

# Consultation Statement Findern Parish Neighbourhood Plan 2024-2041



*Prepared by Planning With People on behalf of the Findern Neighbourhood Plan Group*

20<sup>th</sup> October 2025

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## Introduction

1. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations in accordance with the Localism Act 2011 for Findern Neighbourhood Plan. The legal basis of the statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations which states that a consultation statement should:
  - a) contain details of the persons and bodies who were consulted about the proposed Neighbourhood Plan,
  - b) explain how they were consulted,
  - c) summarise the main issues and concerns raised by the persons consulted,
  - d) describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.
  
2. The population of Findern Parish has more than doubled since 2011 with the addition of the Highfields Estate, which borders the edge of Derby City. The two areas are separated by open countryside. The village of Findern is predominately a more mature neighbourhood, whilst Highfields has a higher percentage of younger families.
  
3. Using information gathered through a series of consultation sessions with residents which reflected their thoughts, feelings and opinions, the Neighbourhood plan has been produced by a Neighbourhood Plan Group (NPG), which is a group of volunteers living in the Parish acting on behalf of the Parish Council, the responsible body.

## Pre- Regulation 14 Consultation<sup>1</sup>

2. The Parish Council first discussed a Neighbourhood Plan in early 2020; however, because of the Covid Pandemic and the difficulty of not being able to have public meetings, this was not taken further at that time.
3. It was revisited in October 2022 and Parish Councillors had an informal meeting on Zoom with representatives from Hilton Parish Council to talk about their experience of developing a Neighbourhood plan.
4. In December 2022, we approached South Derbyshire District Council (SDDC) to ask about any funding available for the village to develop a Neighbourhood Development Plan and to find out what support was available from the planning department. We met with Planning officers from SDDC in March 2023 to discuss the process further.
5. In May 2023, we surveyed all householders in the Parish on whether they wanted a Neighbourhood Development Plan. The responses indicated overwhelmingly that residents would support a Neighbourhood Development Plan for our area.

### Pre Plan Survey

#### DOES THE PARISH OF FINDERN NEED A NEIGHBOURHOOD PLAN?



A 'Neighbourhood Plan' is a Government funded initiative that enables communities to shape the development and growth of their local area.

A plan would enable us to choose where we want new homes and amenities, have our say on what those buildings should look like and what infrastructure should be provided to support any developments.

Currently Findern and Highfields do not have a neighbourhood plan, unlike many of our surrounding villages/parishes.

We are looking to change this and need your opinion.

Please scan the QR Code to complete the survey online or contact the Parish Clerk to be sent a copy - Email: [clerk@findernparishcouncil.org](mailto:clerk@findernparishcouncil.org)



This survey is distributed by Findern Parish Council

Email: [clerk@findernparishcouncil.org](mailto:clerk@findernparishcouncil.org)

Tel: 07444 085807

<sup>1</sup> Note: - Additional information can be found via the different pages on the website linked to from home page of Neighbourhood Plan: - [Neighbourhood development plan for the Parish of Findern – Findern Parish Council](#)

**WE NEED YOUR OPINION**

In order for us to develop a neighbourhood plan we need you, the community. We are asking you to answer two short questions about whether you would like to see a neighbourhood plan developed and whether you would like to be involved.

Please help us take this important first step in safeguarding a bright future for our parish.

1. Do you think this is something that the Parish, including Findern and Highfields should be doing?

Yes  No

2. Would you consider being involved in the process of developing this plan?

Yes  No

3. If you would like to be kept up to date with the development of this neighbourhood plan please enter your name and preferred email address below:

Note: by entering your name and email you are subscribed to the Findern Parish Council neighbourhood plan mailing list. To unsubscribe from this list and stop receiving emails from it, send an email to Findern Parish Council at: [clerk@findernparishcouncil.org](mailto:clerk@findernparishcouncil.org) with **UNSUBSCRIBE** in the title.

**Please post the completed survey to: Findern Parish Council, Parish Rooms, Lower Green, Findern, DE65 6AD or email responses to [clerk@findernparishcouncil.org](mailto:clerk@findernparishcouncil.org)**

6. In July 2023, we submitted the designation of area forms for the Neighbourhood Plan to SDDC and the designated area as Findern Parish boundary was approved by them in September 2023.
7. All households in the Parish were leafleted with details of three drop-in events at the Village Hall, (see below) held in December 2023 and January 2024, at which residents were invited to come along to find out more about what a Neighbourhood Plan would entail; and also to come forward if they were interested in being a member of a neighbourhood plan Steering Group. Others just wanted to be on the mailing list to be kept informed of developments.

## PARISH OF FINDERN NEIGHBOURHOOD DEVELOPMENT PLAN

WANT TO KNOW MORE ABOUT THE PROGRESS  
WE ARE MAKING ON THE  
NEIGHBOURHOOD DEVELOPMENT PLAN  
FOR THE PARISH OF FINDERN?

