with narrower carriageway and less distance between plots across the street than with the primary street.
- **Tertiary street** – such as mews or 'lanes'. These are shared surfaces (or 25mm kerb height) and narrower carriageway than secondary streets, and with a complete street and pavement material change (such as block or tegula paving), with the option to have grass verges abutting the highway if a rural 'lane' character is required.

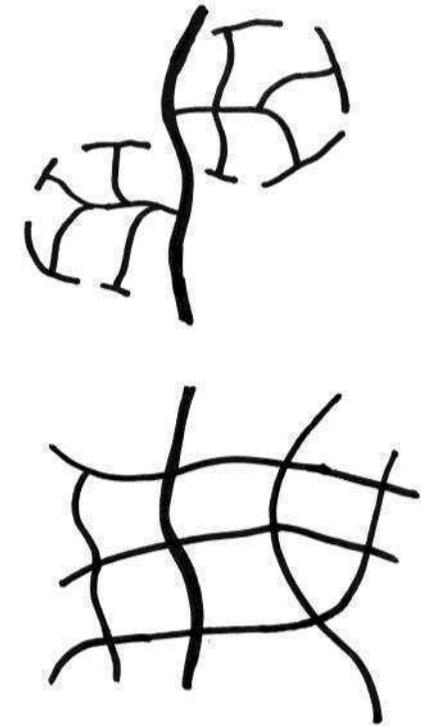
A further tier of the hierarchy may be shared driveways or courtyards where surfacing, lack of kerbs and the addition of gateway features can indicate the less public nature of these routes whilst still ensuring their status as a route to a destination is recognised.

Connected, permeable grid layouts can help people to move more freely around developments, reduce walking and driving distances and help reduce the risk of taking routes down streets that lead to a dead end. Cul-de-sacs should be limited in number and should not create longer pedestrian walking routes or block desire lines to key destinations. Every effort should be made to connect developments to existing routes, whilst also considering prospective connections.

Good sightlines and visibility towards destinations and intermediate points are important for wayfinding.

Landmark buildings and trees should be instantly recognisable and memorable – giving people physical reference points from which to navigate, create mental maps from and use when giving directions to others. Town, village or neighbourhood scale landmarks work best when they have a social or cultural use, such as community buildings, schools, places of worship and retail and leisure facilities. Local landmarks can include residential properties, but must be unique and simple to describe in a few words.

Memorable/special spaces – can create breaks in the rhythm of the street and can be fundamental in helping to create a mental map of the area – for example: village greens, urban squares, water bodies and larger public open spaces.



Above - top: Tree network with poor permeability and longer walking routes with fewer route choices.

Above—bottom—rectilinear and deformed grid typical of older settlements provides an even pattern of access - small grids benefit pedestrians and cyclists, providing more direct routes and a choice of directions.

The impact of such spaces can be enhanced if the street design and materials also change to enhance the uniqueness of the space.

For developments of a size of approximately 100 dwellings or more, the creation of character areas can help people to understand the area and create a sense of 'here and there'. Streets themselves can be character areas, but it is important to also create areas with different character, ideally relating them to the immediate context. This helps to avoid large areas of housing where everywhere feels the same.

6: CREATE CONNECTED NEIGHBOURHOODS

Connections to local services and public transport should be achievable for most people to comfortably walk (walkable neighbourhoods). Routes should be direct, quick, safe, well lit, attractive and comfortable to use.

New developments should integrate into their surroundings by linking with and knitting in to existing connections, public rights of way, greenways, cycle routes and adjacent neighbourhoods.

Connections and strong routes through developments should be designed into



Millbrook, Melbourne: Landmark building and memorable feature space

schemes early on and should serve as fixed features for layouts to mould themselves around.

New development should not compromise future connections to adjacent land. The Council strongly recommends that opportunities to provide connections are included within development proposals (unless the applicant can demonstrate that this is due to circumstances beyond their control).

In order to enhance connectivity, reduce walking distances and create

areas that are easier to navigate and understand, the Council will discourage the use of dead-ends or cul-de-sacs. If there is a need to restrict vehicle access, pedestrian and cycle access should be retained.

Not all connections will need to be accessible by vehicles and it is likely that more connections can be made if some are pedestrian and cycle only, creating a more connected neighbourhood.

All connections should be designed to be safe and should follow the guidance

in the Community Safety section. Connections should be overlooked, well lit and clear of planting that could impede natural surveillance and create potential hiding places.



Buttercup Leys, Boulton Moor: strong tree-lined pedestrian and cycle connection to adjacent neighbourhood

7: DELIVER VIABLE PUBLIC TRANSPORT ROUTES

The opportunity for public transport routes within the site should be considered at the start of the design and masterplanning process, with optimum routes being planned in order to create bus service routes that are fast, direct and collect the maximum number of passengers to ensure that services are well used and viable. Linear routes are preferable and overly circuitous routes should be avoided.

Proposals for new development should aim to ensure that public transport services are within walking distance of people's homes (within 500m is desirable).

8: MAKE PARKING COMFORTABLE

Insufficient and poorly designed parking can have negative impacts on how streets function, can create cluttered and chaotic environments and can create unnecessary neighbour and community conflicts and divisions.

The Council recommends that:

- The required number of parking

spaces is provided on-plot and located behind the building line, between dwellings and/or on drive through units/car ports. This is to enhance street character and maintain strong building lines and front boundary treatment lines, and avoid parked cars dominating the street;

- Dwellings with on-plot parking in front of the building line should be avoided. Where necessary they should be limited in number and located sensitively within a development. This parking should be located away from Primary/Main streets or streets where it does not fit with the desired character. Such parking should be softened with landscaping, ensuring landscaped space equals or exceeds that of hardstanding (also see integral garages section below);
- Off-plot frontage parking for linked units/terraces should be softened and broken up with street trees. Adequate space should be provided to ensure that trees do not block paths or hinder movement around spaces. A consistent building line should be maintained.
- Streets should be designed to

accommodate unallocated on-street parking for visitors and overflow. This could take the form of parallel or herringbone bays. If on the adopted highway, this should be designed in consultation with the Highway Authority.

- Residents should be able to see their car from within their homes. Secondary windows to habitable rooms and to hallways should be provided for parking at the sides of dwellings.

Amount of residential parking spaces

The Council strongly encourages developers to provide at least two spaces per dwelling. For homes of four bedrooms or more, it is recommended that three spaces are provided.

For flats, it is recommended that one unallocated visitor space is provided for every two dwellings (half a space per dwelling).

These spaces should ideally be in addition to any garage provision. See the size section below to find out what constitutes a parking space within a garage.

Variations may be considered due to location (such as town centre sites).

Please see the latest version of the 6C's Design Guide⁶ for further guidance on parking provision, particularly in respect of non-domestic properties.

Size of parking spaces

Driveways and parking spaces on residential developments should be wide enough to allow the doors on both sides of the car to be opened sufficiently, in order to provide comfort of use for all users. This includes, for example, the mobility impaired, older people, people with young children and people unloading luggage and bulky items; all of whom require the door to be opened wide in order to get in and out of the car. If a driveway is to be fit for purpose and serve a dwelling and its wide range of residents and their needs over time; it is recommended that the guidance below is followed:

Residential car parking space size rules:

- Absolute minimum of 2.4m (width) by 5.5m (length);
- Designers should ideally add 0.5m width if bounded by a wall,

fence, hedge, line of trees or other obstructions on one side, and add 1m if bounded on both sides. All other parking spaces (not bounded on either side) should include additional hardstanding/paths to allow room for people to manoeuvre around their car and to carry bins past vehicles (at least 0.6m per space);

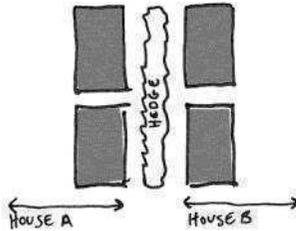
- Parking for plots that have a shared driveway (excluding frontage parking areas for terraces) should ideally be separated by a 1m landscape strip with hedgerow, ensuring that there is room to manoeuvre around vehicles.
- Tandem, triple width parking bays (i.e. 6 parking spaces) in one location will not be permitted unless each tandem space is separated by a 1m landscape strip with hedgerow.

Garages size rules and design guidance

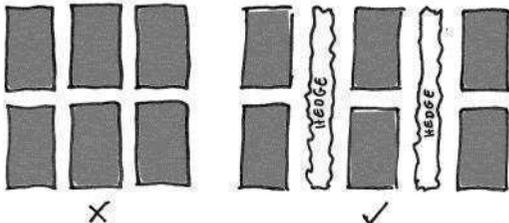
If a garage is to be fit for purpose, it is recommended that a car should be able to be driven inside comfortably and there should be space within the garage to get out of the car on both sides. The storage of items within the garage also needs to be considered.

If a garage is to be counted as a parking space, it is recommended that the following three criteria below are met (please also refer to the latest version of the 6C's Design Guide⁶). Failure to meet these criteria could result in the garage not being counted as a parking space.

- Garages should meet the minimum requirements set out in the table above;
- In addition to the minimum requirements in the table above, suitable storage provision for items that are usually stored within a garage should be provided (e.g. for bicycles, DIY and garden maintenance equipment). This could be achieved by providing a larger garage (following the preferred garage dimensions in the table above) or providing a suitable storage building such as an outhouse.



Parking separated by landscape strip with hedge



- Garages should be well positioned to ensure that they do not dominate the street scene in a negative way.

Integral garages can produce visually unsatisfactory principal elevations in certain contexts and need to be sensitively designed and located. It is recommended that the guidance below is followed:

- Integral garage house types should be used sparingly and not located on primary routes, in prominent places or where they may erode the intended character of the street or space;
- Attention should be drawn away

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Type of Garage	Internal Dimensions for Garages (Width x Length)		Garage Door (Width)
	Preferred	Absolute Minimum	Absolute Minimum
Standard single	3.6m x 6.5m	3.0m x 6.0m	2.3m
Use by disabled people	4.2m x 6.5m	3.3m x 6.0m	2.8m
Double	7.2m x 6.5m	6.0m x 6.0m	4.2m

from the garage element of the building by ensuring that it is set back behind the habitable part of the home. Dominant architectural features such as large gables can also help create a positive focal point;

- Front gardens and landscaping can help to soften the visual impact of garage doors and parked cars.

Rear parking courtyards and car parks for flats

Rear parking courts should be a last resort and should only be used once

other options have been exhausted or if there are clear place making benefits (for example, to create strong frontages overlooking a key space). Poorly designed parking courtyards are often not used by residents and lead to surrounding streets and pavements becoming cluttered with cars. Parking courtyards and car parks for flats should be safe, comfortable and pleasant to use.

It is recommended that the guidance below is followed:

Rear parking courtyards

- Rear parking courtyards will be discouraged;
- Occasional parking courtyards will be permitted, if justified and if they are designed to a high standard and treated as part of the public realm, as set out below;
- They should be kept small (ideally maximum of 5 properties);
- There should be properties located at the entrance and also within the courtyard itself, with habitable rooms at ground floor overlooking the access and parking areas;

- Block paving should ideally be used to delineate bays and modest markings should be used to label them.
- Boundary walls, not fences, should be used and set back from areas where vehicles and pedestrians will move, so to offer the opportunity for landscaping and relief from an otherwise enclosed environment.

Rear parking courtyards and car parks for flats

- These should be well overlooked, avoiding any hidden corners or parking spaces and with habitable rooms at ground floor fronting the parking area;
- Boundaries facing the parking area and entrance(s) should be brick walls with detailing (e.g. coping stone, tile crease and detail courses);
- They should be well-lit and include some element of low-level lighting, such as bollard lighting;
- Parking areas should include robust and suitable landscaping in order to soften the space;
[Page 144 of 323](#)
- The distance from the parking

space to the front door of the associated house should be short and direct. Access to the rear of properties is less favourable and must lead directly in to the kitchen, hallway or utility room.

Cycle parking

Safe, secure and convenient cycle parking should ideally be provided for all development sites. For housing schemes, cycle parking could be accommodated in garages and where garages do not exist; alternative options should be provided where practicable.

For flats, communal cycle parking should be **designed into the interior of the building**. A less successful alternative would be to provide cycle storage outside, ensuring that it is covered, well lit, secure and overlooked.

Please also refer to the latest version of the 6C's Design Guide⁶.

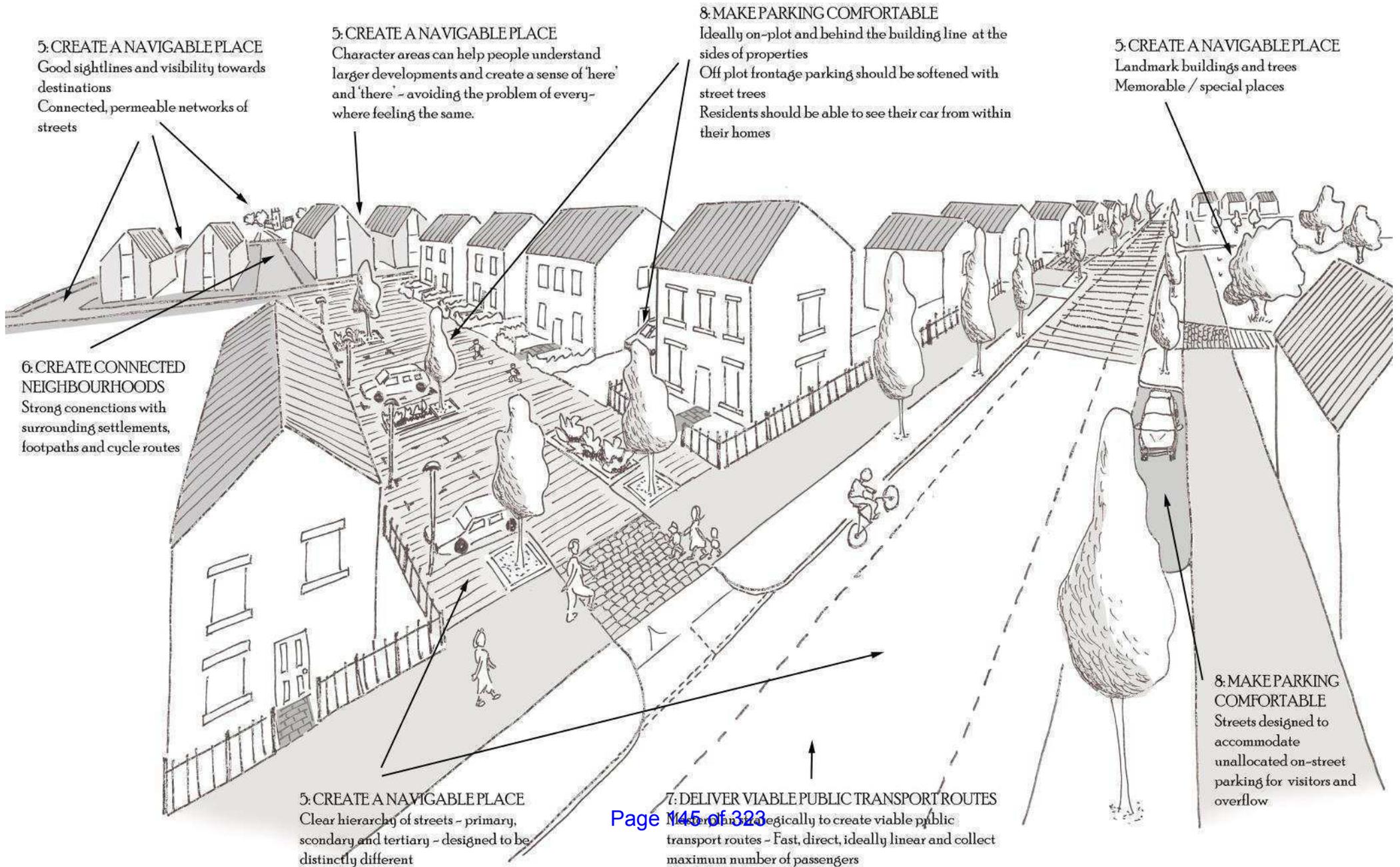
Further resources

Car parking, what works where (English Partnerships, 2006)

Streets for All, East Midlands, English Heritage and DfT, (2005),

www.spacetopark.org/

STREET DESIGN, MOVEMENT AND LEGIBILITY 2



Diversity and community cohesion

BNE1 c) Diversity and Community Cohesion

New development should be designed to be diverse, vibrant, possess a sense of place and encourage social interaction.

Background

The aim is to create more opportunities for people to meet and for communities to develop and strengthen.

Creating a mix of uses, within a building, street or an area or neighbourhood, can have multiple benefits. A mix of uses can:

- Create safe town, village, district and suburban centres that are vibrant and have people coming

and going at different times of the day;

- Create walkable neighbourhoods and healthy lifestyles, allowing people to walk to services and facilities such as the local shop, bus stops, schools and public open spaces;
- Decrease reliance on the private car, reducing air pollution and creating more inclusive neighbourhoods that do not exclude people without a car, or who are unable to drive;
- Address the needs of a growing ageing population, helping people live independent lives for longer by having amenities, services and opportunities for social interaction and community involvement close to where they live;
- If concentrated together and designed with quality public

space, help to increase opportunities for social interaction and create lively areas with a sense of place.

Key Actions

1: ENCOURAGE A SENSE OF BELONGING AND COMMUNITY TOGETHERNESS

Character areas add diversity to large residential developments, creating a sense of being 'here' or 'there'. Street characters should differ dramatically, but whole areas of large developments should feel different from one another, responding to their varying contexts or creating new character areas, zones or quarters. This can help people to feel that they belong somewhere – to a street or to a defined neighbourhood.

Mixed tenures and affordable housing types – it is important to make sure that these are not distinguishable from other types of housing and also not positioned in the least attractive areas or grouped together too much; maximum of 10 dwellings in one group, including back to back properties. Please also refer to the District Council's Affordable Housing Supplementary Planning Document.

Sense of place – Development should be designed to possess a sense of place. This is largely made up of two factors – form and function. Somewhere with a sense of place possesses some or all of the factors below:

- is connected to the local character of the area in some way or possesses a new unique character of its own;
- has a feeling of being well enclosed by buildings or landscape, making people feel comfortable, safe and relaxed;
- can be related to, at a human

scale, with detailing and richness at eye level;

- possesses a sense that something is going on there – with people coming and going at different times of the day and a certain degree of 'buzz' and vibrancy;
- lifts the spirits – visually with high quality buildings, street surfacing or landscaping and/or because of the atmosphere created by people, sounds, scents



Millbrook, Station Road, Melbourne: strong sense of place

2: CREATE DIVERSE PLACES WHERE PEOPLE CAN MEET

All residential development should be designed to maximise opportunities to create vibrant mixed-use environments. Residential areas should have a range of services and facilities within walking distance.

Town, village and local centres should have a mix of uses (for example, residential units above commercial units will be encouraged). Mixed-use developments and areas with both daytime and evening uses will be encouraged.

The mix of uses should be compatible with one another and interact positively. Development should be designed to increase opportunities for people to interact with one another.

This can have a big impact on people's quality of life and can also create stronger, safer and more inclusive communities.

New development should aim to include:

- a concentrated mix of uses with good quality public realm (providing greater opportunities for people to interact, for paths to cross and serve as meeting places);
- an element of on-street parking (to help create a more vibrant street and increase the chances of seeing and meeting other people);
- quality landscaped front and side gardens (even if small, these can encourage more time to be spent at the public frontage of the house, increasing activity on the street and opportunities to see and meet others);
- streets designed with children's play in mind (such as homezones and shared surface streets);
- wider pavements (increase the likelihood of people stopping and talking to one another and can also accommodate outdoor seating for cafés or on-street shop displays);
- new communities that include allotments and community centres;
- community notice boards located where people are likely to stop and read them;
- public open spaces that are designed for a range of different people (children of all ages and older people for example) help bring people and communities together;
- initiatives to encourage social interaction through the internet (developer, council, community or business led);
- community consultation as part of the design process – to get existing residents involved in new development with the aim of encouraging them to see the new development as part of their neighbourhood and avoid the 'them' and 'us' mentality.

3: INTEGRATE LOCAL CENTRES INTO THE TOWNSCAPE

In addition to the advice above, local centres on new residential developments should possess a sense of place and be seen as the heart of the local community and should:

- not be designed as segregated retail and leisure areas, but be knitted and intertwined into the residential layout, with parades of units fronting the street or public squares framed by units for example;
- include residential elements (including care homes), for example at first floor level or adjacent to and integrated with units (first floor units should not predominantly comprise of affordable housing);
- ensure a diverse range of units, such as shops, cafés, GP practices, private health practices (e.g. chiropractors) and community buildings;
- incorporate quality public space and landscaping that form clear neighbourhood centres and encourage people to stay longer;
- have community buildings, schools and public open spaces nearby to enhance the levels of activity, vibrancy, social interaction and safety with people around at different times of the day;
- include bus stops nearby to encourage public transport use and to increase linked trips and footfall next to the local centre, as well as adding to vibrancy, social interaction and safety.

4: DESIGN STREETS AND PUBLIC OPEN SPACES FOR THE WHOLE COMMUNITY

Public open spaces should be designed to ensure that they can be used by a range of different people and for a range of activities. They can

also be located close to other community facilities and services to create community focused and connected areas as described above.

This could include:

- play equipment and facilities for a wide range of age groups (for example: trim trails suitable for older children and adults, hard-surfaced football and basketball areas, skate-parks and more challenging play equipment for the over 10's) (please see the [Healthy Lifestyles chapter for more information on play space design](#));
- A choice of pleasant places to sit and relax, particularly for the older generation (but not necessarily all separate from places for children and young people);

Please refer to the District Council's Open Space, Sport and Community Facility Strategy 2016⁹ for further guidance on open space design.

DIVERSITY AND COMMUNITY COHESION

2: CREATE DIVERSE PLACES WHERE PEOPLE CAN MEET

- on-street parking;
- quality landscaped front and side gardens;
- streets designed for childrens play (homezones and shared surfaces);

1: ENCOURAGE A SENSE OF BELONGING AND COMMUNITY TOGETHERNESS

Sense of place - character, sense of enclosure, human scale (detail and richness at eye level), sense of something going on and vibrancy, lifts the spirits

4: DESIGN STREETS AND PUBLIC OPEN SPACES FOR THE WHOLE COMMUNITY

Streets and public open spaces designed for a wide range of people
A choice of pleasant places for a wide range of people to spend time and relax in

1: ENCOURAGE A SENSE OF BELONGING AND COMMUNITY TOGETHERNESS

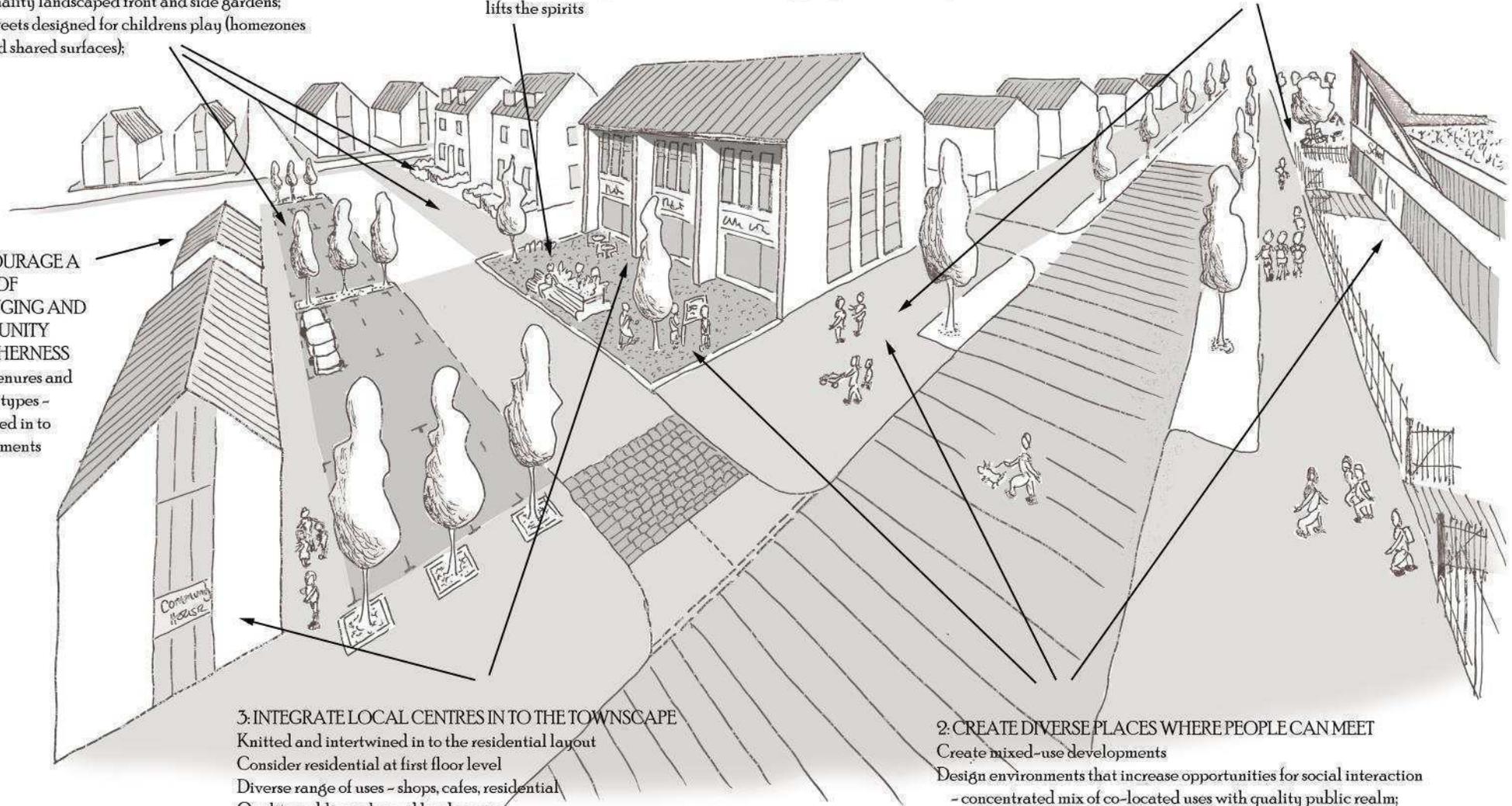
Mixed tenures and housing types - integrated in to developments

3: INTEGRATE LOCAL CENTRES IN TO THE TOWNSCAPE

Knitted and intertwined in to the residential layout
Consider residential at first floor level
Diverse range of uses - shops, cafes, residential
Quality public realm and landscaping
Co-locate local centres with other facilities such as schools, public open spaces, community buildings and public transport

2: CREATE DIVERSE PLACES WHERE PEOPLE CAN MEET

- Create mixed-use developments
Design environments that increase opportunities for social interaction
- concentrated mix of co-located uses with quality public realm;
 - wider pavements - increased likelihood of people stopping and talking;
 - Community notice boards.



Ease of use

BNE1 d) Ease of use

New development should be accessible to all user groups, well managed and should be able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;

Background

There are three core elements to what constitutes good design and two of these relate directly to this chapter - Firmness (will it last) and Functionality (does it work). Good design is often approached, defined and understood too narrowly, with focus solely being on how things look. But how places function and whether they are simple and easy to use and making sure that

they are designed to withstand the tests of time and being low maintenance is very important.

Key Actions

1: DESIGN PLACES THAT CAN BE USED BY ALL

The concept of universal design should ideally be applied to all development – ensuring that the default standard design solution is one that can be used comfortably by people of all ages and abilities. (For example, low floor buses are now the standard design and are accessible to all).

Some specific examples include:

- Parking areas should be fit for purpose - see section 8 of the Street Design, Movement and Legibility Chapter;
- Streets should be designed for all in society and careful thought

should be given to the location of dropped kerbs, ensuring that they are on desire lines and places where people need to cross. On the most frequently used routes, the carriageway should ideally be raised to the level of the pavement (raised crossing or table), creating crossing points that don't involve gradients that can prove to be less comfortable for wheelchair users and less able-bodied people for example;

- New neighbourhoods should be designed to be 'walkable' and also easy to navigate around, so that they are accessible to everyone in society. This allows people without a car or who are unable to drive, to easily access bus services, shops and community facilities. People less confident about making trips out, can also feel more confident if they can follow direct, clear routes.

2: DESIGN BUILDINGS THAT CAN BE USED BY ALL

Just as outdoor places should adopt the principles of universal design, buildings themselves should also do so and be fit for purpose.

The main entrance to a building should be accessible to all, with flush, level surfaces and sufficiently wide doorways. Entrances that exclude certain members of society and provide separate access points elsewhere in the building create social divisions and alienate people and should be avoided.

The Council will expect applicants to demonstrate that homes have been suitably designed for the maximum number of occupants and the expected amount of furniture. It is recommended that furnished internal floor plans are submitted as part of the planning application and these plans should demonstrate that:

- A particular room is able to fulfil its intended purpose (for example

a single bedroom would be expected to include a single bed, a bedside table, a wardrobe and space to dress and move around items of furniture);

- The living room can accommodate the maximum number of occupants;
- The maximum number of occupants can sit around a table together;
- A space to allow work at a desk to be undertaken (away from the kitchen or living room – could be on a landing, in a bedroom or dining room);
- Sufficient internal storage space (for example for a vacuum cleaner, shoes, coats and pushchairs);

Quality of life can also be affected by the internal environment of a building and the amount of natural light. Buildings should be designed and orientated to ensure that good levels of natural light are achieved – for example, habitable rooms with no windows or single aspect north facing flats will be discouraged.

3: CONSIDER DEMOGRAPHICS

National demographic trends along with any specific demographics of an area should be considered. Places should be designed to consider the needs of different demographic groups.

The proportion of older people in society is rapidly increasing and the needs of this ageing society must be comprehensively catered for. Such needs are wide ranging and older people should not be classed as a single group, due to the differing needs and capabilities of each individual.

However, the following broad measures should ideally be taken:

- The design of new homes should take account of the Lifetime Homes standards¹⁰ and meet as many of the criteria as possible (see Appendix D for details of the 16 Lifetime Homes criteria);

- Public spaces and footpaths should include seating options designed with older people in mind;
- Streets and spaces should adopt the principles of universal design (as described above);
- Independent lifestyles should be facilitated through design, allowing people to 'age in place' (adaptable housing), have access to shops, bus services and community facilities (walkable neighbourhoods) with comfort and ease (universal design) and without the fear of crime and anti-social behaviour (section on community safety);
- Opportunities for social interaction should be provided, promoting a sense of identity as a full member of society (see also Diversity and Community Cohesion section);
- Healthy, active lifestyles should be encouraged through design (see healthy lifestyles section).

4: BE PREPARED FOR CHANGE

Development should be able to adapt to changing social, environmental, technological and economic conditions. The most successful places have survived and adapted to changing circumstances. New development could include:

- Corner buildings on main streets that have adaptable ground floors that can accommodate different uses over time (e.g.

ground floor conversion to small retail unit);

- Public spaces should be able to adapt and cater for different uses, such as events, festivals and markets;
- Public green spaces should be able to accommodate the above in addition to providing some options for different sports, such as rounders, football and athletics;



- Roof spaces within buildings can be made more suitable for conversion if pitches are steeper, giving greater floor to ceiling heights;
- Larger plot sizes and adequate space at the sides of properties can help accommodate extensions. Larger rear gardens can help broaden options for rear extensions;
- Homes and buildings that can be easily extended or altered internally can accommodate a wider range of uses and changes in use over time;
- Electric Vehicle recharging infrastructure within the development. **Ideally ensuring that every dwelling has easy access to, or potential future access to a charging point. Parking areas should be designed with this requirement in mind.**
- Provision of adequate space for waste storage to allow for potential changes in kerbside

collection such as the collection of additional waste streams and/or changes to the frequency of the general waste service.

- Developers are encouraged to install sprinkler systems in to new properties. Alternatively, measures should be taken to assist with future installation.

5: MAKE BIN STORAGE AND COLLECTION SIMPLE

Recycling is a key element of sustainable development.

Requirements can change over time and storage areas should be easy to use and able to adapt to change. The following guidance should be followed:

Houses

Contact the Waste and Recycling Department for the latest information.

Dedicated storage areas should be provided so that bins are out of sight of public view. If storage areas are in rear gardens, these should be screened from view.

Where bin storage is not possible in the curtilage

The following capacities need to be accommodated where bin storage is outside of the curtilage:

240 litres general refuse per apartment (can be added up and 1100 litre bins used);

240 litres recycling per apartment (1x 240 litre bin per dwelling)

If flats have gardens, then- 1x240 litre brown bin per apartment.

The Council will not accept communal bins for recycling or garden waste.

Contact the Waste and Recycling Department for the latest information.

A bin storage area should be provided and the design should ensure that there is sufficient space for people to access the bins to put waste in and also space for refuse collectors to get them out on collection days (bin dimensions provided below).

Bin storage areas should be secure and designed to complement the style and character of adjacent buildings. The location of bin storage areas should be carefully considered so as not to appear unsightly in the street scene, whilst also being located practically for collection day.

Private drives (not designed for a refuse vehicle to turn in)

Bin collection areas should be provided for private drives. These should be clearly demarcated with hardstanding that could be of a different surface material. The hardstanding should be large enough for the appropriate number of bins (on some days, two bins per household are collected).

Contact the Waste and Recycling Department for the latest information.

A metal plate fixed to the ground or adjacent wall should state 'Bin and recycling collection point, please remove bins on the same day as collection'.

Planning for bins from the outset of the design process

For all types of housing arrangements, there should be a clear route from the storage area to the street. This should be wide enough (at least 0.6m for a standard bin), not include any steps, not be obstructed by parked vehicles and should not involve carrying bins through the home, car port or garage.

6: CREATE PLACES THAT ARE EASY TO MANAGE

Development should be designed so that it is easy to maintain and manage, whilst also balancing this with the need for quality, characterful streets and spaces.

Public and private spaces should be clearly defined. Owners of private spaces, such as front and side gardens and landscaping should be clear in their maintenance roles and responsibilities. Strong boundary treatments, such as low hedges, walls and railings, can help to avoid ambiguous and neglected areas of grass for example.

Public space should be clearly defined and easy to manage. Private spaces should be clear that such areas are for public use,

giving these areas a clear function, with footpaths and seating can clarify their public status.

Very small grassed public areas, such as narrow strips adjacent to the carriageway under 2m² should be avoided as they are difficult to maintain and often get walked over or parked on and the grass worn away.

If non-standard materials are used on private drives, such as permeable paving or special surfaces over root protection areas, owners need to be made aware of the purpose for these surfaces and how to maintain them.

EASE OF USE

3: CONSIDER DEMOGRAPHICS

Consider the needs of an ageing society and older people's quality of life - facilitate independent lifestyles:

- adaptable housing;
- key services and facilities within walking distance;
- safe and comfortable streets;
- opportunities for social interaction and active lifestyles

2: DESIGN BUILDINGS THAT CAN BE USED BY ALL

Include furnished internal floor plans with planning applications

Demonstrate that a particular room can fulfill it's intended purpose

- a double bedroom with space for a standard double bed, two bedside tables, a wardrobe and space to dress and move around items of furniture;
- maximum number of occupants can sit around a table together

4: BE PREPARED FOR CHANGE

Help accommodate extensions with larger plot sizes, including larger rear gardens

Minimise the number of load-bearing internal walls to allow internal spaces to be more easily altered

Make provision for potential future electric car charging points

6: CREATE PLACES THAT ARE EASY TO MANAGE

Clearly defined public and private spaces
Strong boundary treatments

5: MAKE BIN STORAGE AND COLLECTION SIMPLE

Design for bins from the outset
Clear route without steps from the storage area to the street, avoiding going through homes, trees or ports.
Allow space (at least 0.6 metres) to get past any parked vehicles.

4: BE PREPARED FOR CHANGE

Corner buildings on main streets that have adaptable ground floors
Roof spaces within buildings made more suitable for conversion with steeper pitches

4: BE PREPARED FOR CHANGE

Public spaces should be able to adapt to cater for different uses, such as events, festivals and markets

2: DESIGN BUILDINGS THAT CAN BE USED BY ALL

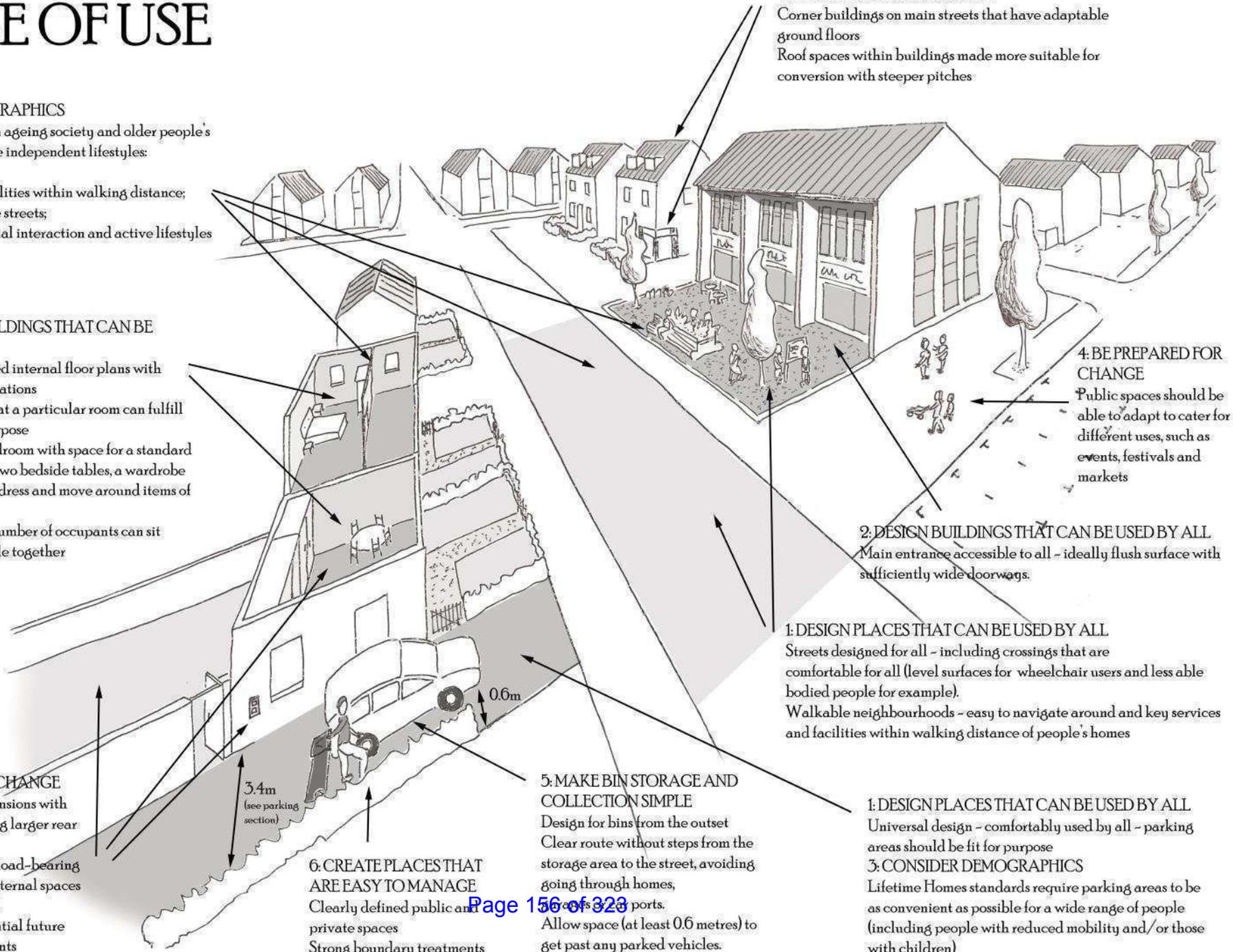
Main entrance accessible to all - ideally flush surface with sufficiently wide doorways.

