

*Draft Version 0.10 Dated: March 2021*

**NEIGHBOURHOOD DEVELOPMENT PLAN 2016 to 2028**

*“Melbourne and Kings Newton are special places, they will continue to grow and change. This Neighbourhood Plan guides that growth and change so that we keep what is special but improve our Parish for all who live and work here.”*

Jane Carroll – Melbourne Parish Council

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## **1. INTRODUCTION TO THE NEIGHBOURHOOD PLAN**

### **What is the Melbourne Parish Neighbourhood Plan?**

1.1 This is a plan which promotes the development of our Parish and the preservation and development of our vibrant community in line with the strategic policies of the South Derbyshire District Council Local Plan.

1.2 The plan is designed to maintain and enhance the character of the Parish and enable improvements where they are needed, placing the community at its core.

1.3 The plan covers the area of the Civil Parish of Melbourne, which includes the settlements of Melbourne and Kings Newton, as shown on the Parish Map (Section 5, Page 8). It covers the period from 2016 until 2028, which is aligned with the time period set out in the South Derbyshire District Council Local Plan Part 1 and Part 2.

1.4 Melbourne Parish Council is the local council responsible for the area and has approved the plan. The Parish Council delegated the work of preparing the plan to a group consisting of Parish Council representatives and volunteers, collectively known as the Neighbourhood Development Plan Working Group.

1.5 Neighbourhood plans give parish communities a say in what sorts of development should and should not be permitted in their area. The Consultation Statement that accompanies this plan describes how we have consulted local people. Consultation has taken place in a variety of forms and over a considerable period of time. The plan has been compiled with the involvement of local residents, businesses and organisations.

1.6 Our Neighbourhood Plan will be an important addition to the Local Plan for South Derbyshire. Policies within the Neighbourhood Plan reflect local need.

1.7 Given the way planning law works, it is not possible to have statutory policies on many of the things that are important to us, such as car parking or financing an indoor sports centre. These are examples of things that have been highlighted by local people during the preparation of the Neighbourhood Plan but are not defined in planning law as “development”. However, where possible, we have identified them as ‘Community Aspirations’, making it clear that they will be aspirations the Parish Council will try to achieve, in partnership with other councils and bodies, over the lifetime of the plan.

1.8 The basic conditions which apply to neighbourhood plans are:

- It has regard to national policies and advice contained in guidance issued by the Secretary of State.
- the making of the neighbourhood plan contributes to the achievement of sustainable development.
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (South Derbyshire District Council).
- Be compatible with any EU obligations.
- prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

1.9 TERMINOLOGY. Throughout this plan, “Melbourne” means the parish of Melbourne and Kings Newton (that is, the entire plan area), except where it is defined as something else.

1.10 The plan has been developed in accordance with the guidance in the National Planning Policy Framework (NPPF), which promotes a positive approach to sustainable development and sustainable growth.

### **How will the Plan be used?**

1.11 At a public meeting held in October 2014 it was agreed to commence a Neighbourhood Plan in order to try to avoid further speculative development in the Parish and enable the community to have a say in any future housing and other development.

1.12 Melbourne has been identified as a ‘Key Service Village’ and Kings Newton as a ‘Rural Village’ in the SDDC Local Plan Part 1 Policy H1.

1.13 One of the main purposes of the plan is to help South Derbyshire District Council to make decisions on planning applications. The plan is also intended to guide land owners and developers, to encourage the right sort of development in the right places and to make the area a better place to live, work and visit.

1.14 Developers and planners will be required by law to take account of the statutory policies of the Neighbourhood Plan. The plan will become part of the statutory development plan alongside the district council’s local plan.

1.15 All policies within the plan should be treated equally.

1.16 By law, some planning applications have to be accompanied by a 'design and access statement'. Where a design and access statement is provided, it should specifically address the policies of this plan, explaining how the proposed development accords with the policies.

## **2. SUMMARY LIST OF THE POLICIES OF THE NEIGHBOURHOOD PLAN**

Policy DP1 – Development will be 'infill' only within the Settlement Boundaries of the villages.

Policy DP2 – Maintain the separation between Melbourne and Kings Newton.

Policy DP3 – Proposals for development of dwellings within the Settlement Boundaries will be supported if they have three bedrooms or fewer, which means that any 'infill' will be for new starter homes and for downsizing rather than for large 'executive homes'.

Policy OS1 – Development of the eight areas of Local Green Space will be resisted.

Policy OS2 – Protection from development for footpaths, public rights of way and greenways.

Policy OS3 – Proposals which protect and enhance biodiversity will be supported.

Policy OS4 – The preservation of Grades 1, 2 and 3a agricultural land will be supported.

Policy HC1 - Preserve the historical and cultural Heritage Assets and the existing Conservation areas.

### **3. SUMMARY LIST OF THE COMMUNITY ASPIRATIONS**

CA1 – Support for proposals to improve parking provision.

CA2 – Support for proposals to reduce traffic congestion.

CA3 – Support for proposals to improve public transport provision.

CA4 – Support for proposals to modernise and improve drainage & sewerage in the Parish.

CA5 – Primary Education – All children in the Parish should have the opportunity to attend Melbourne Infant and Junior Schools.

CA6 - Secondary Education – All children in the Parish should have the opportunity to attend the same secondary school which should provide the highest educational standards.

CA7 – Health Care – Melbourne Medical Centre will continue to provide the fullest range of services required by all ages in the community.

CA8 – Support for proposals to improve the Senior Citizens Centre and Community Care provision.

CA9 – Support for improvements to existing recreational facilities and playgrounds and for any new children’s playgrounds.

CA10 – Support for proposals to provide new indoor sports facilities.

CA11 – Support for proposals to provide a new performance venue.

CA12 – Support for proposals to improve the mobile network, internet and broadband.

## 4. VISION FOR MELBOURNE AND KINGS NEWTON

4.1. This section sets out the Parish Council's vision for the Neighbourhood Plan, which has been finalised following progressive consultations with local people and which is supported by 93% of those taking part in the Development Plan Survey (see CEF 8)

4.2. Our vision for Melbourne and Kings Newton:

*“A vibrant, sustainable and caring community. We want to keep the heritage, attractive landscape, and rural nature of our villages. We want any housing development to be small and to fit the needs of local people, and to be at a pace that our drains, sewers, roads, parking, schools and the medical centre can cope with. We want to keep and protect from development the open space between Melbourne and Kings Newton and to protect agricultural land. We want facilities to encourage sports, physical fitness, entertainment and clubs and societies, and to promote village life.”*

4.3. Our vision will be achieved by:

- Promoting this plan together with the South Derbyshire District Local Plan to ensure that they are agreed and adopted.
- Supporting development within the Parish that meets the agreed criteria and standards, and is designed in accordance with guidelines, reflecting the town's distinctive character.
- Firmly opposing any applications which do not comply, or which conflict with, any of the policies.
- Preserving and protecting open spaces, encouraging enhancement of recreational and community facilities.
- Supporting the local economy to maintain a thriving town centre, building on strengths including our heritage and community.