DROP IN BETWEEN 10AM AND 12 NOON ON  
**SATURDAY 16 DECEMBER 2023**  
FINDERN VILLAGE HALL, CASTLE HILL, FINDERN

or contact Findern Parish Council

Email: [clerk@findernparishcouncil.org](mailto:clerk@findernparishcouncil.org) Mob: 07444 085807

## PARISH OF FINDERN NEIGHBOURHOOD DEVELOPMENT PLAN

NEW DATES: IF YOU WANT TO KNOW MORE ABOUT THE PROGRESS  
WE ARE MAKING ON THE NEIGHBOURHOOD DEVELOPMENT PLAN  
FOR THE PARISH OF FINDERN (VILLAGE AND HIGHFIELDS)  
DROP IN TO FINDERN VILLAGE HALL, CASTLE HILL, FINDERN

**Between 7.15pm and 8.30pm on Tuesday 9 January**

or

**Between 2.30pm and 4.30pm on Saturday 13 January**

FOR THOSE RESIDENTS WHO ARE KEEN TO GET INVOLVED  
AND BE ON THE STEERING GROUP FOR OUR NEIGHBOURHOOD  
DEVELOPMENT PLAN, YOU ARE INVITED TO A MEETING AT

**7.15pm on Tuesday 23 January**

AT FINDERN VILLAGE HALL, CASTLE HILL, FINDERN.

If you cannot make any of these dates but would like to know more  
about the NDP, then contact Findern Parish Council  
Email: [clerk@findernparishcouncil.org](mailto:clerk@findernparishcouncil.org) Mob: 07444 085807

- At the same time as these drop-in sessions were taking place, the Chairman visited Findern Primary School and worked with a year 6 class there, to talk about the Neighbourhood Plan and what it hoped to achieve. The children were invited to give their views on what they liked and disliked about the Parish, and to offer their thoughts on what they would like it to be like in the future. They were also invited to design a logo for the plan, with runner up logos used in the NP.



9. From their first meeting in February 2024, the Steering Group identified project areas to work on, to gather evidence that would shape the policies within the plan. Throughout 2024, the group focused on identifying and mapping in the Parish: - Key views to be maintained; Significant green areas; Local Green Spaces; Heritage buildings/sites; Significant Flora and Fauna sites; and Transport links and cycle ways and footpaths.

#### Consultation Event - Saturday 6 July 2024

10. The Annual Village Fete on Saturday 6 July 2024 gave the Steering Group of the Findern Neighbourhood Development Plan the opportunity to engage with residents in the Parish and share with them the information and plans that the group had collated over the previous months.
11. The Village Fete was very well attended and our prime position on the Village Green resulted in over 300 people stopping to chat with the members of the Steering Group who were manning the information point.
12. Maps and Plans had been printed A1 size, to show Significant Green Areas, Local Green Spaces, Heritage Assets and Key Views. An illustration of the work done with a Geography Class at Findern Primary School, with children's comments on what they liked about the Parish and what they would like to change drew a lot of visitor interest; as did their designs for the Neighbourhood Plan logo.
13. Visitors were invited to review the groups stated Vision and Objectives for the plan and to comment or suggest amendments. Everyone was happy to support the Vision and Objectives as stated and were fully in support of the making of the plan and appreciative of the work done so far.



14. The Plan was worked on further and the Steering Group signed off the Housing Needs Assessment for the Parish; along with a Design Guidance and Codes for any future development; and these, along with all of the information gathered by the sub-groups were used by our planning consultant as evidence to inform the Neighbourhood Plan. The first draft of the Plan was made available to the Steering Group at the end of November 2024.

## **Additional Consultation**

15. In January and February 2025 households affected by the possible assignment of 'Non-Designated Heritage Asset' status to their property were contacted for their views on this. Also, all landowners affected by a possible designation of land as Local Green Space were also contacted by letter, to gather their views. The two letters are at Appendix A (1) and A (2). This consultation resulted in a number of proposed LGSs being removed prior to the Pre-Submission Draft being completed.

## **Regulation 14 Consultation**

### **Consultation with the local community**

16. The Regulation 14 consultation ran from the 10 March 2025 until the 25 April 2025. An online survey was available at <https://findernParishcouncil.org/neighbourhood-plan/pre-submission-consultation-march-2025/> and the NPG held 5 drop in sessions as follows:

#### **Findern Village Hall, Castle Hill, Findern**

- 15 March 9.30pm-11.30pm
- 21 March 2pm-4pm
- 4 April 6pm – 8pm

#### **Highfields Co-op, Tutbury Avenue, Highfields:**

- 28 March 5.30pm-7.30pm
- 11 April 5.30pm-7.30pm

17. A leaflet drop to all households in the village promoted the consultation and the drop-in sessions and gave details of where to get the survey (see below).

18. Letters were also sent to 25 local businesses, and all the local landowners known to the Parish council, see Appendix C (1) and C (2). The Parish Council has the list of addresses of the local landowners which can be supplied to SDDC/the examiner if required.

19. Emails were also sent to voluntary bodies e.g. South Derbyshire CVS and Findern Footpaths Group, religious groups (Findern All Saints Church and Findern Methodist Church) and other specialist groups e.g. Brook Close Residents Association. The email address of all local groups is held by the Clerk and can be provided if required.