1: DESIGN PLACES THAT CAN BE USED BY ALL

Streets designed for all - including crossings that are comfortable for all (level surfaces for wheelchair users and less able bodied people for example).
Walkable neighbourhoods - easy to navigate around and key services and facilities within walking distance of people's homes

1: DESIGN PLACES THAT CAN BE USED BY ALL

Universal design - comfortably used by all - parking areas should be fit for purpose
3: CONSIDER DEMOGRAPHICS
Lifetime Homes standards require parking areas to be as convenient as possible for a wide range of people (including people with reduced mobility and/or those with children)



Local character and pride

and Visual Attractiveness

BNE1 e) Local Character and Pride

New development should create places with a locally inspired character that respond to their context and have regard to valued landscape, townscape and heritage characteristics.

BNE1 g) Visual Attractiveness

New development should be visually attractive, appropriate, respect important landscape, townscape and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural and landscaping quality.

Background

The UK has a wide range of architectural styles and materials – you will see stone walls and buildings in the Peak District, warm yellow sandstone in the Cotswolds, flint cobble clad buildings in North Norfolk and buff bricks in Cambridgeshire. These vernacular materials have been found locally and relate to the geological map of the country and different colours of clay. South Derbyshire has red bricks, plain clay tiles and occasional stone walls and stone elements of buildings.

Nationally generic building types rolled out around the country over the past half a century have eroded local and regional identity in many instances.

One of the key aims of this guidance is to ensure that South Derbyshire retains its identity and plays its part in enhancing the special character of the

National Forest and the geological region to which it belongs, helping to preserve and celebrate national variety.

Where appropriate, all new development should be required to demonstrate how it relates to the local context and what contribution it has made to local distinctiveness and identity. Development should also achieve a high standard of design quality. Innovative and contemporary design solutions that reference local character will also be encouraged.

Typical South Derbyshire Characteristics

A more complete guide is contained within Historic South Derbyshire in Appendix G, but some typical South Derbyshire characteristics are listed below.

These special characteristics, once identified, should be used to inspire and inform the proposed development to ensure that it fits into and references the local area and does not degrade or attempt to apply insensitive nationally generic solutions.

- Red clay brick (often including other hints of colour such as dark grey, blue, purple, brown and yellow – i.e. ‘multi’ bricks);
- Plain clay tiles – most commonly blue, occasional red (traditionally with a minimum roof pitch of 40 degrees) with thin leading edge and traditionally proportioned;
- Slate tiles – common in Victorian and Edwardian areas and next to canals and railway lines;
- Stone: evident but never to the exclusion of brick – forming lower courses or complete sides of dwellings or in boundary walls;
- Render – some examples, predominantly stucco (smooth lime based mix);
- Staffordshire Blue bricks (largely in Victorian and Edwardian contexts);
- Glazed tiles (traditionally on Victorian and Edwardian shop fronts but also used in contemporary schemes when appropriate) (see Historic South Derbyshire in Appendix E for more information on shop front design).
- Large mature trees, larger than the buildings around them, can be the predominant feature that defines the special character of a settlement, setting it apart from others. For example, the pine trees in Ticknall.

Key Actions

1: START OFF ON THE RIGHT FOOT

The Council strongly encourages developers to follow the Design Process set out at the start of this document.

The development site should be visited and a detailed and comprehensive site and context appraisal should be undertaken. Joint site visits with the development team and the District Council can be very effective in establishing a deeper understanding of the context and coming to an agreement about local character.

The aspects of local character below along with the checklist in Appendix B provide information about the factors that need to be considered when undertaking a site and contextual appraisal.

2: CONSIDER ALL ASPECTS OF LOCAL CHARACTER

This section includes the following:

- **Landscape and topography**
- **History**
- **Views and vistas**
- **Streets and spaces**
- **Urban structure and urban grain**
- **Architectural style and detailing**

Aspects of local character that need to be assessed and used to inform the proposed design are detailed below along with best practice design guidance and the various elements that help to define visual attractiveness.

Landscape and topography

Landscape character areas

Development sites that are set within a landscape context should take account of the character of the surrounding

landscape. Appendix E illustrates the different landscape character areas within Derbyshire. South Derbyshire has a number of different landscape character areas, including coalfields, claylands, Trent Valley washlands, Melbourne Parklands and the Mease/Sence Lowlands. These broad tracts of countryside display special characteristics.

The Council strongly encourages new development to be designed to respect and knit in to these landscape character areas – helping to protect and enhance these valued, locally distinctive landscapes and wildlife habitats.

More detailed information and guidance can be found in the Landscape Character of Derbyshire¹¹ document (fourth edition, March 2014) - In particular this document includes information on locally used materials, as well as woodland and hedgerow species mix: <http://www.derbyshire.gov.uk/environment/conservation/landscapecharacter/>

The character vision for the National Forest should also be taken into account – please refer to the National Forest section of this Design SPD.

Local landscape character

In addition to the wider landscape character issues above, local landscape characteristics and wildlife habitats should also be taken account of. This could include factors such as hedgerow alignments and species, mature tree locations, groupings and species, watercourse routes and characteristics and wildlife habitats such as meadows, woodlands, wetlands and reedbeds.

New development should aim to preserve and enhance local landscape characteristics and wildlife habitats in order to keep the special character of the area alive and ensure that proposals successfully knit in to their surroundings.

Simply retaining existing landscape elements such as trees, hedgerows and watercourses within development sites will not be sufficient – developers will be expected to design schemes around these landscape assets and make features out of them (if appropriate). This will often require additional complementary landscaping and wildlife habitat creation.

Where local landscape character is weakly defined, developers will be expected to create new areas of landscaping and wildlife habitats, being considerate of the wider landscape character areas whilst also being innovative and creating high quality landscaping schemes with clearly defined characters and wildlife habitats.

The Council expects a high standard of landscaping quality within new developments.

Wildlife habitats

The Council will strongly encourage developers to create wildlife habitats and to think about specific species and the environments within which they will flourish.

This should include works in appropriate locations to protect and enhance target species such as: adder, all bat species, lesser spotted woodpecker, barn owl, ruddy darter dragonfly, bluebell, black poplar, otter and water vole. Simple examples include permanently wet ponds for dragonflies and nest boxes for barn owls.

Sustainable Drainage Systems (SuDS)

Sustainable Drainage Systems (SuDS) are of great habitat value and can help to create an attractive and characterful landscape, as well as forming greenways through developments, when suitably designed. For example, over ground water courses and swales designed into a scheme and permanently wet drainage ponds with native wetland planting can have a big impact on the visual attractiveness and character of a development. SuDS also form points of interest on footpath routes through green infrastructure.

The Council will expect developers to design SuDS into all schemes (as appropriate to the site and ground conditions). This should be done early on in the design process so that SuDS can be successfully integrated into both the ‘hard’ and ‘soft’ parts of the layout.

Characterised by buildings or landscape?

Some developments and/or streets and spaces within developments may be predominantly characterised by buildings, some may be characterised by landscape. In order to create a strongly defined character, it can be helpful to simply aim for one or the

other – characterised by landscape or characterised by buildings. A street characterised by buildings would have well designed, characterful buildings set forward, enclosing the space and allowing a close relationship to be had with them. A street characterised by landscape would have an abundance of high quality landscaping with a strongly defined character –the landscape dominating the street scene more than the buildings.

Topography

The topography of the land forms the character of the wider landscape and new developments should work with this rather than against it. Thought should be given to roofscapes and drops in levels should be addressed sensitively and creatively, avoiding the excessive use of dominant retaining walls.

History

The study of historic maps can help to understand how the area has evolved physically and what was on or around the development site in the past. This can be important in establishing trends in urban form (below), creating a vision for the site and also exploring opportunities for connecting the site with its past.

Views and vistas

New development should respect important landscape, townscape and historic views and vistas.

The proposed solution needs to respond to the site and contextual appraisal – keeping sightlines to specific buildings or trees open or designing in points from which vistas can be enjoyed for example.

Views and vistas in to a development site should also be considered as well as views out.

Streets and spaces

Streets and spaces make up a large proportion of the public areas within a new development and can greatly influence character. Existing characterful features could include for example:

- urban squares
- village greens
- tree lined avenues
- rural lanes with shared surfaces and grass verges abutting the carriageway

- materials such as Staffordshire blue bricks for paving.

Developers are strongly encouraged to take account of and respond to the character of local streets and spaces in their design, dimensions and materials when creating new development proposals.

As a predominantly rural District, village contexts are often very relevant. Historical factors can also help to inform the present and it is important to understand the history of local streets and use this to influence design.¹²



Staffordshire blue clay bricks and granite threshold strip with historic reference: Swadlincote town centre

In the absence of a strong local character, developers are encouraged to look further afield at good examples within the District or to be innovative in creating appropriate new designs for streets and spaces.

Please refer to the District Council's Open Space, Sport and Community Facility Strategy 2016⁹ for further guidance on open space design.

Urban structure and urban grain

Does the layout and density of the area contribute to local character?

Street layout – are streets arranged and connected in a particular way that forms part of the area's special character?

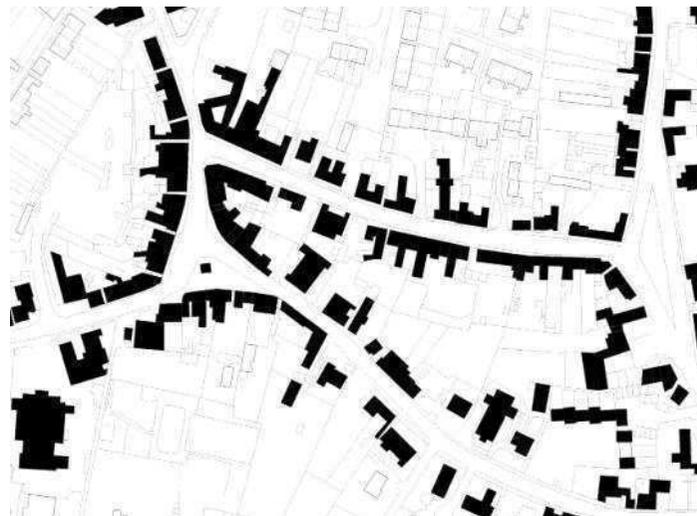
Plot layout – are plots a certain size and shape – do they combine to create a certain style of street-block and density of development? (e.g. Large blocks in a grid or many tight-knit small blocks organically laid out)

Building position on plot - are buildings positioned on plots in a

certain way, is there a consistent building line and/or front boundary treatment? (e.g. Buildings set forward abutting the street or set back with large front gardens and front boundary hedgerows)

Building lines – New development should respect historic or traditional building lines, helping to integrate development into the street scene and maintain a continuous urban fabric.

Large developments with limited local context are likely to still need strong building lines on most streets (unless opting for a low density, organic, rural village character with streets defined by



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 Figure-ground plan of Melbourne town centre: illustrating the distinctive urban form

landscaping).

Perimeter blocks should contain buildings with live edges, such as front doors facing the street or residential units above shops.

Streets should be defined and characterised by the position of buildings or landscaping, rather than the route and geometry of the highway.

It is recommended that rear garden boundaries that are exposed to public view (e.g. at the side of a property adjacent to the street) do not sit forward of the building line. This helps to preserve the character of the street scene by allowing the attractive windows and doors to be visible and not blocked from view by blank walls that sit forward of the building line.

Boundary treatments – are streets characterised by a certain type of boundary treatment? Continuity along the street can be created by the consistent use of front boundary treatments such as walls, railings and hedges, as well as helping to create characterful streets. Such features can also clearly indicate which spaces are public and which are private.

Rear gardens should not back onto the street, but where the sides of rear gardens are exposed to the public or semi-public realm, a 1.8 m high brick wall should be used as a boundary treatment. This should include detailing such as a coping stone or brick, double tile crease and detail courses as appropriate. Where walls are angled, bricks should be cut and bonded. Fencing will not normally be acceptable in such circumstances.

Buildings on corners should turn the corner well by providing two strong frontages that face the street (dual aspect). Blank or unsightly elevations fronting the street should be avoided.

Scale and massing – Typical local proportions would be a minimum roof pitch of 40 degrees and maximum building depth of 7 metres.

Development should relate to its surroundings and be at a human scale, feeling comfortable to walk near and friendly rather than intimidating. Thought should be given to how the development will appear at a range of

scales, from standing next to it to viewing it from a long distance.

Contemporary architecture can still relate to traditional scale and massing.

Streets, squares, parks and other spaces should be enclosed by buildings or trees of the appropriate height, ensuring that a sense of enclosure is



Scropton Road, From Hedge boundary treatment and side rear garden wall that respects the building line and has good detailing



Traditional scale and massing, 'new' property in Stanton by Bridge

achieved and making the space or street feel more comfortable.

Local streets and spaces will have a wide range of widths and will be enclosed by buildings of different heights. The most characterful local examples, however, are likely to have a strong sense of enclosure. For example, with strong buildings set forward on plots abutting the street.

A wider street or space requires a greater building (or tree) height in order to create a sense of enclosure (height to width ratio). The diagram below illustrates the height to width ratios that are recommended if streets and spaces are to be well defined and enclosed.

A range of street types should be created within a development – taller and stronger building types should be used on the wider streets and overlooking spaces and more minor streets should be narrower and can use smaller scale building types. This also helps people to find their way around.

Architectural style and detailing

When attempting to reference the local context within new developments, it is important to ensure that there is quality in the materials and the detailing and architectural styles and proportions are considered with great care and attention.



Contemporary architecture with traditional scale and massing replicating nearby terraces and sawtooth roofline of nearby industrial units: Rose Hill, Woodville, Swadlincote

Architectural style is important and defines periods in history. South Derbyshire has a wide variety of architectural styles, from vernacular farm buildings to classical Victorian and Georgian terraces and high quality contemporary architecture.

Most high quality buildings reveal the time when they were designed and built, with the great architects of that particular period setting the fashions and trends.

Although buildings don't have to be designed in any specific style, most tend to be. Common styles include vernacular, classical and modernist. It is not always necessary to create exact replicas of historic buildings – it is possible to take the materials and massing of a vernacular building and use this to create a contemporary building for example.

Thought should be given to the location and overall character of the development and which architectural style is most appropriate.

Visually attractive buildings, streets and spaces often share similar qualities. As outlined in Quality Reviewer (Urban Design Skills, 2010)¹³, there are certain characteristics of architecture and

townscape that are not subjective and can be used to structure assessments:

Detail can be fundamental to quality. Care and skill should be taken in detailing a development as it can help a development to feel human and friendly. Quality detailing applies to both traditional and contemporary architecture.

Consideration should be given to how materials will last over time together with their maintenance, environmental performance (minimising impact on the

environment) and their general quality of appearance.

Proportion – Thought should be given to the relationships between one part of a development and another and the relationship to its surroundings.

Visual attractiveness and the architectural quality of the buildings themselves can, in part, be down to the sizes and shapes of walls and the positioning of features such as doors and windows. There are various

Vernacular – local traditional building styles. Can be difficult to authentically replicate as often materials only available locally were used. Replicating vernacular details but at a different scale or inappropriate context can look very poor. If done well, the distinctiveness of a place can be captured.

Classical – classical forms and details can be copied or reinvented – the key is to do this in a manner that is true to the spirit of the original, with a good understanding of the language of classical architecture and ensuring the grammar is correct. In many cases details are missed out, proportions are ignored and attempts fail.

Modernist – Although built forms can be simple, quality of detail is still very important. A great amount of thought is required in design and build quality is paramount. There can be a fine line between a dull, plain building and one that is simple and beautiful. Modernist buildings must also respond to their context and enhance the streetscene but not copy neighbouring styles.

(Quality Reviewer, 2010)¹³



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Millbrook, Station Road, Melbourne: Classical proportions and rich detailing that relate to local context

factors at play, such as the ratio between heights and widths and the proportions between solid (walls) and void (windows, doors). In general terms, with traditional architecture, building proportions with a vertical emphasis (as opposed to square and horizontal) have for a long time created pleasing buildings. Buildings are of course viewed in three dimensions and this also needs to be taken into account, such as the depth of a building, roof pitches, eaves, gables etc.

Order – Order can be a key element of good design. Balance, repetition and symmetry make up order and can also be found in both classical and contemporary architecture. When these characteristics have been got right, there is a pleasing sense of order, there is a positive relationship between the different parts and the whole. Balance creates a pleasing sense that the relationship is right between the parts and the whole. Repetition, although not always essential, can be used as a tool, sometimes unifying a building, street or space and creating drama. Symmetry, again not strictly necessary, can be an effective way of creating order and visually pleasing solutions.

Recommendations for traditionally detailed residential development

- Stub cills to ensure that they don't project over stone or chamfered brick cill features and look unsightly);
- Window frames set back in the window opening – fits with traditional window design;
- Wet verges (dry verges with cloaking tiles have a low quality appearance and do not fit into the character of the District);
- Brick or other traditional detailing to eaves and verges;
- Porches, door canopies or surrounds made from timber and tiles (rather than glass-reinforced plastic porches, door canopies or surrounds);
- Roofscape – chimneys on both traditional and contemporary schemes can help to create locally recognisable and/or inspiring roofscapes. Traditionally inspired developments should include chimneys that are authentic in their position on the roof, their scale, construction and detail.

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3: RESPECT THE EXISTING

Retaining buildings - any older buildings or structures within the site should be assessed with a view to potential conversion. Retained buildings can instantly create a special character, can become key focal points and can be used to inform character themes for the wider site.

4: COMMUNICATE A BUILDING'S FUNCTION

Visual appropriateness and honesty – Unless there is good reason not to do so, the appearance of a building should communicate its function. A building's construction can also be communicated through its design. This can be a good way of celebrating the construction techniques but it may also be necessary to hide features for aesthetic reasons - a good balance should be struck.

5: RESEARCH NEW CHARACTER

Absence of character - If a development site has no obvious built or landscape character nearby of any merit, effort should be made to explore what could provide a locally inspired identity. The options could include taking cues from the nearest areas to the site that *do* have character and are appropriate to the development site.

The history of the site and the area can provide design cues and historic maps of the site should be studied.

It could also be possible to create a new distinctive character for an area with high quality contemporary architecture that references local character and context through built form, materials and landscaping for example.

Absence of character will not be accepted as an excuse for poor design or nationally generic solutions.

Character areas - larger developments should attempt to create areas of different character.



Cemetery Lodge, Etwall Road, Willington: The adjacent cemetery provided a design cue for this new cemetery lodge, whilst ensuring that its appearance still communicated a private domestic function.

LOCAL CHARACTER AND PRIDE AND VISUAL ATTRACTIVENESS

URBAN STRUCTURE AND URBAN GRAIN

Street and plot layout - streets and plots may be arranged in a particular way that forms part of the areas special character

Building position on plot can help define an areas character - e.g. buildings set forward on a plot or even abutting the street

URBAN STRUCTURE AND URBAN GRAIN

Scale and massing - contemporary architecture can still relate to traditional scale and massing

RESEARCH NEW CHARACTER

In the absence of any characterful local context, new character should be researched and proposed
Larger developments could create areas of different character

URBAN STRUCTURE AND URBAN GRAIN

Scale and massing - Streets and spaces should be enclosed by buildings, enhancing the sense of place and making them feel more comfortable - e.g. buildings with strong frontages and height and/or set forward on the plot

VIEWS AND VISTAS

Identify and then respond to views and vistas, - keeping sightlines open and creating feature views towards key buildings and trees

ARCHITECTURAL STYLE AND DETAILING

Detail - e.g. cills and lintels, chimneys, windows
Proportion - ratio between heights and widths of buildings and sizes and positioning of doors and windows
Order - balance repetition and symmetry can be used to create more characterful and attractive buildings, streets and spaces

ARCHITECTURAL STYLE AND DETAILING

Thought should be given to the location and overall character of the development and which architectural style is most appropriate (e.g. Vernacular, classical, modernist). e.g. if replicating classical styles, this should be true to the spirit of the original, ensuring the grammar is correct (e.g. proportions between heights, widths, doors, windows)

URBAN STRUCTURE AND URBAN GRAIN

Scale and massing - typical local proportions would be a minimum roof pitch of 40 degrees and maximum building depth of 7 metres

URBAN STRUCTURE AND URBAN GRAIN

Building lines - rear garden boundaries exposed to the street should not sit forward of the building line

URBAN STRUCTURE AND URBAN GRAIN

Boundary treatments - can have a big impact on street character - respond to characterful existing examples either adjacent to site or in the local area - e.g. low walls, railings, hedgerows

URBAN STRUCTURE AND URBAN GRAIN

Buildings on corners should turn the corner by providing two strong frontages (dual aspect)

STREETS AND SPACES

Respond to existing characterful features of the area or create new ones - e.g. village green or feature square

URBAN STRUCTURE AND URBAN GRAIN

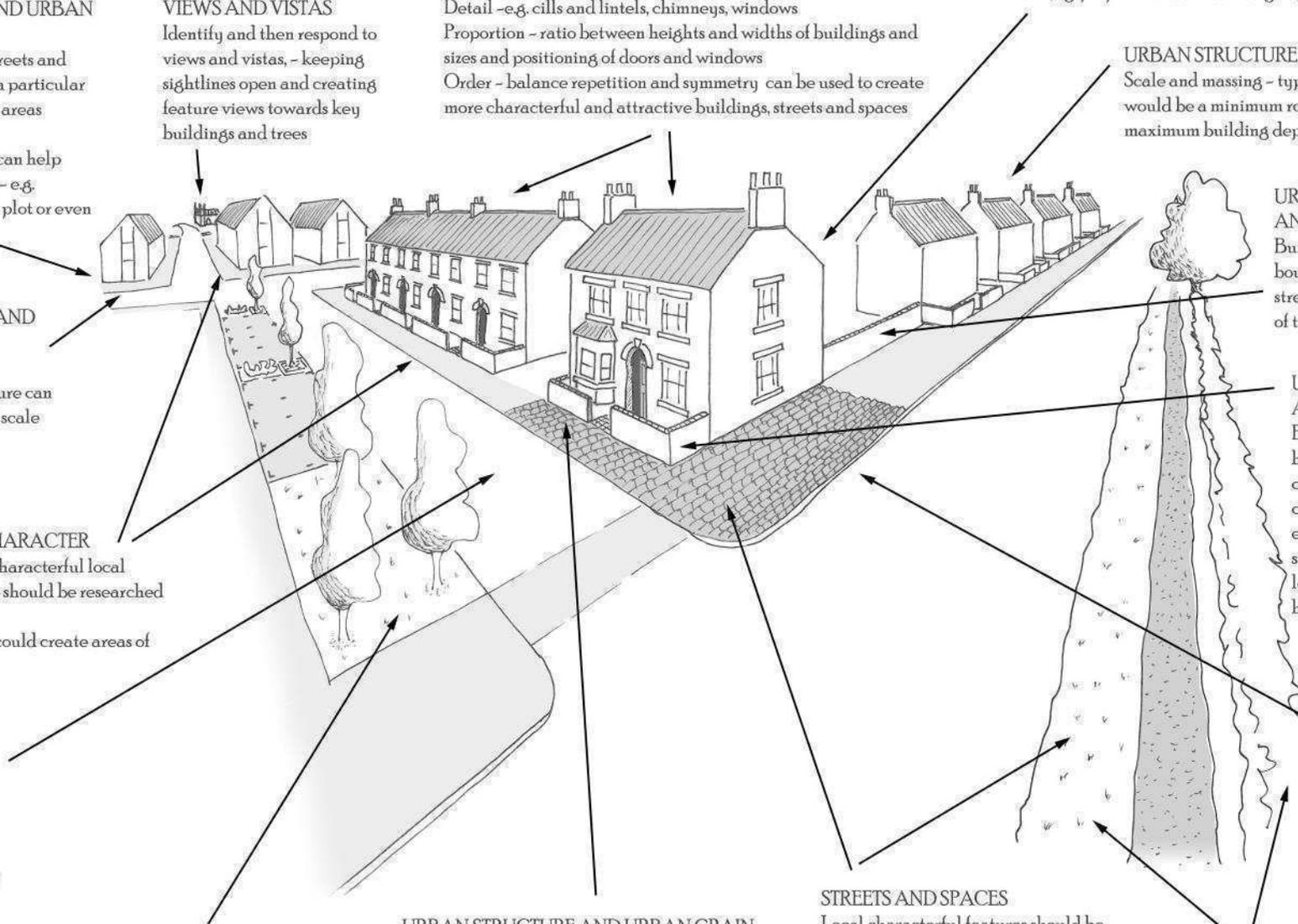
Building lines - respect historic or traditional building lines adjacent to site or refer to quality examples from the local area - or create strong new building lines

STREETS AND SPACES

Local characterful features should be taken account of and responded to - e.g. grass verge abutting the highway on a rural lane; Staffordshire blue clay paving in a Victorian/Edwardian character setting

LOCAL LANDSCAPE CHARACTER

New development should aim to preserve and enhance local landscape characteristics.



National Forest

BNE1 f) National Forest

Within the National Forest, new development should be encouraged to follow the National Forest Design Charter¹⁴ and the Guide for Developers and Planners¹⁵ and fully reflect the forest context.

New development can play a major role in achieving this vision.

The National Forest Design Charter and Guide for Developers and Planners aim 'to create strongly wooded settings for development and a 'treed' theme for public realm and local green space.' Elements of these documents have been included in the guidance below, however for further information, use the links at the end of this section.

The big focus for design in the National Forest is ensuring that a strong forest/ woodland character has been created. The most effective way of achieving this is by using a combination of measures.

Although the National Forest boundary is geographically defined, the character vision and advice within this chapter can apply to the whole District.

Key Actions

1: PROVIDE GREEN INFRASTRUCTURE ON SITE

The guidelines below are a requirement for all new development within the Forest.

Development type	Thresholds	Proportion of site to be Forest green infrastructure
Residential	between 0.5ha and 10ha	20%
Industrial, commercial and leisure	Between 1ha and 10ha	20%
All development	Over 10ha	30%

Background

The National Forest is one of the country's boldest environmental projects with regional and national importance. This bold vision to transform 200 square miles in the centre of England is not just about tree planting, it's about creating a woodland character and designing for people in a sustainable way.

The green infrastructure referred to in the table above can include creating new, or managing existing areas, for example: woodland, landscaped areas with trees, other wildlife habitats, recreation areas and routes, heritage and landscape features – as appropriate to each site.

2: MAKE TREES PLAY A LEADING ROLE

The Council strongly encourages developers to retain existing trees, hedgerows, woodland and other habitats and make these into features within the development, enhancing them if necessary and ensuring that they are well managed; retained features should be suitably protected during the construction period.

The Council strongly encourages developers to design trees and new woodland into development early in the design process, ensuring that adequate space around them can be achieved. Examples include:

- Street trees: avenues, single trees in build outs, trees between rows of parking spaces, trees designed in to wider paved areas or courtyards;



Forest Grange, William Nadin Way, Swadlincote: Street trees, hedgerow planting, retained trees and timber posts

- Garden trees in housing schemes – as a general rule, one tree for each property (a free tree could be offered to each new owner with reference to The National Forest);
- Woodland belts;
- New spinneys – pockets of wooded greenspace, for example, small blocks of woodland within public open spaces;
- Feature trees (either new or existing) **large species** given space to mature (Oak, Ash, **Sweet Chestnut**, Lime) as they require large open spaces;
- Community orchards – local varieties of fruit trees to create new orchards (ideally within new allotments)

Trees in hard landscapes should be given a chance to grow healthily and tree pits should be appropriately designed (see Trees in Hard Landscapes guidance referenced at the end of this section).

A tree-lined avenue, with trees adjacent to the carriageway, can have multiple benefits for a development. It can:

- Form the principle street, helping clarify the hierarchy of streets, making it easier to find your way around a large site;
- Form a feature street within a development;
- Create a street that feels narrower to people driving vehicles, encouraging them to drive with more care and attention (see Manual for Streets paragraphs 5.12.3, 7.4.4 and 7.8.6 referenced below);
- Provide greater separation between pedestrians and cyclists and road traffic, making walking and cycling safer and a more pleasant experience (in addition to being greener, more visually attractive and more shaded in hot weather).

3: DESIGN CONTINUOUS GREEN ROUTES

The Council will strongly encourage developers to ensure that green spaces flow and connect with each other so that complete green routes and

networks can be created (greenways with landscaped footpaths and cycle routes). This helps achieve habitat connectivity and improves leisure opportunities and encourages walking and cycling around developments, in addition to making it easier to find your way around and make a mental map of the area.

Access should be provided through new areas of Green Infrastructure (GI) and this should connect to existing public rights of way and other links. Key routes between green spaces or public rights of way should be visibly different (greened) and lead through the development. This can help to encourage exploration of the green

SPECIES GUIDANCE

- **Street tree species recommended - Turkish Hazel (*Corylus Colurna*), Hornbeam (*carpinus fastigiata*)**
- **Front garden boundary hedgerows – any suitable native species, such as; Privet, Hornbeam, Beech**
- **Hedgerows around green spaces and rural edges – native mixed species, Hornbeam, Beech.**
- **To help improve local air quality: Alder, Field Maple, Hawthorn, Larch, Norway Maple, Pine and Silver Birch.**

spaces and also create more successful connections to adjoining National Forest sites.

4: CREATE HIGH QUALITY GARDENS

The Council will strongly encourage developers to invest in front gardens with high quality landscaping (being larger where appropriate) to be designed into schemes. This can help increase overall green coverage around a site, green the streetscape and increase opportunities for social interaction. The planting of appropriate tree species within front gardens can be more viable if there is sufficient distance between the tree and the dwelling.

The Council will strongly encourage developers to provide low (0.6m) hedgerows to front and side gardens on the boundary between public and private land.

Non-native species can establish quicker and look better sooner, making them more likely to be retained by homeowners. Where native species are more appropriate (e.g. green edges, green corridors or fronting Public Open Spaces) planting such hedgerows can be given a better chance of survival by adding a low

basic post and wire fence to protect the young plants as they establish.

Covenants can also be put in place, requiring the property owner to keep the hedge.

5: USE TIMBER AND PLANTING IN CONSTRUCTION

The Council will encourage developers to incorporate timber street furniture (fences, gates, benches, bins, bollards) and timber play equipment into developments.

Developers are encouraged to showcase timber in building design - such as gallows brackets on porches, exposed rafter feet, barge boards and timber cladding (or timber effect cladding that may be more durable). Timber should be FSC certified.

Developers are encouraged to be innovative and incorporate green walls and green and brown roofs into developments.

Natural Play Areas

A natural play approach should be adopted to encourage use and exploration of areas of green infrastructure. This could include changes in ground level, fallen trees

and boulders to climb on as well as timber play equipment. Play areas should be integrated into the green infrastructure network and not fenced off from it.



Castleton Park, Church Gresley: Timber door canopy



Oakland Village, Swadlincote: Timber used extensively in construction and retained mature trees

6: DESIGN DEVELOPMENTS AROUND SUDS

Sustainable Drainage Systems (SuDS) are of great habitat value and can help to create a green National Forest character, as well as forming greenways through developments, when suitably designed. For example, over ground water courses and swales designed in to a scheme and permanently wet drainage ponds with native wetland planting such areas also form points of interest on footpath routes through green infrastructure.

The Council will expect developers to design SuDS into all schemes (as appropriate to the site and ground conditions). This should be done early on in the design process so that SuDS can be successfully integrated into both the 'hard' and 'soft' parts of the layout.

7: THINK SPECIFICALLY ABOUT WILDLIFE HABITATS

Creation of new habitats (wetlands, reed beds, meadows, heathlands, hedgerows, woodlands) should relate to the ecological character of the site's setting (refer to the National Forest

Biodiversity Action Plan). This should include works in appropriate locations to protect and enhance target species such as: adder, all bat species, lesser spotted woodpecker, barn owl, ruddy darter dragonfly, bluebell, black poplar, otter and water vole. Simple examples include permanently wet ponds for dragonflies and nest boxes for barn owls.

The Council will strongly encourage developers to create wildlife habitats and to think about specific species and the environments within which they will flourish.

Nest boxes for bats and birds such as swifts can easily be incorporated into new developments – both within the landscape and also incorporated into buildings (e.g. forming part of the brickwork – such as the swift brick).

8: ENCOURAGE ACTIVE LIFESTYLES THROUGH DESIGN

Designing places that encourage active lifestyles is a key aim of The National Forest. Continuous green routes and quality open spaces are just two ways that can help achieve this, but there are

many other ways – please see the Healthy Lifestyles chapter for more information.

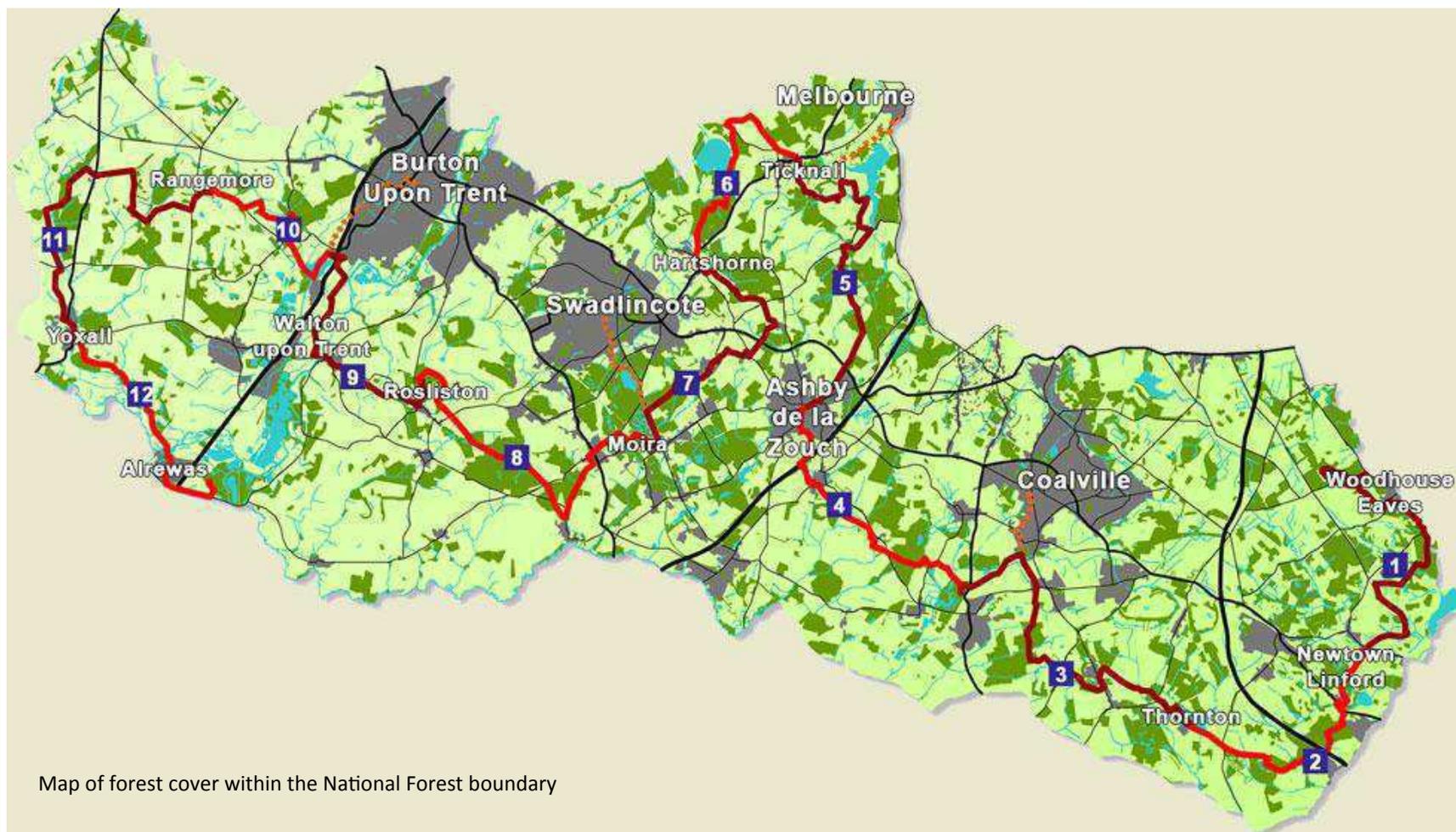
9: THINK AHEAD

Consider the phasing of landscaping in strategic open space within a large development. Early planting can establish and provide a pleasant setting for later stages of the scheme.

Areas proposed for strategic landscaping should be fenced off and not used for storage compounds where possible. Storage of materials can compact the ground and be detrimental to the establishment of trees and woodland.

Consideration should be given at design stage to the long term ownership and management of open space. Designers should consider maintenance and management costs when designing schemes to ensure these are not prohibitive and that they are understood by the site's owner.

Design of woodland should also incorporate access to allow management works to be undertaken once the woodland has established.



Further resources

Trees and Design Action Group (2014) Trees in hard landscapes : a guide for delivery

NATIONAL FOREST

2: MAKE TREES PLAY A LEADING ROLE
Pockets of woodland
Feature trees

3: DESIGN CONTINUOUS GREEN ROUTES
Green spaces that flow and connect with each other.

2: MAKE TREES PLAY A LEADING ROLE
Street trees - tree lined avenue

9: THINK AHEAD
Consider maintenance and management - incorporating maintenance access points.

2: MAKE TREES PLAY A LEADING ROLE
Woodland belts

5: USE TIMBER AND PLANTING IN CONSTRUCTION
Timber street furniture - e.g. fencing, handrails, benches, play equipment.
Green roofs.

4: CREATE HIGH QUALITY GARDENS
Front gardens with high quality landscaping help green the streetscape and increase opportunities for social interaction.