## 5. MELBOURNE PARISH MAP





## **6. CHARACTER AND QUALITY OF THE PARISH**

### **Introduction**

6.1 Melbourne and Kings Newton have a strong visual character and it is important that any new development recognises and respects that character and contributes to the quality of this special place. The community only supports growth in line with the strategic policies of the South Derbyshire District Council Local Plans. People are aware that new developments, large or small, may erode the qualities that make the Parish special if they are not carefully managed in terms of their layout and design. It is important that residential developments should be both interesting and sensitive to their location. This is particularly true for the approved development of houses on the Station Road sites. They should not be the “anywhere-type” estate that does not respond to the strong character of Melbourne and Kings Newton and does not have a sense of place. Similar considerations apply to developments of all kinds, including community and educational facilities and any new places of employment.

### **Who says Melbourne & Kings Newton are special? What’s the evidence?**

6.2 Local people, when consulted in the preparation of the Neighbourhood Plan, gave the following examples of why they consider Melbourne and Kings Newton to be special:

- local character and distinctiveness
- local landscape quality
- distinctive views and vistas
- access to the countryside
- heritage and conservation
- sense of community and caring

Many outsiders also think Melbourne and Kings Newton are special and becoming increasingly attractive to visitors.

### **What are Melbourne’s distinctive characteristics?**

6.3 Melbourne is an historic, rural market town surrounded by a rural and attractive landscape. It has a powerful sense of place in terms of both built environment and rural setting and there is a strong defining link between the two. The views of the settlement within the surrounding landscape, from outside the town, and the views

outwards, from within the town, provide a constant and important visual connection between town and countryside. The location, landscaping and design of any new development is therefore crucial to maintaining this critical balance between landscape and settlement.

## **7. HOUSING AND DEVELOPMENT POLICY**

### **7.1 Background**

7.1.1 In recent years, the development that has taken place together with the number of recently- approved planning applications has resulted in public concern, expressed at consultation events, that unplanned and speculative growth could jeopardise the rural and heritage setting of the Parish, have adverse impacts on the overall infrastructure and would not be sustainable in the long term.

7.1.2 The 2011 census identified 2,145 households in the Parish, of which 33% were detached, 30% were semi-detached, and 28% terraced housing. The remainder are purpose-built or are other flats and temporary dwellings.

7.1.3 71% of houses are owner occupied, 11% are social rented property, and the remainder are in private or other rented property.

7.1.4 The 2011 Census data identified the population of the Parish as 4,845, living in 2145 households. (See Appendix 1 for more information)

### **7.2 Local Planning Context**

7.2.1 The Local Plan for South Derbyshire has been developed in two parts:

- Local Plan Part 1 looked at larger-scale development across strategic sites and identified Melbourne as a “Key Service Village” and Kings Newton as a “Rural Village” (Policy H1) within the hierarchy of settlements, and identified neither as having suitable sites for a site meeting the criteria of a “strategic site” (100 dwellings or more).

- \* Local Plan Part 2 looked at smaller scale (non-strategic) housing allocations across the smaller villages and outlined a need for up to 600 houses across the whole District which was set out as part of the Local Plan Part 1 Policy S4 Housing Strategy.

7.2.2 Notwithstanding the SDDC Local Plans, several planning applications have already been approved in Melbourne and in Kings Newton, resulting in the completion of 130 dwellings from 2011 to April 2015, with planning permission granted for a further 185 dwellings to be completed in the near future, (See Appendix 5) an increase of more than 14% in the number of households compared with the 2011 census data.

7.2.3 Whilst this NDP supports the overall objectives and scale of development envisaged within the Local Plan Parts 1 and 2 for South Derbyshire, it recognises that Melbourne and Kings Newton have already made their contribution to the housing need of up to 600 houses by 2028, as identified in the Local Plan Part 2 Policy H23.

### **7.3 Local Housing Issues**

Full details of the issues raised at the consultations relating to housing appear in Appendix 2 and CEF 8.

#### **7.3.1 'Affordable' Homes:**

21 'affordable' dwellings were built between 2011 and April 2015 out of the total of 130 dwellings. Currently 47 additional affordable properties are planned from the further 185 dwellings granted planning permission up to the end of December 2016. Affordable housing is supported where it can come forward and this NDP supports SDDC Local Plan Part 1 Policy H21 on Affordable Housing.

#### **7.3.2 Separation of Melbourne and Kings Newton:**

There is a strong desire to maintain the physical separation of the two villages and their distinct character. The policies in Local Plan Part 2 (Policy SDT1) controlling building outside of the settlement boundary will afford a level of protection, but particular regard needs to be paid to maintaining the separation when considering future planning applications adjacent to the boundaries adjoining both villages.

#### **7.3.3 Homes for the elderly or for the young:**

Supporting information in Appendix 3 sets out the current provision within the parish for sheltered housing.

### **7.3.4 Protecting the countryside**

The policies set out in the Local Plan Part 2 (Policy SDT1 and BNE5), which enable development only within the settlement boundaries, and with adequate protection for adjacent sites, should afford some protection, providing the boundaries are sustainable in the longer term. The policies outlining protection of the countryside should adequately restrict development for housing.

### **7.3.5 Infrastructure and community facilities**

There is concern that infrastructure and community facilities are inadequate to cope with the recent housing growth and any further growth. The 'Infrastructure' section in this Plan details how these issues are proposed to be addressed.

**7.4 HOUSING AND DEVELOPMENT POLICIES:** This plan recommends that the following policies be adopted:

#### **7.4.1 POLICY DP1 – DEVELOPMENT WILL BE 'INFILL' ONLY WITHIN THE SETTLEMENT BOUNDARIES OF THE VILLAGES.**

**Explanatory Text:** This means that no new homes should be built in the fields outside the existing settlement boundaries of Melbourne and Kings Newton. Development within the village, particularly development on 'brownfield sites', i.e. sites which have previously been built on, and which may become available within the timescale of the plan, will be welcomed, particularly those which reflect the distinctive character of the villages. Planning permissions exist for 40 new homes within the settlement boundary and there is potential for development of sites of this nature where former industrial use is no longer practicable. An example is the development behind Derby Road, where the existing retail use is no longer required.

The policy limiting development outside of the settlement boundary (indicated on the map below) is consistent with the SDDC Local Plan Part 2 Policy SDT1 and BNE5 which regulates development within the countryside. The results from the Neighbourhood Development Plan Survey indicate that 88% support this policy (see CEF 8).