# PLANNING AHEAD

## THE NEIGHBOURHOOD PLAN FOR FINDERN PARISH

FOR MORE INFORMATION...



Over the past year the steering group for the Neighbourhood Plan has been gathering evidence and commissioning reports about the Parish to write a draft Neighbourhood Plan.

A Neighbourhood Plan gives communities the opportunity to take a proactive role in developing a shared vision for their neighbourhood and to shape the development and growth of their local area. During the development of the Neighbourhood Plan, members of the community are asked to consider the local issues and concerns that affect them, their families, and their neighbours; and to identify what it is about their neighbourhood that they value and want to protect.

We have reached the PRE-SUBMISSION CONSULTATION STAGE; therefore, we are contacting residents across all of the Parish, from Highfields, to Findern village, and everywhere in between to ask that they take a look at the draft Neighbourhood Plan and give us their views on it.

**PUBLIC CONSULTATION: 10 MARCH TO 25 APRIL 2025**

This is YOUR Neighbourhood Plan; it will be used to make decisions about the future of your Parish; decisions that will impact you, your children and your grandchildren.

Follow the QR Code above or go to the link below to view all the information you will need to consider the Plan.

You can then let us know what you think by completing the survey available to download from the website link below; or follow the QR Code on the reverse of this leaflet to complete the survey on-line.

<https://www.findernparishcouncil.org/neighbourhood-plan/pre-submission-consultation-march-2025/>

**PLEASE  
Tell us what  
you think.**

20. A QR code provided a link to the survey and the website and paper copies were also available in the village hall, methodist church, the Coop at Highfields and the village shop at Findern (see Appendix B for the leaflet).
21. Responses could be provided via a consultation response form on the website, or by filling in a paper survey form at the drop in. 60 people attended the events and 26 people completed the surveys.
22. The complete collated community responses are at Appendix D.
23. Below is a summary of the responses showing that there was very high support for the vision, objectives and policies.



**Drop In Session Findern Village Hall**

**Community Response**

	<b>agree</b>	<b>disagree</b>	<b>% support</b>
<b>vision</b>	25	1	96%
<b>objectives</b>	25	1	96%
<b>policy 1</b>	25	1	96%
<b>policy 2</b>	25	1	96%
<b>policy 3</b>	24	2	92%
<b>policy 4</b>	26	0	100%
<b>policy 5</b>	25	1	96%
<b>policy 6a</b>	26	0	100%
<b>policy 6b</b>	24	1	92%
<b>policy 7</b>	26	0	100%
<b>policy 8</b>	24	2	92%
<b>policy 9</b>	26	0	100%
<b>policy 10a</b>	25	1	96%
<b>policy 10b</b>	23	3	88%
<b>policy 10c</b>	21	5	81%

24. The vast majority of the additional comments either endorsed the approach in the FPNP or raised concerns about the implications of strategic growth in the future that was outside the scope of the plan. Policy 10c had the least support at 81%. This was mainly included to demonstrate support for SDDCs emerging LPP1 amendment to this national policy approach. The amendment reduced the scope for cross subsidy of market homes to support affordable homes on sites adjacent to the settlement boundary). From the comments this seemed to be an expression of a desire for no more housing at all (which is an approach that the FPNP cannot support, concern about Homes in Multiple Occupation or concern that allowing development as a rural exception would be exploited by a developer.

25. The comments below are only those that raised a query, where the comment resulted in an amendment to the plan, or where the NPG wanted to provide a recorded response.

Section of the Plan	Comments	NPG Comments	Amendments Made
Vision	Concern about the plans for the strategic rail freight interchange at Etwall	The Parish council will advise when the planning application is being submitted. Mitigation will be important; the PC will work with SDDC on this but the scheme is a national infrastructure project.	NA
	Findern Parish must not get absorbed integrated Derby to become just another suburb.	Agree, this was an important reason for doing the neighbourhood plan. The FPNP provides evidence to demonstrate the landscape sensitivity of the fields between Findern Village and Highfields and seeks to direct development to areas more suitable.	NA
	A lot of green space in Highfields has not been identified as important green areas along with some notable mature trees that are in the estate and in the open area near the park	Local green spaces have to meet a criteria set out in the NPPF. All areas considered suitable and based on consultation with the landowners were included. Those areas not identified as LGS are still part of the landscaping scheme of Highfields and are still considered important in contributing to good design.	NA
Objectives	7 and 10 should also make reference to horse riders	Added	Y
Policy 1	Needs to mention the importance of green space and wildlife further	The NPG agree, planning applications will be decided based on their conformity to all the policies in the FPNP.	NA