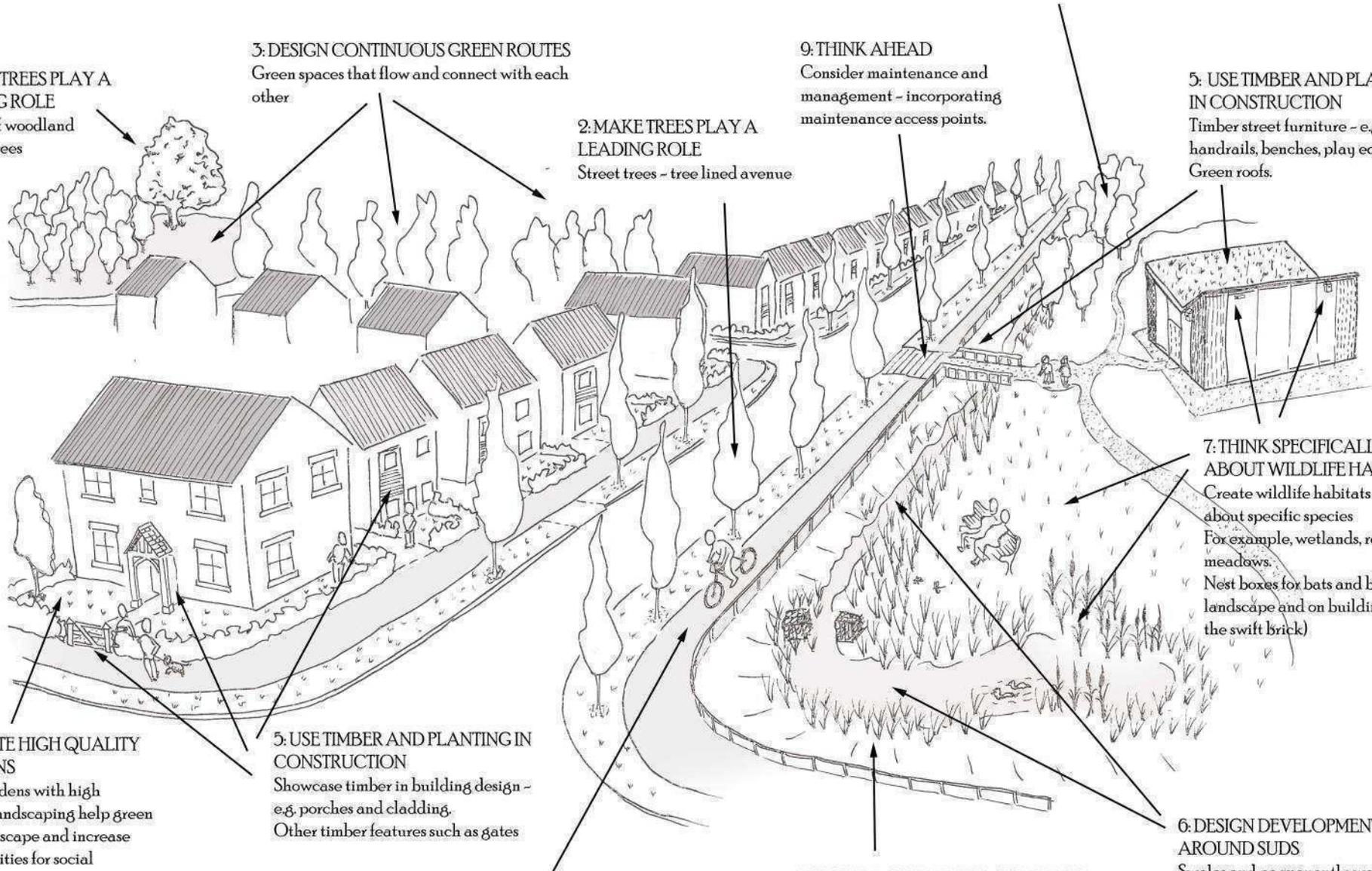
5: USE TIMBER AND PLANTING IN CONSTRUCTION
Showcase timber in building design - e.g. porches and cladding.
Other timber features such as gates

8: ENCOURAGE ACTIVE LIFESTYLES THROUGH DESIGN
Quality green spaces and continuous green walking and cycling routes.

1: PROVIDE GREEN INFRASTRUCTURE ON SITE

7: THINK SPECIFICALLY ABOUT WILDLIFE HABITATS
Create wildlife habitats and think about specific species
For example, wetlands, reedbeds, meadows.
Nest boxes for bats and birds within landscape and on buildings (such as the swift brick)

6: DESIGN DEVELOPMENTS AROUND SUDS
Swales and permanently wet drainage ponds with native wetland planting. Designed early on in the design process.



Neighbouring uses and amenity

BNE1 h) Neighbouring Uses and Amenity

New development should not have an undue adverse affect on the privacy and amenity of existing nearby residents or occupiers. Similarly, the occupiers of new development should not be unduly affected by neighbouring land uses.

Background

The Council is committed to the intensive re-use of both previously developed land and to the development of green field sites, where it is deemed necessary to achieve the aims of the Development Plan. In view of this the Council no longer intends to rely on restrictive guidance on the space about and between dwellings within new housing schemes. However, whilst minimum standards will not be applied,

the Council will expect such an approach to be justified by a high standard of design incorporating an imaginative use of space and the provision of attractive areas of open space to create a feeling of place for future residents.

Where new development abuts existing development the Council will seek to ensure that the privacy and amenity of existing occupiers are respected. The following guidelines will be used as a basis for ensuring this is maintained and will be applied where existing occupiers are affected by proposed development. The guidelines aim to retain a reasonable level of privacy for existing occupiers in terms of both direct overlooking and overbearing.

Key Actions

**1: CONSIDER
OVERLOOKING,
OVERSHADOWING AND
LIGHT POLLUTION**

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In order to protect the occupiers of existing dwellings from overlooking and to protect privacy, the primary windows of an existing dwelling should not fall within the minimum distance (as set out in the table below) within the sector of view (see diagram) of the primary windows of the proposed dwelling. Secondary windows to either property will not be considered by this methodology but on the particular merits of the case. Generally, however, such windows will not be protected.

In order to protect existing dwellings from overbearing and to protect outlook, the blank/non-habitable elevation of a proposed two-storey property should not breach the minimum distance within the sector of view from the relevant ground floor primary windows of the existing property. New single storey dwellings will be considered in terms of their effect on existing dwellings, on their own merits.

The guidelines will be applied flexibly to ensure that new sustainable development on adjoining sites is not

unnecessarily constrained.

Where lounge, dining room, kitchen or conservatory windows on a proposed dwelling (or rooms large enough to be considered as such) are located at first floor, greater distances may be required. Such cases are not the norm and will be treated on their own merits. Side windows, including those to a conservatory will be treated as a secondary window. The guidelines assume a relatively level topography and little or no screening. Where this is not the case, the minimum distances may be increased/decreased as appropriate. Where an application is submitted in outline, the Council should be satisfied that the standards set out above could be met. This may require the submission of an indicative plan at the outline application stage.

For dwellings of three or more storeys, greater distances, of the order of 20% more, will be required based on the particular merits of the proposal.

Where there are opposing elevations separated by public areas, such as a highway, and having had regard to the overall character of the surrounding area, the guidelines will usually be

relaxed.

Although most houses overlook neighbouring rear gardens to some extent, areas closest to main windows are where occupants most value privacy. The impact of new development on such private outdoor areas will therefore be assessed on the merits of each case. Balconies serving upper floors will usually create unacceptable overlooking and should be avoided unless they can be effectively screened, or are well away from neighbours.

Sometimes, rear gardens of existing dwellings will be of such a depth that the distances between dwellings will be met regardless of how close to the boundary an opposing new property would be sited. In these circumstances, the presence of first floor primary windows in the new dwelling could lead to a significant loss of privacy to the entire private space of the existing property. In such cases, the Council will seek to ensure that the proposed dwelling is located a reasonable distance from the garden boundary of the existing dwelling.

The use of out of hours night time lighting should be avoided. Where lighting is required for security and/or

community safety, downward directed, vandal resistant, energy efficient light units should be installed. Increased light pollution from car park and security lighting may cause disturbance to the local community. Lighting should not be placed next to wildlife habitats or where the light columns would appear above a prominent topographical ridge line.

2: THINK ABOUT QUALITY OF LIFE

The provision of secure private space is an effective way to improve the quality of the occupier's life. Private space can be adaptable and can serve as a multi-purpose area, for example as a secure playing space for children, for horticultural purposes, or simply as a convenient place for fresh air.

Developers are strongly encouraged to improve the occupier's quality of life by providing an outdoor space for their use, which is at least partially private.

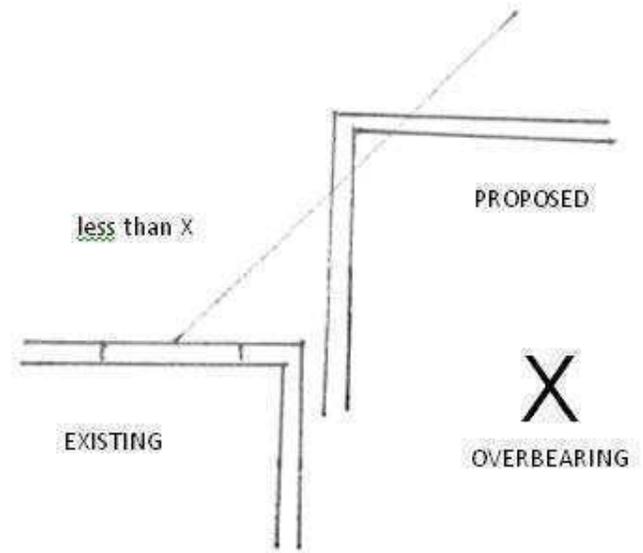
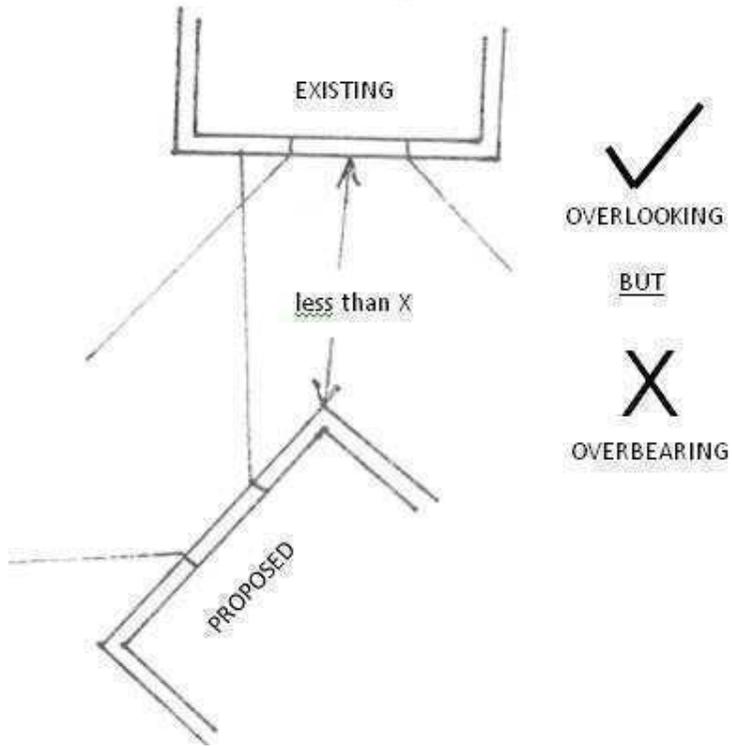
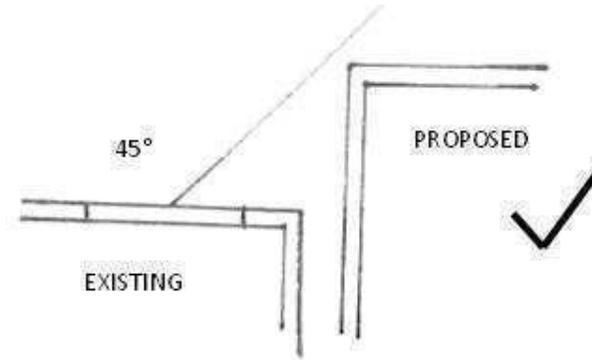
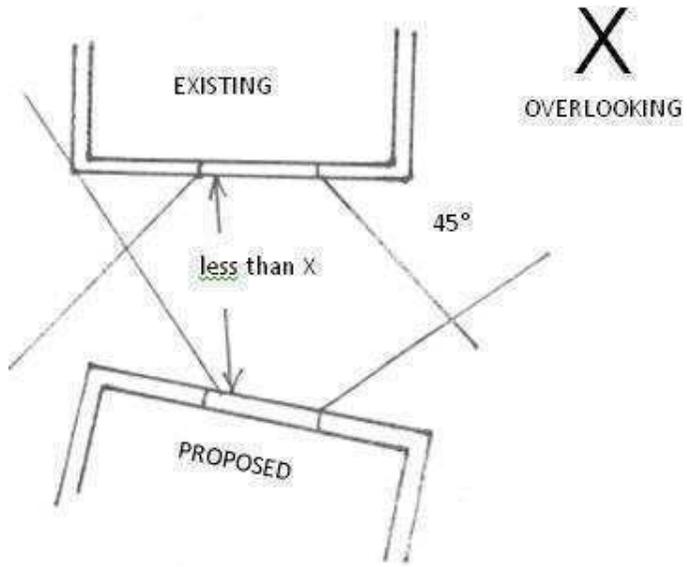
Distance Guidelines

NEIGHBOURING DWELLING

All distances in metres

P R O P O S E D D W E L L I N G O R E X T E N S I O N		Lounge/dining room	Kitchen	Bedroom/study (first floor)	Bedroom/study (ground floor)	Conservatory
	Lounge/dining room	21	21	15	18	21
	Kitchen	21	21	15	18	21
	Bedroom/study (first floor)	21	21	15	18	21
	Bedroom/study (ground floor)	18	18	12	15	18
	Conservatory	21	21	15	18	21
	Blank elevation	12	12	No minimum	9	9

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Cross boundary collaboration

BNE1 i) Cross Boundary Collaboration

New areas of growth that span administrative, land ownership, developer parcel or phase boundaries should be considered and designed as a whole through a collaborative working approach.

Background

Many large development sites span local authority and developer boundaries. This provides an opportunity to plan ahead and design parcels of development that work together to create complete new neighbourhoods. This is vitally important in creating successful residential areas and also in meeting the requirements of many of the other Design Principles within this guidance.

There are many development sites where collaboration has not taken place and this has created unnecessary physical divides between neighbouring communities, jeopardised longer distance pedestrian and cycle routes across sites and led to fragmented and confused character areas. Towns and cities cannot grow successfully and sustainably in this way and people's quality of life is lowered as a result.

This is partly a call for developers to work together and share an interest in the wider issues beyond their red line. It is also a call for neighbouring Local Planning Authorities to work together and to be more proactive in masterplanning large sites.

This is essential as when it comes to the design of the individual developer parcels / planning applications, there is more certainty about the strategic issues. It also avoids major opportunities being completely overlooked.

Key Actions

1: CREATE QUALITY URBAN DESIGN GUIDANCE

Where new areas of development span Local Authority administrative or developer boundaries, joint collaborative working between Local Planning Authorities and also between different developers will be encouraged.

Local Planning Authorities and developers should create and agree upon a plan that unifies the full extent of the new neighbourhood or commercial area, making sure that it also knits in to surrounding areas. This plan could take the form of an Urban Design Framework, Masterplan or Development Brief, as appropriate.

Design codes could also be used to aid coherence, provide more detailed and precise guidance and help achieve a more consistent design quality.

In some instances, a joint, multi-site, cross-boundary design review will be appropriate in the assessment of development proposals.

2: PROTECT FUTURE LINKS

In order to adhere to the Design Principles within this policy, with particular reference to movement, legibility and community cohesion, land ownerships and development sites should not prejudice the development of neighbouring land, create landlocked sites or restrict connections.

Where opportunities exist, developers must provide links to adjacent streets, paths and the wider area. If third party land ownership issues prevent these links from being established, the potential to provide these links in the future must be safeguarded by the

careful placement of buildings, street alignment and extent of the adoptable highway.

If potential links are not included within development proposals, the applicant should demonstrate through the provision of evidence that this is due to circumstances beyond their control. Where future-proofed links are provided to adjacent land, the land up to the edge of the site boundary must be offered for adoption.

3: CREATE CONNECTED INFRASTRUCTURE

There are also further efficiencies that can be made through cross-boundary collaboration, such as shared open spaces and linked SuDS schemes.

Types of Urban Design Guidance¹⁶

Urban design frameworks – broad principles for an area of change

- Long term guidance for large areas that describes and illustrates how planning and design policies and principles should be implemented in an area where there is a need to control, guide and promote change;
- Provides a two-dimensional vision of future infrastructure requirements;
- Relates to areas likely to have several developers and phases, only part of which likely to be developed in the near future;
- Used to coordinate more detailed development briefs and masterplans.

Development briefs / Design briefs – more detailed guidance for a specific site

- Provides guidance on how a specific site of significant size or sensitivity should be developed in line with the relevant planning and design policies;
- Often contains indicative, but flexible, vision of future development form;
- Covers a site that most of which will be developed in the near future.

Masterplans – detailed guidance for a site, including a detailed three-dimensional vision, implementation, costs, phasing and timing

- A document that charts the masterplanning process and explains how a site or series of sites will be developed;
- It will describe how the proposal will be implemented and set out the costs, phasing and timing of development;
- Usually prepared by or on behalf of an organisation that owns the site or controls the development process;
- Sets out principles on matters of importance rather than prescribe in detail how development should be designed;
- Should however show in some detail how the principles are to be implemented.

Design Codes

- A document that includes detailed drawings or diagrams that sets out with some precision how the design and planning principles should be applied to development in a particular place;
- Can be included within an urban design framework, development brief or masterplan when a degree of prescription is appropriate.

Healthy lifestyles

BNE1 j) Healthy Lifestyles

New development should address social sustainability issues, by supporting healthy lifestyles, including through the promotion of active travel, the provision of public open space, sports and other leisure facilities.

Background

The lifestyles of people in the UK are becoming increasingly less healthy and more inactive. One in two women and a third of men are not active enough and physical inactivity is responsible for 1 in 6 deaths in the UK (Public Health England, 2014)¹⁸.

Physical inactivity has adverse effects on health, wellbeing and quality of life at all ages and across all sectors of

society, but particularly affects vulnerable groups such as in lower social groups. Internationally, the UK has higher levels of inactivity than other similar countries.

“The financial costs of this inactivity are estimated to be £7.4 billion per year” (Public Health England, 2014).

Behavioural patterns, such as lifestyle, and social circumstances, including housing, have a major impact on health. Health and life expectancy are largely determined by factors that can be changed (Figures 1 and 2).

Figure 2 illustrates that 79% of factors that determine health and life expectancy are related to how we live (behaviour and social circumstances).

Figure 1: What determines health and life expectancy²⁰

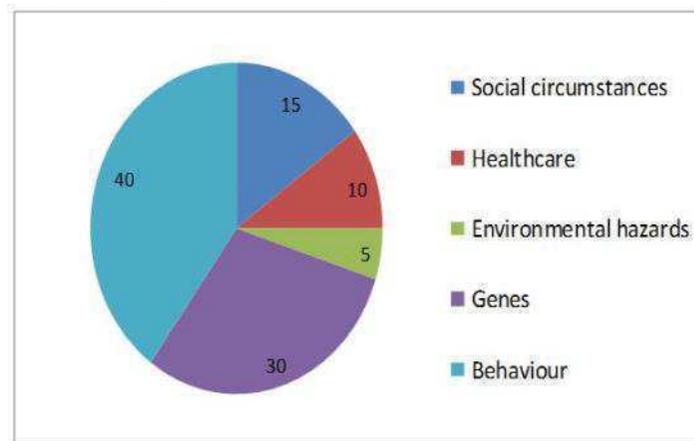
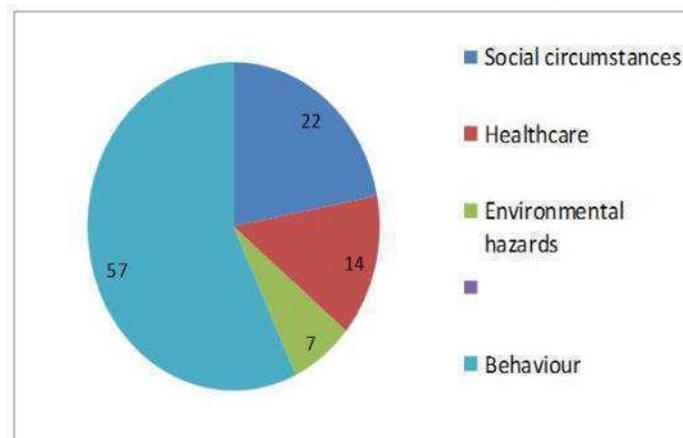


Figure 2: What determines health and life expectancy that we can actually change²¹



Air pollution is the largest contributor to the burden of disease from the environment that can impact on the whole population. Current evidence indicates that air pollution is associated with cardiovascular disease, lung cancer, respiratory disease, asthma and stroke. Air pollution disproportionately affects the young, older people, those with underlying cardiopulmonary conditions and the most deprived within our communities.

Actions that improve local air quality can deliver public health benefits across entire local authority areas. Please see Appendix F for background information on air pollution.

The way that new development is designed has a major opportunity to influence behaviour, social circumstances and environmental factors such as air quality. Sport England have acknowledged that there is a close relationship between the design and layout of where we live and people's health with a detailed report: Active Design: Planning for health and wellbeing through sport and physical activity¹⁷. This report includes 10 Active Design Principles that all relate closely to this Design SPD and are summarised in the table opposite.

The Ten Principles of Active Design¹⁷
1. Activity for all - Neighbourhoods, facilities and open spaces should be accessible to all users and should support sport and physical activity across all ages. <i>Enabling those who want to be active, whilst encouraging those who are inactive to become active.</i>
2. Walkable communities - Homes, schools, shops, community facilities, workplaces, open spaces and sports facilities should be within easy reach of each other. <i>Creating the conditions for active travel between all locations.</i>
3. Connected walking & cycling routes - All destinations should be connected by a direct, legible and integrated network of walking and cycling routes. Routes must be safe, well lit, overlooked, welcoming, well-maintained, durable and clearly signposted. Active travel (walking and cycling) should be prioritised over other modes of transport. <i>Prioritising active travel through safe, integrated walking and cycling routes.</i>
4. Co-location of community facilities - The co-location and concentration of retail, community and associated uses to support linked trips should be promoted. A mix of land uses and activities should be promoted that avoid the uniform zoning of large areas to single uses. <i>Creating multiple reasons to visit a destination, minimising the number and length of trips and increasing the awareness and convenience of opportunities to participate in sport and physical activity.</i>
5. Network of multifunctional open space - A network of multifunctional open space should be created across all communities to support a range of activities including sport, recreation and play plus other landscape uses including Sustainable Drainage Systems (SuDS), woodland, wildlife habitat and productive landscapes (allotments, orchards). Facilities for sport, recreation and play should be of an appropriate scale and positioned in prominent locations, co-located with other appropriate uses whilst ensuring appropriate relationships with neighbouring uses. <i>Providing multifunctional spaces open to all ages and genders that support sport and physical activity and has numerous wider benefits.</i>

6. High quality streets & spaces - Flexible and durable high quality streets and public spaces should be promoted, employing high quality durable materials, street furniture and signage. <i>Well designed streets and spaces support and sustain a broader variety of users and community activities.</i>
7. Appropriate infrastructure - Supporting infrastructure to enable sport and physical activity to take place should be provided across all contexts including workplaces, sports facilities and public space, to facilitate all forms of activity. <i>Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity.</i>
8. Active buildings - The internal and external layout, design and use of buildings should promote opportunities for physical activity. <i>Providing opportunities for activity inside and around buildings.</i>
9. Management, maintenance, monitoring & evaluation - The management, long-term maintenance and viability of sports facilities and public spaces should be considered in their design. Monitoring and evaluation should be used to assess the success of Active Design initiatives and to inform future directions to maximise activity outcomes from design interventions. <i>A high standard of management, maintenance, monitoring and evaluation is essential to ensure the long-term desired functionality of all spaces.</i>
10. Activity promotion & local champions - Promoting the importance of participation in sport and physical activity as a means of improving health and wellbeing should be supported. Health promotion measures and local champions should be supported to inspire participation in sport and physical activity across neighbourhoods, workplaces and facilities. <i>Physical measures need to be matched by community and stakeholder ambition, leadership and engagement.</i>

The environments within which people live can have a big influence on the lives that they live.

Healthy lifestyles can be encouraged by ensuring that new residential developments are designed for physical activity and to create opportunities for contact with both nature and other people.

Key Actions

The topic of healthy lifestyles is a theme that cuts across many chapters in this Design SPD. Where crossover exists, the relevant sections of this Design SPD have been signposted.

1: DESIGN FOR PHYSICAL ACTIVITY

Poorly designed buildings and residential areas can discourage people from walking, cycling and visiting open spaces and key services and facilities. This may be because the routes are unattractive or perceived to be dangerous or simply

because destinations are too far away.

Designing for physical activity involves actively encouraging people to walk, cycle and visit open spaces more by making it attractive to do so.

Streets should be pleasant and safe to walk or cycle along and should lead directly to nearby destinations containing open spaces and key services and facilities.

Walking and cycling routes should form connected networks within development sites whilst also connecting to routes and destinations beyond the site.

Streets and public open spaces should be accessible to all, designed to a high standard, being flexible and multifunctional.

The box to the right highlights some key elements of good play area design.

Good Design of Children's Play Areas

Successful play spaces...

- are 'bespoke' (designed to suit the setting)
- are well located
- make use of natural elements
- provide a wide range of play experiences
- are accessible to both disabled and non-disabled children
- meet community needs
- allow children of different ages to play together
- build in opportunities to experience risk and challenge
- are sustainable and appropriately maintained
- allow for change and evolution.

Laying out a new play space will involve thinking and making choices about a number of specific elements including:

- Boundaries and fencing
- Play equipment (including provision of impact absorbent surfacing)
- Providing natural elements for play
- Ground modelling
- Planting

Play space needs to be of high quality and good design to attract children and families and become a valued part of the local environment. Poor quality, unimaginative space will not be attractive to children, will not be valued by the local community and will fall in to disuse and disrepair. Good design is a good investment.

Dedicated play areas, and any spaces that offer children somewhere to play, need to appeal to children, respond to their needs and sustain their engagement over time if they are to fulfil their purpose.

Children really enjoy using play equipment and all the challenges it offers. Playground equipment is particularly good at providing for more active play, including movement such as climbing, swinging, sliding and rotating, which are not easy to provide through other means.

Good play spaces will provide a setting which enhances equipment and makes it even more fun to use. The presence of play equipment signals that children are welcome and that their play is encouraged and supported.

The related chapters of this document include:

Community safety

- 1) Increase visibility
- 3) Create safe street networks

Street design, movement and legibility

- 1) Create high quality streets and spaces
- 2) Design for walkability
- 3) Promote cycling
- 4) Design for slow speeds
- 5) Create a navigable place
- 6) Create connected neighbourhoods
- 7) Deliver viable public transport routes

Ease of Use

- 1) Design places that can be used by all
- 3) Consider demographics
- 4) Be prepared for change

National Forest

- 4) Design continuous green routes
- 9) Encourage active lifestyles through design

Cross boundary collaboration

- 2) Protect future links
- 3) Create connected infrastructure

2: GREEN INFRASTRUCTURE AND CONTACT WITH NATURE

Attractive natural environments can be beneficial to both physical and mental health. They could include large parklands rich with attractive plants, trees and wildlife or simply involve a street with trees and well landscaped front gardens.

Proposals for development are strongly encouraged to be designed around high quality green infrastructure and biodiversity networks and create opportunities for contact with nature.

Networks of green infrastructure and biodiversity provide multi-functional benefits. They contribute to coherent and resilient ecological networks, allowing species to move around, within and between urban areas and the countryside.

Urban green infrastructure is also recognised as one of the most effective tools available to us in managing environmental risks such as flooding and heat waves.

Greener neighbourhoods and improved access to nature can improve public health and quality of life and reduce environmental inequalities.

Proposals for development are also encouraged to take into account the protection of natural resources, including air quality, ground and surface water and soils.

In addition to green infrastructure provision, further opportunities to increase contact with nature could be created through the provision of bat roost or bird nest boxes within the built structure (e.g. forming part of the brickwork, such as the swift brick). Such boxes could also be provided at suitable locations on development sites.

The potentially negative impacts of lighting on landscape and biodiversity should be considered when designing development schemes.

The related chapters of this document include:

Street design, movement and legibility

- 1) Create high quality streets and spaces

Local character and pride

- 1) **Consider all aspects of local character:** Landscape character areas; Local landscape character; wildlife habitats; Sustainable Drainage Systems; Views and vistas; Streets and spaces.

National Forest

- 1) Provide green infrastructure on site
- 2) Make trees play a leading role
- 3) Design continuous green routes
- 4) Create high quality gardens
- 5) Use timber and planting in construction
- 6) Design developments around SuDS
- 7) Think specifically about wildlife habitats
- 8) Think ahead

Resource use

- 1) Encourage people to compost household waste



3: POSITIVE SOCIAL CONTACT

This is about creating more opportunities for people to meet and for communities to develop and strengthen.

Increasing positive social contact is beneficial for mental health, which in turn, can raise the likelihood of increased physical activity.

The way in which environments are designed can open up opportunities for increased social contact. For example, concentrations of services and facilities such as schools, shops, community centres and public open space increases the likelihood of people meeting people they know or striking up conversations with other members of the community.

Another example would be on-street parking and/or well landscaped front gardens, increasing the likelihood of people communicating with one another on the street where they live.

Quality public realm can also encourage better quality social contact, for example, a wider (3m or over) pavement width separated from passing vehicles by a grass strip and street trees creates a more comfortable environment within which to stop and talk. Conversely, a conversation held on a 2m pavement close to passing traffic and with fear of obstructing other pedestrians is likely to be less comfortable and shorter.

The related chapters of this document include:

Diversity and community cohesion

- 1) Encourage a sense of belonging and community togetherness
- 2) Create diverse places where people can meet
- 3) Integrate local centres in to the townscape
- 4) Design streets and public open spaces for the whole community

Ease of Use

- 1) Design places that can be used by all
- 3) Consider demographics

4: DESIGN FOR CLEANER AIR

The Council will encourage developers to design developments that attempt to minimise air pollution levels by following the advice below:

- Include Electric Vehicle recharging infrastructure within the development. **Ideally ensuring that every dwelling has easy access to, or potential future access to a charging point. Parking areas should be designed with this requirement in mind.**
- Provision of green infrastructure in particular the use of appropriate tree species to improve local air quality including Alder, Field Maple, Hawthorne, Larch, Norway Maple, Pine and Silver Birch.
- **Creating space for trees along primary highway routes (e.g. tree lined avenues) can help to reduce the street canyon effect that can concentrate pollutants.**

- Although chimneys are encouraged in the Local Character and Pride section, fixed solid fuel combustion appliances can be detrimental to air quality;
- Provision of ground source heat pumps (gshp) for heating internal spaces and water. Where gshp are not technically viable, use air source heat pumps;
- Providing new residents with a welcome pack with information and advice about reducing air polluting travel behaviour— including promoting for example walking, cycling, public transport and car-sharing opportunities;

5: RECOMMENDED WALKING DISTANCE GUIDELINES

In terms of children’s play, the walking distances considered reasonable to travel from home to public open space are set out below. These distances are based on the [Fields in Trust recommendations set out in *Guidance for sport and play—beyond the six acre standard England \(2015\)* \(please refer to the Fields in Trust website for more information\)](#):

- **Toddler Play Area LAP - 100m**

- **Children’s Play Area LEAP - 400m**

- **Other outdoor provision (MUGAs and skateboard parks) - 800m**

- **Local Park NEAP - 1000m**

- **Playing pitches / all outdoor sports 1,200m**

With regards to recommended maximum walking distances to other destinations, clear guidance is limited. The typical walking distances and times below can be used to decipher what distance and length of time people would be prepared to walk to a given destination, before they would be put off and decide to either not make the trip or to travel by car.

A common sense approach should be taken in assessing this, being mindful of the challenge that exists in encouraging people to walk instead of drive and the need to have key services and facilities as close as possible to the majority of people's homes. The needs of everyone in society also need to be taken into consideration – for example, an elderly person heavily reliant on public transport shouldn't have to walk for more than 400m in order to catch the bus. Similarly, someone deciding whether to get the bus or drive could be put off from getting the bus if the bus stop were a long way away (over 400m).

250 m = 2-3 min walk

400 m = 5 min walk

800 m = 10 min walk

1,200 m = 15 min walk

1,600 m = 20 min walk

Source: *South Derbyshire District Council's Open Space, Sport and Community Facility Strategy 2016*).

Further resources

[Urban Air Quality, Woodland Trust, 2012](#)

[Air pollution: outdoor air quality and health \(June 2017\)](#)

LEAP and NEAP Definitions

Local Equipped Area for Play (LEAP)

LEAPs are to be designed and laid out specifically for children who are beginning to go out and play independently and has a minimum activity zone of 400m².

LEAPs provide play experiences (rather than a set number of pieces of equipment). The space is therefore designed to provide a stimulating and challenging play experience and "Planning for Outdoor Play" guidance recommends that a minimum of six play experiences are to be provided.

The play area is normally located at least 20m from adjacent dwellings and located within a 5 minute walking time (400m) from all houses.

LEAPs are normally provided on developments exceeding 50 dwellings, with multiple LEAP's on larger developments. There is sometimes the opportunity to combine these on larger developments to provide a more meaningful recreation and play area.

Neighbourhood Equipped Area for Play (NEAP)

The NEAP is an area of open space specifically designated, laid out and equipped mainly for older children but with the play opportunities for younger children as well. Located within a 10-15 minute walk (1000m) from home, the NEAP is sufficiently large to enable provision for play opportunities that cannot be provided within a LEAP.

The NEAP can provide a greater variety of opportunity for both active and passive play. It can provide play equipment, and a hard surface area for ball games, or wheeled activities such as roller skating or cycling. It may provide other facilities such as a ramp for skateboarding, a rebound wall, and a shelter for meeting and socialising. The facilities are linked in the one site because children of different ages and abilities like to take part in a range of activities, as do their siblings.

Careful consideration is usually given to the location and interaction of the different facilities provided both on site and in relation to the local environment. A NEAP is normally located a minimum distance of 30m away from dwellings, and with a minimum of 1000m² activity space, including at least 465m² (5-a-side size) hard surfaced area.

NEAPs are normally provided on developments exceeding 500 dwellings, on top of the required LEAP provision. The two elements can be combined on larger developments to provide a more meaningful recreation and play area.

Resource use

BNE1 K) Resource Use

New development should be designed to facilitate the efficient use of resources and support the reuse and recycling of waste throughout the lifecycle of all developments from design, construction, use and after use. New development should provide adequate space for the storage of waste and where necessary, the treatment and collection of waste.

Council will 'work proactively with applicants to seek solutions, which mean that proposals secure development that improves the economic, social and environmental conditions in the area.'

Policy S3 states that 'The Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the Government's drive towards improved housing standards including in respect of access, space standards, security, water and external waste storage...'

recycling organic waste. Organic waste in a landfill site degrades to form leachate and methane gas. Leachate is a toxic liquid, which can pollute water and soil. Methane is explosive and is also a greenhouse gas (27 times more powerful than carbon dioxide). Around 30% of waste collected in South Derbyshire (around 290kg per household annually) is diverted from landfill by composting. Compost can be used in the garden as a conditioner and mulch as an alternative to peat based compost extracted from natural wildlife sites. However whilst all households in South Derbyshire have access to the Council's mixed garden and food waste collection service, the environmental benefits of composting can be improved where households compost at home. The use of compost bins can reduce the amount of garden waste generated by around one third or 100kg per household per year and so could significantly reduce the amount of waste collected and treated through the Council's kerbside scheme.

Background

At its very heart, the NPPF supports the presumption in favour of sustainable development. The District Council's Local Plan in turn also adopts this approach. Policy S2 states that the

Key Actions

1: ENCOURAGE PEOPLE TO COMPOST HOUSEHOLD WASTE

Composting at home is one of the easiest, most effective and environmentally friendly ways of

The District Council recommends that developers play an active role in encouraging residents to compost organic household waste. The Council will work collaboratively with developers who seek to improve the sustainability of new dwellings, particularly through the use of no or low cost measures. Clearly the provision of compost bins within new dwellings with gardens is such a measure. For the price of a compost bin, often around £20 per property, a reduction in the total volume of household waste of around a tenth and around one third of mixed garden and food waste can be achieved for each household that takes up composting.

Any composting facilities provided should be suitable for normal domestic, non-woody garden, food and other compostable household waste. All facilities should be accompanied by information explaining how they work.

2: REDUCE DEMAND FOR WATER

Policy SD2 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) requires that water consumption in new homes is no more than 110 litres per

person per day (including outside usage). This is because the Part 1 Local Plan invokes the Optional requirement set out in Part G of the Building Regulations (2015). Further detail on local water requirements and the justification for applying the Option Standard across the whole of South Derbyshire are set out in the Part 1 Local Plan.

In addition house builders can get up to a 100% discount on clean water infrastructure charges levied by Severn Trent where it can be demonstrated that new homes are built to the 110 litres per person per day. Further information on this discount scheme can be viewed on Severn Trent's website at:

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

3: EMBRACE SOLUTIONS FOR SUSTAINABLE ENERGY AND POWER GENERATION

The Council recommend that development proposals are designed to be forward thinking in their approach to energy and power generation.

Developers are strongly encouraged to include solutions such as photovoltaic panels and solar panels or design buildings in a way where future households can accommodate renewable energy measures in the future.

Provision of ground source heat pumps (gshp) for heating internal spaces and water will also be encouraged. Where gshp are not technically viable, air source heat pumps could be used.

Links to other documents:

[Home Composting Diversion: Household Level Analysis: Wrap](#)

[Approved Document G | Part G - Sanitation, hot water safety and water efficiency | Planning Portal](#)

Design guidance for non-domestic development

Local plan policies BNE1: a to k are all relevant to non-domestic development and this section has been structured on these policies. BNE1: c—Diversity and community cohesion is partly about the creation of mixed use developments and so the advice in the main (residential) section can be used for non-domestic developments (where relevant).

COMMUNITY SAFETY

Increase visibility

The siting and design of new buildings should maximise surveillance along streets, spaces, car parks and pedestrian routes. Buildings should be sited to allow windows and entrances to overlook streets and other pedestrian routes within or adjacent to the site.

All open spaces which include car parks, cycle stores and seating areas should be well observed from within the buildings and evenly lit at night when in use.

Building design or landscaping should not restrict surveillance of pedestrians or provide places to hide alongside pedestrian routes. Buildings or walls should not provide unnecessary set backs or recessed areas. Planting alongside pedestrian routes should be very low growing.

As a general recommendation, where good visibility is needed, shrubs should be selected to have a mature growth height of approximately 1 metre or under and trees should ideally have no foliage, epicormic growth or lower branches below 2 metres.

A mix of uses should be considered in any development area to promote

activity and surveillance over an extended period of the day and week. A mixture of industrial, commercial and ancillary uses can all increase pedestrian and vehicular activity, and with it surveillance.

Separate service yards should be provided with secure boundaries and gated accesses. These areas, including outbuildings for plant, refuse areas and service yards are often vulnerable to break in. They should be designed so as not to obscure doors or accesses to the main building or to allow access onto roofs. Provision of good external lighting and surveillance from the main building will enhance security. All main entrances into the buildings should be well overlooked and well-lit when in use after dark.

Buildings should be located on the edge of sites to enclose and overlook

public streets, car parking and open spaces, creating a strong urban form and active frontages in the public realm. The only exception to this would be (i) where it has been agreed that the development of an exceptionally high quality building located within very well landscaped parkland is appropriate, (ii) where it has been agreed that a green edge or buffer is to be created alongside wildlife sites or open countryside.

Define the public and private

The public realm (roads, streets, and spaces) is shared by all, even in industrial estates. The way in which buildings, plots, and their activities relate to the street can impact upon all users of the public realm. In addition to this, the 'business' of an industrial or commercial activity should be able to occur within the private realm without it adversely affecting other people or the general environment.