This Policy has been supported in Planning Appeal decisions, for example at Jawbone Lane, where the Inspector quoted the following Policies: "*Saved SDLP Housing Policy*

5 (HP5) restricts new housing development to within the village confines of Melbourne/Kings Newton” “Saved SDLP Environment (EV) Policy 1 only permits development outside settlements where it is essential to a rural based activity or unavoidable in the countryside” “The proposal would not be acceptable development in the countryside and would be contrary to Local Plan – Part 1 Policy H1 and SDLP Policies HP5 and EV1”

The full Planning Inspector’s report is included in Appendix 10.

**7.4.2 POLICY DP2 – MAINTAIN THE SEPARATION BETWEEN MELBOURNE AND KINGS NEWTON: DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD ADVERSELY AFFECT OR DIMINISH THE PRESENT OPEN AND UNDEVELOPED CHARACTER OF THE AREA OF SEPARATION LYING BETWEEN MELBOURNE AND KINGS NEWTON, AS SHOWN AND IDENTIFIED ON THE MAP ATTACHED AT PARA 8.4.2. APPROPRIATE USES IN THE AREA OF SEPARATION ARE AGRICULTURE, FORESTRY, MINERALS EXTRACTION AND OUTDOOR SPORT AND RECREATION USES. ANY BUILT DEVELOPMENT PERMITTED WITHIN THE AREA OF SEPARATION WILL BE LIMITED TO MINOR STRUCTURES AND FACILITIES WHICH ARE STRICTLY ANCILLARY TO THE USE OF THE LAND FOR THESE PURPOSES.**

**Explanatory Text:** One of the Core Planning Principles at national level in the National Planning Policy Framework (the NPPF) details that planning should: “*take account of the different roles and character of different areas*”. Paragraph 110 states that “*plans should allocate land [for development] with the least environmental or amenity value, where consistent with other policies in the framework*”. Whilst the NPPF does not specifically refer to ‘Areas of Separation’ from the guidance set out in the NPPF it can be seen that it recognizes the value of areas of local importance and so supports the idea of an Area of Separation in principle. The Area of Separation prevents the coalescence of settlements, provides green infrastructure and protects the identity of settlements. The Area of Separation has both environmental and amenity value.

In this particular case the Area of Separation has been defined to show where the potential risk of merging is at its greatest and exists to ensure that development does not harmfully reduce the separation in this sensitive area.

The area has clear physical boundaries and is socially and historically important in separating and defining the very different development of the two settlements: Kings Newton is predominantly characterized by its linear nature lined by listed and other historically-important buildings along Main Street whereas the nearest part of Melbourne is characterized largely by 20<sup>th</sup> century suburban growth out from its centre.

The area has been subject to pressure to develop it for residential purposes and it is considered important to provide clear policy guidance to ensure that further inappropriate development continues to be resisted: protecting the separate identities of Kings Newton and Melbourne and preventing their coalescence into one physical whole was supported by 79% of local residents in the survey work in preparation for this Neighbourhood Development Plan.

Protection of the area has also been recognized as important at appeal. In dismissing an appeal for the development of up to 60 dwellings on a significant part of the Area of Separation in 2016 the Government Inspector commented that:

*“The designated heritage asset of Kings Newton Conservation Area (the Conservation Area) lies to the north-west of the appeal site in a slightly elevated position. It has a distinct historic character and appearance and includes attractive and largely historic buildings predominantly lining Main Street as well as the historic parkland associated with Kings Newton Hall extending to the north. Its character, and accordingly its significance, is also derived from the well-preserved relationship of principal and out buildings along Main Street extending back towards associated agricultural land beyond. Glimpses of buildings within the Conservation Area are afforded through gaps in the hedge along the north side of Jawbone Lane, with more expansive views from the field gate which leads into the site. These views of the roofs, gables, chimneys, and in some cases rear elevations, of buildings on, and set back from, Main Street, interspersed with mature trees, are revealed further when viewed from the north part of the appeal site. Many of these are features of separately-designated heritage assets: the Hardinge Arms, Four Gables, Kings Newton Hall, Chantry House, 54 and 56 Main Street, 58 Main Street, Church House and Kings Newton House and outbuildings, all of which are listed. The Framework recognizes that significance can also be derived from an asset’s setting, which includes the surroundings in which it is experienced, and that such significance can be harmed through development within that setting. The Conservation Area’s setting includes the countryside to the south, of which the appeal site is part. The Conservation Area also gains some of its significance from being to a large degree historically, physically and perceptually separate from Melbourne. The disposition of surrounding countryside in relation to existing built areas within the Conservation Area plays a role in this aspect of its significance. This extensive countryside setting makes a positive contribution to the asset’s significance primarily through providing an open countryside landscape which the Conservation Area is set within and can be experienced from.”*

(Appendix 13 is the SDDC statement on the 3 conservation areas)

**7.4.3 POLICY DP3 – PROPOSALS FOR DEVELOPMENT OF DWELLINGS WITHIN THE SETTLEMENT BOUNDARIES WILL BE SUPPORTED IF THEY HAVE THREE BEDROOMS OR FEWER, WHICH MEANS THAT ANY ‘INFILL’ WILL BE FOR NEW STARTER HOMES AND FOR DOWNSIZING RATHER THAN FOR LARGE ‘EXECUTIVE HOMES’**

**Explanatory Text:** During the consultation phases both in January 2015 and in February 2016 (detailed in Appendix 2 of the Evidence documents) there was expressed a strong preference, where opportunities for development occur within the settlement boundaries, for a move away from the 4/5 bedroom “executive” homes towards dwellings of a smaller size. This would provide a balanced housing supply to meet the needs of different housing groups, as set out in the Sub-Regional Housing Market Assessment.

Consultations indicate that there is a shortage of modern smaller properties that are affordable to a wider range of purchaser. Two/three bedroom properties and flats are ideal for first time buyers as well as those wishing to downsize, potentially freeing up larger properties currently under-occupied.

Recognising the market demands and economic reality of development the policy is stated not as a constraint to prevent the building of larger homes, but to offer encouragement and support to any plans for development which would meet this community aspiration.

Any development must strengthen and improve on the defining landscape and settlement qualities identified in the SDDC Design Guide SPD (see Appendix 4).

Where new development is proposed within the settlement boundaries, preference in granting consent will be given to properties of both architectural and environmental merit and of size and proportions appropriate to local needs.

The results from the Neighbourhood Development Plan Survey indicate that 64% support this policy (see CEF 8).

## **8. OPEN SPACES POLICY**

### **8.1 Definition**

By “Open Spaces”, we mean Green Space, areas of Biodiversity, Public Rights of Way and Greenways.