Section of the Plan	Comments	NPG Comments	Amendments Made
	development of considerable size would impact that.	Policies 2,3,4 and 5 require development to take these issues into account.	
Policy 2	Need more consideration for wildlife and green space	Polices 3,4 and 5 require development to take these issues into account.	NA
Policy 3	Need to include the trees in Highfields field. This area is used by residence and wildlife so should be protected if possible.	It is unclear which trees are being referred to, but local residents are on the NPG and consider that via policy 3,4 and 5 the trees that are important to local residents are identified and protected insofar as the NP has powers to do so.	
Policy 5	More green spaces are needed.	The NPG identified other green spaces for LGS designation but consultation with landowners pre reg 14 resulted in the list being reduced. The ones remaining are considered to be entirely defensible as LGS.	NA
Policy 6a	The classification 'non-designated heritage asset' seems very woolly and unlikely to have any impact on the planning department.	A building identified in this category is seen as having a local heritage value – it is considered better than having no record for the local heritage contribution they make.	NA
Policy 8	Objects to South Derby Integrated Link Road  Routes for cycling should also be open to horse riders.	Noted – but this is outside the scope of the NP – but the NP does identify landscape and views that should be protected.  Reference added in text and to policy 8	NA  Y
Policy 10a	I don't see why we need more smaller homes. People quickly outgrow them and moan they are too small. Keep the balance as it is.	The HNA evidence shows that to meet the needs of a changing and ageing population there should be a focus on 2/3 bed homes. This will free up larger homes – at present the lack of smaller homes means some people are not able to downsize and stay in the area.	NA
Policy 10b	We do not want any Homes of Multiple Occupancy - they just encourage bad behaviour.	Noted, policy 10b is not supporting HiMO. The management of a HiMO is important. Para 223 added	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
		and footnote 40. Criteria 10b (2) expanded.	
Policy 10c	<p>I don't think we need more housing in this area. There are so many being built in Mickleover.</p> <p>I was unsure whether to agree to this because a development proposed as a rural exception site can trump any green belt planning restrictions. What would then stop a developer from building 15 houses, then 15 more and so on, using the 'rural exception site' excuse?</p>	<p>This policy is restrictive and would only apply where a scheme is for 100% affordable homes which the evidence shows is needed. The NPG acknowledge that there will be growth in Mickleover but that is to meet a wider Derby City housing need.</p> <p>Rural exception sites are uncommon and the principle is established in national policy. SDDC advise that they have had very few eligible applications. The review LPP 1 is tightening up the definition of eligible development.</p>	NA
Aspiration 5	I agree that the Green should be protected as an asset but spending time and money on this Conservation is a poor use of public money.	This is seeking to protect appropriately the heritage of the Parish – it is not proposing spending public money on anything but to ensure that decision makers take into account the heritage value of these buildings and spaces in deciding planning applications.	NA

### Statutory Consultees and other organisations

26. SDDC provided a comprehensive list of statutory consultees who were emailed seeking a response to the Pre-Submission FPNP. This list of statutory consultees is at Appendix E.

27. Below are the written responses from the statutory consultees along with the NPG comment and indicating if and how the Plan was consequently amended.

#### South Derbyshire District Council

Section of the Plan	Comments	NPG Comments	Amendments Made
Policy 1 (3) Infill development	There is therefore potential conflict between H1 and the first part of Policy 1. Whilst there are limited	An additional paragraph 46 has been added to define infill development in Findern Parish and that definition	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p>opportunities likely to come forward within the settlement boundary, there is no specific definition of 'infill' within the settlement boundary either in the Local Plan or the NDP. It is suggested that the word 'infill' is removed from the policy with regards to within settlement boundaries. The Parish Council may also want to consider the criteria set out at 1 a – c and 2 against the District Councils Design policy BNE1 to ensure that the Neighbourhood Plan policy is as effective.</p>	<p>added to policy 1. It is accepted that defining infill for a whole district is difficult but contended that for the Parish based on the AECOM analysis this can be defined. It is also agreed with SDDC that the opportunity for infill is limited as noted in SDDCs response. Reference to BNE1 also added at para 52 and in policy 1. Outside the settlement boundaries SDDC do define infill in BNE5 and policy 1 is in accordance with it.</p>	
<p>Policy 2 Achieving well designed places</p>	<p>This builds on Policy BNE1 of the Local Plan and given the evidence provided it is supported.</p>	<p>Noted</p>	<p>NA</p>
<p>Policy 3 Protecting Landscape Character</p>	<p>Whilst Aecom has prepared a Design Guide and code in support of the Plan, there appears to be limited information about why the key views or significant green areas are important. This information will be useful for the Council when determining planning applications and to ensure that the Neighbourhood Plan policy is applied in the way envisaged by the Parish Council. With regards to the Significant Green Areas, we note that the Neighbourhood Plan states that this designation is not intended to be a bar to all development but given that the designation is to retain the open feel of agricultural land it is difficult to see how</p>	<p>Descriptions to justify the key views are provided with the photos at appendix B.</p> <p>The NPG does not have access to funds to commission separate landscape character studies but the evidence is drawn from DCCs LCA, the AECOM Design Code for the Parish and local knowledge. The policy seeks to provide clarity on the areas of open countryside that would be sensitive to development because their undeveloped character contributes to the rural character of Findern Parish.</p> <p>This approach has been followed and successfully examined in numerous neighbourhood plans across multiple local planning</p>	<p>Y</p>