Wherever possible, therefore, the layout and design of new industrial and commercial plots will be expected to front buildings onto the public realm and to enclose 'private' external spaces, such as yards and car parks, behind them.

Buildings have traditionally provided the most effective way of screening public

from private spaces. When applied consistently, frontage buildings can help to produce a layout based on 'perimeter blocks'.

Create safe street networks

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.

STREET DESIGN, MOVEMENT AND LEGIBILITY

Encourage travel on foot, by bike or by public transport

Industrial sites – although not traditionally thought of as having high place-making needs, travel by public transport, on foot or by bike to industrial sites needs to be encouraged and the

environment needs to make travel by these modes safe and easy to do.

A reduction in car use can be achieved by:-

- Provision of convenient, short, direct pathways to the main entrances.
- Ensuring the development is directly served by adequate public transport services.
- Provision of secure covered cycle stores near entrances and adjacent to overlooking windows.
- Provision of changing and showering facilities for cyclists.
- Provision of on and off site cycleways to enable connection to the city cycle network.
- Improved customer care in terms of delivery of goods and services to assist non car users.
- Using commuter planning measures which reward car sharing, car pool for employees, cycling, walking and the use of public transportation.

Charging points for electric vehicles should also be considered.

All roads throughout a site should have wide and continuous footpaths and pavements with safe accessible crossing points at road junctions. These footpaths or pavements should provide access between buildings and public open spaces and be linked into other pedestrian routes within and beyond the site.

Adequate lighting must be provided along all publicly accessible streets and pathways within the development and on routes between these and main entrances and within car parks.

Legible and connected streets

As a general principle, road layouts for industrial estates should avoid the use of culs-de-sacs wherever possible.

A clear relationship between any new development and its surroundings must be established. Generally, any new layout should be fully integrated into the surroundings by linking and aligning roads, public transportation and landscape features, and reinforcing key elements of the townscape along streets.

Car parking

For the amount of car parking spaces required refer to the latest version of 6C's Design Guide.

EASE OF USE

Ensure that car parks and routes to and from them are easy to understand and accessible to all.

Commercial units should be able to adapt to changing needs and uses. Careful thought should be given to the location of large format retail units, particularly within established town and village settings.

Commercial developments must be designed to take full account of potential opportunities for change, once the original occupier has vacated the site.

Developers are encouraged to install sprinkler systems in to new properties. Alternatively, measures should be taken to assist with future installation.

The design of buildings should allow for the possibility of some adaption and flexibility, since the needs of future users can never be fully anticipated. Ensuring that the internal layout, position of entrances, stairs and

methods of construction allows for some flexibility in its use will enhance its life expectancy and long term value.

Bin storage areas should be located out of public view and located practically to encourage use.

LOCAL CHARACTER AND PRIDE AND VISUAL ATTRACTIVENESS

Landscape setting

Good opportunities exist for creating commercial developments with landscaping schemes that knit a development in to the surrounding landscape setting.

Development sites that are set within a landscape context should take account of the character of the surrounding landscape. Appendix F illustrates the different landscape character areas within Derbyshire.

The Council strongly encourages new development to be designed to respect and knit in to these landscape character areas – helping to protect and enhance these valued, locally distinctive landscapes and wildlife habitats.

More detailed information and guidance can be found in the Landscape Character of Derbyshire document (fourth edition, March 2014) - <http://www.derbyshire.gov.uk/environment/conservation/landscapecharacter/>

The character vision for the National Forest should also be taken into account – see the National Forest section of this Design SPD.

Small, narrow and isolated planting areas are of limited value, and will be ineffective in creating a landscape framework. Existing tree belts and hedgerows can be important features around which to structure the layout of new development. Their retention can be essential in locations where industrial development can be seen from distant public viewpoints and the existing landscape setting needs to be protected or enhanced.

Boundary landscaping should use native species appropriate to the location and should generally avoid unmanaged conifer hedging, particularly in rural areas.

The landscape design should enhance and extend existing features. Planting should not necessarily be evenly distributed around the new buildings, but should be concentrated to maximise the impact in the areas best placed to benefit from it. For example, it could be used to enhance: water courses, rock outcrops, ponds, hedges, woodland, grassland, shrubland, site boundaries, public open space, recreational paths and/or avenue planting.

It is expected that the design approach for the majority of industrial development in the rural areas will be one that seeks to contain buildings and sites within the existing topography and landscape, appropriately enhanced where necessary.

Large development sites, both greenfield and brownfield, should make a significant contribution to the creation of a diverse urban landscape by maximising areas of woodland, shrub, wetland and wildflower rich grasslands.

The wildlife value of the site as developed should be maximised. This can be achieved by:

- preserving and enhancing existing wildlife habitats;
- including and protecting wildlife habitats which may exist along the margins of the proposed

development site;

- assessing existing buildings for signs of wildlife habitation;
- Designing buildings with integral nesting or roost sites;
- protecting root and water systems of retained trees, hedges, shrubs and important grassland from compaction and the impact of temporary or permanent construction works;
- protecting existing wildlife networks including green corridors;
- careful management of undeveloped land to avoid damage during development;
- planting native species in newly landscaped areas.

Architecture

New buildings should be of high quality contemporary design, appropriate for the use and context. The design of any building, even the simplest industrial shed, should always make some positive visual contribution to its environment.

Local materials can be used on larger or non-domestic buildings – such as red

brick, render, timber or clay tiles.

Contemporary and innovative architecture that subtly references local character is encouraged.

The visual impact of colours and finishes of wall and roof cladding materials should be considered in relation to the background and context of the building. Their impact on the townscape or landscape should also be assessed in long views and views from higher ground. Generally more subdued and non-reflective finishes will reduce the overall impact of a

building. Colour contrast and highly reflective materials may be used to highlight key features such as entrances, windows and structure. However, where a landmark building is considered appropriate, the use of contrasting materials and colours may be justified.

High quality design solutions do not necessarily involve greater costs. Through the perimeter block form of development, architectural attention can be concentrated on building fronts,

where it has most impact upon the public realm. In addition, perimeter blocks provide a development structure within which a wide range of architectural styles can be accommodated. The underlying objective for the architectural design of industrial and commercial buildings should be the same as for all new development, which is to make the public places in which they stand as attractive and welcoming as possible. The architectural treatment of industrial and commercial buildings should play its part in improving the image of new development in the District.



NATIONAL FOREST

Provide green infrastructure on site

The guidelines below are a requirement for all new development within the National Forest.

Development type	Thresholds	Proportion of site to be Forest green infrastructure
Residential	between 0.5ha and 10ha	20%
Industrial, commercial and leisure	Between 1ha and 10ha	20%
All development	Over 10ha	30%

The green infrastructure referred to in the table above can include creating new, or managing existing areas, for example: woodland, landscaped areas with trees, other wildlife habitats, recreation areas and routes, heritage and landscape features – as appropriate to each site.

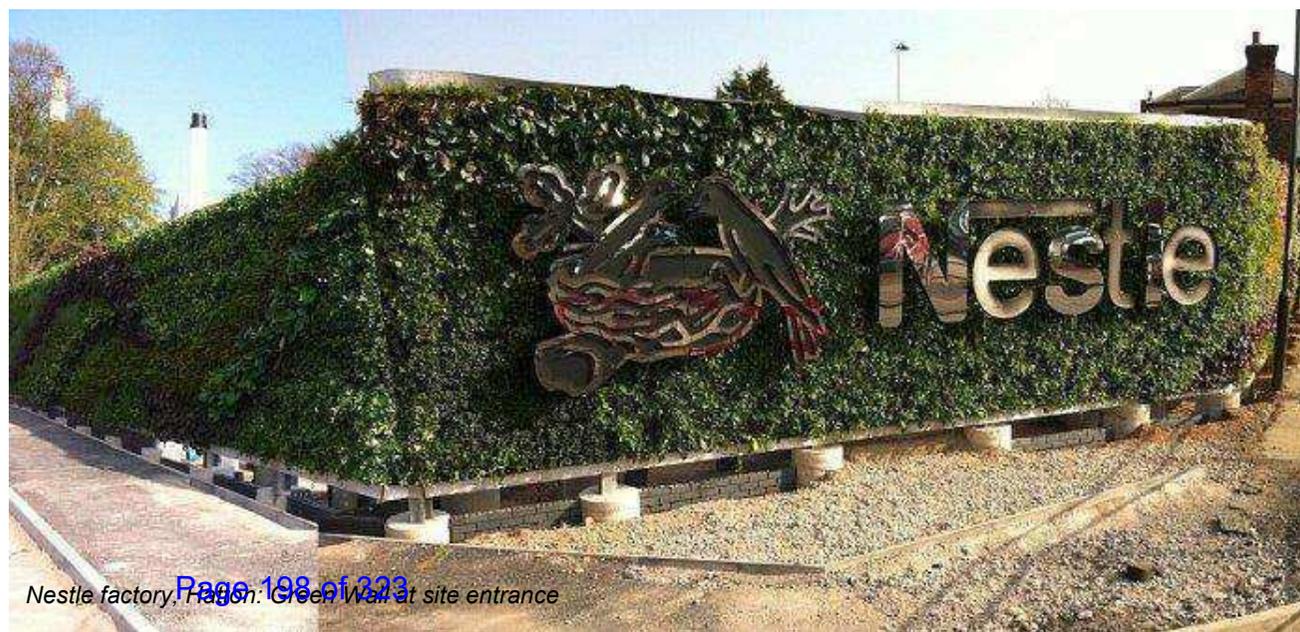
Make trees play a leading role

The Council strongly encourages developers to retain existing trees, hedgerows, woodland and other habitats and make these in to features within the development, enhancing them if necessary and ensuring that they are well managed. Retained

features should be suitably protected during the construction period.

The Council strongly encourages developers to design trees and new woodland into development early in the design process, ensuring adequate space around them can be achieved. Examples include:

- Street trees: avenues (see C below), single trees in build-outs and trees within car parks;
- Woodland belts;
- New spinneys – pockets of wooded greenspace, for example, small blocks of woodland within public open spaces;



Nestle factory, Haddon: Green Wall at site entrance

- Feature trees (either new or existing) – large species given space to mature (Oak, Ash, Sweet Chestnut, Lime) require large open spaces;

Trees in hard landscapes should be given a chance to grow healthily and tree pits should be appropriately designed (see diagram and Trees in Hard Landscapes guidance in references).

Design continuous green routes

The Council will strongly encourage developers to ensure that green spaces flow and connect with each other so that complete green routes and networks can be created (greenways with landscaped footpaths and cycle routes). This helps achieve habitat connectivity and improves leisure opportunities and encourages walking and cycling around developments, in addition to making it easier to find your way around and make a mental map of the area.

Access should be provided through new areas of Green Infrastructure (GI) and this should connect to existing public rights of way and other links.

Key routes between green spaces or public rights of way should be visibly different (greened) and lead through the development. This can help to encourage exploration of the green spaces and also create more successful connections to adjoining National Forest sites.

Use timber and planting in construction

The Council will encourage developers to incorporate timber street furniture (fences, gates, benches, bins, bollards) and timber play equipment (to be deleted) into developments.

Developers are encouraged to showcase timber in building design, for example timber cladding (or timber effect cladding that may be more durable). Timber should be FSC certified.

Developers are encouraged to be innovative and incorporate green walls and green and brown roofs into developments.

Design developments around SuDS

Sustainable Drainage Systems (SuDS) are of great habitat value and can help to create a green National Forest character, as well as forming

greenways through developments, when suitably designed. For example, overground water courses and swales designed into a scheme and permanently wet drainage ponds with native wetland planting. These also form points of interest on footpath routes through green infrastructure.

The Council will expect developers to design SuDS into all schemes (as appropriate to the site and ground conditions). This should be done early on in the design process so that SuDS can be successfully integrated into both the 'hard' and 'soft' parts of the layout.

Think specifically about wildlife habitats

Creation of new habitats (wetlands, reedbeds, meadows, heathlands, hedgerows, woodlands) should relate to the ecological character of the site's setting (refer to the National Forest Biodiversity Action Plan). This should include works in appropriate locations to protect and enhance target species such as: adder, all bat species, lesser spotted woodpecker, barn owl, ruddy darter dragonfly, bluebell, black poplar, otter and water vole. Simple examples include permanently wet ponds for dragonflies and nest boxes for barn owls.

The Council will strongly encourage

developers to create wildlife habitats and to think about specific species and the environments within which they will flourish.

Nest boxes for bats and birds such as swifts can easily be incorporated into new developments, both within the landscape and also incorporated into buildings (e.g. forming part of the brickwork, such as the swift brick).

NEIGHBOURING USES AND AMENITY

The impact of new buildings on neighbouring properties in terms of their effect on sunlight and on daylight should be minimised.

The use of out of hours night time lighting should be minimised. Where lighting is required for security and/or community safety, downward directed, vandal resistant, energy efficient light units should be installed. Increased light pollution from car park and security lighting may cause disturbance to the local community. Lighting should not be placed next to wildlife habitats or where the light columns would appear above a prominent topographical ridge line.

CROSS BOUNDARY COLLABORATION

Where new areas of development span Local Authority administrative or developer boundaries, joint collaborative working between Local Planning Authorities and also between different developers will be encouraged.

Local Planning Authorities and developers should create and agree upon a plan that unifies the full extent of the new neighbourhood or commercial area, making sure that it also knits in to surrounding areas. This plan could take the form of an Urban Design Framework, Masterplan or Development Brief, as appropriate.

In some instances, a joint, multi-site, cross-boundary design review will be appropriate in the assessment of development proposals.

HEALTHY LIFESTYLES

The promotion and encouragement of Healthy lifestyles through the way that places are designed is still relevant to non-domestic developments. Many of these developments are workplaces where people spend long periods of time.

Sport England have acknowledged that

there is a close relationship between the design and layout of where we live and work and people's health with a detailed report: Active Design: Planning for health and wellbeing through sport and physical activity¹⁷. This report includes 10 Active Design Principles (listed below) and proposals for non-domestic development are encouraged to take account of these principles (where relevant).

1. Activity for all
2. Walkable communities
3. Connected walking & cycling routes
4. Co-location of community facilities
5. Network of multifunctional open space
6. High quality streets & spaces
7. Appropriate infrastructure
8. Active buildings
9. Management, maintenance, monitoring & evaluation
10. Activity promotion & local champions

A more detailed summary of these principles is provided in the Healthy Lifestyles chapter of the main report.

Design for physical activity

Poorly designed buildings and built environments can discourage people from walking and cycling to work. This may be because the routes are unattractive or perceived to be dangerous or because cycle parking

changing facilities are inadequate or not provided at all. Walking and cycling routes should be provided for all non-domestic developments and these should be safe, well lit, direct and follow best practice design guidance^{4, 5, 6, 7}

Routes should form connected networks within development sites whilst also connecting to routes and destinations beyond the site. New developments should, where appropriate, include staff travel plans that are put in to practice. Cycle parking, lockers and changing facilities should be provided. Cycle parking areas should be overlooked (natural surveillance), covered and lit.

Green Infrastructure and contact with nature

All development in the district should include high quality landscaping appropriate to the location and type of development. For non-domestic developments this could include designing trees, SuDS, wildlife habitats and other landscape features such as green spaces with seating in to the scheme.

Positive social contact

Developers are encouraged to design schemes that help to encourage social contact. This could include for example the provision of attractive communal

seating areas to take breaks / eat lunch, notice boards, outdoor seating areas, mixed use schemes, quality public realm.

Design for cleaner air

The Council will encourage developers to design developments that attempt to minimise air pollution levels by following the advice below:

- Include Electric Vehicle recharging infrastructure within car parks and for commercial vehicles (where appropriate);
- Provision of green infrastructure— in particular the use of appropriate tree species to improve local air quality including Alder, Field Maple, Hawthorne, Larch, Norway Maple, Pine and Silver Birch.
- Prepare Staff travel plans

RESOURCE USE

On industrial plots there are often large expanses of hard paving, and it will be expected that the detailed design and layout of such areas will increasingly embrace engineering concepts such as Sustainable Drainage Systems (SuDS).

Industrial buildings also often have large expanses of roof that are ideal for rainwater capture and grey water recycling, particularly where the

industrial processes involve heavy water consumption. Large roof expanses also offer opportunities for exploiting solar energy. Green roofing may also be appropriate for the flat roofs of industrial buildings.

Provision for the recycling of rainwater or 'grey' water should be integrated into all schemes.

Measures to maximise energy efficiency and reduce CO₂ emissions of new buildings will be encouraged.

The Council recommend that development proposals are designed to be forward thinking in their approach to energy and power generation.

Developers are strongly encouraged to include solutions such as photovoltaic panels and solar panels or design buildings in a way where future households can accommodate renewable energy measures in the future.

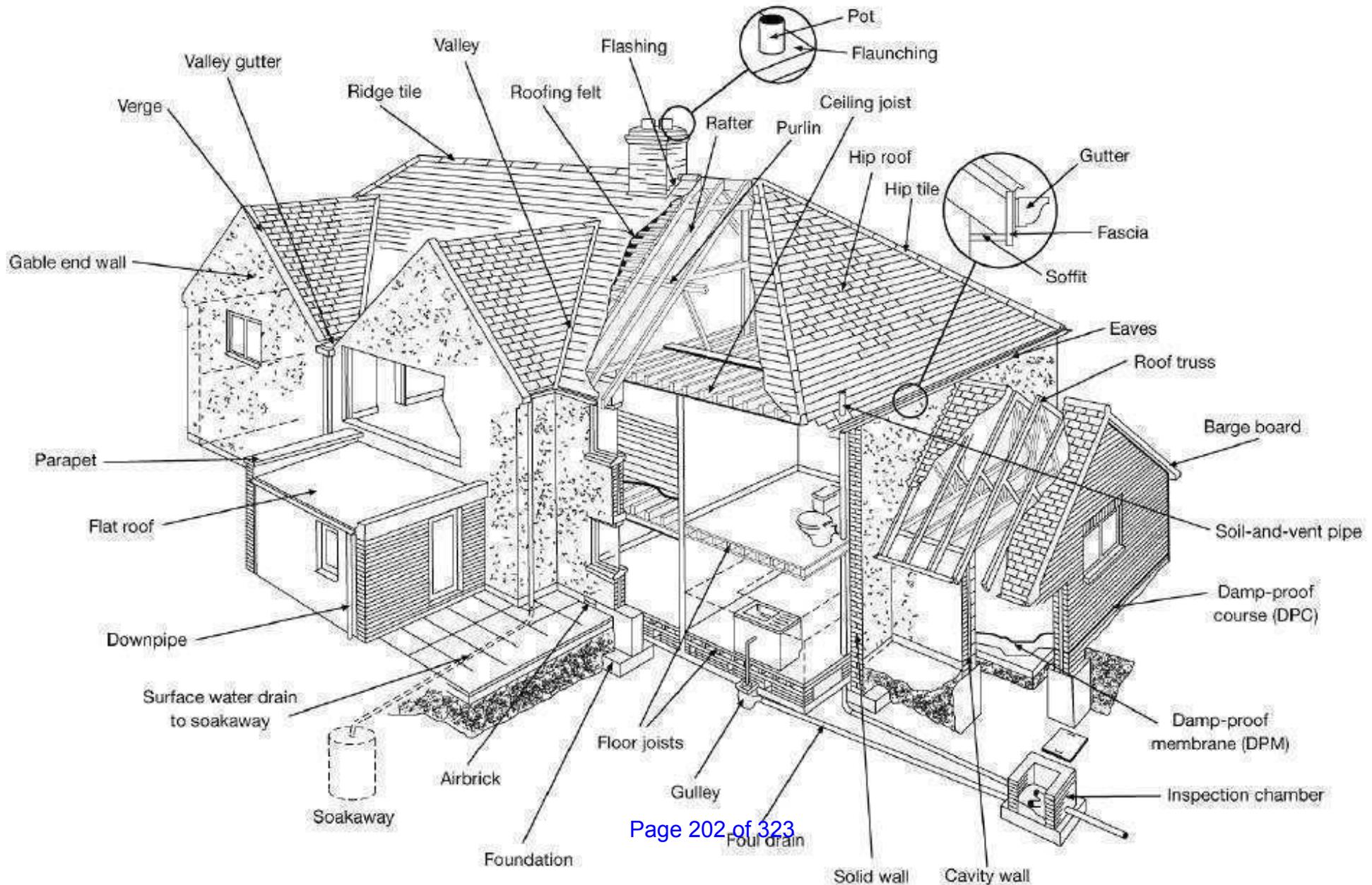
Provision of ground source heat pumps (gshp) for heating internal spaces and water will also be encouraged. Where gshp are not technically viable, air source heat pumps could be used.

Further resources

[Urban Air Quality, Woodland Trust, 2012](#)

[Air pollution: outdoor air quality and health \(June 2017\)](#)

Architectural terminology



References

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- 2) Department for Transport (2008) Local Transport Note 1/08, Traffic management and streetscape
- 3) Department for Transport (2011) Local Transport Note 1/11 Shared Space
- 4) Department for Transport (2007) Manual for Streets, HMSO
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- 6) Leicestershire County Council (updated 2013) 6 C's Design Guide (available on Leicestershire County Council 's website (and future updated versions of this guide);
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- 8) please see <http://www.20splenty.org>
- 9) South Derbyshire District Council (2016) Open space, sport and community facility strategy 2016
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- 18) Public Health England (2014) Everybody active everyday
- 19) Birbeck D and Kruczkowski S (2016) Building for Life 12 (Nottingham Trent University: CADBE for the Building for Life Partnership) www.builtforlifehomes.org
- 20) McGinnes JM, Williams-Russo P, Knickman JR: The case for more active policy attention to health promotion, Health Aff (Millwood) 2002; 21(2) 78-93
- 21) Adapted from McGinnis JM et al (2002) above within Health and Urban Design presentation by Lucy Saunders, TfL on www.urbannous.org.uk

Appendices

Appendix A

Extending your home

The Council aims to ensure that extensions are in keeping with the main dwelling and the general character of the area and avoid unreasonable impact on the living conditions of the occupiers of nearby dwellings.

In some cases planning permission will not be needed to extend your home. You can find out more about this on the [Planning Portal](#) or you apply for a formal [Certificate of Lawfulness](#).

It is a good idea to use a person qualified and experienced in designing residential extensions as there are [National Requirements](#) for every planning application. In addition there may be [Local Information Requirements](#) depending on the nature and location of the proposal. These are [South Derbyshire's Local Requirements](#)

Once you have obtained permission you may need to address other legal issues, for example [Building Regulations](#) , [Party Walls Act](#) and private covenants and obligations.

Appearance

With such a wide variety of types of house and layout in the environment there can be no hard and fast rule about how an extension should be designed. This can only be decided by careful examination of a particular building and its surroundings. Special considerations apply to listed buildings and conservation areas and "Historic South Derbyshire" (a further publication available from the Planning Office) will be used to consider the design of proposals affecting these. Outside settlements the Council will try and make sure that the impact on the countryside is minimal - this can mean that an extension is not as large as you may wish it to be.

For all applications, the following four points will be looked at:

1. Scale

What an extension looks like can have an important impact on the character of an area. As a general principle it is a good idea to ensure that an extension looks like a smaller part of the main dwelling, in a way that the main part of the building is not overpowered by it. This becomes particularly important when the main dwelling displays the traditional local distinctiveness of South Derbyshire. However, it is possible to gain a lot of extra space by designing the extension so that it looks smaller than it actually is.

For example instead of a large extension to the side of a house, a smaller side extension and a rear extension could be used to achieve a similar amount of space.



An example of a sympathetic extension.

2. Character and Form

When extending it is usually necessary to reflect the existing character, form and proportion of buildings.

This means paying careful attention to gable widths, roof form, angles of roof pitches, the pattern and detailing of window and door openings, eaves and verges and any other particular detailed characteristic of the house.

The fine detailing of an extension can be crucial in fitting in with the main building. Where streets have an obvious character (e.g. Victorian and interwar streets) it will be particularly important to ensure careful attention to detail.

In more modern housing estates, where dwellings are not all the same, there can be more flexibility, but the general principles set out above will still be looked at. In some cases, for example in a street of houses set at regular intervals, care will need to be taken when extending to the side to avoid a 'terraced effect'.

In order to protect the character of non-terraced streets and to ensure that extensions are subordinate in scale and do not result in a terracing effect, two storey and first floor side extensions should be set back at first floor level from the front wall of the original house by a minimum of 1 metre, and have a lower ridge line than the existing property.

Two storey and first floor side extensions can have a significant impact on the street scene. The reduction in width or sometimes the total loss of space between properties can often create a 'terracing effect' where two properties join to create the impression of a continuous building frontage.

Diagram removed

3. Position

The front of a dwelling is generally the most sensitive to alteration. Extensions here may not always be acceptable, particularly where there is an obvious 'building line'. Where an extension is acceptable, the Council will look very carefully at the features that make up the main building, especially roof pitches, window patterns and other architectural details.

Side extensions can also have a significant effect on what a building will look like. Where side extensions are acceptable, particularly if higher than single storey, care should be taken to make sure that they complement and sit comfortably alongside the main dwelling. The complete structure (main dwelling and extension) should be assessed as a new building in its own right and should be no less attractive than the main dwelling was originally, and ideally be an improvement in appearance. Attractiveness and appearance are assessed on factors such as: style, detailing, scale, height, massing, proportion, order, symmetry, materials, relationship to adjacent properties, relationship with the wider streetscape and the rhythm of frontages.

In some cases, for example at the end of a terrace, the best design solution may be to add an extension at the same height and width as the terrace. Rear extensions should present fewer problems, but two-storey extensions in particular, should not upset the basic shape and design of the house.

Roof extensions will normally be very noticeable and in some cases may not be acceptable. Small roof dormers with pitched roofs set well below the ridge generally look better because they are less likely to harm the character of a building. Roof extensions to the rear are likely to be more acceptable but must still be in keeping with the building. Flat roofs on two storey extensions will not normally be allowed.

4. Materials

The use of the right materials is very important and the Council will usually require that materials match the existing building or will want to see samples for approval. Sometimes, for example where an existing building has been rendered, it may be better to use materials that do not match, although it

is usually a good idea to find materials that have similar colour, size and texture. Setting an extension in reveal to existing walls can help to reduce the visual impact of a slight mis-match in materials.

Effect on Neighbours

The effect of an extension on neighbours often causes most concern. Because one person's idea of what is acceptable is not necessarily the same as another's, the Council has written guidelines to be fair to both sides, although it is always necessary to consider proposals on their own merits.

Normally, extensions that meet the guidelines will be acceptable. The main issues that concern neighbours are overlooking (or loss of privacy) and overshadowing (or overbearing).

In order to protect the occupiers of neighbouring dwellings from overlooking and to protect privacy,

the 'primary' windows of the neighbouring dwellings should not fall within the minimum distance (as set out in the table overleaf) within the sector of view of the primary windows of the

proposed extension.

These guidelines will be applied on the particular merits of the situation but not to side and 'secondary' windows to either property as this would be likely to result in those applying being unfairly disadvantaged.

Where the view between windows can be prevented (e.g. by a screen wall or fence of reasonable height) then the minimum distances may be reduced. Shrubs and trees are not normally reliable as a screen because they may not always be there.

In order to protect windows in neighbouring dwellings from overshadowing, proposed two-storey extensions should not breach the minimum distance (set out in the Distance Guidelines table) along a 45° line drawn from the centre of the nearest ground floor 'primary' window of the neighbouring property. Single storey extensions will be decided on their own merits.

Distance Guidelines

NEIGHBOURING DWELLING

All distances in metres

P R O P O S E D D W E L L I N G O R E X T E N S I O N		Lounge/dining room	Kitchen	Bedroom/study (first floor)	Bedroom/study (ground floor)	Conservatory
	Lounge/dining room	21	21	15	18	21
	Kitchen	21	21	15	18	21
	Bedroom/study (first floor)	21	21	15	18	21
	Bedroom/study (ground floor)	18	18	12	15	18
	Conservatory	21	21	15	18	21
	Blank elevation	12	12	No minimum	9	9

The guidelines assume that sites are relatively level, with little or no screening and normal ground floor and first floor layouts. The guidance also assumes straightforward identification of front, rear and side elevations. Where situations arise that do not

readily fit these guidelines, decisions will be made on the merits of the case. For example, full height first floor windows can exacerbate overlooking.

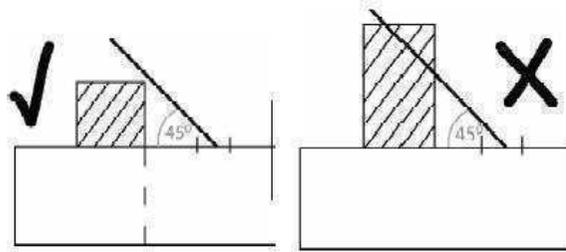
Although most houses overlook neighbouring rear gardens to some extent, areas closest to main windows are where occupants most value privacy. The impact of new development on such private outdoor areas will therefore be assessed on the merits of each case. Balconies serving upper floors will usually create unacceptable overlooking and should be avoided unless they can be effectively screened, or are well away from neighbours.

Sometimes, rear gardens of existing dwellings will be of such a depth that the distances between dwellings will be met regardless of how close to the boundary an opposing new property would be sited. In these circumstances, the presence of first floor primary windows in the new dwelling could lead to a significant loss of privacy to the entire private space of the existing property. In such cases, the Council will seek to ensure that the proposed dwelling is located a reasonable distance from the garden boundary of the existing dwelling.

guidance within section 8 – Make parking comfortable within the Street Design, Movement and Legibility section to find out what constitutes a parking space in a garage.

Variations may be considered due to location (such as town centre sites).

Please see the latest version of the 6C's Design Guide⁶ for further guidance on parking provision.



Access and parking

When looking at proposals for extensions, the Council will try and make sure that there is enough parking at the property. The advice below can be applied to all residential developments.

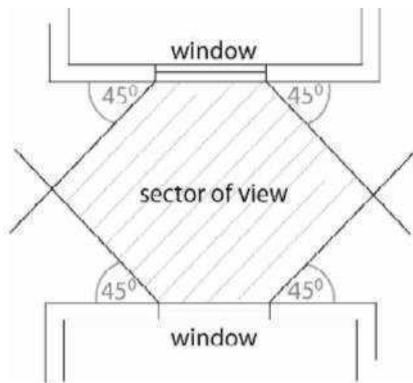
The Council strongly encourages two spaces per dwelling.

For homes of four bedrooms or more, it is recommended that three spaces are provided.

For flats, it is recommended that one unallocated visitor space is provided for every two dwellings (half a space per dwelling).

These spaces should ideally be in addition to any garage provision. See the Garage size rules and design

Where elevations are opposite each other, separated by public areas, such as a road, and having regard to the overall character of the surrounding area, the guidelines will usually be relaxed.



Appendix B

Checklist for site and contextual analysis

a) Record the general impressions of the site:

For example, existing sense of place. Use notes, sketches, plans, photographs to record information including legibility.

b) Record site's physical characteristics:

For example, site dimensions/area, features, boundaries, slopes, ground conditions, drainage, water resources, trees and vegetation, ecology, buildings and other features.

c) Examine relationship between site and surroundings:

For example, land uses, roads and footpaths, public transport nodes and routes, local facilities and services and other infrastructure.

d) Consider environmental factors affecting the site:

For example, orientation, sunlight/daylight, climate, microclimate, prevailing winds, shade/shelter, exposure, pollution, noise, fumes,

smells.

e) Assess visual and spatial characteristics:

For example, views, vistas, panoramas, attractive features or buildings, eyesores, quality of townscape and surrounding space, landmarks, edges, nodes, gateways and spatial sequences.

f) Observe human behaviour:

For example, desire lines, general atmosphere, gathering places and activity centres.

g) Consider the area's background and history:

For example, local and regional materials, traditions, styles, details, prevailing architectural and urban design context, urban grain and archaeological significance.

h) Assess existing mix of uses:

For example, variety, on site, around site, contribution to vitality.

i) Research statutory and legal constraints:

For example, ownerships, rights of way, planning status, planning conditions, covenants, statutory undertaker's services.

j) SWOT analysis

SWOT: Strengths, Weaknesses, Opportunities and Threats.

k) Note any danger signals:

For example, incompatible activities or adjacent uses, sense of security.

Source: Chapman and Larkham (1994) from Carmona, M. et al, 'Public Places, Urban Spaces' (2003), pp. 244.

Appendix C

Relationship between the District Council's Design Principles (Policy BNE1) and National policies, initiatives and guidance documents

SDDC Design Principles	NPPF (Department of Communities and Local Government, 2012)	Building for Life 12 ¹⁹	National Forest Design Charter ¹⁴	By Design (DETR, 2000) Seven objectives of urban design	Urban Design Compendium (Llewelyn-Davies, English Partnerships, 2000)	Active Design (2015) ¹⁷
Community safety	58, 69	7	People focused	Continuity and enclosure	Places for People	2, 6
Street Design, Movement and legibility	9, 17, 35, 38, 39, 41, 58, 61, 69, 75	1, 3, 8, 9, 2 (indirectly)	Legibility and connectivity Accessibility	Ease of movement Legibility Quality of the public realm	Make connections	2, 3, 6
Diversity and Community Cohesion	9, 17, 38, 47, 50, 69, 70	4	Inspiring places	Diversity	Mix uses and form	1, 4, 6, 7
Ease of use	35, 39, 57, 58, 69	10, 11, 12	People focused Landscape design Integrated design Sustainable	Adaptability	Design for change Manage the investment	1, 5, 6, 7, 9
Local character and pride	9, 10, 17, 56, 58, 59, 60, 61, 64, 109	5, 6	Creating a forest identity and setting Distinctive character Inspiring places Landscape and ecological design	Character	Enrich the existing Work with the landscape	

Visual attractiveness	9, 17, 58, 59, 63, 64, 118	5, 7, 11	Inspiring places Landscape and ecological design	Quality of the public realm	Places for people Enrich the existing	6
National Forest	9, 17, 58, 60, 109, 117, 118, 123, 125	5, 6, 11	all	Quality of the public realm Character	Work with the landscape Enrich the existing	3, 5, 7
Neighbouring uses and amenity	17, 123, 124, 125	6, 12				
Cross boundary collaboration	17, 31, 70, 117, 178, 179, 180, 181	1, 6	Legibility and connectivity	Ease of movement	Make connections	3
Healthy Lifestyles	7, 8, 9, 17, 38, 69, 70, 73, 74, 171, 178	1, 2, 3, 4, 6, 8, 9, 11, 12	Sustainable Building greener Building innovation Achieving national excellence	Legibility Quality of the public realm Diversity	Places for people Make connections Mix uses Work with landscape	All
Resource Use	7, 17, 94, 95, 97					

BfL 12 Criteria

- 1: Connections
- 2: Facilities and services
- 3: Public transport
- 4: Meeting local housing requirements
- 5: Character
- 6: Working with the site and its context

- 7: Creating well defined streets and spaces
- 8: Easy to find your way around
- 9: Streets for all
- 10: Car parking
- 11: Public and private spaces
- 12: External storage and amenity space

10 Active Design Principles

- 1. Activity for all
- 2. Walkable communities
- 3. Connected walking & cycling routes
- 4. Co-location of community facilities
- 5. Network of multifunctional open space
- 6. High quality streets & spaces

- 7. Appropriate infrastructure
- 8. Active buildings
- 9. Management, maintenance, monitoring & evaluation
- 10. Activity promotion & local champions

Appendix D — Lifetime Homes 16 Criteria

Lifetime Homes guidelines

To encourage the construction of homes that are accessible to everybody and where the layout can easily be adapted to meet the needs of future occupants.

Criterion 1 – Parking (width or widening capability) Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

Criterion 2 – Approach to dwelling from parking (distance, gradients and widths) Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

Criterion 3 – Approach to all entrances Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

Criterion 4 – Entrances Principle: Enable ease of use of all entrances for the widest range of people.

Criterion 5 – Communal stairs and lifts Principle: Enable access to dwellings above the entrance level to as many people as possible.

Criterion 6 – Internal doorways and hallways Principle: Enable convenient movement in hallways and through doorways.

Criterion 7 – Circulation Space Principle: Enable convenient movement in rooms for as many people as possible.

Criterion 8 – Entrance level living space Principle: Provide accessible socialising space for visitors less able to use stairs.

Criterion 9 – Potential for entrance level bed-space Principle: Provide

space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

Criterion 10 – Entrance level WC and shower drainage Principle: Provide an accessible WC and potential showering facilities for: i) any member of the household using the temporary entrance level bed space of Criterion 9, and: ii) visitors unable to use stairs.

Criterion 11 - WC and bathroom walls Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

Criterion 12 – Stairs and potential through-floor lift in dwellings Principle: Enable access to storeys above the entrance level for the widest range of households.

Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

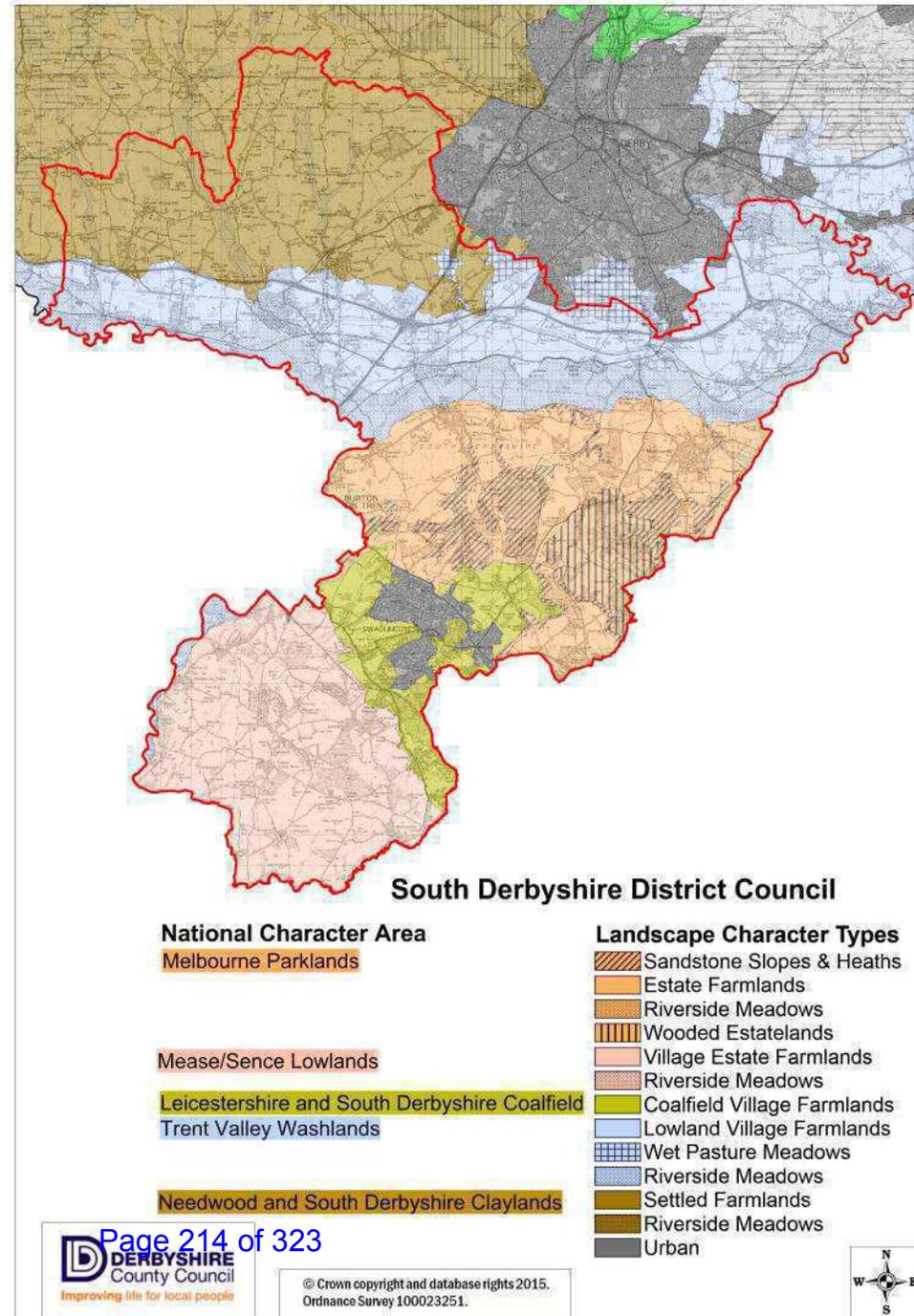
Criterion 14 – Bathrooms Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

Criterion 15 – Glazing and window handle heights Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

Criterion 16 – Location of service controls Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

Appendix E

The Landscape Character of Derbyshire



Appendix F

Justification of the need to address air pollution

Air pollution

Air pollution is the largest contributor to the burden of disease from the environment that can impact on the whole population. Current evidence indicates that air pollution is associated with cardiovascular disease, lung cancer, respiratory disease, asthma and stroke. Air pollution disproportionately affects the young, older people, those with underlying cardiopulmonary conditions and the most deprived within our communities.