These include greens, common land areas, rights of way, recreation areas and allotments. Two areas have been registered as village green spaces. No land is registered as common land as all of Melbourne Common was lost when the village was enclosed in 1791. There are 36 public footpaths in the parish which amount to more than 12 miles of walking. There is a large recreation ground on the edge of the village which offers a wide range of sports through the Sporting Partnership. Smaller open spaces include the Lothian Gardens, mainly for children, and several small play areas maintained by SDDC. There are two private allotment areas, one on the Hilly Field and the other off Blackwell Lane.

See Appendix 8 for Background and Context.

### **8.2 Identified Local Green Spaces**

After consultation with numerous bodies including the Parish Council, Melbourne Civic Society, Melbourne Footpaths Group and the Melbourne Historical Research Group, this Plan identifies and allocates 4 areas of Local Green Space (As listed in Appendix 8, Table 1. Table 2 shows spaces identified by South Derbyshire District Council.

### **8.3. Open Spaces Issues**

- To protect and enhance the character and quality of the environment of the area
- To protect the area from inappropriate development
- To safeguard important open areas within and around the parish
- To designate appropriate areas as Local Green Spaces
- To enhance existing public open spaces and seek to ensure more public open



spaces are provided within new housing developments

- To protect and enhance the network of public footpaths, bridleways, greenways and cycle paths
- To protect and enhance the biodiversity interests of the area.

#### **8.4. OPEN SPACE POLICIES:**

##### **8.4.1 POLICY OS1 – DEVELOPMENT OF THE IDENTIFIED AREAS OF LOCAL GREEN SPACE WILL BE RESISTED**

**Explanatory Text:** This means that development will be resisted on areas of Local Green Space unless in exceptional circumstances as defined in Policy BNE8, LGS1 and LGS2. Allocation of the following Local Green Spaces (see below) are in addition to those designated through the South Derbyshire Local Green Spaces Plan. These spaces, in close proximity to the people they serve, are demonstrably special and hold particular local significance.

In line with the NPPF, SDDC Local Plan Part 2 Policy BNE8, and Local Green Spaces Plan Policies LGS1 and LGS2, development of these sites will not be supported unless they are covered by the very special circumstances and exceptions outlined in the adopted local plan policies reproduced below:

#### **Policy BNE8: Local Green Space**

“Local Green Spaces will be protected from development except in very special circumstances or for the following limited types of development where they preserve the openness of the Local Green Space and do not harm the purpose for its designation:

- i) the construction of a new building providing essential facilities for outdoor sport, outdoor recreation, cemeteries, allotments or other uses of the open land;
- ii) the carrying out of an engineering or other operation.

Designations of Local Green Spaces will be made through a separate

Development Plan Document or Neighbourhood Development Plan. The Council will work to enhance the biodiversity, heritage, recreation and tranquillity value and where possible the public accessibility of Local Green Spaces through appropriate site management.”

### **Policy LGS1: Development on Local Green Spaces**

Development, which is in accordance with Policy BNE8, will be supported on local green spaces where it will not unduly affect the openness and essential quality of the space, with particular consideration given to scale, design and location of the proposal.

Proposals should demonstrate consideration of how they will:

A Protect, restore and enhance biodiversity and/or access to biodiversity.

B Improve community cohesion through considerations such as increased social activity.

### **LGS2: Enhancement of Local Green Space**

The Council will work positively with stakeholders to ensure the appropriate management of local green spaces. Opportunities will be sought to enhance local green spaces that could include:

#### Biodiversity

A Improvements to the long term management of spaces through changes to site management regimes and the development of site management plans

B Where appropriate support will be given to the registration of local green spaces as 'receptor sites' with the Environment Bank to allow financial contributions to be used to compensate for impacts on development sites elsewhere through habitat creation or management.

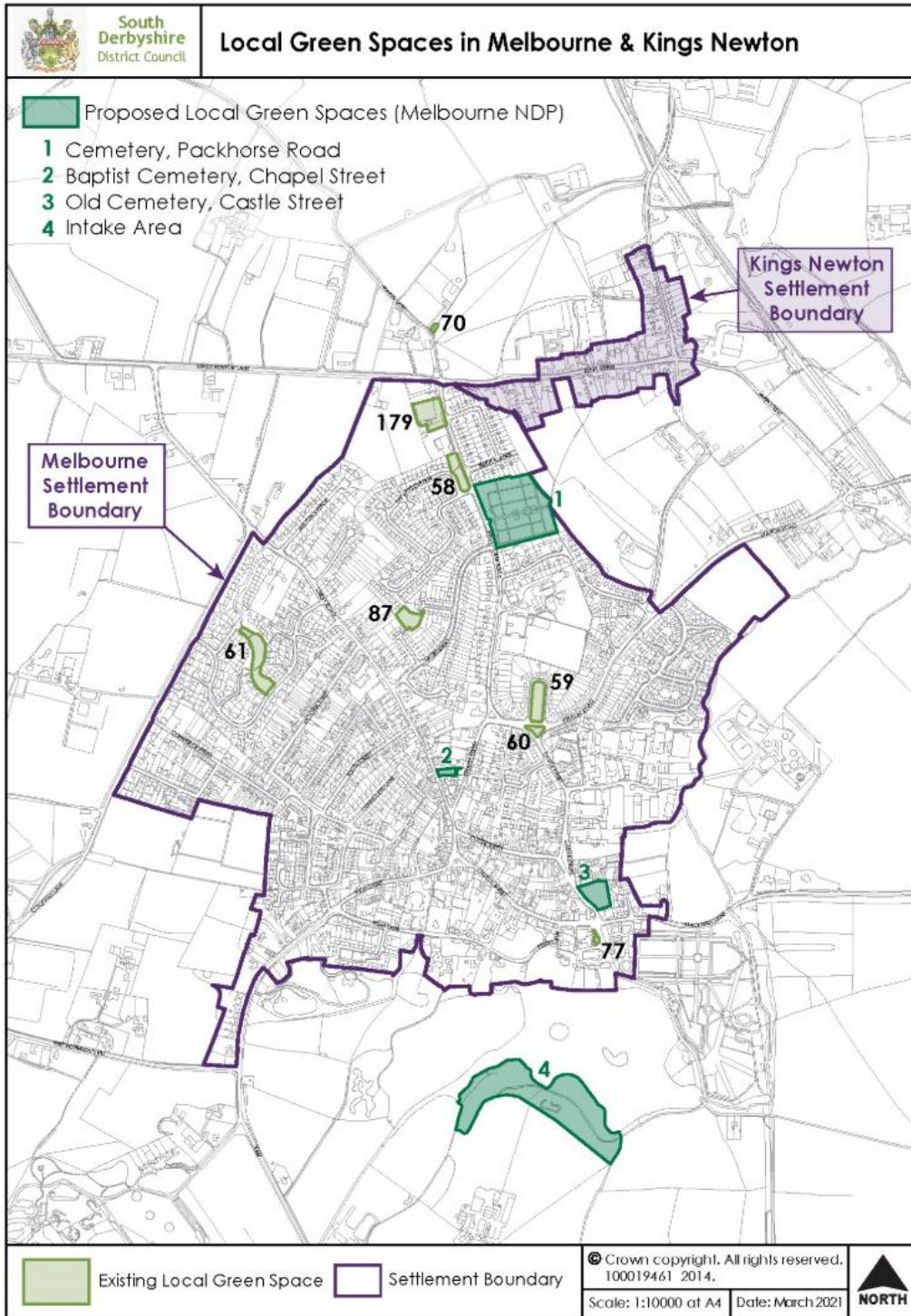
#### Accessibility

C The Council will work with landowners, site managers and local community groups to support proposals that improve public access and connectivity of the spaces to the communities they serve.