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p>development could occur in these locations without conflicting with the designation. It is recommended that the Parish Council consider this further to ensure that development can come forwards without conflict with the policy. It will also be necessary for the Parish Council to consider the potentially unintended consequences of being seen to support development outside of these areas which will not always be the case.</p>	<p>authorities for example see Scopwick and Kirkby Green NP in North Kesteven DC, Shirland and Higham, in North East Derbyshire DC, Bottesford NP in Melton BC, Misterton NP in Bassetlaw DC.</p> <p>The approach seeks to demonstrate those parts of the Parish that have landscape significance, to provide additional local information – the wording is clear. This policy is intended to be in conformity with the spatial approach for LPP1 and is not seeking to allow development that would be more than that permitted in accordance with SDDC policy. Wording of para 85 has been amended to clarify. The NPG provided AECOM with local analysis of the SGAs as a basis for their (AECOMs) analysis– this has been added as Appendix J. Para 94- 99 provides a detailed explanation of the rationale for SGAs and concise locally gathered information to provide a better understanding of the landscape around the Parish, to help inform future decisions. The NPG sought to provide additional qualitative data about the sense of openness and the biodiversity value of these spaces to put into context their contribution to the character of the Parish.</p> <p>The NPG have amended the extent of Significant Green Area 5(now making it SGA5b and SGA 5a in response to Redrow and in consideration of SDDCs</p>	

Section of the Plan	Comments	NPG Comments	Amendments Made
		comments (see response to Redrow below). New description of SGA5a and 5b is on page 37.	
Policy 4 Protecting and Enhancing the Natural Environment	Supported	Noted	NA
Policy 5 Designation of Local Green Spaces	The sites put forward are supported by information set out in Appendix F (1) and F (2) which includes landownership. It is assumed that the landowners of the various sites have been informed of the proposed designation in all cases. SDDC supports the inclusion of this policy.	Landowners were informed prior to the reg 14 consultation and their comments taken into account. One landowner responded as part of the reg 14 consultation (see below)	NA
Policy 6a Protecting and Enhancing Heritage Assets	Whilst The Green has several listed buildings, it is not within the Trent and Mersey Canal Conservation Area.	Wording of policy amended slightly to policy 6a (3)	Y
Policy 6b Non designated heritage assets	Both Policy 6a point 1 and 6b rely heavily on the evidence base to demonstrate that Findern has a wealth of non-designated heritage assets. Whilst the Design Guide and appendices refer to specific non designated heritage assets, there should be clear evidence provided as to why the proposed local listings have a particular heritage impact and why they should be identified as such compared with other local buildings. The Design Guide and Code does not include a heritage assessment. A heritage assessment would be useful	The heritage analysis was undertaken by an NPG member with extensive local knowledge and reference to the HER records in consultation with the conservation officer. The original reports have been added to the Parish council web site and wording added at para 137 to clarify.  No resources were available to fund a separate heritage assessment but the NPG consider that the extensive work done is proportionate for the NP.	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	to justify the relevant part of Policy 6a and 6b.		
Policy 7 Reducing the risk of flooding	Second part of point 1 is matter of fact and relates to plan preparation, recommend it is deleted.	Policy 7 (1) amended	Y
Policy 8 Reducing Car Usage and Promoting Cycling and Walking	Given the limited amount of development that is likely to take place in the area, planning permission having already been secured and implemented for site H12 (Highfields), it is unlikely that there will be any applications for 10 or more dwellings which would have an associated legal agreement to which 'improvements' could be required. However, there may be proposals that come forward outside of the emerging local plan allocations and Findern Parish Council could use this policy to secure relevant improvements. Duplication of Criterion 3 a and b	Noted and duplication issue amended	Y
Policy 9 Protecting and Enhancing the Provision of Community Facilities	The inclusion of the Co op and the two schools is questioned.	The Co op and the two schools are seen as vital facilities. Their inclusion in the list is supported by the community.	N
Policy 10a Housing Mix and Type	This approach is supported. However, it is not considered necessary to refer to infill and exceptions sites in this criterion as removing these references means the policy operates for all sites. It is also noted that small scale proposals will not always be able to reflect the required housing balance	Agreed – amendment made to policy 10a (1)  The policy starts with as appropriate to their scale – this is intended to reflect	Y  N

Section of the Plan	Comments	NPG Comments	Amendments Made
	because, as they are most likely to be small sites, they will not be able to provide a mix of house types.	that very small schemes may not be able to deliver a housing mix	
Policy 10b Affordable Housing	Criterion 1 of Policy 10a sets out what constitutes affordable housing. Given that the definition of affordable housing has recently changed in the latest NPPF glossary it is suggested that a description not be included in the policy unless it includes 'or subsequent definition' or similar text.	It is contended that whilst the definition of affordable housing has changed slightly with a greater emphasis on social rent remaining at an affordable price for future eligible households, all the affordable housing product types are the same. Criteria 10b (1) identifies for clarity the affordable housing products that are supported based on the HNA findings.	N
Policy 10c Rural Exceptions Site	Policy supported by the evidence	Noted	NA
Other points	Doles Lane and Heath Lane are not unclassified The application reference provided does not relate to provision of the South Derby Integrated Link Road affecting Findern. This county application refers to the link road from a proposed new intersection on the A50 to Infinity Park Way in Derby City, effectively the first phase of the South Derby Integrated Link Road which runs in a north south direction in the Parish of Barrow on Trent.	Amendments made where identified	Y
NPPF 2024	In addition to the comments above it should be noted that some polices in this NDP may need to be amended at Reg 15 stage in line with the Town and Country Planning, England - The Neighbourhood Planning (General) Regulations 2012) prior to examination to ensure	References in the FPNP are to the NPPF 2024, this is stated on page 4	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	compliance with the most recent NPPF.		