Risks are mainly related to long-term exposure to particulate air pollution (PM_{2.5}) and nitrogen dioxide (NO₂). Nitrogen dioxide (NO₂) is produced with nitric oxide (NO) during the combustion of fossil fuels. Together they are often referred to as oxides of nitrogen (NO_x). The evidence associating NO₂ with health effects has strengthened substantially in recent years. There is increasing evidence that links long-term exposure to NO₂ to mortality, although it is possible that, to some extent, NO₂ acts as a marker of the effects of other traffic-related pollutants.

Particulate matter (PM) is an air pollutant which contains a mixture of microscopic solid and liquid particles suspended in air. It is made of various physical and chemical components such as nitrates, sulphates, ammonium and other inorganic ions; organic and elemental carbon; polycyclic aromatic hydrocarbons (PAHs); metals such as copper, zinc and nickel; dust, soil and smoke. Biological

components such as allergens and microbial compounds are also found in PM. The commonly used definition of PM refers to the mass concentration of particles with a specified diameter. PM with a diameter of 10µm or less referred to as PM₁₀ and particles with a diameter 2.5µm or less are referred to as PM_{2.5}. PM also includes ultrafine particles which have a diameter of less than 0.1µm.

Similarly, there will be a health burden from short-term exposure to some air pollutants (e.g. ozone) although this impact is likely to be less. Other pollutants of less concern, in terms of their typical concentration in the air that we breathe, include benzene (C₆H₆), sulphur dioxide (SO₂), carbon monoxide (CO), lead (Pb) and 1,3-butadiene.

The financial implications arising from the health burden associated with air pollution are considerable. DEFRA have estimated the annual health costs for UK citizens to be in the region of £15 billion (range: £8-17 billion). As a comparison the health costs arising from obesity have been estimated to be around £10 billion per year. There is, however, relatively low public awareness of air quality as an issue, making air pollution an invisible public health problem that affects much of the UK.

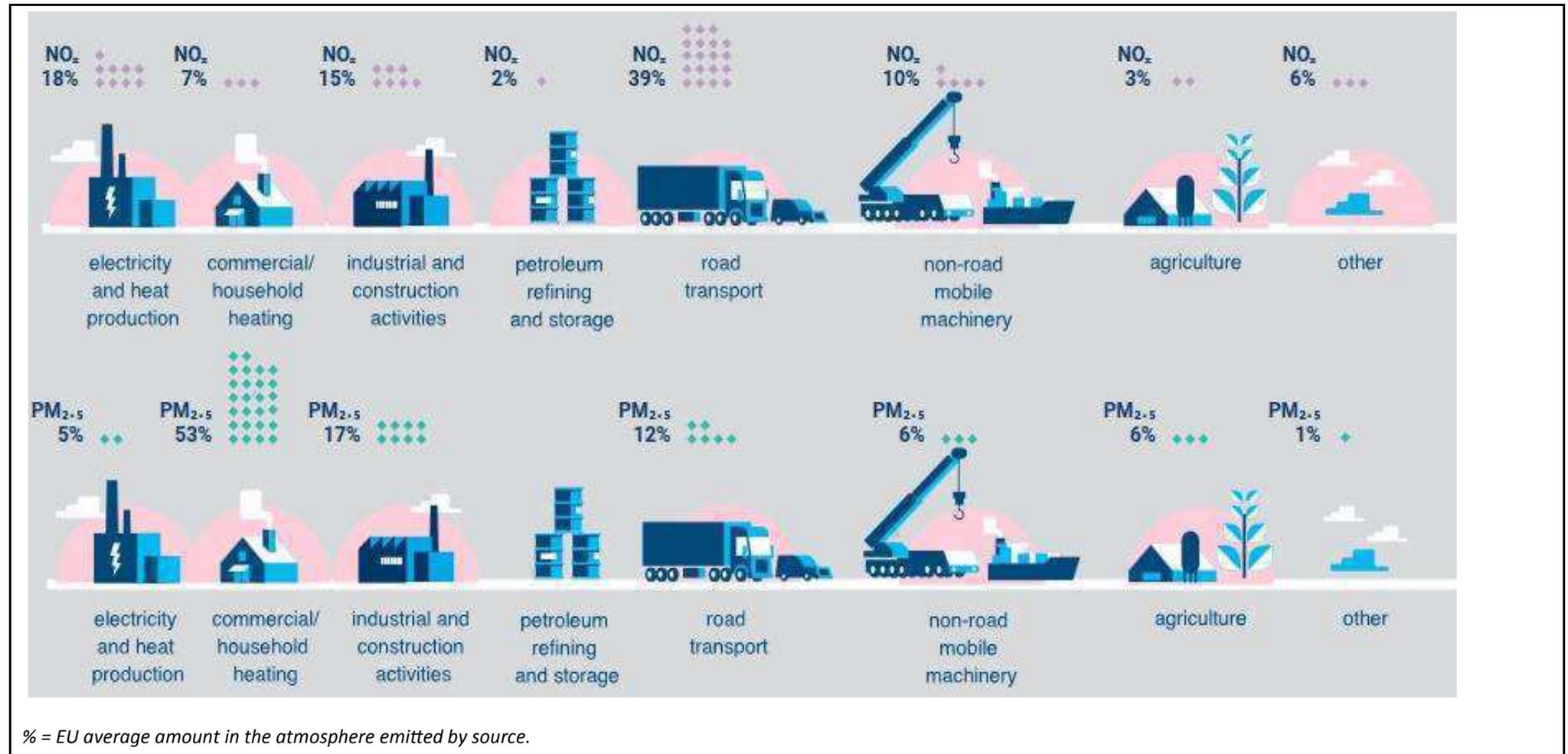
The primary sources of particulate and nitrogen dioxide are illustrated in Figure 1 below.

Actions that improve local air quality can deliver public health benefits across entire local authority

areas. There are no thresholds of effect identified for nitrogen dioxide and particulate matter and therefore health benefits can be expected from improving air quality even below concentrations stipulated by air quality standards. This means that action to improve air quality is not just about dealing with areas where there are exceedances of air quality standards.

There is growing evidence that tackling air pollution can be a key element of growth and regeneration policies. Town centres can benefit in many different ways from measures that reduce air pollution potentially including reduction of noise pollution and surface temperature, increased amenity value, and improved aesthetic appearance. Further to this these measures improve health outcomes and reduce health inequalities in a cost-effective way that promotes healthy and active lifestyles, therefore leading to social and economic benefits. Spatial planning has an important role to play in improving air quality and reducing people's exposure to air pollution. New urban developments can be designed to improve local air quality and the health of the local population by considering the placement of transport and industrial infrastructure, better street design to encourage community cohesion and better use of innovative building design.

Figure 1: Primary Sources of oxides of nitrogen (NOx) and fine particulate matter (PM2.5)



Air Pollution and Public Health

In England, the mortality burden of exposure to particulate air pollution arising from human activities is estimated as an annual effect equivalent to 25,000 deaths, with an associated loss of life of 265,000 years¹. For the East Midlands it has been estimated as an annual effect equivalent to 2,314 deaths, with an associated loss of life of 24,016 life-

years attributable to particulate air pollution. In South Derbyshire the estimated impact is 42 deaths per annum and loss of 439 life years.

Public Health England publishes an annual indicator in the Public Health Outcome Framework relating to air quality. The indicator is a summary measure of the impact on death rates of long term exposure to man-made particulate air pollution. The indicator underlines the scale of the health impact and the

fact that it is modifiable. PHE estimates of the mortality burden are based on modelled annual average concentrations of fine particulate matter (PM_{2.5}) in each local authority area originating from human activities, based on the attributable mortality in 2010¹. These estimates are useful when assessing local public health priorities, as well as to those working in the field of air quality and public health.

Table 6: Public Health Outcome Framework indicators which can be positively affected by air quality interventions³⁴

1.10 (PHOF)	Rate of people killed and seriously injured on the roads, all ages, per 100,000 resident population
1.16 (PHOF)	Percentage of people using outdoor space for exercise/health reasons
2.06i (PHOF)	Percentage of children aged 4-5 classified as overweight or obese
2.06ii(PHOF)	Percentage of children aged 10-11 classified as overweight or obese
2.12 (PHOF)	Percentage of adults classified as overweight or obese
2.13i (PHOF)	Percentage of adults achieving at least 150 minutes of physical activity per week in accordance with UK CMO recommended guidelines on physical activity
3.01 (PHOF)	Fraction of all-cause adult mortality attributable to longterm exposure to current levels of anthropogenic particulate air pollution
3.06 (PHOF)	Percentage of NHS organisations with a board approved sustainable development management plan
4.04i (PHOF)	Age-standardised rate of mortality from all cardiovascular diseases (including heart disease and stroke) in persons less than 75 years of age per 100,000 population
4.07i (PHOF)	Age-standardised rate of mortality from respiratory disease in persons less than 75 years per 100,000 population
2.3i and 2.3ii (NHS OF)	Reducing time spent in hospital by people with long-term conditions i Unplanned hospitalisation for chronic ambulatory care sensitive conditions (adults) ii Unplanned hospitalisation for asthma, diabetes and epilepsy in under 19s

There are a range of evidence-based and achievable actions which improve air quality and health outcomes. Action can be taken at a number of levels and, in some cases, air quality initiatives significantly complement programmes to increase physical activity, decrease obesity and improve cardiovascular and respiratory health.

Air Pollution and Deprivation

Areas of poor air quality are often linked to areas of deprivation. Low income tenants, owner occupiers or those in social housing tend to occupy homes near to main transport routes and built up areas where house prices are lower. Improving air quality in these areas will lead to significant reductions in

health inequality.

Air Pollution and Sustainable Economic Growth

It is recognised that new development will in the main inherently increase road transport emissions, both during the construction and operational phases. However, it is also recognised that sustainable development can be a positive force for change. The approach in this document seeks to minimise or offset road transport emissions by designing in emission mitigation while retaining or enhancing the value of development proposals.

¹ Committee on the Medical Effects of Air Pollutants (COMEAP) - Statement on the evidence for the effects of nitrogen dioxide on health. Available at <https://www.gov.uk/government/publications/nitrogen-dioxide-health-effects-of-exposure>

² World Health Organisation (WHO) - Health Effects of Particulate Matter. Available at http://www.euro.who.int/_data/assets/pdf_file/0006/189051/Health-effects-of-particulate-matter-final-Eng.pdf

³ Committee on the Medical Effects of Air Pollutants (COMEAP) - Long-term exposure to air pollution: effect on mortality (final report - June 2009). Available at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/304667/COMEAP_long_term_exposure_to_air_pollution.pdf

⁴ Department for Environment, Food and Rural Affairs - Air Pollution: Action in a Changing Climate (2010). Available at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69340/pb13378-air-pollution.pdf [Accessed 26/07/16].

⁵ European Environment Agency - Cleaner air for all http://ec.europa.eu/environment/air/cleaner_air/

⁶ World Health Organization (WHO) Regional Office for Europe. Review of evidence on health aspects of air pollution - REVIHAAP Project: Final technical report 2013 15/10/14. Available from: <http://www.euro.who.int/en/health-topics/environment-and-health/air-quality/publications/2013/review-of-evidence-on-health-aspects-of-air-pollution-revihaap-project-final-technical-report>

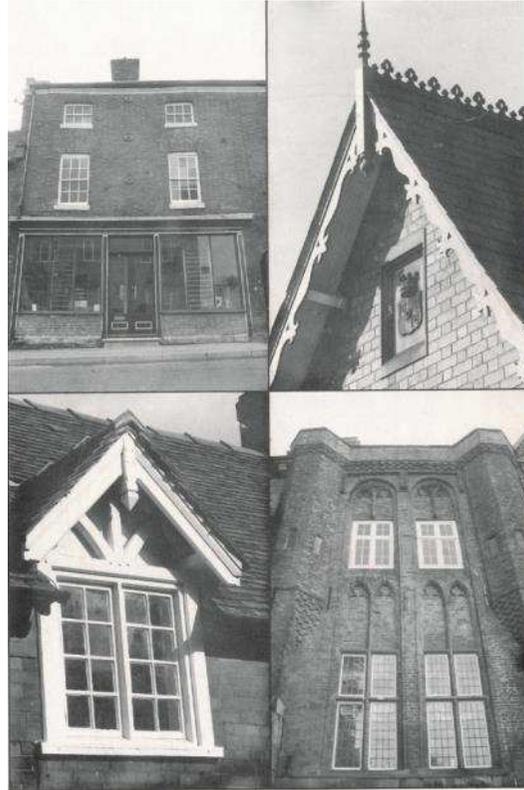
⁷ Department of Health. Public Health Outcomes Framework 2013 to 2016, last updated 2015. Available at <http://www.phoutcomes.info/public-health-outcomes-framework#page/3/gid/1000043/pat/6/par/E12000004/ati/102/are/E06000015/iid/30101/age/230/sex/4>

⁸ The Kings Fund - Improving the public's health: A resource for local authorities. Available at https://www.kingsfund.org.uk/sites/files/kf/field/field_publication_file/improving-the-publics-health-kingsfund-dec13.pdf

Appendix G

Historic South Derbyshire

HISTORIC SOUTH DERBYSHIRE



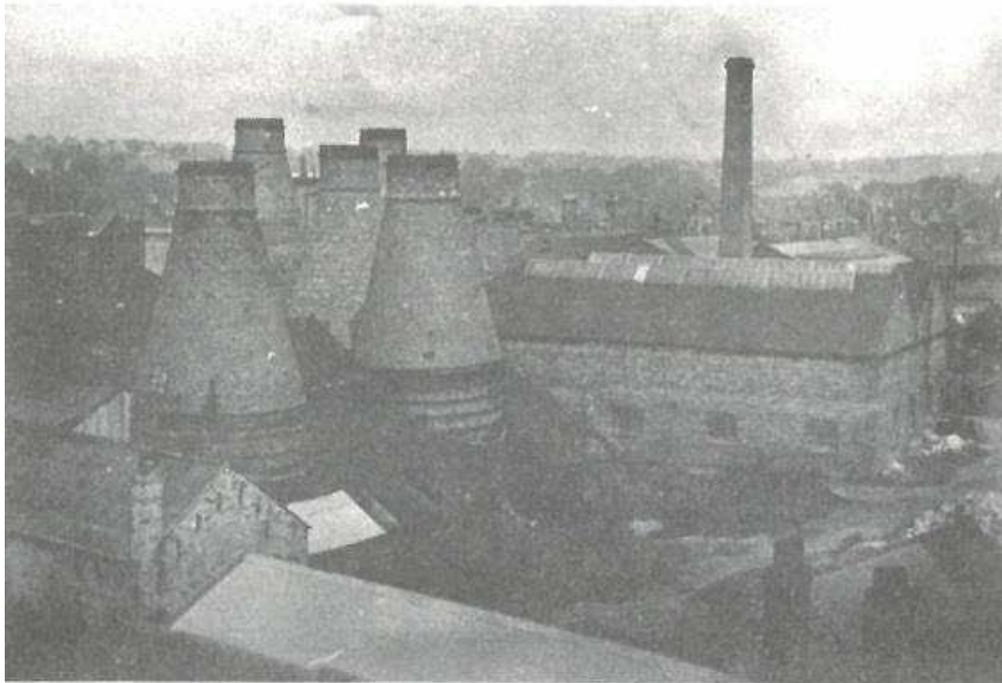
Conservation Areas, Listed Buildings
Houses, Barns, Warehouses,
Shops, Advertisements

Design Advice

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Purpose of the Guidance

This supplementary planning document is based on South Derbyshire Local Plan Policies S1 (v), BNE1, BNE2 & BNE10. It provides guidance for applicants seeking consents for works affecting heritage assets, in particular conservation areas and listed historic buildings. Further information about the district's heritage assets can be found on the [Council's website](#). The government's [Planning Practice Guidance](#) explains how the law and planning policy affect the historic environment.



Bottle Kilns, now demolished, at Sharpes Pottery, Swadlincote
Photographed in about 1950

South Derbyshire's Heritage

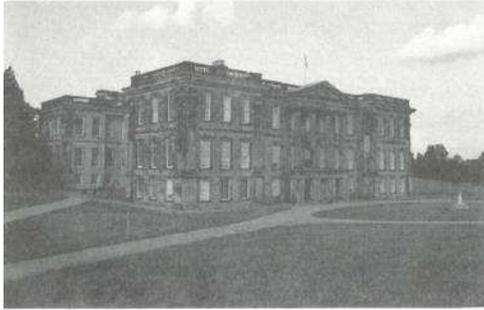
The District has a large number of buildings and settlements of historic and architectural interest spanning many centuries, and has important examples of most periods and many types of architecture: from the Anglo-Saxon crypt at Repton Church, through to the nineteenth century bottle kilns of the pottery industry: from the inland canal port at Shardlow to the tranquil rural settlements of the Trent Valley. Any reference to South Derbyshire's heritage would be incomplete without a mention of such assets as the National Trust owned Calke Abbey, with its estate village of Ticknall, and the medieval settlement of Melbourne, which is a microcosm of architectural development from Norman times to the present day.

Through all this variety there is an underlying unity, which transcends time and style, and which comes through the use of natural local materials taken or manufactured from the land and through traditional forms of construction. Thus the District has its own distinctive and cohesive traditional character - the local vernacular.

LOCAL BUILDING MATERIALS

Historically transport was difficult and expensive. Labour however was cheap and building materials close to hand. Because materials were not transported but picked up or dug out of the ground close to the construction site vernacular buildings appear to grow out of the landscape and really seem to belong.

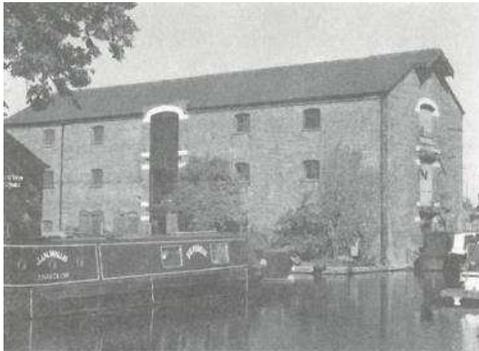
The geology of Derbyshire is extremely varied and a large number of variations occur here in a small area in the south. Not surprisingly this gives rise to a varied vernacular tradition of stone, brick and timber framed buildings. The most common materials however, with a proven track record of durability are BRICK and PLAIN CLAY TILES. The Alluvium and Keuper Marl deposits are the largest and it is these which have, historically, rendered suitable clays for brick and tile making. In some areas, like Melbourne and Stanton by Bridge, bands of good quality STONE occur (in this instance Millstone Grit) which have been used in quantity though not to the exclusion of brick. The Millstone Grit is usually used as random rubble though it is also found carefully coursed with a decorative hand tooled finish. Also outcropping around the District are Keuper, Bunter and Coal Measures Sandstones. None of these stones have been used extensively and apart from for churches and grand houses their use is confined to "dressings" such as cills and lintels on brick buildings and to boundary walls. At Ticknall limestone outcrops. This was burnt to create quicklime, the precursor of modern Portland Cement, for building purposes. A small number of TIMBER FRAMED buildings survive throughout the District with origins as early as the 14th and 15th centuries. Infill panels are variously of wattle and daub, lath and plaster, and plastered clay tiles or slabs of stone. Although they would once have been the most common form of vernacular building, the majority of those surviving today, would have been the quality buildings of their time. Vestiges of earlier timber framed buildings can be found in many which have since been rebuilt or refaced in brick. RENDER is not commonly used in the District though there are some examples. Heavily textured wet dash render, a common local tradition in some areas, is rare here and where it does exist it looks out of place. There are however some elegant stuccoed buildings from the Regency and other periods. Stucco is a smooth render made from a lime based mix. The top coat is finished with a wood float which gives a slight texture to the flat surface. Often the final coat is "lined out" to represent stone work. The rendered west elevation of Calke Abbey is a good example of this.



Calke Abbey. 16th and 17th century, remodelled in 1702. Rendered west elevation to the left.



Church of St. Andrew, Twyford.



No. 1 Mill Shardlow, an early 19th century canal warehouse.

BRICKS have been made in the District for centuries. The earliest known surviving bricks are those used to construct Prior Overtons Tower at Repton in about 1440. These would have been made on the spot from locally dug clay. Brickmaking was still quite primitive at this time and its use was quite a rarity. Bricks began to be made on a larger scale in the 17th century and really took off in the 18th and 19th centuries. Early bricks are thin; 50-60 mm. By the beginning of the nineteenth century they had become bigger with courses typically of 75 mm. Local bricks are basically red with subtle colour variations of dark grey, blue, purple, brown and yellow. It is this variation which gives them their distinctive character.

PLAIN CLAY TILES cover the roofs of buildings of all different ages throughout the District. The earliest are red and handmade. These are cambered through their length and width and are irregular in shape giving a typically bumpy texture to a roof. The more regular machine made tile, whilst it still has a camber, results in a roof with a less marked texture. Handmade tiles, both red and blue, still survive in considerable numbers though the machine made blue tiles of the 19th century,

which are very durable, are the most common. In the late 18th and 19th centuries natural SLATE which was then being transported into the District by canal and rail became more common. A few examples of THATCH, the antecedent of all other roof coverings, survive. Of course the examples we see today are not in themselves ancient (a thatched roof has a life of only about sixty years) but are the most recent replacement of the original roof covering.

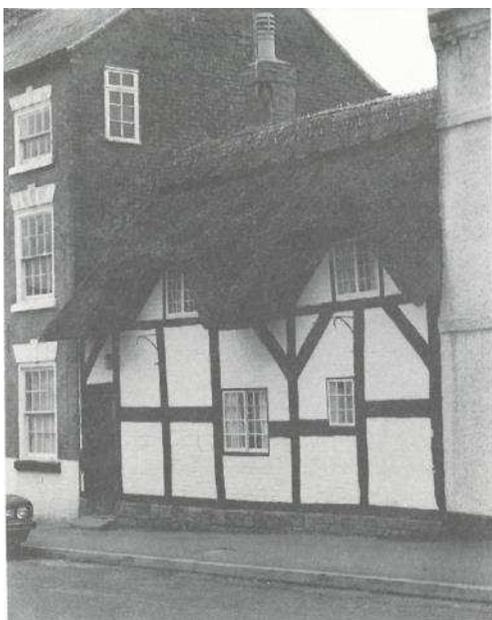
LEAD has been used in building from early times both as a roof covering and for lining gutters and forming downpipes, which are to be found on grand rather than modest buildings. The earliest gutters were probably of timber though the writer knows of only one surviving example. Thatched roofs would have had no gutters but CAST IRON proved the most durable for tiled and slate roofs. Windows and doors are almost universally of painted TIMBER made from local hardwoods and dense softwoods which are of better quality than woods used in modern joinery. There are some examples of metal windows.

TRADITIONAL CONSTRUCTION

The unity in materials is related to the proximity of the raw materials. Unity in construction is related to the physical capabilities of people, and the innate qualities of the material being used. For instance lengths of readily available timber for roof structures restricts gable widths to a maximum of about twenty feet. For a plain clay tiled roof to be waterproof it has to be reasonably steep with a minimum pitch of about 40°. For thatch to keep the water out an even steeper pitch is necessary. Bricks and tiles are manufactured to sizes which are easy to handle. Stone too is worked to manageable sizes. To make a brick wall strong the bricks are laid to a bond and many variations exist. Flemish bond and random bonds are most common on South Derbyshire's vernacular buildings. Small paned windows were so because glass could only be produced in small pieces. In Georgian times glazing bars (the horizontal and vertical pieces of timber which held the panes of glass in place) were very slender, between 15 mm and 18 mm, in order to make the most of the light despite the small panes. Generally the later the building the larger the panes of glass. Plate glass was first available in about 1860 and from then on larger shop windows with fewer subdivisions begin to appear.

Characteristically vernacular houses are two and three storey, of simple rectangular shape with pitched roofs. Larger buildings tend to be made up of additional ranges of similar shape.

The eaves and verges of vernacular buildings are distinctively different to their modern counterparts. White painted soffit and fascia boards and unadorned flush barge boards stand out and look incongruous in an historic setting. Projecting bands of decorative brickwork or moulded stonework with cast iron gutters sometimes ogee shaped, fixed with metal brackets are traditional. Many 19th century buildings display an attractive contrast in their decorative overhanging barge boards. These are typical on small dormer windows of the same period often with carved finials. White painted, small paned, timber windows are a dominant characteristic of South Derbyshire. They contrast with, enliven and stand out against walls of dark red brick. The majority are vertically sliding sashes, horizontally sliding sashes or side hung casements. Agricultural buildings have distinctive window types sometimes unglazed or only partially glazed. Segmental brick arches over doors and windows are common as are stone lintels of various types. Stone and brick cills are common.



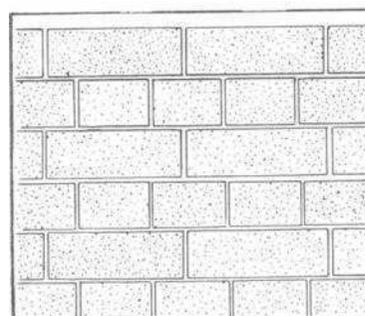
Potter Street, Melbourne. 16th century timber frame.



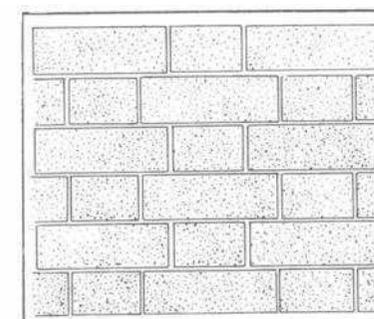
Coursed Millstone Grit with decorative tooled surface.



Melbourne Tythe Barn. A mixture of brick, stone, machine made and hand made plain clay tiles.

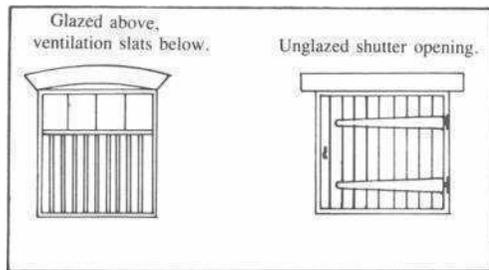


English brick bond.



Flemish brick bond.

Many modest buildings have timber lintels and no cills. Glazing bars are usually moulded and slender and individual panes of glass are invariably longer than they are wide giving traditional windows an elegant vertical proportion. Traditional doors are usually boarded or panelled. An authentic panelled door has a much deeper bottom rail and mid (or lock) rail than its modern counterpart.



Traditional agricultural openings

AGRICULTURAL BUILDINGS

Much of the foregoing description applies to agricultural buildings but there are significant differences between these and other traditional buildings which deserve a few additional words of explanation. Many are single storey, others which are similar to other two storey buildings in height are open to the roof. As there is no upper floor or ceiling their roof structures are clearly open to view. Whilst some are subdivided internally others may be completely open. The type, pattern and number of openings are quite different to those in domestic buildings. There may be doors at first floor level, originally intended for loading straw and grain for winter storage. There may be large opposing doors extending through the full height of the building, originally designed to provide a natural draught for threshing grain. Other openings may vary in size and be randomly placed. The total number of openings is usually small, the ratio of solid wall to opening being quite high. Some elevations will be completely solid, uninterrupted by openings of any kind. The joinery is quite different to domestic buildings. Doors are usually simple boarded. Stable doors have the familiar central split. Windows are often unglazed with a solid boarded shutter, some partially glazed with ventilation slats, and some which are completely glazed open like hoppers, that is hinged at the bottom to drop inwards. Oils of any kind are uncommon and lintels are usually timber or simple segmental brick arches. Ventilation was important in agricultural buildings whether for animals or grain. "Breathers", small slits or other small openings often arranged in a decorative pattern, are quite common.



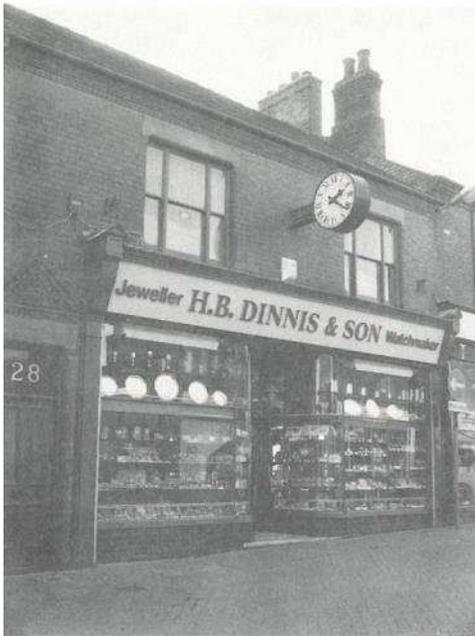
Former threshing barn, now a restaurant at Calke Abbey. Notice the 'breathers' on either side of the large doorway.



Agricultural buildings in Ticknall. Walls and roofs uninterrupted by openings.

SHOP FRONTS

The traditional shop fronts which survive in South Derbyshire are 18th, 19th and early 20th century, largely of painted timber, some incorporating decorative detail in cast iron, glazed brick and ornamental tiles. These shop fronts are based on a set of principles, derived from classical architecture which result in an attractive and rational link with the building as a whole. They look solid and able to support the walls above and are generally subdivided into bays which echo the rhythm of the building above and adjacent. Their various elements include cornice, fascia, pilasters and stall riser. Collectively they frame the shop window and individually each has a function. The cornice projects at the top and provides protection from the weather. The fascia beneath it provides a tailor made space for painting 'on a sign. There may also be a painted timber sign hanging from a wrought or cast iron bracket. The stall riser gives protection at the base. The pilasters may provide (or hide) structural support or can be purely decorative. The result may be plain, elegant or intricately ornamental. Invariably they are well proportioned and designed to suit the building they serve. As a rule earlier shop fronts have an upright fascia with plain ends and later shop fronts have fascias inclined forwards with consoles at the ends. In either case the fascias are rarely deeper than 375 mm. (15"). They are usually of painted timber although the cornice, fascia and pilasters can be formed in brick or stone. Stall risers are variously painted timber, glazed brick, decorative tiles or, especially where the shop front is a later insertion, red brick. In Swadlincote town centre there are a number of first floor shop windows from the early 20th century. The majority of conservation areas contain at least one local shop. Etwall, Repton, Melbourne and Swadlincote contain groups of shops. The two latter settlements have discernible town centres with Swadlincote being the largest commercial centre in the District.



Early 20th century shop front with curved glass and cast iron mullions in Swadlincote.



Late 19th century shop front with glazed tiling at Melbourne.

The foregoing is by no means a comprehensive description of South Derbyshire's vernacular buildings, but includes their most common and distinctive characteristics, which can be seen throughout the District and especially in conservation areas and listed buildings.



The alignment, scale and massing of these new houses in Melbourne and Stanton by Bridge harmonises well with their historic setting.



Conservation Areas

In conservation areas there are additional planning controls that affect works to buildings and other structures. Permission is required for demolition (called ‘Relevant Demolition’) or part demolition of most buildings and structures, with limited exceptions. In addition, it is necessary to give notice of works to trees in conservation areas. It is very important to note that unauthorised works to trees or Relevant Demolition constitute an offence that could result in prosecution.

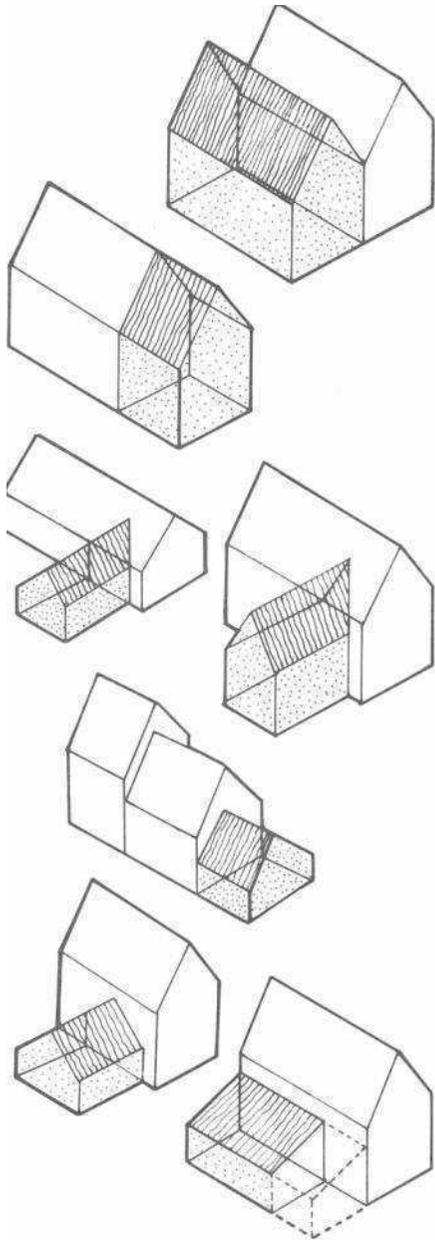
In Shardlow, Melbourne, Ticknall Article 4 Directions are in place. These directions mean that planning permission is needed for most alterations and extensions, including replacement windows and doors. To find out if your property is affected by an Article 4 Direction see the Council's website. In Twyford an Article 4 Direction makes it necessary to apply for planning permission for all agricultural buildings.

More information about Permitted Development rights and Article 4 Directions in conservation areas can be found in the Planning Practice Guidance website.

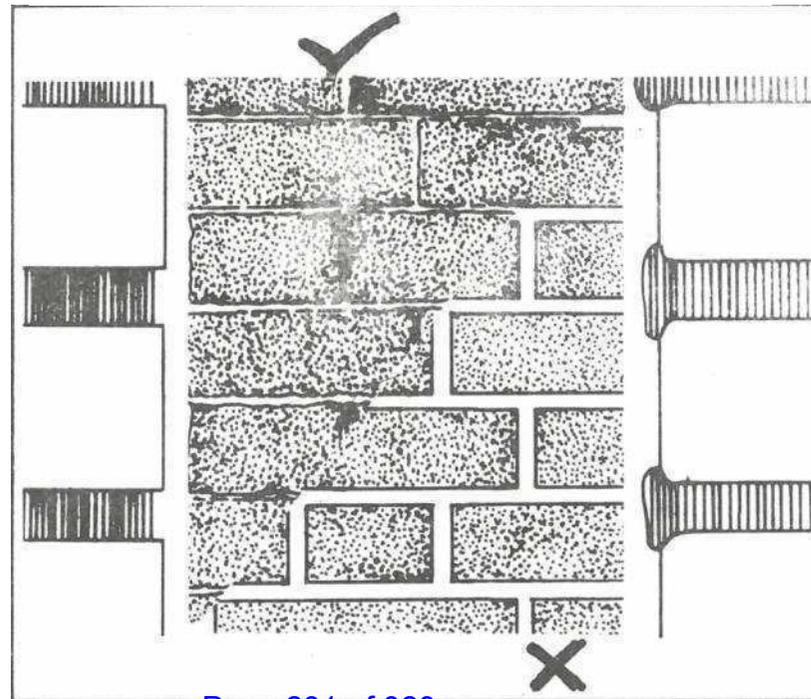
MAKING A PLANNING APPLICATION

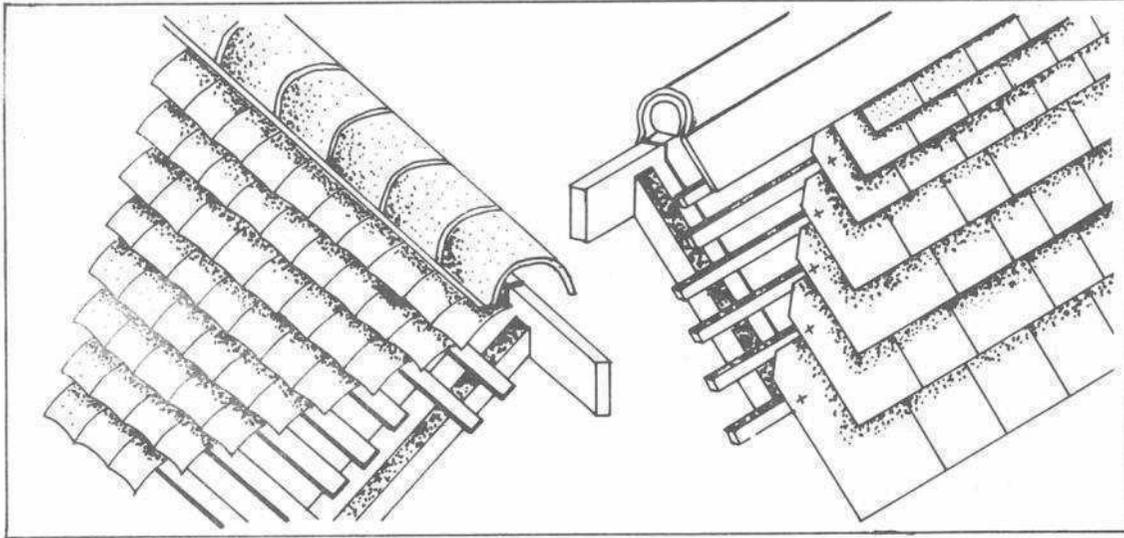
Planning applications are usually submitted by appropriately qualified and experienced agents but the Planning Practice Guidance provides detailed information on how to make an application. Any application will need to provide sufficient information to enable the Council to address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan. The Planning Practice Guidance explains the information needed before the Council can validate an application.

Typical traditional additions which respect the scale and form of the original building.