D Where sites are not publicly accessible, there will be no obligation for landowners to make sites so. Should a landowner be amenable to public or permissive access to their site, then the Council will work positively with the landowner and others to achieve this.

The results from the Neighbourhood Development Plan Survey indicate that 92% support this policy (see CEF 8).

### 8.4.2 Table and Map of Local Green Spaces to be included in the Neighbourhood Plan



Following consultation with landowners, the following areas are designated as Local Green Space in addition to those already designated through the Local Plan (see Appendix 8 for details of the letter sent to landowners).

1	Cemetery, Packhorse Road	The Cemetery Chapels are grade 2 listed. Protected by INF9.
2	Baptist Cemetery, Chapel St	Small area of tranquillity. Planting and wildlife. Designation suggested by chapel. Protected by INF9
3	Old Cemetery, Castle Street	Site of an old church, tranquil location. Protected by INF9.
4	Intake Area	Of great beauty and tranquillity close to western edge of town. Visitor attraction. Excellent views.

**8.4.3** For reference, the Local Green Spaces designated through the South Derbyshire Local Green Spaces Plan are as follows:

Site Reference	Site Name
58	West of Packhorse Road
59	North of Station Road
60	Washpit, Station Road
61	Off Acacia Drive
70	Holy well, Wards Lane
77	Church Close
87	Grange Close Recreation Ground
179	Kings Newton Bowls Club

#### **8.4.4 POLICY OS2 – PROTECTION FROM DEVELOPMENT FOR FOOTPATHS, PUBLIC RIGHTS OF WAY AND GREENWAYS**

Melbourne has 36 Public Rights of Way (footpaths and bridleways) and greenways which should continue to be protected, maintained and enhanced in order to encourage the health and well-being of the population.

In any new developments, provision should be made to extend the routes for walkers and cyclists, including, where possible, routes linking into the countryside network as well as into the town and to accommodate people of all ages and abilities.

Greenways must not be urbanised by new house building along them (see SDDC Local Plan 1; Policy INF2 Section B).

All new routes dedicated by the developer will be added to the Definitive Map at the expense of the developer. The results from the Neighbourhood Development Plan Survey indicate that 98% support this policy (see CEF 8).

#### **8.4.5 POLICY OS3 – DEVELOPMENTS THAT PROTECT AND ENHANCE BIODIVERSITY WILL BE SUPPORTED**

This means that wildlife should be encouraged by keeping open spaces, hedgerows and trees. Tree planting on verges should be encouraged (see Appendix 17). The results from the Neighbourhood Development Plan Survey indicate that 93% support this policy (see CEF 8).

SDDC Local Plan Part 2 Policies BNE3 and BNE 7 seek to protect biodiversity, trees, woodlands and hedgerows.

#### **8.4.6 POLICY OS4 – THE PRESERVATION OF GRADE 1, 2 AND 3a AGRICULTURAL LAND WILL BE SUPPORTED**

This means that any development which would result in agricultural land being lost for ever will not be supported. This also supports Local Plan Part 1 Policy BNE4 which seeks to protect soils 1, 2 and 3a. The results from the Neighbourhood Development Plan Survey indicate that 87% support this policy (see CEF 8).

## **Soils/Land quality**

Much of the local market garden land threatened with development is quality agricultural land. The land either side of Jawbone Lane, for instance, is classified by DEFRA as Grade 2 land which is defined as “very good agricultural land”. *Sources: Natural England: NCA Profile 70 Melbourne Parklands NE384 and DCC: Landscape Character of Derbyshire (2014), DCC website.*

Recognising that the Neighbourhood Plan is an opportunity to assess and anticipate future needs in this community, especially the most basic needs of food, water, shelter and health, and that our community is heavily dependent on vulnerable external supply chains, our policies are also intended to encourage the development of as much local sustainability, and particularly, resilience, as possible.

To this objective, we place a high priority in this plan on encouraging local food production, especially local agricultural businesses. Land taken out of agricultural use for housing or industry is effectively destroyed as a food resource, so we place a higher barrier to development on such land.

For Grade 1 agricultural land to be “developed”, the developer must demonstrate that calorific food yields from the new development will reach at least 80% of the potential food yield of the same land in agricultural use. To achieve such targets, we anticipate considerably more community and domestic food production in new developments than in existing properties: this has implications for the design of buildings and the layout of developments in which they sit.

Our existing Whistlewood Common project and the demonstration food forest at our local school are both replicable local exemplars and potential training providers, while the Saffron Lane development in Leicester (see Appendix 9) also offers pointers.

## **9. HERITAGE AND CONSERVATION POLICIES**

Melbourne and Kings Newton are notable for a combination of Heritage Assets, Listed Buildings, Scheduled Monuments and Conservation Areas, and undulating mixed farming landscape based on prime agricultural land. The historic environment is protected through the planning system via conditions imposed on developers and property owners.

## 9.1 Key issues:

- Historic assets play an important role in maintaining the distinctiveness and historic character of Melbourne Parish.
- Archaeological remains, both seen and unseen, have potential to be affected by new development e.g. the castle site.
- Risk of adverse effects on historical and cultural heritage assets from inappropriate development and poor design.
- Buildings at risk. At present, there are no Grade I or II\* buildings at risk. However, there are four buildings at risk which are either Grade II listed or in a Conservation Area, and these are on the buildings at risk register kept by the Derbyshire Historic Buildings Trust.
- The need to ensure sustainable use and re-use of heritage assets.
- Effects on the local landscape that inappropriate development could bring e.g. any developments which would lead to the coalescence of Melbourne and Kings Newton.
- The NPPF places considerable emphasis on non-designated heritage assets and information on these should be actively collected and shared via the Derbyshire Historic Environment Record so that full consideration of them is enabled at early stages in the development control process.
- Despite large areas of modern development on the north fringe of the town, the road network has so far retained its “legibility” and the historic roads still retain their function as main vehicular approaches to the centre. Any future new development should acknowledge the primacy of these routes.
- Good quality building materials are important to the preservation of local distinctiveness.
- The remnants of Melbourne’s horticultural heyday in the 19<sup>th</sup> century are still evidenced in old garden fruit trees, abandoned orchards, and the few remaining market garden families that are still in business. They provide a link with the 21<sup>st</sup> century movement towards sustainability and local produce, represented locally by Melbourne Area Transition. Efforts should be made to preserve and foster traditional horticultural skills and know-how, and to maintain local produce as part of the future landscape and economy.