### Redrow Homes Ltd

Section of the Plan	Comments	NPG Comments	Amendments Made
Plan period	Time period of plan has been extended by SDDC and indicative adoption date is highly unlikely.	The plan period for the FPNP has been extended to match that of the Publication Version of the LPP 1 to 2041. SDDC suggested an amend to winter 2025/2026 for adoption date.	Y
SGA 5 and Key Views	Redrow have an interest in a large part of SGA 5. Query process for identifying the SGAs and Key Views While the text in Policy 3 – Protecting the Landscape Character does not completely prohibit development in areas designated as SGAs or affecting Key Views, it goes beyond the requirements of SDDC LPP2 Policy BNE5. This has the effect of raising the bar which a development proposal must meet in order to be found acceptable. To introduce such a requirement, going further than adopted, evidence-based policy, without any landscape evidence to back up the designation, does not contribute to the achievement of sustainable development, and thus fails the Basic Conditions	<p>The NPG is made up of residents who have lived in Findern for a combination of 251 years. Descriptions to justify the key views are provided with the photos at appendix B.</p> <p>The NPG does not have access to funds to commission separate landscape character studies but the evidence is drawn from DCCs LCA, the AECOM Design Code for the Parish and local knowledge. The policy seeks to provide clarity on the areas of open countryside that would be sensitive to development because their undeveloped character contributes to the rural character of Findern Parish.</p> <p>This approach has been followed and successfully examined in numerous neighbourhood plans across multiple local planning authorities for example see Scopwick and Kirkby Green NP in North Kesteven DC, Shirland and Higham, in North East Derbyshire DC, Bottesford NP in Melton BC,</p>	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
		<p>Misterton NP in Bassetlaw DC.</p> <p>The approach seeks to demonstrate those parts of the Parish that have landscape significance, to provide additional local information. The NPG provided AECOM with analysis of the SGAs – this has been added as Appendix J. Section 11 provides a detailed explanation of this and concise locally gathered information to provide a better understanding of the landscape around the Parish, to help inform future decisions. The NPG sought to provide additional qualitative data about the sense of openness, and the biodiversity value of these spaces to put into context their contribution to the character of the Parish.</p> <p>The FPNP recognizes that there will be development pressure in some of these locations and that strategic development may be considered when the Local Plan Part 1 and 2 are reviewed in the future (see para 85). The SGAs are not seeking to block any strategic policy relating to housing growth infrastructure to meet district and/or wider needs.</p> <p>The NPG have considered the comments and amended the extent of SG5 dividing it into SGA5b and SGA5a, reflecting the difference in function of the two areas. SGA5a has been dissected by the indicative line of the South Derby Integrated Ink Road phase 2.</p>	

Section of the Plan	Comments	NPG Comments	Amendments Made
Policy 3	<p>In designating such Key Views and SGA5 which have a direct implication for the area immediately south of Derby City, implementation of the South Derby Integrated Link Road which, as is correctly stated at FPNP Paragraph 41, is a commitment in the adopted Local Plan, and remains so in the emerging LPP1 Review. Furthermore, Paragraph 41 correctly notes that the implementation of the Link Road is contingent upon further housing growth. Therefore to designate a key area, forming part of the Link Road route, as having special landscape qualities and requiring a higher burden of evidence, mitigation and design, is in direct conflict with the adopted and emerging Local Plan policies, as it would make development of the Link Road and any associated enabling development considerably more difficult.</p>	<p>The FPNP does not seek to stop the delivery of the link road. Policy 3 highlights the value of the landscape in this area and expects that when the road is designed consideration will be given to the visual and landscape impact of the route. The NPG contend that this is in accordance with LPP1 INF4 that requires development to minimize the impact on the environment. The NPG contend that this additional information will help inform the landscape mitigation required. This does not per se require a higher landscape mitigation but a better informed approach.</p> <p>SGA5 has been reduced in size to take into account these comments.</p>	Y
Policy 9	<p>The provision of a community building for residents of Highfields is supported. While this aspiration is supported such infrastructure would usually be provided through residential development which the FPNP seeks to prohibit.</p>	<p>The FPNP does not seek to prohibit development. It has been prepared in the context of an existing Local Plan that does not allocate any sites in the Parish. It is acknowledged that in due course the LPP1 and LPP 2 will be updated and strategic allocations may be made. The FPNP is providing local evidence to ensure future development is sustainable, meeting environmental, economic and social needs. In the adopted SDDC Local Plan a community building was listed as a requirement for the Highfields</p>	NA