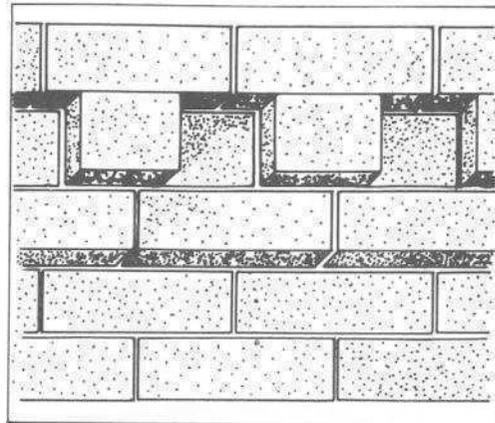
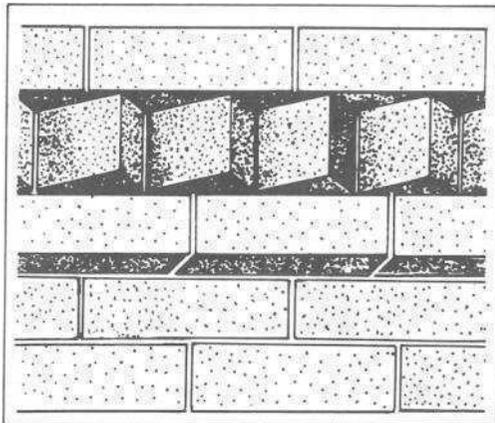
Bad pointing will disfigure and damage old bricks and stone.





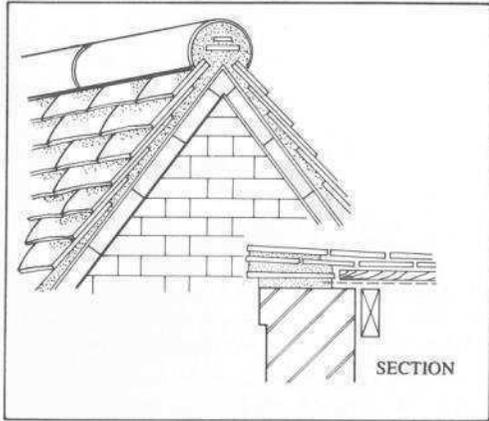
Plain clay tiles need a roof pitch of 40°

Natural slate laid to diminishing courses. An economical way to use hand riven (split) slate.

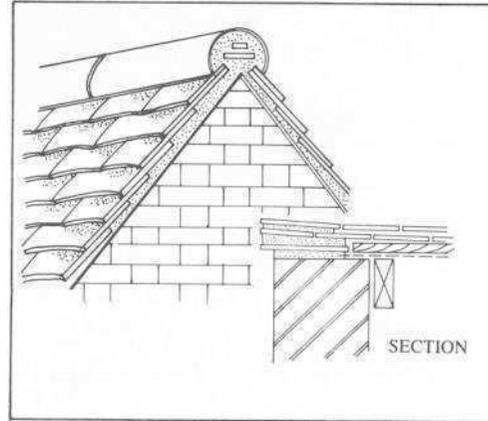


Projecting decorative brickwork

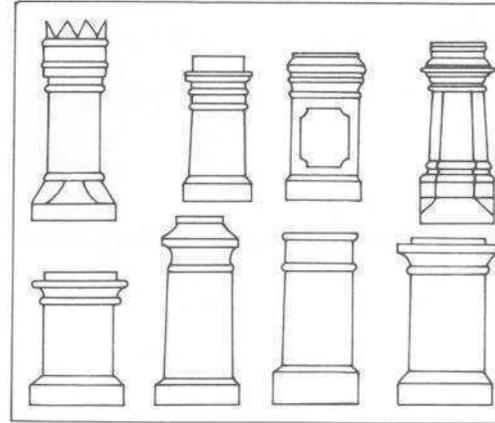
Typical South Derbyshire eaves details.



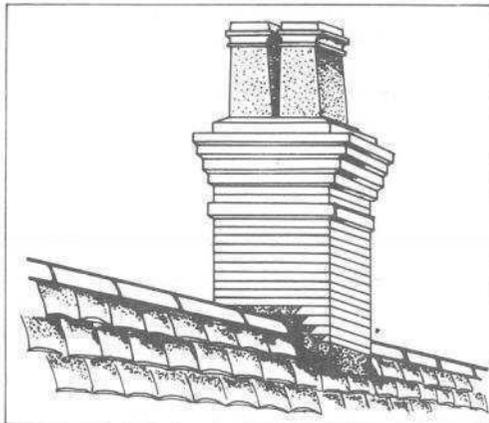
A typical South Derbyshire verge with projecting brick band



A typical plain verge



There are hundreds of different patterns of clay chimney pots. Many are still made today.



Oversailing courses look attractive and throw rainwater off the chimney stack.

DESIGN GUIDANCE

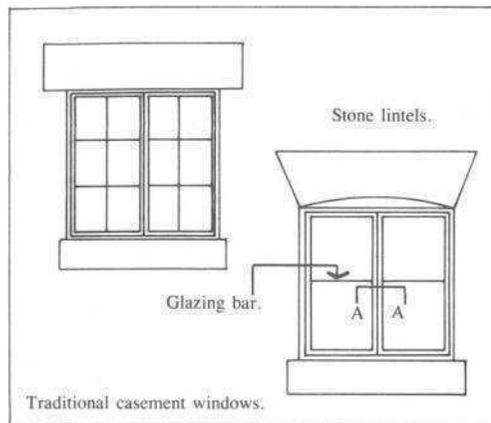
It is not the intention of the Council to stifle good design by the application of a rigid set of rules. The following guidelines are most suited to domestic and other small scale developments though they may be applied more generally. Exceptions may be acceptable but this will depend upon the quality of the overall design.

1. **SITING AND ALIGNMENT.** Historic settlements derive their character not only from buildings but from the spaces and enclosures which those buildings create through their relationship to one and another. For a new development to look like it belongs it must maintain or strengthen the established pattern, and should not disrupt or block important views or encroach on important areas of open space. Standard suburban housing layouts will seldom suit a conservation area setting. Layouts where houses form groups, give a sense of enclosure and variety in height and density will be more appropriate. Following an established pattern could mean setting a building at right angles to a road, or maintaining a tightly built up frontage. It may be best to locate a building on low ground or where it will be screened by existing trees.
2. **SCALE AND MASSING.** Careful consideration should be given to the shape and size of a new building. The following rules of thumb are suggested. Aim for a minimum roof pitch of about 40° and a maximum gable width of about 7 metres. Make sure the height and overall size of the building(s) is similar to those in the vicinity. The apparent size of a large building can be reduced by breaking it down into a number of elements; a main 2 storey range, a lower 2 storey or single storey range at right angles and perhaps another single storey lean to. "L" shaped and "T" shaped buildings are preferable to those with a square or near square plan. Similarly a new building with variations in height may be more easily assimilated into an historic setting. Extensions will usually be more successful if they are visually subordinate to the buildings to which they are attached. This can be achieved by setting the extension back from the main building, lowering its ridge and eaves line and reducing its width. Sometimes a contrasting traditional building material and a slight change in architectural style, in both cases to something more modest, will be appropriate. The acceptability of an extension will be considered both in terms of its effect on the building to which it is to be attached and the effect on the character of the conservation area. Where the existing building is traditional but has been altered unsympathetically or where the existing building is not traditional the effect on the conservation area may be a more important consideration.
3. **MATERIALS.** The importance of local materials in creating a sense of belonging cannot be too strongly emphasised. Using sympathetic materials for new development is essential. Although building materials are no longer made "on the spot" modern manufacturers offer a wide range of suitable natural materials.
 - i) **BRICK.** Second hand brick may be best for repairs and some extensions but there are plenty of acceptable new bricks being produced to give a reasonable choice for new developments. A red brick which displays a variation in colour will normally be best.
 - ii) **STONE.** In some areas the use of stone may be appropriate. Boundary walls are commonly built of stone even where the majority of buildings are brick. Second hand or new stone may be used but it should be geologically similar to that used in the area and it must be employed in a traditional manner. In some instances random rubble will be appropriate and in others dressed, coursed stone. Stone is no longer quarried in the District but suitable stones can still be obtained from elsewhere in Derbyshire and further afield. A leaflet giving details of suppliers is available from the Directorate of Community and Planning Services.

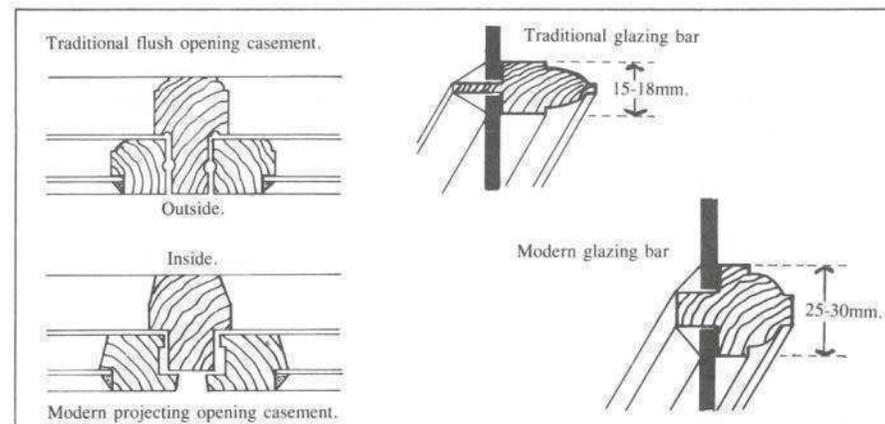
- iii) POINTING. It is essential that stone and brickwork are pointed and repointed appropriately. A LIME mortar should be used, no stronger than 1: 1:6 (cement:lime:sand). Finished joints should be slightly recessed leaving a clean edge to bricks and stone and the mortar brushed to give it a textured surface. Leaflets giving detailed guidance are available from the Directorate of Planning and Economic Development.
- iv) RENDER. Is not commonly used in the district and will rarely be appropriate for new buildings.
- v) PLAIN CLAY TILES. Second hand or new tiles may be used. Most often blue clay tiles will be appropriate although in some locations red clay tiles may be more suitable. Machine made and hand-made tiles are still manufactured. Concrete equivalents will not be permitted.
- vi) SLATE, This may be new or second hand, but must be natural slate. Artificial, manufactured 'slate' will not be permitted.

4. **DETAILED DESIGN.** Traditional buildings are peppered with small decorative details which are both functional and attractive. Historic towns are like huge reference libraries from which details can be copied and with skill and imagination can successfully be adapted and developed.

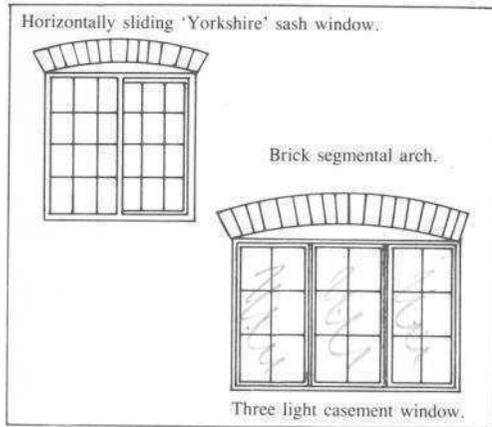
- i) EAVES AND VERGES. Modern white painted flush barge boards and fascia boards and the ubiquitous grey plastic gutter are singularly unattractive especially in an historic setting and should be avoided. Cast metal gutters should be used, fixed direct to the walls on metal brackets. Projecting courses of bricks at the eaves will give added interest. Verges should be plain or may have a projecting brick string course. Projecting rafters along the eaves line and overhanging verges may also be appropriate.



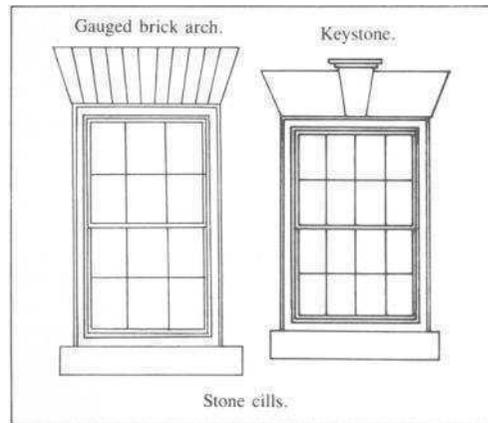
Traditional window patterns



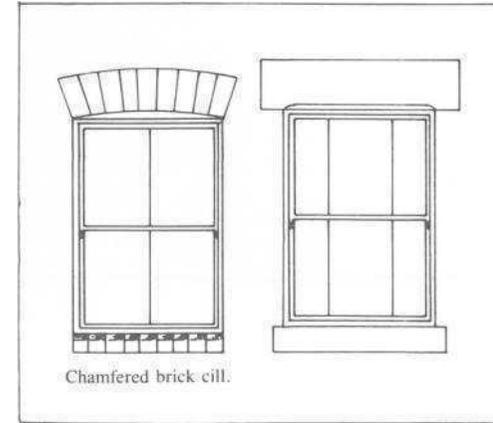
Section AA.



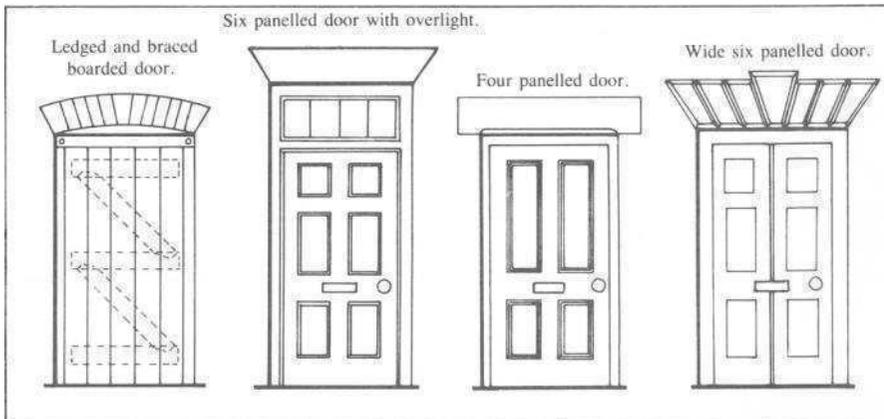
Traditional window patterns



Georgian sliding sash windows.



Victorian sliding sash windows.



Traditional door patterns

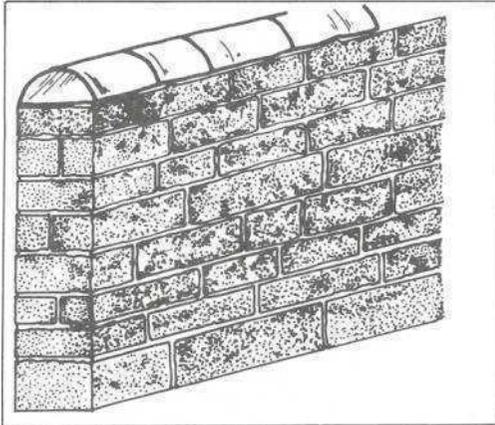
- ii) CHIMNEY STACKS. Should generally be on the ridgeline of the roof and should not project beyond external walls. Stacks should have traditional oversailing courses. Without them they look weak and will not throw off rainwater as efficiently. Clay pots will also improve their appearance.
- iii) EXTERNAL JOINERY. Should be PAINTED TIMBER. This is such a strong local characteristic that stained timber, aluminium and UPVC windows and doors will not normally be permitted. An appropriate traditional style should be used. Side hung casements, vertically sliding sashes and horizontally sliding sashes are all suitable. If small paned windows are to be used then the glass must be puttied not beaded and the overall width of glazing bars must be no greater than 18mm. Sealed double glazing units cannot be manufactured in this way. Therefore glazing bars must be omitted altogether where sealed double glazed units are to be used or where small panes are required they must be single glazed. Secondary glazing can of course be provided in such cases. Casement windows should be traditionally constructed so that opening casements are flush with the frame or set back from the frame. Windows should be set back with a traditional form of cill and lintel. Modern "storm proofed" windows with an integral timber cill will not be permitted.

Plain boarded and panelled doors are suitable. Panelled doors may be part glazed with CLEAR glass. There are numerous variations within these two basic types of door and the style chosen should suit the style and status of the building and its location.

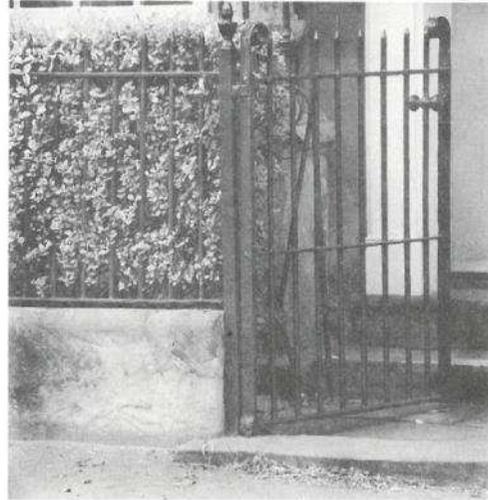
Windows and doors which differ from established traditional styles may be acceptable where they form part of an integrated design of high quality. This will rarely be appropriate on small scale developments.

Where it is appropriate in principle detailed drawings, including sections which fully illustrate the proposal will be required.

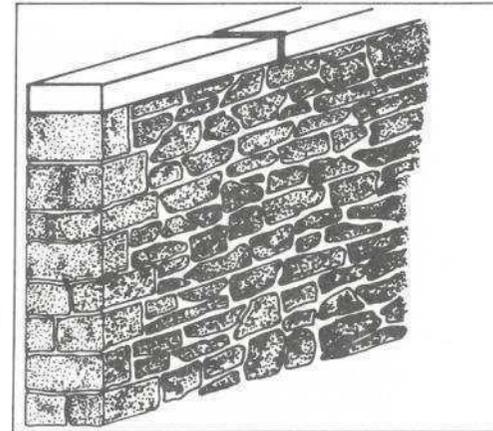
Given continuing advances in joinery manufacturing techniques all cases will be assessed on their particular merits, having regard to the Local Plan and national policy on heritage assets.



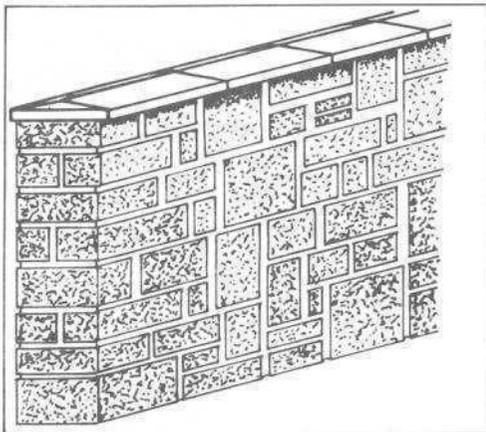
Traditional coursed stone boundary wall with half round stone coping.



Traditional cast iron railings and gate.

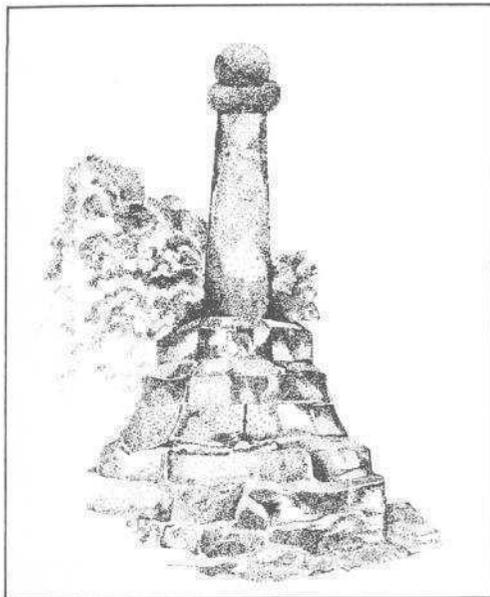


Traditional random rubble stone wall with deep flat stone coping.

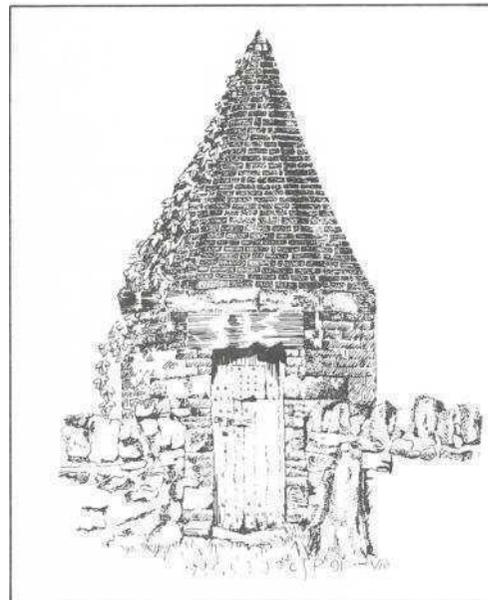


Ugly sneaked artificial stone and concrete copings cannot compare with an authentic traditional boundary wall.

- iv) **SERVICES.** These should be provided unobtrusively. For example services such as soil and vent pipes, electricity and gas meters and sink wastes can easily be provided internally, and this usually avoids unnecessary disfiguration of new and renovated buildings alike. Heating and ventilation flue outlets can be provided unobtrusively by using low profile and flush fittings.
- (v) **WALLS, GATES AND FENCES.** These should be of a kind traditionally used in the locality. Brick and stone walls are common. It is essential that these should have a traditional coping. Timber and iron gates are typical. It is important that these should be of a traditional style which is suited to its location.
- vi) **VEHICULAR ACCESS AND PARKING.** It can be difficult to accommodate the motor car without causing damage to historic settlements, but its impact can be minimised. In some instances it will simply not be possible to provide additional vehicular access or large areas of parking. The use of gardens or other spaces, which contribute to the character of the conservation area as car parks will generally be resisted. Where a new access is acceptable the location must be carefully chosen and the width of the access kept to a minimum. Boundary walls must be finished in a sensitive way where a gap is formed. Turning provision must be provided in as unobtrusive a manner as possible avoiding large expanses of visible tarmac.
- vii) **SATELLITE DISHES AND SOLAR PANELS.** Satellite dishes and solar panels, especially in proliferation, are unsightly in an historic setting. Where planning permission is required will only be granted where dishes and panels can be located where they do not have a detrimental effect on the character and appearance of the conservation area.



All kinds of structures are listed. The Market Cross at Repton is Listed Grade I. It has a 17th century shaft but dates back to medieval times.



This late 18th century lock up 'in Ticknall is listed Grade II*.



Ticknall arch (1794) which once carried a tramway is listed Grade H.

Listed Buildings

Listed Building Consent (LBC) is required for the demolition, partial demolition, alteration or extension of a listed building and any structure attached to it, or within its curtilage: You will for instance need LBC to make a new window opening, change a door, change a roof covering, add a porch, paint brick or stonework, remove paint or to alter even a low boundary wall. LBC must be obtained in addition to planning permission and building regulation approval which is required in the normal way.

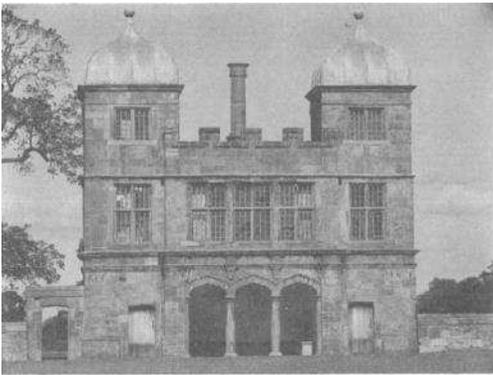
It is not just the front elevation of a listed building that matters. The same controls apply for alterations to the rear or inside. You will for instance need LBC to render a back wall, to remove a fireplace or alter a staircase. If you are planning any work it is best to check with the Council on the need for consent. Unauthorised work can lead to prosecution and the Council may take enforcement action requiring the work to be 'undone'.

MAKING A PLANNING OR LISTED BUILDING CONSENT (LBC) APPLICATION.

Planning and Listed Building Consent applications are usually submitted by appropriately qualified and experienced agents but the Planning Practice Guidance (PPG) provides detailed information on [how to make an application](#). Specific guidance on applications for [Listed Building Consent](#) is also available in the PPG. Any application will need to provide sufficient information to enable the Council to address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan. The Planning Practice Guidance explains the information needed before the Council can [validate](#) an application. For all Listed Building Consent applications a [Design and Access Statement](#) must be submitted.

DESIGN GUIDANCE

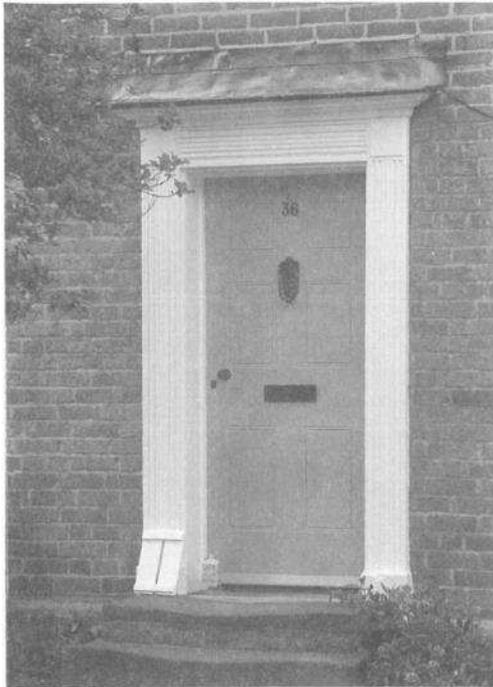
The best use for a listed building will be that for which it was originally designed and built. Conservative repair and regular maintenance will be all that is needed to enable the majority to continue to serve a useful purpose. However, a listed building must not be regarded as a museum piece and with care it can usually be upgraded and adapted to modern usage with little damage to its historic fabric and with little or no change in its setting. Where a listed building becomes redundant for its intended purpose its survival will depend upon a suitable new use being found. Conversion to a new use must be carried out in a sympathetic way if there is to be any point in saving the building. The acceptability of a scheme of conversion will be assessed in terms of the threat to the building as it exists; its viability before and after conversion; and both the degree and effect of any alteration, extension or demolition involved. Schemes of conversion which have a substantial harmful effect on the historic and architectural character of a listed building or its setting will normally be refused.



Swarkestone Stand (Listed Grade I), carefully restored by the Landmark Trust.



Rebuilding the front of this Grade II Listed Building has been avoided by using steel supports and straps which are largely concealed



Six panelled door and timber doorcase on a Grade II Listed Building. Note the panels are flush with a simple scratch moulding. The bottom rail and the middle or lock rail are very deep.

Much of the guidance for buildings in conservation areas will apply with the following additions:

1. **PARTIAL DEMOLITION.** There is of course a presumption against the demolition or partial demolition of listed buildings. Partial demolition may sometimes be acceptable where for instance an incongruous modern addition is to be removed or original detailing is to be accurately restored. Non destructive methods of repair such as tying and strapping are to be preferred to demolition and rebuilding. Consent will only be given for such demolition where the need for the work is supported by a report from a qualified structural engineer and where the Council shares the view that this is the best method of repair.
2. **EXTENSIONS.** In some instances it will not be possible to extend a listed building at all without harming its character and such applications will be refused.

Where an extension is acceptable in principal it is most important that it should be visually subordinate and designed in a sympathetic manner, (see page no.6).

3. ALTERATIONS. Will only be permitted where:

- i) the historic form, character and structural integrity of the building is retained. .
- ii) architectural or historic elements which contribute to the special character of the building, whether part of the exterior or the interior fabric are retained intact.
- iii) new work compliments the character of the existing building in terms of design, materials, scale and detailing.

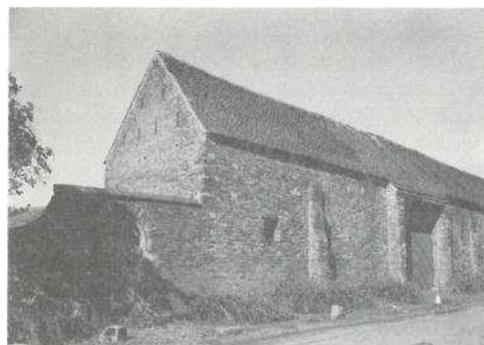
Each listed building will need to be treated on its merits. In some instances it will be necessary to achieve an exact match with existing work which may mean obtaining specialist materials. It is important that sources of supply are identified and where appropriate samples approved by the Council before any work starts on site. Advice can be obtained on sources of supply and traditional methods of repair from the Directorate of Planning and Economic Development.

4 . SATELLITE DISHES AND SOLAR PANELS. Satellite dishes and solar panels are alien and unsightly additions to historic buildings. Fitting such a receiver to a listed building will not normally be permitted. In exceptional cases it may be possible to conceal a dish from view, and where this can be done without harm to the historic fabric of the building, consent may be given. Mounting a dish or panel unobtrusively within the grounds of a listed building may be the best available option.

5 . CLEANING AND PAINTING. To paint previously unpainted brickwork and stonework will require L B C and this will only be approved where there is a proven need and the result will not have a detrimental effect on the character of the listed building. Generally such painting will be resisted. The removal of paint from brick and stonework may be desirable for aesthetic reasons but will only be approved where the method to be used does not damage the underlying material. The cleaning of a listed building may require listed building consent if this will affect its character as a building of architectural and historic interest. This will not be permitted where the cleaning damages the underlying material and consent may be refused on aesthetic grounds for instance where only one part of a terrace is to be cleaned. Because of the damage it causes sandblasting will not be permitted whether as a means of cleaning or removing paint. Similarly sandblasting will not be permitted as a means of removing paint from internal joinery and carpentry of architectural and historic interest.



Unlisted stables at Repton.



Listed Threshing Barn at Great Wilne'.



Unlisted agricultural building in Ticknall.

Conversion of Historic Agricultural Buildings

This subject has been picked out for special mention because of the scale and nature of the specific problems which it presents. Of all the possible alternative uses such buildings may be given, residential is the most damaging. Experience has shown that a residential conversion can destroy the architectural and historic interest of an agricultural building as effectively as demolition.

The very nature of some agricultural buildings will make them completely unsuited to residential use and this may be because of the type of buildings or the sensitivity of their agricultural settings, or both. Where such buildings are redundant and conversion is their only hope of survival less damaging alternatives such as workshops, offices and possibly restaurants may be more appropriate. In some cases the building may not be of sufficient quality to justify a conversion of any kind, and its ultimate loss through decay must be accepted. There will be other cases where residential use can be accommodated but only if the conversion is restricted to a small number of units. In all cases whether the buildings are listed or unlisted and whether the new use is to be residential or some other alternative, the conversion scheme will be addressed in terms of the degree of threat to the building and the desirability of its preservation. A successful scheme will accommodate the existing features of interest even if this results in unconventional living (or other) accommodation.

Where a scheme of residential conversion is granted the permitted development rights which normally apply to dwellings will be withdrawn as a condition of the approval. This means for instance that windows, doors and roof coverings cannot subsequently be changed and small extensions like porches cannot be erected without planning permission. Proposals for such subsequent changes will be considered by the same criteria as the original conversion.

MAKING A PLANNING OR LISTED BUILDING CONSENT (LBC) APPLICATION. All

applications for conversion must include accurate survey drawings including sections with truss positions clearly marked. Proposal drawings must clearly show all alterations and be annotated to show areas of repair. In most instances a full structural survey which proves that a building can be converted without substantial rebuilding may be requested before a decision is made by the Council. Plans should clearly show the position and type of existing boundaries and give details of proposed boundaries, pavings and landscaping.

Diagram 1: Redundant threshing barn. Labels: Breathers, Threshing door.

Diagram 2: Sympathetic conversion retains agricultural character.

- original openings retained.
- new openings minimal.
- 'breathers' glazed, some enlarged.
- roof unbroken.
- glazed screen to threshing door.
- services hidden inside.
- agricultural style joinery.

Diagram 3: Agricultural character lost in this inappropriate conversion.

AVOID

- chimney stacks.
- visible/large rooflights.
- dormers.
- conservatories.
- external services.
- domestic style joinery.
- large extensions.

Top opens by dropping inwards.

Bottom opens by dropping inwards.

Whole window opens by dropping inwards.

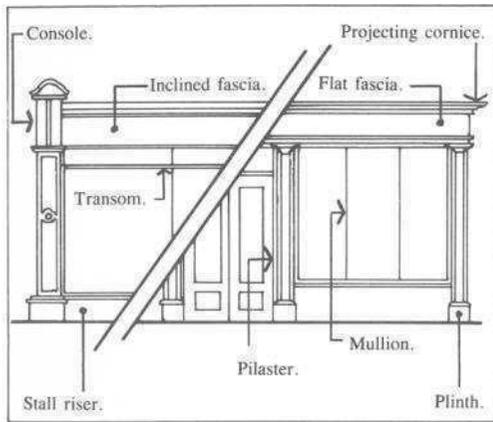
Side hung casement.

Simple glazing, shutter retained.

Side hung casement.

Inward opening 'Hoppers'.

Page 246 of 320 Window patterns suitable for conversions



Traditional shop fronts.

DESIGN GUIDANCE

Much of the general design guidance already given in this booklet will apply.

A conversion will only be permitted where the scheme complies with the following criteria:

- 1, The conversion should not necessitate the erection of unacceptable new buildings to accommodate existing uses or contents.
- 2, The proposed use should be accommodated within the confines of the existing buildings without the need for substantial extensions or other incongruous additions such as garage blocks, An extension may be acceptable where it allows for a more sympathetic conversion of the existing building but will not be permitted where its purpose is to facilitate a high density conversion.
3. The buildings should be capable of conversion without any or with only localised minor areas of rebuilding. Where complete rebuilding is required the application will be treated as one for new development:
4. Alterations to the existing fabric should be kept to a minimum. Existing openings should be used and any new openings kept to a minimum. In the case of a residential use new openings should be restricted to the minimum required to make the building habitable. Whilst a rooflight can be a useful alternative to a new

window, a proliferation of such openings should be avoided. They should be restricted to concealed roof slopes or other unobtrusive positions and fitted flush with the roof covering. They should be restricted to the smallest size required to give adequate ventilation. 1/20th of the floor area of the room concerned will be the usual guide in assessing the need for new openings.

5. Intrusive suburban alterations such as domestic style external joinery, porches, dormer windows, brick or stone chimney stacks and external services (meter boxes, soil and vent pipes etc.) must be avoided. Windows and doors in agricultural buildings are distinctive and different to domestic styles. This must be reflected in the joinery details of the conversion.

6. Intrusive suburban alterations to the setting of the buildings such as fencing in crew yards, non traditional boundaries, non indigenous planting and excessive paving must be avoided. In countryside settings it will be important to include proposals for planting with indigenous species to help screen the development.

Conversion of Historic Industrial Buildings

Like agricultural buildings, industrial buildings do not lend themselves to residential use. The open internal spaces of these buildings, visible roof structures and immediate external setting are important elements of their character and alternative uses which can retain these features are to be preferred to residential. Of particular concern are the industrial buildings of Shardlow. Collectively they are of national importance. Some have already been converted to residential use. This inevitably results in considerable internal alterations and changes to the immediate setting of the building. If this trend continues Shardlow's special character will be seriously damaged. The Council will therefore resist further residential conversions. Only in exceptional circumstances where no other alternative is viable and the survival of the building is seriously threatened will the Council consider such applications favourably.



A modest sign is all that is needed on this eye-catching doorway.

Shop Fronts and Advertisements

Shop fronts and advertisements, by their very nature, are designed to attract attention and will therefore dominate a street and have a substantial impact on the character of historic towns and village centres. Where a shop is listed or in a conservation area planning permission or listed building consent (LBC) will only be given for development where:

- a. shop fronts worthy of preservation are retained or accurately restored;
- b. new shop fronts respect the scale, materials, colour and design of existing traditional buildings and shop fronts in the vicinity;

c. advertisements respect the character of the shop fronts and buildings to which they relate, and do not have a detrimental effect on the character of the area as a whole.

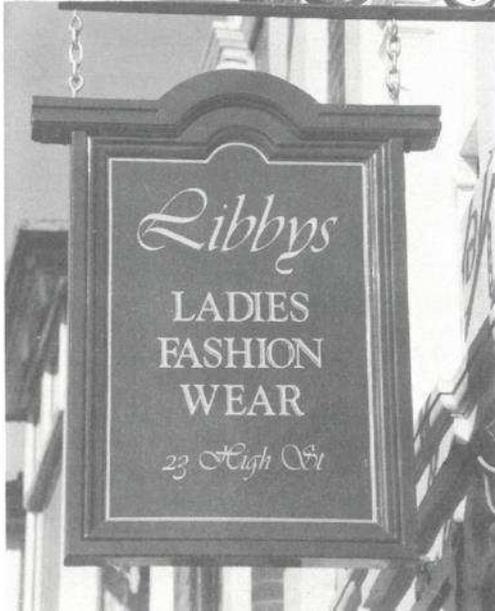
MAKING A PLANNING, CONSERVATION AREA CONSENT (CAC), LISTED BUILDING CONSENT (LBC) OR ADVERTISEMENT REGULATIONS APPLICATION. Any material alteration to the appearance of a shop (regardless of whether it is in a conservation area or listed) requires planning permission. Alterations to a shop front are clearly material. So too are such changes as replacing a traditional sash window with a modern plastic window or replacing a slate roof covering with concrete. LBC is needed for any alteration to the character of a listed building. This could include the repainting of a shop front, installing a security alarm system or extractor fan, altering the interior or installing shutters or blinds. In conservation areas CAC is needed for demolition. This would include the removal of a shop front or any features that give a building character.

The Advertisement Regulations, under which consent is needed for signs, are complex and although some signs do not need consent it is best to check first with the Council before installing one. Any advertisement on a listed building requires LBC and all illuminated signs in conservation areas whether the light source is external or internal require consent. Even where a sign does not require express consent the Council can serve a discontinuance notice requiring its removal if the sign is considered to be detrimental to the character of a conservation area or the setting of a listed building. In such cases no compensation is payable. It is wise therefore to check with the Council before installing any new sign.

DESIGN GUIDANCE

The guidance for conservation areas and listed buildings will apply with the following additions:

1. **EXISTING SHOP FRONTS OF QUALITY.** These should be kept and where repair is necessary the elements affected replaced with replicas of the existing.



A recently installed non illuminated hanging sign.



Original light fitting to a Swadlincote shop.

2. **EXISTING SHOP FRONTS OF QUALITY WHICH HAVE BEEN SPOILED BY THE LOSS OR INAPPROPRIATE MODIFICATION OF ARCHITECTURAL DETAILS.** These should be reinstated to their original form or, where this is unknown or impractical, to a form which retains elements which survive and which is in keeping with the shop front and the building as a whole.
3. **NEW SHOP FRONTS.** Where a shop front is to be provided in a traditional building then it should be painted timber and the traditional principles of shop front design, incorporating cornice, fascia, pilasters and stall riser should generally be followed. In some cases an accurate copy of a traditional design will be appropriate. In any case the shop front should respect the rhythm of the building as a whole in terms of the door position and subdivision of the shop windows. The scale and proportion of the shop front should be in keeping with the building as a whole and suited to its location. Wide expanses of uninterrupted glass and excessively deep fascias should be avoided.