- Inability to “absorb” much more new development without a severely detrimental effect on historic character.

## **9.2 HERITAGE & CONSERVATION POLICY:**

### **POLICY HC1 – PRESERVATION OF THE HISTORICAL AND CULTURAL HERITAGE ASSETS AND THE EXISTING CONSERVATION AREAS WILL BE SUPPORTED.**

This means that development will not be supported if it has a damaging impact on the historical setting of the Conservation Areas or the views to and from those areas. Developments should use building materials which blend in with the existing architecture of the villages. This policy supports existing legislation, the NPPF and SDDC Local Plan Part 2 Policy BNE10. The results from the Neighbourhood Development Plan Survey indicate that 93% support this policy (see CEF 8).

**Historical development of the area.** Melbourne is an attractive, appealing and historic settlement, with a vibrant and varied social mix and a strong community spirit. With a population of 4845 in 2011, the parish is large enough to have plenty of life of its own, yet small enough to preserve a village atmosphere.

**Listed buildings.** Melbourne and Kings Newton have about a fifth of the 711 listed buildings in the district (134 listed buildings detailed in Appendix 12). Of these 24 are of Grade 1 status and are mainly in the grounds of Melbourne Hall. The Parish Church and the Barn at Melbourne Hall have the same status. *Sources: Melbourne Parish Plan 2009 and Listed building list on SDDC website.*

**Conservation Areas.** Melbourne has three of South Derbyshire’s 22 conservation areas (see Appendix 13 for maps of the Conservation areas)

**Scheduled Monuments.** Melbourne Castle, described as a fortified manor with earlier medieval manorial remains, is a scheduled monument. *Source: Historic England website.*

**Locally Listed Buildings.** Melbourne Civic Society has approached SDDC about producing a Local Heritage List for the parish. *Source: English Heritage Guide to listing non-designated historic assets.*

**Registered Historic Parks and Gardens.** The gardens at Melbourne Hall are one of five sites in South Derbyshire in this category. See Appendix 14 for background

information on Heritage and Conservation and the separate Conservation Document by M Morris and P Heath.

## **10. COMMUNITY ASPIRATIONS**

This second section of the NDP describes and defines many issues that local people have indicated are very important to them during our extensive consultations. Because the remit of the NDP centres around planning issues it is not possible to formulate statutory policies on these matters. Therefore, they have been defined as a series of Community Aspirations. These aspirations have arisen as a direct consequence of information gathered during preparation of the NDP and will be considered by the Parish Council and incorporated into the Parish Plan appropriately.

It is noted that where appropriate development does take place, contributions to Section 106 funding will be sought to help finance these community aspirations.

### **10.1 INFRASTRUCTURE**

Expansion in housing since 2011 led to concerns expressed by residents at public meetings in 2014, 2015, 2016 and in responses to the Residents Survey, (CEF 8, Consultation Evidence Files (CEF) 2 and 4) that the current infrastructure in the villages would be unable to support further significant housing development. There were already signs that the system was under strain. The infrastructure issues were combined under the headings of: Parking, Traffic, Public Transport, Sewerage and Drainage and are summarized below (see CEF 2 and 4, Appendix 6, Appendix 7 for details.)

**10.2 PARKING & TRAFFIC** Public Consultations (CEF 2 and 4), the Neighbourhood Development Plan Residents Survey (CEF 8) and the Business Survey (Appendix 6) highlighted parking and traffic problems as major concerns of local residents.

### **CA1 – SUPPORT FOR PROPOSALS TO IMPROVE PARKING PROVISION**

Retailers believe that inadequate parking provision has an adverse effect on trade. Residents have expressed concerns about the consequences of parking in some areas. In residential areas, parked vehicles hinder access for emergency vehicles. A parking survey (Appendix 7) has been undertaken and demonstrates that at certain times of day parking is at a premium. Residents are parking in public car parks

overnight, restricting access for businesses and customers. The survey also showed support for improved space marking and signage.

The Parish Council in conjunction with other authorities, (SDDC, DCC Highways) will work to establish the extent of the parking problems and formulate a plan of action to resolve any issues. Improved signage, improved space markings in car parks and on street parking restrictions are some areas that deserve attention.

## **TRAFFIC**

### **CA2 – SUPPORT FOR PROPOSALS TO REDUCE TRAFFIC CONGESTION**

Traffic congestion has a significant impact on the people of Melbourne and King's Newton. The main route into the town from Derby crosses an ancient narrow causeway, Swarkestone Bridge. The bridge is becomingly increasingly congested. This poses difficulties for emergency vehicles, causes traffic delays and causes damage to this heritage asset. There has been some discussion of a possible alternative route, but this is unlikely to materialize in the foreseeable future. A variety of suggestions were put forward during consultations which aimed to reduce the congestion on roads within the town, particularly along Derby Road and outside the schools on Packhorse Road at key times of the day, Suggestions were also made which aimed to reduce the incidence of damage to pavements by heavy lorries driving through the village centre. Details are contained in CEF 2 and 4. The Parish Council is working with DCC Highways department to instigate a Traffic and Transport Survey with a view to examining these concerns.

## **10.3 PUBLIC TRANSPORT**

### **CA3 – SUPPORT FOR PROPSALS TO IMPROVE PUBLIC TRANSPORT PROVISION**

Both the Business Survey (Appendix 6) and the public consultations (CEF2 and 4) highlighted a need for improved public bus services. More frequent buses to Derby, and requests for bus services to Nottingham and Ashby were prominent. Although Arriva have now introduced more frequent bus services between Derby and Swadlincote, it is likely that late evening and Sunday services via Melbourne will be curtailed.

The Parish Council will meet with relevant bus companies to discuss the possibility of

bus services to Nottingham and Ashby. Since the writing of this plan a service from Ashby to East Midlands Airport, with onward connection to Nottingham has been introduced.