Section of the Plan	Comments	NPG Comments	Amendments Made
		development. However, the planning application for Highfields made no provision for this so a community building has never been delivered.	
Policy 10a	HNA proposes a different split from that in the LPP1. The LPP1 split is from the previous draft of the LPP1. The LPP1 draft supports the provision of 1 bed and 4+ bed. The reasoning and evidence informing the LPP is likely to be relevant when considering the basic conditions against which a NP is tested. Short sighted for the FPNP not to have considered the emerging draft policy	The table from the HNA proposing 0% 4 bed is shown but the policy 10a wording does not stipulate there should be no 4 bed homes but that there should be a housing mix to address the imbalance based on the most up to date housing need. The HNA focuses on the Parish housing need. At the present time there are no strategic site allocations which could be meeting a wider housing need (from Derby City). Policy 10a 4) provides this caveat but additional text has been added to the justification text at para 205 Policy 10a (1) amended to add acknowledgement that other house size may be acceptable where it is meeting wider needs.	Y
Policy 10a (5)	Requirements to provide minimum 5% accessible and adaptable homes - misses nuance with draft LPP1 H20 that it is for major development only and subject to viability	The HNA provided the local evidence for this approach. The NPG were seeking to use this local evidence to endorse SDDCs emerging policy approach not to exceed it, policy wording amended Policy 10a (5) last sentence amended 'For major development, requirements for 5% for market homes M4(3)(a) and 10% for affordable homes M4(3)(b) in accordance with the criteria in the emerging local plan part one review policy are supported.'	Y

## Derbyshire County Council

Section of the Plan	Comments	NPG Comments	Amendments Made
General	The document contains good elements but does not follow through on the need for the community to adapt to and reduce the Parish's contribution to climate change.	Findern residents are concerned about climate change. The suggestions to emphasize the need to address climate change through amending the vision and objectives slightly and adding a section on climate change etc have all been taken into account and the FPNP amended.	Y
Para 36	Definition of environmental protection is narrow and could be expanded.	Agreed and amendment made	Y
Infill	The above, is appropriately referenced in the FNP and is an important consideration in the Plan's approach to housing. As the Plan highlights, the Adopted South Derbyshire Local Plan Parts 1 and 2 do not allocate any further land in Findern Parish for further housing development. That being the case, DCC would support the policy approach in the FNP which seeks to accommodate any new housing development in the Parish predominantly as smaller scale infill development within the settlement boundary area as defined in the Local Plan Part 2. That approach would also be consistent with the Policy approach in the Local Plan Part 1, which defines Findern as a 3rd tier Local Service Centre in its settlement hierarchy where only small-scale development will be appropriate.	Noted – SDDC comments have resulted in some amendment to the reference to infill – see above	
Policy 2	Suggest add 'whilst minimising the risk of overheating (E1, E2)' to criteria j to be consistent with	Amended	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	the design guidance and codes.		
Section 12	DCC welcomes and supports the work of Findern Footpaths Group in relation to its management of sites in the area.	Noted	NA
Para 149-152	From an education perspective, DCC has reviewed the FNP and find it sound, and indeed helpful, in terms of its references to population and the two schools in the Parish.	Noted	NA
Map 8d	The map 8d omits Findern FP 20 and 22 as part of the footpath network – see attachment – and should be amended accordingly.	Map 8d has been amended and the two footpaths added	Y
Policy 8	DCC welcomes the development and extension of the cycle and footpath network.	Noted	NA
Policy 9	There is the potential to specifically mention making community facilities more sustainable to run (financially and environmentally) by encouraging energy efficiency, low carbon heating, renewable energy generation and (if relevant) battery storage.	Agreed and para 190 added and criteria for policy 9 (2) and (3) amended.	Y
Policy 10	In terms of the FNP's approach to housing type and mix set out in this section of the Plan, DCC would consider that the policy approach is well justified and supported by extensive evidence from a Housing Needs Assessment (HNA) which the NP Group has commissioned from AECOM. The HNA calculated the housing mix required to 2040 to address the imbalance in housing stock which is overly	Support noted	NA

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p>weighted in favour of large homes compared to the mix best suited to meet the Parish's future needs. The evidence demonstrates a need for smaller 2 and 3 bed dwellings across the Parish. The HNA suggested a dwelling mix for the village and rural area and the Highfields sub areas. This evidence is then set out as the basis for the Policy 10a and is supported.</p> <p>Overall, therefore, the FNPs approach to housing provision in the Parish is considered to be sound, well justified and based on robust evidence and is supported.</p>		

#### Canal and River Trust

Section of the Plan	Comments	NPG Comments	Amendments Made
General	<p>Owners, operator and navigation authority for Trent and Mersy Canal, 2km of which is in the plan area. We note the draft plan proposes the design designation of the Canal path and ballast pond and Jubilee wood as local green spaces. Of policy four and policy five should provide further support and protection for the important role. The canal corridor plays as an ecological resource. We know that map HD identifies the Canal to path as a key site network and policy provides broad support for increased walking and cycling. We are pleased to note the explicit references to the value of the canal</p>	Criteria 5 added to policy 4	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	towpath as an element of the wider walking and cycling network.		