Where a shop front is incorporated in a new building, the creative interpretation of traditional principles can result in striking new designs which are modern, well-proportioned and well suited to historic locations. An alternative non-traditional approach can be successful for larger shopping developments where the shop front forms part of an integrated design of high quality. In such cases provision for signs must be built into the sign.

4. ADVERTISEMENTS. Advertisements must be designed and located so as to respect the unique character of individual areas and buildings. The number, size, shape, location, colour and detailed design will all have a bearing on this. Consequently, a proliferation of signs or signs which are overpowering will be resisted. Signs with a shiny or reflective finish will not normally be permitted. In sensitive locations it may be necessary for national organisations with a corporate identity signing system to tone down colour schemes and to produce their signs in traditional form and materials. Permission will not normally be given for internally illuminated box signs whether applied to a fascia, along a wall or projecting.

The illumination of signs is difficult to accommodate at all in a sympathetic way in historic towns and villages. Non-illuminated signs are best. Illumination of signs to public houses, restaurants and similar late opening premises will generally be acceptable, providing that the source of illumination is external and the fitting and the wiring for its installation are unobtrusive. A proliferation of lights will be resisted. In exceptional circumstances small, internally illuminated, individual letters may be acceptable.

Signs painted onto the fascia will be best for traditional shop fronts. It may also be acceptable to provide a hanging painted timber sign or to apply lettering or a logo to the glass of the shop window itself. Where there is no existing fascia any sign should relate to a shop front, being on it, in it, or directly above it. In some instances individual letters fixed direct to the building will be acceptable. In, all cases the size type and colour of lettering should suit the architectural character of the shop front and the building as a whole.



A typical grouping of traditional buildings in Melbourne. The building in the centre of the picture has unfortunately lost its original window

South Derbyshire Design Guide

Design Supplementary Planning Document

Consultation Statement

Planning Policy

01/11/17

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Version Control

Version	Description of version	Effective Date
1.2		

Approvals

Approved by	Date

Associated Documentation

Description of Documentation

1.0 Introduction

This Consultation Statement sets out details of the consultation South Derbyshire District Council has undertaken in the preparation of a Supplementary Planning Document (SPD) to provide guidance on the application of Local Plan Policies for Design entitled: **South Derbyshire Design Guide: Design Supplementary Planning Document**.

2.0 Consultation Requirements

This consultation statement has been prepared in accordance with the Town and Country Planning (Local Plan) (England) Regulations 2012. Regulation 12 requires that South Derbyshire District Council prepare a consultation statement setting out the persons consulted when preparing the SPD, a summary of the main issues raised by those persons and how these have been addressed in the SPD.

Key officers from South Derbyshire District Council Departments and South Derbyshire District Council members were consulted in the preparation of the Design SPD consultation draft and as part of the public consultation process.

3.0 Statement of Community Involvement

In March 2006, the Council adopted its Statement of Community Involvement (SCI), which sets out how the community and other stakeholders will be engaged in the preparation of the Local Plan and in development management matters.

The SCI proposes possible methods of consultation involvement and indicates the approach which will be used to involve the community in the preparation of the Local Plan and SPDs. It also includes the approaches that may be used if it is believed to be beneficial and/or the resources are available.

The following table is an extract from the SCI, setting out how South Derbyshire will involve the community in preparation of the Local Plan and accompanying documents. It also indicates the additional approaches that may be used where it is believed that they would be beneficial and/or resources are available (P).

Method	Core and General Policies			Development Plan Documents (e.g. area action plan)			Supplementary Planning Documents	
	1	2	3	1	2	3	1	2
Making documents available for review at Council Offices and libraries	-	•	•	-	•	•	-	•
Newsletter or leaflet available at local venues, e.g. supermarkets, surgeries	•	P	P	•	-	-	•	-
Information sent to existing network or organisations and their newsletters	•	P	P	•	P	•	•	P
Press releases/ articles in press	•	•	•	•	P	•	•	P
Exhibition/ display in local areas	-	P	-	-	•	-	-	P
Information and documents on website	•	•	•	•	•	•	•	•
Questionnaire survey	•	-	-	•	-	-	P	-
Public meeting/ surgery	-	•	P	-	•	P	-	•
Focus group with representatives of specific issue area	P	-	-	P	-	-	•	P
Workshop with representatives of range of issues or interest areas	P	•	-	P	-	-	•	P
Participative planning activities	-	P	-	P	-	-	-	-
Community liaison group	P	P	P	P	P	P	P	P

It was considered that a thorough public consultation at stage 2 (preparing the document) would be more valuable in producing an SPD than at stage 1, therefore this alteration to the prescribed practice was made. The consultation during stage 2 far exceeded the minimum levels set out in the SCI and included a number of additional approaches, which

the SCI states may be used where it is believed they would be beneficial and/or resources are available. This included producing a press release advertising the consultation.

The District Council undertook public meetings in the form of consultation/drop-in events. It was considered that undertaking traditional public meetings, which are normally held for a specific short period of time, could affect the number of consultees who would attend the events and get involved.

Drop-in events were designed to be as flexible as possible so that members of the public could turn up at any time during the event. They enabled consultees to read material on the consultation and discuss the consultation document with officers on a one to one basis.

The consultation undertaken on the Design SPD is in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, which sets the requirements for producing an SPD.

4.0 Consultation on the draft SPD

The consultation on the Draft Design SPD coincided with the consultation on the Draft Affordable Housing SPD and the Local Green Spaces Development Plan Document.

The consultation period for the three documents ran from 12th June 2017 to 7th August 2017 following the Draft SPD's approval for consultation being given at Environmental and Development Services Committee on 26 April 2017.

Different methods of public consultation were used to maximise community and stakeholder engagement on the Draft Affordable Housing SPD, such as:

- a. All organisations and individuals on the Local Plan database (including Parish Councils and South Derbyshire's MP) were contacted by letter or email (where provided), informing consultees of the purpose of the consultation, how to find further information and how to make representations.
- b. South Derbyshire Parish Councils and Parish Meetings were sent a copy of the questionnaire and were requested to contact the Planning Policy team if they required a hard copy of the consultation document.

- c. A reference copy of the SPD was available to view in South Derbyshire District Council's Main Reception along with a questionnaire to take away.
- d. Reference copies of the SPD were available to view at all South Derbyshire Libraries and the following libraries outside of the District: Burton on Trent, Mickleover, Blagreaves and Sinfin. Questionnaires were also available to take away.
- e. A questionnaire was produced to find out consultees' comments on the Draft Design SPD. These were available at all drop-in events, all South Derbyshire Libraries (and the libraries outside of the District stated above), the District Council's Main Reception and to download from the District Council's webpage.
- f. Details of the drop-in events were published on the District Council's website, and the Draft Design SPD and questionnaire were available to view online or download.
- g. Nine drop-in events were held in various locations, with the aim of reaching all sections of the community. Planning Officers were at the events to talk through the consultation and answer questions from members of the public and stakeholders.

The drop-in events included information panels on the three consultation documents. Reference copies of the consultation material were also on display along with a questionnaire which consultees could take away with them.

The drop-in events took place at the following venues:

13 June 2017, Tuesday, 9.30am-2pm - Civic Offices, Civic Way, Swadlincote
 22 June 2017, Thursday, 9.30am-2pm - Civic Offices, Civic Way, Swadlincote
 28 June 2017, Wednesday, 2.30pm-7.30pm - Melbourne Assembly Rooms, Melbourne
 29 June 2017, Thursday, 3.30pm-7.30pm - Hilton Village Hall, Hilton
 5 July 2017, Wednesday, 2.30pm-6.30pm - Repton Village Hall, Repton
 12 July 2017, Wednesday, 3.30pm-7.15pm - Rosliston and Cauldwell Village Hall, Rosliston
 13 July 2017, Thursday, 4pm-6.15pm - Frank Wickham Hall, Etwall.
 17th July, 2.30pm-7.30pm - Aston on Trent War Memorial Hall, Aston on Trent
 20 July 2017, Thursday, 4.30pm-7.30pm - Civic Offices, Civic Way, Swadlincote

- h. The drop-in events were advertised on Twitter.
- i. A short URL code was created for the District Council's webpage, which set out information on the consultation.

- j. The District Council issued a press release advertising the consultation and drop-in events.
- k. The consultation document was available to view at Safer Neighbourhood and Area Forum meetings. All meetings were held between: 6.15pm–8.30pm.

Etwall Area Forum	12 June 2017 – Hilton Village Hall
Swadlincote Area Forum	13 June 2017 – Goseley Community Centre
Melbourne Area Forum	19 June 2017 – Melbourne Assembly Rooms
Newhall Area Forum	20 June 2017 – Old Post Centre, Newhall
Repton Area Forum	26 June 2017 – Milton Village Hall
Linton Area Forum	28 June 2017– Walton Village Hall
Linton Area Forum	28 June 2017– Walton Village Hall

5.0 Responses

The consultation period triggered 64 comments from 14 respondents. All representations were reviewed and appropriate changes made to the South Derbyshire District Council’s Design SPD. Table 1 shows the comments received, the person or organisation making them, the District Council’s response to each comment and how the comments have been addressed, where appropriate, in finalising the SPD.

	Ref	Organisation	Name	Comment All comments have been reproduced in full except where ** indicates that a comment has been summarised.	Response
1	1/1	N/A	Alan Jones	Consideration should be given to the effect of building size and proximity to the highway on air quality. Recent practice has been to allow larger buildings which are closer to the highway (eg redevelopment of Archer's garage site at Woodville) which may reduce the dispersion of pollutants from major highways. Similar developments on both sides of a highway would result in the introduction of a street canyon.	Text added to section 4: Designing for Cleaner Air within Healthy Lifestyles section: Creating space for trees along primary highway routes (e.g. tree lined avenues) can help to reduce the street canyon effect that can concentrate pollutants.
2	1/2	N/A	Alan Jones	Given the recent Government announcement on the banning of diesel and petrol vehicles from 2040 the provision for the recharging of electric vehicles could be stronger. A requirement for off street parking for all dwellings to allow charging of vehicles without power cables obstructing pedestrian routes.	Text changed in Section 4 of Ease of Use and Section 4 of Healthy Lifestyles: Include Electric Vehicle recharging infrastructure within the development. Ideally ensuring that every dwelling has easy access to, or potential future access to a charging point. Parking areas should be designed with this requirement in mind.

3	2/1	N/A	Christine Allen	**smaller mixed settlements of (affordable) housing are better (larger areas of social housing can cause problems)	Comment noted but no amendments made. This is already covered in section 1 of the Diversity and community cohesion chapter.
4	2/2	N/A	Christine Allen	**ref affordable housing at Kings Newton behind Melton Avenue - The designs harmonise with each other and the surroundings and vary in size	Comment noted but no amendments made. This is already covered in section 1 of the Diversity and community cohesion chapter.
5	3/1	Derby Teaching Hospitals	Paul Brooks	The new design guide lends itself well to multiple needs and is very easy to follow	Noted with thanks
6	3/2	Derby Teaching Hospitals	Paul Brooks	We would like to see a section on including thoughts about local health infrastructure. GP practices , private practices (eg chiropractors etc) and access for emergency services.	<p>Section 3: Integrate local centres into the townscape within Diversity and Community Cohesion chapter – text added to include GP practices and private practices.</p> <p>ensure a diverse range of units, such as shops, cafés, GP practices, private health practices (e.g. chiropractors) and community buildings;</p> <p>With regards to emergency services, we would expect the Highways Authority to cover this issue when assessing whether proposed street designs are suitable for adoption.</p>

7	4/1	Derbyshire Constabulary	Keith Beswick	From my perspective the document is comprehensive, well written and contains the appropriate advice for issues which regularly arise connected to community safety.	Noted with thanks.
8	4/2	Derbyshire Constabulary	Keith Beswick	P17 Background - refers to consultation with a Crime Prevention Design Adviser. Semantics only, but most Secured by Design documents now reference the preferred title by the current NPCC lead, which is Designing Out Crime Officer, and this is the job title I took on being re-employed last year.	Amendment made as suggested in Background section of the Community safety chapter.
9	4/3	Derbyshire Constabulary	Keith Beswick	P18 – Good to see what an active room actually is being defined. Often a source of conjecture.	Noted with thanks.
10	4/4	Derbyshire Constabulary	Keith Beswick	P19 – Lighting. The reference to bollard lighting might be at odds with parts of BS5489, where generally it doesn't provide enough horizontal illumination at eye level to meet the spec'. It's good to have a section referencing lighting quality and uniformity, but specifically mentioning bollards might be misleading.	Additional text added: Low level lighting may have to be used in careful combination with other lighting to ensure sufficient lighting levels are achieved (whilst not losing the desired ambience created by low level / architectural lighting).
11	4/5	Derbyshire Constabulary	Keith Beswick	P33, 34 and 35 Making Parking Comfortable – good to see garage sizes being specified having seen many unusable ones. The reference to parking courts is also helpful.	Noted with thanks.
12	4/6	Derbyshire Constabulary	Keith Beswick	P36 – Cycle parking – Is encouraged to be covered, well lit, secure and overlooked if external or secure internal. Having seen most external communal cycle stores being	Text amended:

				left unused since the code started pushing for them, I'd rather have an internal provision planned from the start and use the external space for something else. They're clearly not popular for a number of reasons, security being one.	For flats, communal cycle parking should be designed into the interior of the building . A less successful alternative would be to provide cycle storage outside, ensuring that it is covered, well lit, secure and overlooked.
13	4/7	Derbyshire Constabulary	Keith Beswick	P40 In respect of mixed use, this section says that residential units above commercial use would be encouraged, whereas P14 of the affordable housing SPD says that the council will not support affordable housing which is predominantly over retail units. Just playing devils advocate here!	Text amended – section 3 Diversity and Community Cohesion chapter: include residential elements (including care homes), for example at first floor level or adjacent to and integrated with units (first floor units should not predominantly comprise of affordable housing);
14	4/8	Derbyshire Constabulary	Keith Beswick	P54 Local character & pride – a welcome section on rear garden fencing being subservient to the main building line.	Noted with thanks
15	4/9	Derbyshire Constabulary	Keith Beswick	P82 Non domestic developments – as with the residential section covers all of the salient points.	Noted with thanks
16	4/10	Derbyshire Constabulary	Keith Beswick	The very last bookend page says Draft South Derbys Design Guide Design (I read it to the end!) Too many designs.	Comment noted.
17	5/1	Derbyshire County Council	David Dale	DCC's Flood Risk Management Team strongly supports the early implementation of Sustainable Urban Drainage systems (SuDS) in to the design process for all developments, as stated in the design guide.	Noted with thanks.

18	5/2 (late entry)	Derbyshire County Council	Graham Hill	The document will obviously be of considerable interest to my service area in terms of the assessment of developers planning submissions. Overall the guide is a well presented and articulated piece of guidance which should be of considerable benefit to developer's designers. The Highway Authority welcomes any guidance which encourages developers to think about their new estate streets as places rather than simply roads and the detailed content of the document will help them to do this.	Noted with thanks.
19	5/3	Derbyshire County Council	Graham Hill	The document would benefit from more explicit reference to the role of the County Council as a Statutory Consultee for highway matters as part of the formal planning process. It would also be beneficial to mention the fact that the Highway Authority has an autonomous role as adopting authority for new residential streets under the Highways Act 1980.	Text added to stage 4 of the design process (long version): Further involvement of Statutory Consultees is advised at this stage. The Highways Authority as adopting authority for new residential streets should play a key role in helping to achieve the design vision. And also to the design process summary (p12) at stage 4 - Further consultation with statutory consultees is also encouraged.
20	5/4	Derbyshire County Council	Graham Hill	There is limited reference to the 6C's Design Guide (and emerging Delivering Streets and Places guide) which provides the County Council's primary reference for new street design and which the draft SPD document bears some striking similarities in terms of content.	Text added to Street Design, Movement and Legibility Background section: Derbyshire County Council, being signed up to the 6 C's Design Guide (and any replacement guidance) also share this balanced approach, - stating that residential development layouts should:

					<p>“recognise that roads have a wider role to play in creating a sense of place and community as opposed to simply having a functional transport role.” (6 C’s Design Guide, Part 3 Introduction)</p> <p>Many references have already been made to the 6 C’s Design Guide, where it was appropriate. It wasn’t felt necessary to add any more.</p>
21	5/5	Derbyshire County Council	Graham Hill	Early and simultaneous pre-application engagement between the developer, Local Planning Authority and Highway Authority following a Design Team approach would be welcomed.	<p>Text added to Street Design, Movement and Legibility Background section:</p> <p>Early and simultaneous pre-application engagement between the developer, Local Planning Authority and Highway Authority following a Design Team approach is encouraged.</p>
22	5/6	Derbyshire County Council	Graham Hill	As custodian of the adopted street network, the Highway Authority has responsibility and liability for the new street in terms of their public use. The Authority is open to considering all design aspirations provided that the fundamental principles of safety, robustness, operational	<p>Text amended in section 1 of Street design chapter:</p> <p>In preparing development</p>

				<p>practicality, affordability and evidence based application are adhered to. These principles exist for a reason, not simply to frustrate the aspirations of urban designers. It is perhaps disingenuous to suggest that simply because a developer follows the Highway Authority’s adoptable criteria in terms of materials and layout this results in an inherently bad design (page 24). More often than not it is the manner in which the developer choses to apply the criteria rather than the criteria themselves which is the issue.</p>	<p>proposals, it is often the case that the large majority of time and effort is spent on designing buildings. The design of streets can be neglected, with designers resorting to standard, uniform dimensions and materials. <i>that meet the requirements necessary for the highway authority to adopt the street.</i> (grey text removed)</p>
23	5/7	Derbyshire County Council	Graham Hill	<p>Where the Highway Authority is not engaged in the early discussions about development schemes, the Local Planning Authority should recognise and explain to developers in advance that their urban design aspirations may have potential impacts upon adoptability of the new streets and viability of the project, not only in terms of initial construction but in offsetting the long term public maintenance liability of non-standard assets.</p>	Noted
24	5/8	Derbyshire County Council	Graham Hill	<p>Departures from DCC/ 6C’s geometric guidance may require the support of a formal Quality/ Road Safety Audit and this should be taken into account when validating planning submissions to ensure that the application is adequately supported. Similarly, selective use of Manual for Streets/ Manual for Streets 2 criteria will not be acceptable. Use of minimum criteria (such as limited visibility splays and junction radii) will be considered but only where the full breadth of MfS design principles have been applied and where there is a sound evidence base to justify the application of minimum criteria.</p>	<p>Noted.</p> <p>We hope the new 6 C’s guidance will be even more closely aligned to MfS and MfS2 – as envisaged in the present 6 C’s design guide: <i>“We recognise, however, that further work is required to bring 6CsDG even more closely in to line with the MfS2, in particular with regard to our road design descriptions and guidance.”</i> (6 C’s Design Guide, para 3.1)</p>

25	5/9	Derbyshire County Council	Graham Hill	<p>The use of excessive areas (i.e; not required to perform the operational highway function of the street) or non-standard materials, landscaping, drainage systems, structures and street furniture will all have repercussions for public maintenance liability which will not be recovered through public funding sources. For adoption purposes the Highway Authority will therefore seek to recover these costs through the use of commuted sums levied upon the developer. It should however be noted that commuted sums are not a panacea for all non-standard features or designs and the asset has to be deemed safe and of sufficient public utility for the Highway Authority to adopt it.</p>	<p>Noted.</p> <p>These are the sorts of issues that would be discussed at design meetings, as recommended in comment 5/5 above.</p> <p>There is always a balance to be had between achieving design quality and designing low maintenance streets. The vision of the 6 C's Design Guide which states this – as quoted in comment 5/4 above is relevant here.</p>
26	5/10	Derbyshire County Council	Graham Hill	<p>As an example, street trees are subject to commuted sum payments in the region of £750-£1500 per tree if the highway Authority is expected to maintain them. However, account must first be taken of their impacts upon visibility for highway users along the street and from junctions and accesses, navigation of the street by all users, effects upon street lighting distribution and drainage systems and the effects of shading upon the surfacing materials to establish whether the tree is suitable for adoption even with a commuted sum.</p>	<p>Noted.</p> <p>These are the sorts of issues that would be discussed at design meetings, as recommended in comment 5/5 above.</p> <p>There is always a balance to be had between achieving design quality and designing low maintenance streets. The vision of the 6 C's Design Guide which states this – as quoted in comment 5/4 above is relevant here.</p>

27	5/11	Derbyshire County Council	Graham Hill	Where existing streets are concerned, the introduction of new signage or street furniture should be accompanied by an audit of existing features with a view to de-cluttering the street where possible.	Noted. This guide relates to new development. The 6 C's Design Guide (and any new versions) would cover this issue within South Derbyshire.
28	5/12	Derbyshire County Council	Graham Hill	The manner in which new development addresses the street is as important as the design of the street itself. The proximity of buildings, walls and landscaping, whilst not an adoptable highway asset can have significant influence upon side friction and road user behaviour.	Noted. We have mentioned this factor in section 4: Design for slower speeds within the Street design, movement and legibility chapter. This is another reason why street trees can play an important role in influencing road user behaviour.
29	5/13	Derbyshire County Council	Graham Hill	By necessity, the advice in the guidance is fairly generic and exists in other national or regional publications. Is there any intention to provide more location specific criteria tailored to particular settlements or parts of the District (perhaps by way of appendices)?	<p>Noted</p> <p>Local character and pride section does have sections on streets and spaces and urban structure and urban grain.</p> <p>It is hoped that detailed site analysis studies would identify local characteristics for each site in turn – in addition to the more generic guidance mentioned above.</p> <p>For Conservation Areas, we have Conservation Area Character Statements that detail the special characteristics of our most sensitive historic settlements.</p>

					We are looking at producing an updated Design SPD about a year after the adoption of the present one to iron out any teething problems and make any necessary improvements – so this may be something we consider for this updated version.
30	6/1		David Dickenson	Another excellent document! It defines and details SDDC high expectations for developers to deliver fit-for-purpose affordable housing that integrates perfectly within new housing developments and communities!	Noted with thanks.
31	6/2		David Dickenson	Solar energy windows. Underfloor heating systems via underground heat exchangers. No carpets! Use wood, laminated and tiled floors. Extreme weather flood management system & enhanced storm drains. No single story garages. If you're going to attach a garage you may as well build above it.	Our Resource Use chapter covers a number of issues on some of these topics. With regards to floor coverings, this is not something we would necessarily provide advice on.
32	6/3		David Dickenson	Children congregate in any open space they can find, no matter the size, street corners and in front of sub stations etc. and it can become a major problem for residents. What official open spaces are being designed, and planned, for children and teenagers to take advantage of? Communities are failing because the art of meeting and conversing with neighbours, and the wider neighbourhood, has failed them through the lack of social areas,	The design of play space has also been raised by the National Forest. We have re-structured some of the existing information and added some new information to create a feature coloured box on this subject, located within the National Forest section.

				community events and parks.	
33	7/1	Gladman Developments Ltd		<p>It is important that the Design SPD does not place any undue burdens on development viability. Gladman note that the SPD seeks to implement a range of standards relating to Building for Life 12, Lifetime Home standards etc. Whilst recognising the importance of good design Gladman are concerned with the statement that ‘Developers are expected to meet the requirements of all relevant Design Principles and make a robust justification if they are not able to do so.’ Gladman reiterate that the purpose of the SPD is to provide further guidance to that contained in policy.</p> <p>As such, there may be circumstances that may prevent the ability of meeting all of the Design Principles identified in the SPD. The SPD should instead ‘encourage’ developments to be in accordance with all relevant Design Principles, as far as reasonably practical, in order to allow for a degree of flexibility as advocated in the Framework and reduce the potential risk of viability pressures.</p>	<p>Amendment made, ‘expected’ changed to ‘encouraged’.</p> <p>Developers are encouraged to meet the requirements of all relevant Design Principles and make a robust justification if they are not able to do so.</p>
34	7/2	Gladman Developments Ltd		<p>In terms of the design process, it is noted that outline applications will be required to undergo the same process as full applications. The purpose of outline planning consent simply seeks to gain the appropriateness of the general principle of development in a location and how the site can be developed. The specific requirements on outline planning applications should not be seen as a ‘fixed’ position in terms of design as these matters can be dealt with and amended through subsequent reserved matters applications which will detail the elements of a development proposal such as access, appearance,</p>	<p>Amendments made:</p> <p>Stage 5 – detailed design proposals is misleading if it also applies to outline applications – changed to ‘design proposals’ instead:</p> <p>5: Design proposals</p> <p>Once the above steps have been taken, the urban designer and design team should be well placed</p>

				landscaping, layout and scale. The SPD therefore needs to be reflective of this position to allow for consideration of alternative development forms that could come forward through subsequent reserved matters applications.	to create a design proposal (proportionate to the type of application). Stages 1-5 are still relevant to Outline Applications, however, as they still need to be well researched. The Stage 2: Assessment section does, however, state that 'Assessments should be proportionate to the type, scale and sensitivity of development.'
35	7/3	Gladman Developments Ltd		Further, the SPD should be clearer in its use of Design Codes for large scale residential development and should define what the Council consider to be large scale development.	Reference added to the 3: Simple Vision section of the design Process Chapter – referring to the table in the Cross Boundary Collaboration chapter that provides a more detailed description about different types of design guidance, including design codes. The Cross Boundary Collaboration section provides a more detailed description about the different types of design guidance mentioned above.
36	8/1	Hallam Land Management Ltd	David Peck	**comprehensive, to an extend repeats some of National Guidance, but helpful that it is also locally specific	Noted with thanks
37	8/2	Hallam Land	David Peck	**welcome inclusion of the role streets play in	Noted with thanks

		Management Ltd		placemaking. With ref to SDITL important that it is designed to connect places rather than divide them by creating a barrier . Keen to work with SDDC and DCC Highways on the design of streets at Wragley Way and agree and appropriate hierarchy of streets across the development.	
38	9/1		Carol Lloyd	Ability to add solar power panels New build often use 'roof'	Noted – Resource Use chapter, section 3 covers this.
39	9/2		Carol Lloyd	Example layouts should support the stated aims of encouraging walking and cycling. At present 'car' is still dominant.	Noted – example layout from section 5 of street design chapter now removed. Replaced with a more appropriate image in section 5.
40	10/1	Melbourne Civic Society	Barry Thomas	A very useful document but too long for members of the public to digest. Sadly the Executive Summary was actually too short and not very comprehensible.	A more detailed contents page has been produced, helping people find exact sections within the different chapters more easily. Executive summary comment noted. It is based on the chapter headings within the document.
41	10/2	Melbourne Civic Society	Barry Thomas	We support the District Council's efforts to improve the design of new buildings and developments but fear that much of the good work will be undone due to pressure	Extra text added within stage 7 of the design process to cover the issue of designs changing or not

				from unscrupulous developers before and after Planning Permission is granted.	being properly implemented after permission is granted. On-site checks (when appropriate) will be used where necessary in order to ensure that design quality is not lost during the construction stage.
42	10/3	Melbourne Civic Society	Barry Thomas	The Planning Department has suffered cuts to staffing which has meant that expertise has been lost and that the enforcement of breaches of planning conditions has been made more difficult.	Noted.
43	10/4	Melbourne Civic Society	Barry Thomas	We would like to see more community involvement with planners at the Outline and Reserved Matters planning stages to ensure that quality development does actually take place and to prevent developers cutting corners. We are concerned that planners and the Planning Committee are over-influenced by CGI images provided by developers. A notable example in Melbourne: the views of the entrance to the Persimmon site at King's Newton in the developers publicity does not reflect what has been built.	Extra reference to public consultation has been added to the design process at stage 6: Application stage: Further community involvement is encouraged at this stage. Formal responses from statutory consultees and additional community consultation may create a need for further revisions at this stage, but the character vision should remain true throughout any changes.
44	10/5	Melbourne Civic Society	Barry Thomas	It is helpful to have the Historic South Derbyshire document available with the other planning advice in one	Noted

				place.	
45	10/6	Melbourne Civic Society	Barry Thomas	We strongly feel that printed copies of the document be available to interested groups at a reasonable cost.	Noted
46	11/1	Natural England	Carla Wright	<p>Green Infrastructure This SPD could consider making provision for Green Infrastructure (GI) within development. This should be in line with any GI strategy covering your area. The National Planning Policy Framework states that local planning authorities should plan <i>'positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure'</i>. The Planning Practice Guidance on Green Infrastructure provides more detail on this.</p>	<p>Section 2 of the Healthy Lifestyles chapter has been amended to include more about green infrastructure. The title has been changed to:</p> <p>2: GREEN INFRASTRUCTURE AND CONTACT WITH NATURE</p> <p>Extra text has been added within this section, taking account of the recommendations made by Natural England.</p>
47	11/2	Natural England	Carla Wright	<p>Urban green space provides multi-functional benefits. It contributes to coherent and resilient ecological networks, allowing species to move around within, and between, towns and the countryside with even small patches of habitat benefitting movement. Urban GI is also recognised as one of the most effective tools available to us in managing environmental risks such as flooding and heat waves. Greener neighbourhoods and improved access to nature can also improve public health and quality of life and reduce environmental inequalities. There may be significant opportunities to retrofit green infrastructure in urban environments. These can be realised through:</p>	<p>Section 2 of the Healthy Lifestyles chapter has been amended to include more about green infrastructure. The title has been changed to:</p> <p>2: GREEN INFRASTRUCTURE AND CONTACT WITH NATURE</p> <p>Extra text has been added within this section, taking account of the recommendations made by Natural England.</p>

				<ul style="list-style-type: none"> <input type="checkbox"/> green roof systems and roof gardens; <input type="checkbox"/> green walls to provide insulation or shading and cooling; <input type="checkbox"/> new tree planting or altering the management of land (e.g. management of verges to enhance biodiversity). 	
48	11/3	Natural England	Carla Wright	You could also consider issues relating to the protection of natural resources, including air quality, ground and surface water and soils within urban design plans.	<p>Section 2 of the Healthy Lifestyles chapter has been amended to include more about green infrastructure. The title has been changed to:</p> <p>2: GREEN INFRASTRUCTURE AND CONTACT WITH NATURE</p> <p>Extra text has been added within this section, taking account of the recommendations made by Natural England.</p>
49	11/4	Natural England	Carla Wright	Further information on GI is include within The Town and Country Planning Association's "Design Guide for Sustainable Communities" and their more recent "Good Practice Guidance for Green Infrastructure and Biodiversity"	Noted
50	11/5	Natural England	Carla Wright	<p>Biodiversity enhancement</p> <p>This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the National Planning Policy Framework. You may wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment. An example of good practice includes the Exeter Residential Design Guide</p>	<p>Section 2 of the Healthy Lifestyles chapter has been amended to include more about green infrastructure. The title has been changed to:</p> <p>2: GREEN INFRASTRUCTURE AND CONTACT WITH NATURE</p>

				SPD, which advises (amongst other matters) a ratio of one nest/roost box per residential unit.	Extra text has been added within this section, taking account of the recommendations made by Natural England.
51	11/6	Natural England	Carla Wright	<p>Landscape enhancement</p> <p>The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might make a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts. For example, it may be appropriate to seek that, where viable, trees should be of a species capable of growth to exceed building height and managed so to do, and where mature trees are retained on site, provision is made for succession planting so that new trees will be well established by the time mature trees die.</p>	<p>The National Forest section does make specific mention about the need to design in trees that will mature and become large features within the site – section 2: make trees play a leading role.</p> <p>Large mature trees within settlements has been added to the ‘Typical South Derbyshire characteristics’ table within the Local character and pride chapter.</p>
52	11/7	Natural England	Carla Wright	<p>Other design considerations</p> <p>The NPPF includes a number of design principles which could be considered, including the impacts of lighting on landscape and biodiversity (para 125).</p>	<p>Section 2 of the Healthy Lifestyles chapter has been amended to include more about green infrastructure. The title has been changed to:</p> <p>2: GREEN INFRASTRUCTURE AND CONTACT WITH NATURE</p>

					Extra text has been added within this section, taking account of the recommendations made by Natural England.
53	11/8	Natural England	Carla Wright	<p>Strategic Environmental Assessment/Habitats Regulations Assessment</p> <p>A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.</p>	Noted.
54	12/1	Repton Parish Council and Repton Parish Neighbourhood Development Plan Working Group	Ewan Thompson	The proposals are well written and aligned to those proposed in Repton Parish's Neighbourhood Development Plan, which has been submitted to SDDC (refer to Ian Hey).	Noted with thanks.
55	13/1	Sport England	Helen Cattle	The SPD provides a good balance between a process document that guides the user through a series of steps, and accompanying explanatory text that helpfully draws on local examples. There are also useful checklists for users to work through, along with extra detail and checklists to draw from and use in the appendix.	Noted with thanks

56	13/2	Sport England	Helen Cattle	The SPD includes many principles and other elements of content that align with Sport England's 'Active Design' guidance, which Sport England endorses. Quite rightly, these are integrated throughout the document as many of the principles about promoting physical activity as part of daily life cut across different aspects of design. Sport England would, though, welcome the addition of its accompanying Active Design checklist within the Appendix so that the principles are gathered together in one place in a concise format to aid the user.	The ten active design principles are now detailed within a table in the Healthy Lifestyles chapter of the main document. Reference is also made to this in the non-domestic development chapter.
57	13/3	Sport England	Helen Cattle	The 10 'Active Design Principles' are noted to be listed at page 86 in the Non-Domestic Development Chapter, but there is no commentary, further explanation, or local photograph/case study example etc. (I understand that there are some good local examples that could be drawn upon), in the way that some other content is covered elsewhere in the document.	Reference is made to a more detailed table in the Healthy Lifestyles chapter of the main document. Some more text has been added within this section to provide some further explanation.
58	13/4	Sport England	Helen Cattle	It is also suggested that the consolidated list would be better positioned in the Healthy Lifestyles section.) I would be happy to discuss such content with you, and also the rationale for including the Active Design material in the Non- Domestic Chapter rather than including and expanding on it in the Healthy Lifestyles Section (which I understand may have been the initial intention).	The ten active design principles are now detailed within a table in the Healthy Lifestyles chapter of the main document. Reference is also made to this in the non-domestic development chapter.
59	14/1	The National Forest Company	Philip Metcalfe	The National Forest Company supports the proposed Design Guide and welcomes the various references to The National Forest and the need to create a National Forest character throughout the document.	Noted with thanks.

60	14/2	The National Forest Company	Philip Metcalfe	The final version should be designed to ensure that each criterion under BNE1 is easy to find within the document to allow users to access the relevant sections easily.	<p>Contents page amended to include reference to the BNE1 policies.</p> <p>Note also added to the non-domestic development chapter that links this chapter with the policies BNE1 a- k.</p>
61	14/3	The National Forest Company	Philip Metcalfe	'Use timber and planting in construction' on page 64 includes reference to play areas utilising a natural play design. While including this in the document is supported, it could be included elsewhere under a separate heading solely relating to play area design as a further method of creating a National Forest character. It could also referred to in the healthy lifestyles section where play spaces are mentioned.	<p>Use timber and planting in construction section re-arranged to include a sub-heading (Natural Play Areas) highlighting more obviously the existing text.</p> <p>Further information on play space design included within healthy lifestyles chapter within section 1: design for physical activity. This includes the provision of definitions for LEAPs and NEAPs.</p>
62	14/4	The National Forest Company	Philip Metcalfe	The National Forest section of the non-domestic development chapter of the document could be more relevant to this type of development. Here there is more scope than in residential development to include visible timber and green roofs and walls. References to play areas in this section should be removed.	<p>Reference to play areas removed.</p> <p>Green roofs and walls are covered in this section.</p>

63	14/5	The National Forest Company	Philip Metcalfe	Additional photographs should be included throughout the document to demonstrate the points being made and to bring it to life. We can provide further images of National Forest planting in residential and non-residential developments if that would assist.	Noted.
64	14/6	The National Forest Company	Philip Metcalfe	There are references to ash trees on pages 62 and 88. It is currently not possible to plant this species due to restrictions imposed to limit the spread of ash dieback. This species should be removed from the list and replaced with sweet chestnut.	Amendments made as suggested.

6.0 Additional minor amendments

Update to outdated information and reference to National Playing Fields Association – change to Fields in Trust (new name) and amended material with walking distances – taken from Fields in Trust website.

Stage 7 of the design process summary amended to bring it in line with the longer version of the stage 7 description.

Appendix E – Landscape character of Derbyshire – a more legible diagram inserted - just covering the SDDC area.



South
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Planning Services

SEA

South Derbyshire Design SPD

Strategic Environmental Assessment

**Screening
Report**



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1 Introduction and Purpose of this Report

- 1.1 South Derbyshire District Council has produced a Draft Design Housing Supplementary Planning Document (SPD) to assist in the delivery of affordable housing in accordance with policies included in the Adopted South Derbyshire Part 1 Local Plan.
- 1.2 This screening report sets out whether or not the contents of the Design SPD requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

2 Legislative Background

- 2.1 The objective of SEA is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. It is a requirement of the European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, also known as the SEA Directive. The Directive was transposed in UK law by The Environmental Assessment of Plans and Programmes Regulations 2004, (the SEA Regulations).
- 2.2 Article 3(2) of the directive states that SEA is required for plans and programmes:
- a) which are prepared for agriculture, town and country planning or land use and which set the framework for future development consent for projects listed in Annexes I and II to the Environmental Impact Assessment (EIA) Directive (85/337/EEC); or
 - b) which, in view of the likely effect on sites, have been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (92/43/EEC).
- 2.3 However, Article 3(3) and 3(4) only requires SEA for some plans and programmes where they have significant environmental effects. This includes plans and programmes which “determine the use of small areas at a local level” or which only propose “minor modifications to plans and programmes”. Annex II of the Directive lists criteria for determining the likely significance of the environmental effects of plans or programmes.
- 2.4 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) in preparing most documents that inform the development and use of land within an Authorities area. It is considered best practice to incorporate the requirements of the SEA Directive into a Sustainability Appraisal. The 2008 Planning Act removed the requirement to undertake a Sustainability Appraisal for a Supplementary Planning Document,

although consideration of whether the proposed plan or programme requires SEA is still required. This report screens for SEA, to determine whether a full assessment is needed.

3 Overview of the Design SPD

3.1 The SPD provides clear and consistent guidance on how Policies included in the Councils Part 1 Local Plan and are to be implemented. The guidance structured around the specific requirements set out in policy BNE1 (Design Excellence) and seeks to assist developers in meeting the requirements of that policy. However the guidance does not seek to provide an exhaustive check list for design and the Council will seek to apply the guidance proportionately in relation to the scale of development. Nonetheless the guidance will be an important consideration in determining relevant planning applications.

3.2 Policy BNE1 (Design Excellence) requires that all new development in South Derbyshire be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance peoples quality of life by adhering to a number of identified design principles which address:

- Community Safety
- Street Design, Movement and Legibility
- Diversity and Community Cohesion
- Ease of Use
- Local Character and Provide
- National Forest
- Visual Attractiveness
- Neighbouring Uses and Amenity
- Cross Boundary Collaboration
- Healthy Lifestyles
- Resource Use

3.3 The SPD explains how the policy is applied and answers questions that may be raised when considering the policy, for example:

- The purpose of the document and how the guide should be used
- The policy context that underpins the SPD
- The Design Process and how the Council will engage with developers
- Guidance on the Design Principles set out in Policy BNE1 and the measures or

approaches sought by the Council to ensure that new housing and commercial development adheres to these principles.