## **10.4 DRAINAGE & SEWERAGE**

### **CA4 – SUPPORT FOR PROPOSALS TO MODERNISE AND IMPROVE DRAINAGE & SEWERAGE**

New housing developments in Melbourne have exposed weaknesses in the drainage and sewerage systems. In 2014 flood water and sewage overflowed on to pavements and jitties. In one instance, raw sewage flowed into a residential property. Concerns were raised on behalf of the community with Severn Trent who have investigated and detailed problems with the existing sewers and drains. In late 2015, a working group was formed to assess, investigate and where possible rectify faults in the drainage and sewerage systems. This group includes representatives of Derbyshire County Council (the lead flood authority) Severn Trent Water, SDDC and Melbourne Parish Council. This group meets regularly and intend to hold a public forum following their meetings. Since local flood water and sewer overflows are widely spaced geographically, it seems likely that there may be multiple problems spread around the town rather than a single problem. Initial investigations have identified instances of blocked road gulleys, sewers partially or fully blocked, sewer junctions with conflicting flows, ingress by tree routes and unmapped sewers. These problems are progressively being given attention. Due weight needs to be given to considerations of flooding when planning decisions are made.

## **10.5 EDUCATION**

During the formulation of the Neighbourhood Plan, meetings were held with key providers of health and education services (Appendix 11) including the Senior Partner of Melbourne Dental Practice (CEF 3 Interviews) and the Head and Chair of Governors at Chellaston Academy. Both Heads of Melbourne Infant and Junior School were approached but referred all queries to Derbyshire County Council.

### **CA5 – PRIMARY EDUCATION – ALL CHILDREN IN THE PARISH SHOULD HAVE THE OPPORTUNITY TO ATTEND MELBOURNE INFANTS AND JUNIOR**

## **SCHOOL**

Consultations identified that there was a strong desire from residents that all children in the Parish be able to attend Melbourne Infant and Junior Schools.

There was concern that children from outside the Parish were still being offered places as the schools approach capacity.

The Parish Council will continue to monitor the provision of primary education through its representation on the Board of Governors of these schools.

### **CA6 – SECONDARY EDUCATION – ALL CHILDREN IN THE PARISH SHOULD HAVE THE OPPORTUNITY TO ATTEND THE SAME SECONDARY SCHOOL WHICH SHOULD PROVIDE THE HIGHEST EDUCATIONAL STANDARDS**

Consultations at the Public Meetings (CEF 2 and 4) identified that there was a strong desire from residents that all children in the Parish should have the choice of being able to attend the same secondary school. There was also concern at the lack of Adult Educational facilities. Education provision will continue to be monitored as part of further consultations with representative bodies and the community.

## **10.6 HEALTH CARE & SOCIAL PROVISION**

### **CA7 – THE MELBOURNE HEALTH CENTRE WILL CONTINUE TO PROVIDE THE FULLEST RANGE OF SERVICES REQUIRED BY ALL AGES IN THE COMMUNITY**

The Melbourne GP Surgery is part of a combined practice with Chellaston: the Melbourne and Chellaston Medical Practice. The current combined patient numbers are approximately 15000, with roughly 7000 in the Melbourne area. These numbers have grown substantially in recent years, mainly due to population growth from development. There is pressure both on GP numbers and surgery capacity. There is genuine concern that with further planned housing expansion, set against current GP recruitment issues and the physical limitations of the surgery space, that the residents of Melbourne will not be able to access GP appointments locally and increasingly will need to do this in Chellaston. (CEF 2 and 4) There is already dissatisfaction, evidenced from a recent independent GP patient survey, that patients find difficulty

accessing their preferred doctor and are not able to get timely appointments. (Source: <https://gp-patient.co.uk/practices/C81108/questions>) The provision of S106 or Community Infrastructure Levy monies might be able to address concerns around the local surgery accommodation, but this will not address the national difficulties in GP recruitment. Considerations and assessments of any new developments need to be more exacting in understanding the impact on primary health care provision. More NHS dental provision is needed in the villages even though the local practice has recently appointed a new dentist and enrolled a number of new NHS patients. Currently there exists a waiting list for new adult NHS patients, but not for children (CEF 3 Interviews)

The Parish Council supports developments and changes to the health centre to ensure it continues to provide the fullest range of services required by all age groups within the community.

## **10.7 COMMUNITY AND LEISURE**

Consultations (CEF2, CEF4, CEF 8 Residents Survey) have highlighted the wish to see community and leisure facilities in the Parish improved. If there are proposals to provide further leisure facilities, for example indoor sport and fitness facilities, a performance venue, or playgrounds, either through a 'new build' or through further development of existing facilities, then it is envisaged that the Parish Council will work with other councils, interested bodies and local landowners to investigate the type and timing of improvements.

SDDC's latest "*Open Spaces Strategy 2015 onwards*", (Appendix 15) lists 8 different community venues in Melbourne where a variety of community and social activities occur. It points out that whilst these are all valued facilities, many are in a poor state of repair and not ideal for their purpose. It suggests that rationalisation should occur when money and new facilities become available.

Details of the report carried out in 2010 entitled "*Options Appraisal on the Provision of Leisure Facilities in Melbourne, South Derbyshire 2010*" (by Pleydell Smithyman on behalf of SDDC) are provided in Appendix 16.

## **CA8 – SUPPORT FOR PROPOSALS TO IMPROVE THE SENIOR CITIZENS CENTRE AND COMMUNITY CARE PROVISION**

The Senior Citizens Centre on Church Street is a leased building and once the current limited lease expires the future of the building is uncertain. Given the projected increase in the number of elderly people in the Parish, consultations have identified that it is important to maintain provision of this facility (CEF3 Interviews and Surveys, Residents Survey CEF 8). The accommodation for the charitable organisation Community Care is situated on Derby Road. It is staffed by volunteers, and provides assistance to members of the community, mainly the elderly and the disabled, and is funded solely by donations. Although the office accommodation on Derby Road is satisfactory, it is expensive to rent (CEF 3 Interviews and Surveys). The Neighbourhood Development Plan Residents Survey (CEF 8) highlighted the continued provision of the Senior Citizens Centre facilities and Community Care Services as second in priority of a list of community facilities in need of maintenance and improvement. Development on the site of the Senior Citizens centre for any purpose other than community use will not be supported.

It is envisaged that if there are proposals to improve the Senior Citizens Centre and Community Care facilities the Parish Council will work with all interested bodies and local landowners to facilitate improvements.

## **PLAYGROUNDS AND PLAY AREAS**

### **CA9 – SUPPORT WILL BE GIVEN FOR IMPROVEMENTS TO EXISTING RECREATIONAL FACILITIES AND PLAYGROUNDS AND FOR ANY NEW CHILDREN’S PLAYGROUNDS**

The SDDC Open Spaces strategy (see Appendix 15) recommends the provision of 1 playground per thousand population. The Parish currently has the following six play areas: Lothian Gardens, Queensway, Sweet Leys, Quick Close, Staunton Harold Reservoir and one on the new estate in Kings Newton.

Scouts, Guides, Rainbows, Brownies and Explorers - The present building on Packhorse Road is at capacity in terms of space and facilities. No more groups for young people who want to join the movement can be accommodated and there are

no facilities for the disabled. The groups have applied for funding to improve the facilities (CEF 3 Surveys and Interviews).