4 Screening Procedure

- 4.1 The purpose of the SPD is to provide advice on how the requirements of Policy BNE1 of the South Derbyshire Part 1 Local Plan can be met. The Part 1 Local Plan is an 'overarching' strategic policy document and covers a wide range of issues and spatial matters. SEA has been undertaken for the Part 1 Local Plan as part of the Sustainability Appraisal undertaken during document preparation. This screening report establishes whether there are any additional likely significant impacts arising from the preparation of the Design SPD that have not been considered in the Part 1 Local Plan Sustainability Appraisal Report. A full SEA is only required if additional likely significant effects are identified.
- 4.2 Schedule 1 of the Directive sets out the assessment criteria for considering significant environmental effects. The SPD has been assessed against these criteria. The detailed assessment is set out in Appendix 1.

5 Conclusion and Screening Outcome

- 5.1 As a result of the assessment documented in Appendix 1 it is unlikely that there will be any significant environmental effects arising from the Design SPD that were not covered in the Appraisal of the Part 1 Local Plan. Therefore, the Council considers that there is no requirement to undertake an SA/SEA.

Appendix 1: Assessment of Likely Significance of Effects (LSE) on the Environment

Criteria for determining the likely significance of effects on the Environment	Potential effects of the SPD	Is there a LSE
1. The characteristics of plans and programmes, having regard, in particular, to—		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The SPD will provide guidance on how to apply policy BNE1, 'Design Excellence' as set out in the Part 1 Local Plan. It does not set new policy. The policy framework in respect of urban design is set out in the Adopted Part 1 Local Plan which has been subject to SEA. Nothing in the SPD would alter the scale or location of growth proposed in the District, although the SPD could provide guidance on how developers could meet the requirements of Local Plan Policy BNE1.	No
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The SPD is a daughter document to the South Derbyshire Local Plan and provides detail on how to apply the Council's Design Excellence Policy. The SPD will provide certainty to developers by expressing the mechanisms or ways in which the requirements of BNE1 can be best met. The SPD will not form part of the Development Plan and is not likely to be definitive or universally applicable, particularly since best practice in respect of urban design will continue to change and guidance will need to be applied proportionately with the requirements placed on smaller developments likely to be less rigorous than large strategic development sites.	No
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	<p>The SPD could ensure that developer have the necessary additional information and support to deliver the requirements expressed in Policy BNE1 in respect of</p> <ul style="list-style-type: none"> - Community Safety - Street Design, Movement and Legibility - Diversity and Community Cohesion - Ease of Use - Local Character and Provide - National Forest - Visual Attractiveness - Neighbouring Uses and Amenity - Cross Boundary Collaboration - Healthy Lifestyles - Resource Use <p>However policy in respect of these issues is already articulated within the Plan (within Policy BNE1) and the SPD will provide guidance to developers and homeowners regarding the ways or mechanisms by which the policy requirements can be met. The SPD will be applied proportionately as already indicated and the guidance in the SPD offers illustrations of best practice rather than definitive requirements. The exception to this is in respect of minimum distances between new dwellings and garage sizes. However these issues whilst appearing fixed are suggested and in any case are of a localized nature and would be unlikely to give rise to significant environmental or other effects.</p>	No

Criteria for determining the likely significance of effects on the Environment	Potential effects of the SPD	Is there a LSE
(d) environmental problems relevant to the plan or programme; and	The SPD will not alter the number or location of new homes. The guidance in the SPD suggests mechanisms by which site effects could be reduced or beneficial effects enhanced, although the actual requirement to undertake such actions is required by Policy BNE1 and an assessment of the likely effects of developments (and this policy) is included in the SEA for the Part 1 Local Plan.	No
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The SPD sets out guidance on ways to meet the requirements of policy BNE1. The principle of development on individual sites and on a plan wide basis is considered through the Local Plan, which has been subject to SEA. In undertaking this SEA of the Part 1 Local Plan, consideration has been given to the effect of the Plan in respect of significant effects on the environment including on areas of known environmental importance. This consider the effects the plan could potentially have on the implementation of community legislation including that related to the Water Framework Directive, air quality, the Habitat Regulations as well as the efficient use of resources.	No
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—		
(a) the probability, duration, frequency and reversibility of the effects;	No adverse effects on the environment have been identified. The Supplementary Planning Document will be used to provide clarity and guidance to developers seeking to bring forward housing sites in the District in respect of urban design. This guidance does not affect the overall requirement for housing to 2028 (this is set out in the Part 1 and Part 2 South Derbyshire Local Plans) or the location of that housing. Additional guidance does not mandate design and the design approach adopted by developers would in all cases need to meet the requirements included in Policy BNE1. On this basis it is unlikely that the SPD would have any discernible environmental effects.	No
(b) the cumulative nature of the effects;	Given that the SPD would have no likely effect in isolation (the number and location of homes is already defined through the Part 1 and Part 2 Local Plans and this SPD will simply seek to provide guidance on how the requirements in the Council Part 1 local Plan in respect of urban design can be met. However the strategic effects of the plan have previously been assessed through SEA and localised design approaches to meet an overall requirement already articulated in the Plan would be unlikely to give rise to cumulative effects different to those already considered.	No
(c) the trans-boundary nature of the effects;	The SPD will have no transboundary effects given that South Derbyshire does not share a boundary with other nation states. Cross boundary effects in respect of housing delivery with Derby City were considered through the Sustainability Appraisal for the Part 1 Local Plan.	No

Criteria for determining the likely significance of effects on the Environment	Potential effects of the SPD	Is there a LSE
(d) the risks to human health or the environment (for example, due to accidents);	There are not likely to be significant effects on human health or environment, although the provision of design guidance could help deliver housing and other developments that contribute towards healthy lifestyles and community safety. However the Part 1 Local Plan requires that these issues be addressed in policy BNE1 and this document offers guidance on the mechanisms that could be used to help achieve these requirements.	No
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The SPD covers the District of South Derbyshire which extends around 112 square miles or 33,800 hectares. There were 38,992 homes in 2011 and the population of the District was recorded as 94,611. This had increased to 99,300 by 2015. The SPD will not affect the quantum of housing or employment land planned for delivery between 2011-28 or indeed its location as the scale and location of new homes and businesses is planned for within the Part 1 and 2 Local Plans	No
(f) the value and vulnerability of the area likely to be affected due to— special natural characteristics or (1) cultural heritage; (i) exceeded environmental quality standards or limit values; or (ii) intensive land-use; and	The SPD will not affect environmental standards or lead to the intensification of land use. The areas that will be affected are designated as housing sites through the Part 1 and Part 2 Local Plans and will be guided by individual planning applications. The SPD will be limited to providing design guidance to assist developer meet the requirements set out in Policy BNE1 of the Part 1 Local Plan.	No
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	The likely effects of site allocations and policies to control future development have been tested through the local plan process, including through sustainability appraisal. These indicates that likely effects on the landscape and townscape of the District related to development will be substantially limited to the location of allocations made in the Plan. There are no landscapes in the District which are protected through national or local designations, nonetheless specific policies to control landscape/townscape effects in addition to BNE1 are included in the Plan to ensure that local character is protected. These policies have been tested through the SA process. The SPD will provide further clarity to developers on how development that reflects local character can be achieved.	No



**South
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District Council
Community and
Planning Services

HRA

South Derbyshire Design SPD

Habitat Regulations Assessment

Screening Report



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1 Introduction

- 1.1 This Habitat Regulations Assessment (screening) report determines whether or not the contents of the Design Supplementary Planning Document (the SPD) will result in significant impacts on international sites.

2 Background to the Affordable Housing SPD

- 2.1 The SPD provides detailed guidance on how Policy BNE1 included in the Part 1 South Derbyshire Local Plan is to be implemented. It is an important consideration in determining relevant planning applications.

- 2.2 The policy requires that all new development in South Derbyshire be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance peoples quality of life by adhering to a number of identified design principles which address:

- Community Safety
- Street Design, Movement and Legibility
- Diversity and Community Cohesion
- Ease of Use
- Local Character and Provide
- National Forest
- Visual Attractiveness
- Neighbouring Uses and Amenity
- Cross Boundary Collaboration
- Healthy Lifestyles
- Resource Use

3 Background to HRA

- 3.1 Habitats Regulation Assessment (HRA) is required by Regulation 61 the Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitat Regulations) for all plans and projects which may have likely significant effects on an European site and are not directly connected with or necessary to the management of the European site.
- 3.2 European sites include Special Areas of Conservation, Special Protection Areas and listed Wetlands of International Importance (Ramsar sites). HRA is also required, as a

matter of UK Government policy for potential SPAs, candidate SACs and proposed Ramsar sites for the purposes of considering plans and projects, which may affect them. Hereafter all of the above designated nature conservation sites are referred to as 'international sites'.

3.3 The stages of HRA process are:

- **Stage 1 – Screening:** To test whether a plan or project either alone or in combination with other plans and projects is likely to have a significant effect on an international site;
- **Stage 2 – Appropriate Assessment:** To determine whether, in view of an international site's conservation objectives, the plan (either alone or in combination with other projects and plans) would have an adverse effect (or risk of this) on the integrity of the site with respect to the site structure, function and conservation objectives. If adverse impacts are anticipated, potential mitigation measures to alleviate impacts should be proposed and assessed;
- **Stage 3 – Assessment of alternative solutions:** Where a plan is assessed as having an adverse impact (or risk of this) on the integrity of an international site, there should be an examination of alternatives (e.g. alternative locations and designs of development); and
- **Stage 4 – Assessment where no alternative solutions remain and where adverse impacts remain:** In exceptional circumstance (e.g. where there are imperative reasons of overriding public interest), compensatory measures to be put in place to offset negative impacts.

3.4 This report comprises the Stage 1 – Screening of the project.

4 Previous HRA Work

4.1 An HRA has been produced for both the Part 1 and Part 2 South Derbyshire Local Plan Documents. These are available to view on the District Council's website:

<http://www.south-derbys.gov.uk>

4.2 The Screening Report for the Part 1 Local Plan which includes strategic housing allocations (those allocations of 100 homes or more) and strategic policies in respect of environmental protection concluded that:

- There is no likely significant impact on any SPAs or SACs located outside of the District as a result of implementing the Local Plan.
- There is no potential for growth earmarked within the Local Plan to increase foul water flows to waste water treatment works within the Mease SAC catchment (as no allocations were proposed for that part of the District in the River Mease catchment in this document).
- There is no potential for growth earmarked within the Local Plan to increase diffuse water pollution within the River Mease catchment (as no allocations were proposed for that part of the District in this document).
- The Water Companies operating in the District have undertaken Habitat Regulations Assessment of their water resource management plans. These have concluded that proposed growth in water demand (associated with new development and changes in demand) will not have any significant impact on water dependent wildlife sites such as the River Mease SAC.
- As the Local Plan Part 1 will have no impact on the River Mease SAC or any other SAC or similarly protected International site in isolation it will not have any impact in combination with other plans and strategies.

4.3 In respect of Draft Part 2 Local Plan (which sets out the location of non-strategic housing locations (sites of fewer than 100 homes) and development management policies) this concluded that:

- There is no likely significant impact on any International Sites located outside of the District as a result of implementing small scale development projects outlined within the Local Plan 2 given the limited housing requirement, the spatial distribution of growth and the distance from international sites having regard to the conservation objectives and site vulnerabilities of sites.

- Two proposed allocations (both of which already benefit from planning consent) would increase foul flows to Overseal Waste Water Treatment Works (WwTWs), although water quality impacts associated with increased discharges into the SAC will be mitigated via contributions to the River Mease Developer Contribution Scheme.
- Three sites (including two housing sites in Overseal) could increase surface water flows into the SAC, although the use of sustainable drainage (required by extant planning consents and by flood risk and drainage policies in the Part 1 Local Plan will ensure surface water is appropriately treated prior to discharge)
- Two of the proposed sites in the catchment (Valley Road and Acresford Road Overseal) already have planning consent and have been subject to Habitat Regulations Assessment through that process and no likely significant effects have been identified.
- The remaining allocated site located in Woodville would discharge foul and potentially surface water out of catchment.
- As the South Derbyshire Local Plan (parts 1 & 2) will have no impact on the River Mease SAC alone, they would not have in combination effects with other plans and strategies.

4.3 Given the conclusions reached in the detailed screening assessments for the Part 1 and Part 2 Local Plans, it is considered unnecessary to undertake an appropriate assessment under the Habitat Regulations for the Design SPD. This is because the SPD will not increase the level of growth proposed in the Plan area, or alter the location of growth proposed to meet development need (including within the river Mease SAC catchment). Moreover, nothing included in the design SPD will alter existing policies included in the Plan to protect the SAC from inappropriate development or secure appropriate measures via the River Mease DCS. The purpose of the SPD is to further explain the design principles set out in Policy BNE1 (Design Excellence) of the Local Plan and set out the ways in which developers could achieve improved design with reference to those principles.

4.4 In any case the Council has sought control the extent of new housing in the catchment of the River Mease SAC through the Local Plan part 1 and Part 2 documents and indeed allocations for less than 134 homes in total are proposed for villages in the River Mease Catchment. Moreover all sites that would discharge to WwTWs in the Mease catchment benefit from planning consent and will make an appropriate financial contribution

towards mitigating their potential effects on the SAC via the River Mease Developer Contribution scheme (DCS).

5 Conclusions

- 5.1 The Council has previously screened out a requirement to undertake an appropriate assessment under the Habitat Regulations Assessment in respect of the Part 1 Local Plan and Part 2 Local Plan. This is because both plans would not have a likely significant effect on International sites when considered alone or in combination with other plans or programmes owing to the scale and nature of growth planned, its location and the measures proposed to control the significance of any environmental effects.

- 5.2 Given the limited scope of the Design SPD which provides guidance on housing mix and tenure no effects on International sites are likely. Nothing in the SPD will alter the location or scale of new development proposed in higher tier policy documents

Exley Kevin

From: Drewry, Joe A <joe.drewry@environment-agency.gov.uk>
Sent: 23 May 2017 15:26
To: Exley Kevin
Cc: Millbank, Rob
Subject: FW: Design SPD SEA and HRA Draft Screening statement
Attachments: Design SPG v6.pdf; Design Screening Statement v1.pdf

Hi Kevin,

We have no comments to make on the below draft screening statement as it indicates no significant environmental effects.

Thanks,

Joe Drewry

Planning Advisor - Derbyshire

Sustainable Places - Planning Team

Please note my new telephone number

Email : joe.drewry@environment-agency.gov.uk

External : 02030 253277, Internal: 53277

From: Planning, Lower Trent
Sent: 19 May 2017 16:24
To: Millbank, Rob <rob.millbank@environment-agency.gov.uk>; Drewry, Joe A <joe.drewry@environment-agency.gov.uk>
Subject: FW: Design SPD SEA and HRA Draft Screening statement

Hi guys,

Please see email below and attachments from Kevin Exley at South Derbyshire District Council. Not sure which one of you will be actioning this, so sent it to both of you.

Regards,

Lydia Bond

Planning Advisor - Leicestershire and Nottinghamshire

Sustainable Places - Planning Team

☎ Internal: 2796 / 45166

☎ External: 0115 9828396 / 020 847 45166

✉ Environment Agency | Trentside Offices | Scarrington Road | West Bridgford | NOTTINGHAM | NG2 5BR



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From: Exley Kevin [<mailto:Kevin.Exley@south-derbys.gov.uk>]
Sent: 19 May 2017 15:37
To: 'e-emids@HistoricEngland.org.uk' <e-emids@HistoricEngland.org.uk>; Planning, Lower Trent <planning.trentside@environment-agency.gov.uk>; 'consultations@naturalengland.org.uk' <consultations@naturalengland.org.uk>
Cc: Sworowski Nicola <Nicola.Sworowski@south-derbys.gov.uk>
Subject: Design SPD SEA and HRA Draft Screening statement

Dear Sir/Madam

Please find attached a copy of the draft Design SPD Screening assessment undertaken by South Derbyshire District Council in respect of the HRA and SEA regulations. I have addressed this to the general consultation email address we hold of your respective organisations however if you have received this email directly I have copied you in the expectation that you are the most likely officer to respond to the consultation.

This document will be going to our Environment and Development Services Committee shortly and is not available on our website currently. Hence the document is attached above.

For information Policy BNE1 (Design Excellence) to which this guidance relates is available to view at http://www.south-derbys.gov.uk/Images/Local%20Plan%20Part%201_Chapters%206%20-%20Appendicies_tcm21-281375.pdf whilst the Part 1 SA is available to view at: http://www.south-derbys.gov.uk/Images/LP1%20Sustainability%20Appraisal%20update%20Main%20Report_tcm21-281382.pdf

I have included a draft version of the councils screening assessment which concludes that the Plan will not give rise to any likely significant environmental effects and will not affect the integrity of any European/Ramsar sites. A negative screening decision in respect of the need for SEA and any further stages of HRA has therefore been provisionally reached.

I would ask that in all cases that a formal response in respect of the need to undertake SEA or an appropriate assessment be provided to the Authority by Monday 12 June, but would very much welcome an early response if at all possible. I would also welcome early discussion should you need further information regarding the scope and content of either SPD or the South Derbyshire Local Plan in coming to a formal view, or should you have concerns regarding your ability to respond within 21 days.

Kind regards

Kevin Exley
Planning Policy Officer (Sustainability)
South Derbyshire District Council

01530 228717

Kevin Exley
Planning Policy Officer (Sustainability)
South Derbyshire District Council

01283 228717

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Exley Kevin

From: Mahoney, Sean (NE) <Sean.Mahoney@naturalengland.org.uk>
Sent: 30 May 2017 05:41
To: Exley Kevin
Subject: RE: Design SPD SEA and HRA Draft Screening statement

Dear Kevin,

Planning consultation: South Derbyshire District Council Design Supplementary Planning Document (SPD) Strategic Environment Assessment (SEA) & Habitats Regulations Assessment (HRA) Screening Statement

Thank you for your consultation.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the Screening Report which assesses the requirement for a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA) for the South Derbyshire District Council Design Supplementary Planning Document (SPD).

Natural England concurs with the report's conclusion that it is unlikely that there will be any significant environmental effects arising from the Design SPD that were not covered in the Appraisal of the Part 1 Local Plan which means that there is no requirement to undertake an SA/SEA. Natural England also agrees that the Design SPD would be unlikely to result in any significant effect on any European Site either alone or in combination and therefore no further assessment work under the Habitats Regulations is required.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us. For any queries relating to the specific advice in this letter only please contact me on 02080261940. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Kind regards

Sean Mahoney

Lead Adviser

Sustainable Development

East Midlands Area Team

Natural England

Apex Court
City Link
Nottingham
NG2 4LA

Tel: 02080261940

Mobile: 07825934258

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

Natural England offers two chargeable services – The Discretionary Advice Service (DAS) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service (PSS) provides advice for protected species mitigation licence applications.

These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

We now offer free and chargeable advice to land owners and managers planning works on Sites of Special Scientific Interest through the SSSI Advice Service.

From: Exley Kevin [mailto:Kevin.Exley@south-derbys.gov.uk]

Sent: 19 May 2017 15:37

To: 'e-emids@HistoricEngland.org.uk'; 'planning.trentside@environment-agency.gov.uk'; Consultations (NE)

Cc: Sworowski Nicola

Subject: Design SPD SEA and HRA Draft Screening statement

Dear Sir/Madam

Please find attached a copy of the draft Design SPD Screening assessment undertaken by South Derbyshire District Council in respect of the HRA and SEA regulations. I have addressed this to the general consultation email address we hold of your respective organisations however if you have received this email directly I have copied you in the expectation that you are the most likely officer to respond to the consultation.

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Kind regards

Kevin Exley
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01530 228717

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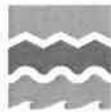
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Historic England

EAST MIDLANDS OFFICE

Mr Kevin Exley
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
Derbyshire
DE11 0AH

Direct Dial: 01604 735460

Our ref: PL00098642

8 June 2017

Dear Mr Exley

RE: SDDC DRAFT DESIGN GUIDE SPD - SCREENING OPINION REQUEST

Thank you for your consultation request for a Screening Opinion in respect of the Draft Design Guide SPD.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage. Our comments are based on the information supplied with the screening request.

On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England is of the view that the preparation of a Strategic Environmental Assessment is not likely to be required.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at:

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

Should it be concluded that, overall, a SEA will be required for the Plan, Historic England would be pleased to discuss the scope of the assessment in relation to the historic environment in due course.

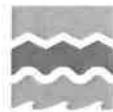
I hope that this information is of use to you at this time. Should you have any queries, please do not hesitate to contact me



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

Telephone 01604 735460
HistoricEngland.org.uk





Historic England

EAST MIDLANDS OFFICE

Yours sincerely,

Rosamund Worrall
Historic Environment Planning Adviser
Rosamund.worrall@historicengland.org.uk



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

Telephone 01604 735460
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 15
DATE OF MEETING:	16th NOVEMBER 2017	CATEGORY: DELEGATED
REPORT FROM:	DIRECTOR OF COMMUNITY AND PLANNING SERVICES	OPEN
MEMBERS' CONTACT POINT:	RICHARD GROVES (01283) 595738 richard.groves@south-derbys.gov.uk	DOC:
SUBJECT:	BEYOND THE HORIZON – THE FUTURE OF UK AVIATION	REF: s:/Community and Planning/ Committee Reports/EDS31
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: EDS17

1.0 Recommendations

- 1.1 It is recommended that the response submitted to the Department for Transport, included at Annexe A of this report, be noted.

2.0 Purpose of Report

- 2.1 The purpose of the report is to advise members of the Council response to the consultation “Beyond the Horizon – The future of UK aviation”, prepared by the Member Working Panel, in accordance with the resolution of Environmental and Development Services Committee of 28th September 2017 (minute EDS/41 refers) and approved by the Chairman and Vice Chairman of this Committee using delegated powers.

3.0 Detail

- 3.1 Earlier this year, as the first step in the creation of a new Aviation Strategy for Britain, the Department for Transport published the document “Beyond the Horizon – The Future of UK Aviation” for consultation. At its meeting of 28th September Environmental and Development Services Committee was advised that the closing date for the initial consultation was 13th October 2017. In recognition of the breadth, complexity and technical nature of the issues raised it was resolved to establish a Member Working Panel to prepare Council responses to this and future aviation strategy consultations and that the response to the initial consultation be reported to a future meeting of this committee for information.

4.0 Financial Implications

4.1 There are no direct financial implications for the Council.

5.0 Corporate Implications

5.1 Aviation has implications for the following key aims of the Corporate Plan:

- “Enhance environmental standards”: aircraft movements and airport activity can potentially have environmental and amenity implications in terms of noise, air quality, and surface transport.
- “Maintain a skilled workforce”: East Midlands Airport, related businesses clustered close to that site, aircraft parts manufacturers within and close to the district and the local tourism industry provide employment for South Derbyshire residents.
- “Help to influence and develop the infrastructure for economic growth”, “work to attract further inward investment” and “work to maximise the employment, training and leisure uses of the National Forest by residents and increase the visitor spend by tourists”: South Derbyshire District Council is a consultee on planning applications affecting the East Midlands Airport site and is assisting in the planning of the Infinity Park development on the southern fringe of Derby, which may contribute toward supporting aviation-related employment for South Derbyshire residents. The presence of East Midlands Airport is a key selling point in attracting inward investment of all types to the district and could also potentially contribute toward growing the local tourism economy, including within the National Forest as it develops as a visitor destination.

6.0 Community Implications

6.1 Aviation has implications for the following themes of the Sustainable Community Strategy:

- “Healthier Communities”: aircraft noise and emissions can potentially be harmful to human health.
- “Sustainable Development”: aviation activity can impact upon the environment in terms of noise and emissions, but can also provide economic and employment benefits, often accompanied by training provision, at airports and in other related businesses including logistics, aircraft parts manufacture and tourism. Airport surface access strategies can improve opportunities to travel using non-car modes.

7.0 Conclusions

7.1 The Member Working Panel met on 2nd October 2017 to prepare a Council response, which was duly submitted to the Department for Transport and is included at Annexe A of this report for information.

8.0 **Background Papers**

“Beyond the Horizon - the future of UK aviation”

Dept. for Transport, 2017

“Beyond the Horizon – The Future of UK Aviation” - Council Response

1. The questions posed by the government in the consultation paper and Council responses, in italics, are set out below.
2. “In what order of importance should the policy challenges listed below be tackled?”
 - Keeping pace with consumer expectations
 - Maintaining high levels of safety and security
 - Expanding our access to markets and trade
 - Encouraging competitiveness
 - Meeting increasing demand through sustainable growth
 - Keeping pace with technology and developing skills for the future”

Each of these policy challenges is important, but the Council considers that too low a priority is accorded to the need to protect the interests of those whose amenity and health may potentially be adversely affected by air traffic movements. Reconciliation of growth with environmental protection is expressed in terms of “how to build capacity and promote growth and connectivity, while balancing this with the need to minimise impacts and respect environmental limits” (para 2.16 of the consultation document). This formulation is considered to be weak as it implies acceptance of a degree of harm in order to accommodate growth. The Council’s preferred approach would be to limit growth to levels that can be satisfactorily mitigated in terms of noise, particularly at night, air pollution and other environmental impacts.

The challenges of “keeping pace with technology and developing skills for the future” and “expanding our access to markets and trade” should be accorded a high priority given the economic importance of aircraft manufacturing and air transport. This is particularly the case in South Derbyshire where many local residents are employed in these sectors.

3. “What are your views on the proposed aims and objectives?” (para. 2.2 of the consultation document)

Whilst the aims and objectives are supported, particularly in regard to developing innovation, technology and skills, the reference to growth and environmental impacts should be strengthened as follows: “accommodate growth within the limits of what can be satisfactorily mitigated in terms of noise, including single event noise levels generated by individual air traffic movements, air pollution and other environmental impacts.”

4. “What are your views on the proposed policy principles?” (para. 2.5 of the consultation document)

The Council objects to the omission of references to the protection of the interests of those whose amenity and health could be adversely affected by air traffic movements or to the protection of the environment.

5. “What are your views on the proposed policy tests?” (para. 2.6 of the consultation document)

The policy tests appear to be sensible and are supported.

6. “What are your views on the government’s proposal to support airports throughout the UK making the best use of their existing runways, subject to the environmental issues being addressed?”

The general approach is supported, but it is considered that it should be strengthened by stating that any potential adverse noise and emissions impacts must be satisfactorily mitigated. This is particularly important in relation to night noise impacts, potentially resulting from increased numbers of air traffic movements, the use of noisier aircraft or inappropriate operational practices.

7. “This document sets out the questions that the government would like to explore in developing the Aviation Strategy, within each of the six objectives that have been identified. Are there any specific questions on the six objectives that you think should be included in the planned consultations?”

Questions relating to the following should be included in the forthcoming topic based consultations:

- *Should the government seek to accommodate, stimulate or suppress growth in air transport?*
- *What is the right approach to addressing air transport in such a way as to satisfactorily mitigate potential adverse noise and air pollution impacts?*
- *Are the right incentives in place to ensure that industry continues to reduce noise, including the feasibility of noise targets?*
- *What is the best approach and combination of policy measures to ensure we effectively address carbon emissions from aviation?*
- *What could the government do to assist in the planning and delivery of improved surface access to meet the needs of consumers and those employed at airport sites?*
- *What skills does the sector require to maintain its competitiveness in the future and what is the role for government in developing them?*

8. “Are there any other sources of information or evidence that the government should bear in mind when developing the strategy? If yes, please give us some details of the sources of information or evidence.”

These matters will be addressed in responding to the themed consultation papers to be published by the government as the next stage in developing its aviation strategy.

9. “Does the proposed timetable (paras 2.12 to 2.15 of the consultation document) provide enough time to examine the issues in sufficient depth?”

Yes, if the topic based consultation papers are published in good time and a sufficiently long period is provided to allow consultees to meaningfully engage with the process. Given the need to consult working groups, confer with other interested

parties and report to committees it is suggested that the consultation period for each paper should extend to some six months.

10. “What action could the government take in order to ensure that the maximum number of people, communities and organisations are engaged in the process and are able to have their views heard?”

It is requested that maximum publicity be given to the themed consultations and that sufficient time provided to allow local authorities, parish councils, other public bodies, businesses and members of the public to fully engage with the process of preparing the strategy. The government should organise exhibitions and workshops to enable members of the public as well as politicians, professionals and business leaders to understand the issues to be tackled.

11. “Would your organisation be willing to take part or help organise events to help the development of the strategy?”

The Council would be willing to take part in such events, subject to availability of resources.

12. “Are there any issues which we have not covered in this document which you think should be included in the consultation process?”

Yes. It is considered that the question as to whether the government should seek to accommodate, stimulate or suppress growth in air transport should be open for debate as part of this consultation. The current document is framed in such a way as to suggest that growth will be encouraged with no possibility that any other stance might be considered.

REPORT TO:	ENVIRONMENT AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 16
DATE OF MEETING:	16th NOVEMBER 2017	CATEGORY: DELEGATED
REPORT FROM:	PLANNING SERVICES MANAGER	OPEN
MEMBERS' CONTACT POINT:	TONY SYLVESTER 01283 595973	DOC:
SUBJECT:	'WELCOME TO AN ACTIVE SOUTH DERBYSHIRE' PROJECT	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE:

1.0 Recommendations

1.1 Members approve the following:

- (i) Support in principle the National Forest Company's Stage 2 bid to the Sport England Core Market Fund for the 'Welcome to an Active South Derbyshire Project' and to receive a future report on the outcome of the bid.

2.0 Purpose of Report

2.1 To gain Members support for the 'Welcome to an Active South Derbyshire Project'.

3.0 Detail

3.1 At the Housing and Community Services Committee's meeting of 9th June, 2016 a report on the development of the Council's approach to physical activity and sport informed Members of the impending changes to Sport England's funding programmes and authorised officers to pursue applications to the emerging funds.

3.2 The adoption of the South Derbyshire Physical Activity, Sport and Recreation Strategy provided the strategic context for the submission of an Expression of Interest bid to the Sport England Core Market Fund by South Derbyshire Sport. This bid was one of 30 to be successful and invited to submit a full submission. 250 EOI's were received by Sport England requesting over £55million for a fund of £10million.

Core Market – Sport England research has identified that 35% of the adult population regularly take part in physical activity but this activity often stops at 'life changing' points such as parenthood, job change, illness or house move. The Core Market Fund looks to fund innovative projects which reduce the impact of these life changing events and supports continued physical activity habit.

Clearly the current and future housing growth in the District means that over the period 2015 to 2020. There will be an estimated 9000 people will move into new

homes in South Derbyshire. The situation is ideal for a project to look at how these residents can be supported to carry on being active.

Consequently a project called 'Welcome to an Active South Derbyshire' which encompasses 3 approaches has been designed:

- Active Design – incorporating Sport England active design principles in the planning of new communities.
- Householder Packs – a promotional pack provided to all new homeowners providing information on physical activity opportunities in their neighbourhood and wider afield.
- Infrastructure Development – provision of physical elements such as signage for walk/cycle routes and activity provision at local community hubs promoted by volunteer 'community champions'.

These three elements will be delivered over a 4 year period with year 1 being a gathering of information from residents who have moved into new developments in the last year which will be analysed and used to influence the design and infrastructure provision in new neighbourhoods such as Drakelow, Broomey Farm, Hilton, Etwall, Stenson etc. The final project delivery plan is being confirmed but will be based around a part time project officer who will coordinate development of householder packs, liaise with the Design Excellence Officer on the inclusion of 'Active Design' in the planning process and the delivery of infrastructure.

In terms of this Committee the relevant work will be within the 'Active Design' and 'Infrastructure Development' areas with the proposal for the Council to appoint a Planning Intern who would support the Design Excellence Officer in adopting the design guide elements for walking/cycling/public open space/community hubs in new neighbourhoods, potentially as part of an adopted 'Building For Life' standard.

Since the initial EOI submission a number of organisations have expressed a wish to be involved in the project as they recognise that the learning gained will have county, regional and potentially national significance around sustainable planning in two tier authority areas. The National Forest Company has committed funds and officer time for co-ordination of the project and with the approval of Sport England agreed to be the accountable body for the project.

These organisations include North West Leicestershire District Council, Derby City Council, Derbyshire County Council, National Forest Company, South Derbyshire Council for Voluntary Service. The project is designed to engage those partners either from the start or later in the process.

The National Forest Company has submitted a Stage 2 submission on behalf of the National Forest Outdoor Activity Partnership. Sport England will then confirm successful projects in December with a start within 6 months of that date.

4.0 Financial Implications

- 4.1 **Core Market** – The 'Welcome to an Active South Derbyshire' project is seeking £250,000 from Sport England towards a £472,000 project. In terms of the Councils involvement the contribution to the project would be £126,000 which would be allocation of £30,000 from the Sport and Health Reserve, £30,000 Commuted Sum Reserve (earmarked for spend in areas of housing growth), £60,000 Section 106

funds for infrastructure (as per Section 106 agreements) and £6,000 from existing revenue budgets.

- 4.2 The value of the work delivered by the Council in the project would be approximately £282,000 which would be the above investment plus £156,000 of Sport England grant.
- 4.3 Further detail of the financial implications will be developed for consideration by this Committee if the Stage 2 bid is successful but it is not expected that the project will require funding from the Council that is not already available in reserves or service budgets.

5.0 Corporate Implications

- 5.1 The Sport England grant programmes that the Council itself or as a partner has submitted application to fit within the Corporate Plan and in particular the 'People' theme, related to improved physical and mental health but also the 'Place' theme in respect of using the planning process to promote active living in our new communities.

6.0 Community Implications

- 6.1 South Derbyshire District Council has developed a successful and well recognised sport and health intervention from Sport England will help maintain this community intervention, in particular the new families moving into the District.

8.0 Background Papers

- 8.1 Core Market Expression of Interest

REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 17
DATE OF MEETING:	16th NOVEMBER 2017	CATEGORY: DELEGATED
REPORT FROM:	DIRECTOR OF COMMUNITY AND PLANNING SERVICES / DIRECTOR OF HOUSING AND ENVIRONMENTAL SERVICES	OPEN
MEMBERS' CONTACT POINT:	STUART BATCHELOR (Ext. 5820) / GED LUCAS (Ext. 5775)	DOC:
SUBJECT:	COMMITTEE WORK PROGRAMME	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: G

1.0 Recommendations

1.1 That the Committee considers and approves the updated work programme.

2.0 Purpose of Report

2.1 The Committee is asked to consider the updated work programme.

3.0 Detail

3.1 Attached at Annexe 'A' is an updated work programme document. The Committee is asked to consider and review the content of this document.

4.0 Financial Implications

4.1 None arising directly from this report.

5.0 Background Papers

5.1 Work Programme.

Environmental & Development Committee – 16th November 2017 Work Programme

Work Programme Area	Date of Committee meetings	Contact Officer (Contact details)
Reports Previously Considered By Last 3 Committees		
Corporate Plan 2016-21: Performance Report (1 Jan-31 March 2017)	1 st June 2017	Keith Bull Head of Communications (01283 228705)
Service Plan	1 st June 2017	Keith Bull Head of Communications (01283 228705)
Key Performance Indicators – Licensing Department	1 st June 2017	Ardip Kaur Legal & Democratic Services Manager (01283 595715)
Swadlincote Town Centre Grant Scheme	1 st June 2017	Mike Roylance Economic Development Manager (01283 595725)
Corporate Anti-Social Behaviour Policy	1 st June 2017	Chris Smith Communities Manager (01283 595 924)
Design Supplementary Planning Document and Air Quality	1 st June 2017	Matt Holford Environmental Health Manager (01283 595856)

Enforcement and Compliance Report	1 st June 2017	Matt Holford Environmental Health Manager (01283 595856)
Corporate Plan 2016-21: Performance Report (1 April – 30 June 2017)	17 th August 2017	Keith Bull Head of Communications (01283 228705)
Private Hire Licensing Mandatory Training - Child Sexual Exploitation Awareness	17 th August 2017	Emma McHugh Senior Licensing Officer (01283 595716)
Infinity Park Garden Village	17 th August 2017	Tony Sylvester Planning Services Manager (01283) 595743
Key Performance Indicators – Licensing Department	28 th September 2017	Emma McHugh Senior Licensing Officer (01283) 595716
Review of Private Hire Licensing Policy – Licensing Department	28 th September 2017	Emma McHugh Senior Licensing Officer (01283) 595716
Charging for Requests for Food Hygiene Revisits	28 th September 2017	Matt Holford Environmental Health Manager (01283) 595856
Swadlincote Heritage Trail	28 th September 2017	Kate Allies Environmental Development Manager (01283) 535039

Beyond the Horizon - The Future of UK Aviation	28 th September 2017	Richard Groves Planning Policy Officer (01283) 595738
Provisional Programme of Reports To Be Considered by Committee		
Key Performance Indicators – Licensing Department	16 th November 2017	Emma McHugh Senior Licensing Officer (01283) 595716
Corporate Plan 2016-21: Performance Report (1 July – 30 September 2017)	16 th November 2017	Keith Bull Head of Communications (01283) 228705
The Waste (England and Wales) (Amendment) Regulations 2012	16 th November 2017	Adrian Lowery Direct Services Manager (01283) 595764
Refuse Collection Resources	16 th November 2017	Adrian Lowery Direct Services Manager (01283) 595764
Enforcement Quarterly report	16 th November 2017	Matt Holford Environmental Health Manager (01283) 595856
Adoption of Affordable Housing Supplementary Planning Document	16 th November 2017	Karen Beavin Planning Policy Team Leader (01283) 595749

Adoption Of Design Supplementary Planning Document	16 th November 2017	Richard Shaw Design Excellence Officer (01283) 228764
Beyond the Horizon - The Future of UK Aviation	16 th November 2017	Richard Groves Planning Policy Officer (01283) 595738
'Welcome to an Active South Derbyshire' Project	16 th November 2017	Tony Sylvester Planning Services Manager (01283) 595743
Southern Derby Area Development Framework Document	4 th January 2018	Tony Sylvester Planning Services Manager (01283) 595743
Annual Monitoring Report	25 th January 2018	Karen Beavin Planning Policy Team Leader (01283) 595749
Draft Waste Local Plan	25 th January 2018	Richard Groves Planning Policy Officer (01283) 595738
Draft Minerals Local Plan	25 th January 2018	Richard Groves Planning Policy Officer (01283) 595738
Boulton Moor Development Framework Document	25 th January 2018	Karen Beavin Planning Policy Team Leader (01283) 595749

Corporate Plan 2016-21: Performance Report (1 October – 31 December 2017)	1 st March 2018	Keith Bull Head of Communications (01283) 228705
Enforcement Quarterly report	1 st March 2018	Matt Holford Environmental Health Manager (01283) 595856
Draft Local Green Spaces DPD	1 st March 2018	Karen Beavin Planning Policy Team Leader (01283) 595749
Report on Empty Home Interventions	19 th April 2018	Matt Holford Environmental Health Manager (01283) 595856
Corporate Plan 2016-21: Performance Report (1 January – 31 March 2018)	2018/19	Keith Bull Head of Communications (01283) 228705