The Parish Council will continue to maintain and make improvements to the Lothian Gardens playground, and will work with SDDC to improve other facilities for children's organisations when funds become available.

**SPORTS FACILITIES.** The provision of facilities for outdoor sport in the villages is now of a high standard. The Melbourne Sporting Partnership opened in September 2016 with new and improved facilities for football, cricket, rugby, tennis and netball at Melbourne Park on Cockshut Lane. There are facilities for crown green bowls at King's Newton Bowls Club and flat green bowls at the Senior Citizen's Centre.

There is limited provision for hockey. Although there are no specific cycling facilities, the villages are in close proximity to the Sustrans trail. The pastime of walking was shown in surveys to be one of the most common outdoor leisure pursuits, as the Parish is well supplied with thirty-six public paths amounting to twelve miles of walking trails. Walking is particularly enjoyed by older members of the community (CEF3 Surveys spot survey). However, the provision of facilities for indoor sport and fitness lag behind those for outdoor sport.

## **CA10 – SUPPORT FOR PROPOSALS TO PROVIDE NEW INDOOR SPORTS FACILITIES**

There is no single location that caters for a wide range of indoor sports and fitness in the Parish. As a result, the provision of facilities is very limited. The Melbourne Assembly Rooms (MARs) provides facilities for badminton, table tennis, indoor bowling, some dance classes and some fitness activities. MARs and the Senior Citizens Centre provide locations for some class-based activities, fitness groups and dance. There is no longer any gym provision in the village (CEF3 Interviews). The provision of indoor facilities at the Melbourne Sporting Partnership was ruled out because of financial and space constraints. The SDDC Open Spaces strategy (Appendix 15) recognises the deficiency of facilities for swimming and indoor sport in the whole SDDC district. There are plans to address this shortfall.

## **PERFORMANCE VENUE**

## **CA11 – SUPPORT FOR PROPOSALS TO PROVIDE A NEW INDOOR PERFORMANCE VENUE**



Consultations identified concerns around the lack of a dedicated performance venue suitable for an audience of up to 200. This compromises the ability of groups such as Melbourne Operatic, The St Michael's Players and the Melbourne Festival to showcase their talents to a wider audience. (CEF 8 Residents Survey, CEF 3 survey of social clubs). Because the uses of the MARs facility are multipurpose, there are availability conflicts between the multiple uses.

If there are proposals to provide further leisure facilities, for example, indoor sports and fitness facilities, a performance venue or playgrounds, either through a "new build" or through further development of existing facilities, then it is envisaged that the Parish Council will work with other councils, other interested bodies and local landowners to facilitate improvements.

## **10.8. TELECOMMUNICATIONS**

### **CA12- SUPPORT FOR PROPOSALS TO IMPROVE THE MOBILE NETWORK, INTERNET AND BROADBAND**

The Business Survey and Public Consultations (Appendix 6, CEF2 and CEF4) identified shortcomings with both the quality and reliability of telecommunications in the Parish. A meeting with a representative from Digital Derbyshire informed the group of the current situation within the Parish (CEF3 Meetings)

It is recommended that liaison between the Parish Council, Digital Derbyshire, and mobile phone operators establishes a strategy to deliver improved Broadband (fibre) and mobile phone reliability to Melbourne and Kings Newton.

## **10.9. BUSINESS, RETAIL AND EMPLOYMENT**

The main issues identified in the Business Survey (Appendix 6) are associated with infrastructure: parking, traffic, transport and telecommunications. There were also concerns around the level of recent housing development. These results have been incorporated into the relevant Community Aspirations and other sections of the NDP. As a result of the feedback received from the Business Survey regarding parking issues within the centre of Melbourne, a separate 'Car Park Survey' was carried out (Appendix 7).

This NDP supports the objectives of Policy RT1 in the Retail section of the SDDC Local Plan Part 2 where it applies to Key Service Village centres, in that:

*Retail development will be permitted provided that: i) It is appropriate with the scale and function of the Centre; and ii) It would not lead to unsustainable trip generation or undermine the vitality and viability of a neighbouring centre; and iii) It does not adversely impact on neighbouring properties. Loss of retail units in centres will be permitted where: i) The current use can be demonstrated to be no longer viable; and ii) The unit has been sufficiently and actively marketed for a range of retail uses over a 6 month period; and iii) The impacts arising from the resulting use do not cause an adverse effect on amenity, parking needs or highway safety.*

## **11. MONITORING ARRANGMENTS**

Monitoring arrangements for this plan will need to be agreed with SDDC so that any planning applications which are made once this plan is adopted will take due account of both the plans, content and aspirations.

## **12 CONSULTATION EVIDENCE FILES**

Details of consultation evidence will be found in separate documents

All documents are available on the Melbourne Parish Council website under the section headed 'NDP'.

<https://www.melbourneparishcouncil.gov.uk/ndp-consultation-evidence-files.html>

CEF 1 NDP Articles Village Voice 2014 to date

CEF 2 NDP Public Meeting January 2015

CEF 3 NDP Consultations: Interviews, Surveys, Meetings, Letters

CEF 4 NDP Public Meeting February 2016

CEF 5 Minutes meetings with SDDC

CEF 6 Minutes meetings with Rural Action Derbyshire

CEF 7 Minutes of all NDP Meetings (link to PC website)

CEF 8 NDP Residents Questionnaire February 2017 and results

### **13. APPENDICES**

The detailed information will be found in the separate Appendices document.

All documents are available on the Melbourne Parish Council website under the section headed 'NDP'.

<https://www.melbourneparishcouncil.gov.uk/ndp-appendices.html>

Appendix 1 – OCSI Extract 2001 Census

Appendix 2 – Housing Consultation data

Appendix 3 – Sheltered Housing

Appendix 4 – SDDC Planning Guidance Background

Appendix 5 – Housing Developments since 2011

Appendix 6 – Business Survey

Appendix 7 – Car Parking Survey

Appendix 8 – Local Green Spaces and Letter to Landowners

Appendix 9 – Sustainability & Resilience

Appendix 10 – Jawbone Lane 3139116 appeal Decision

Appendix 11 – Consultations with Health & Education

Appendix 12 – Melbourne and Kings Newton Listed Buildings

Appendix 13 – Melbourne, Kings Newton & Woodhouses Conservation areas

Appendix 14 – Heritage & Conservation background

Appendix 15 – SDDC 2015 Open Space Sport & Community Facilities Strategy

Consultation Draft

Appendix 16 - SDDC Melbourne Options Appraisal 2010

Appendix 17 – Biodiversity in Melbourne – Derbyshire Wildlife Trust

## **14. ACKNOWLEDGEMENTS**

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