### Coal Authority

Section of the Plan	Comments	NPG Comments	Amendments Made
General	The area to which this consultation relates is not located within the defined coalfield. No specific comments to make.	Noted	NA

### Natural England

Section of the Plan	Comments	NPG Comments	Amendments Made
General	No specific comments to make.	Noted	NA

### Historic England

Section of the Plan	Comments	NPG Comments	Amendments Made
General	The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area. If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. area.	The HER and other historic records have been used, see supporting document on local heritage assessment on the PC web site. SDDCs conservation officer has been consulted.	N

### National Gas Transmission

Section of the Plan	Comments	NPG Comments	Amendments Made
General	An assessment has been carried out with respect to national gas transmissions assets which include high-pressure gas pipelines, and other infrastructure. There are no record of such assets within the neighbourhood area.	Noted	NA

## National Highways

Section of the Plan	Comments	NPG Comments	Amendments Made
General	<p>National Highways principal interest is in safeguarding the safe operation of the SRN in the area, namely the A38 which routes to the west and the A50 which routes to the south of the Plan area.</p> <p>It is acknowledged that due to the scale and anticipated distribution of any additional development growth being proposed through the Neighbourhood Plan, it is unlikely that there will be any significant impacts on the operation of the SRN in the area.</p>	Noted	NA

## Mr B Ashby Norseman Holdings

Section of the Plan	Comments	NPG Comments	Amendments Made
LGS 8	<p>Of particular interest to my land holding is proposed Policy 5, Green Space 8, which seeks to designate part of my land as a Local Green Space and I wish to set out my object to the inclusion of my private land as a Local Green Space.</p> <p>To be designated as a Local Green Space, an area needs to be demonstrably special to the local community and hold particular local significance, such as for its beauty, recreational value, or contribution to the area's character, as set out in Paragraph 107 of the NPPF. This linear corridor forms a public right of way known as Findern FP 5 on the Derbyshire County Council Definitive Map. It is not considered that this footpath contains any beauty or recreational value that would elevate it to being demonstrably special.</p>	<p>LGS 8 is proposed because of the biodiversity value of the hedgerow that runs either side of the footpath. Whilst public rights of way legislation will ensure that a route remains it could be diverted and the hedgerow removed.</p> <p>Additional text has been added to the description to identify the biodiversity value of the hedgerow and Appendix F (4) provides more photos and map showing extent of</p>	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p>The footpath is maintained as open and accessible and protected by law in both the Highways Act 1980 and Public Rights of Way Act 1990. Furthermore, Local Plan Policy INF2(b) seeks to improve and protect rights of way for walking and cycling. The National Planning Practice Guidance (nPPG) Paragraph 018 Reference ID: 37-018-20140306 provides guidelines for designating Local Green Space and with regards to public rights of way states:</p> <p><i>“Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.”</i> Policy 5 Green Space 8 seeks solely to designate the linear corridor associated with the public right of way and no other land, therefore there is no need to designate this linear corridor as it is already protected. This is a point also reflected in the adopted South Derby Local Green Spaces Plan Paragraph 2.7 <i>‘Where the site is already protected by designations such as Green Belt, wildlife designations, or protected by established open space policies there is little merit in a further designation’</i> it goes on to state <i>‘This will only be considered where it can be demonstrated that additional and substantive local benefits can be secured as a result of the local green spaces designation which is not otherwise conferred by national or local plan policy.’</i></p> <p>There are no additional on substantive benefits above the protection of the right of way already secured through both planning policy and law.</p>	<p>the mature hedgerow.</p>	

Section of the Plan	Comments	NPG Comments	Amendments Made
	Therefore, it is respectfully requested that proposed Local Green Space 8 are removed from the Neighbourhood Plan to ensure its conformity with the NPPF and South Derbyshire Local Plan.		

## Appendix A (1) Pre Reg 14 letter re Local Green Spaces



Clerk: Mrs Kate Sharpe  
Parish Rooms,  
The Green,  
Findern,  
Derbyshire,  
DE65 6AA

Telephone: 07444 085807

Email [clerk@findernparishcouncil.org](mailto:clerk@findernparishcouncil.org)

Website: [www.findernparishcouncil.org](http://www.findernparishcouncil.org)

Attn

24 January 2025

Dear ,

Findern Parish Council is currently supporting the development of a Neighbourhood Plan (NDP) for the parish of Findern.

As part of this process, the steering group for the NDP have identified specific areas of land that they would like to designate as Local Green Spaces for the parish. The criteria are set out in the national planning policy framework as follows:

The Local Green Space designation should only be used where the green space is: -

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

On that basis, the Parish council would like to designate ... as a Local Green Space (shown as ... on plan below). This would protect the designated area from development recognising the value of the space for the community.

You are invited to comment on this proposal and your response will be taken into account when considering this matter further. If you have any comments, please respond by post to the address above or email [clerk@findernparishcouncil.org](mailto:clerk@findernparishcouncil.org) by 21 February 2025.

Yours sincerely,

Mrs K A Sharpe  
Clerk to Findern Parish Council



## Appendix A (2) Pre Reg 14 letter re Non-Designated Heritage Assets



Clerk: Mrs Kate Sharpe  
Parish Rooms,  
The Green,  
Findern,  
Derbyshire,  
DE65 6AA  
Telephone: 07444 085807  
Email [clerk@findernparishcouncil.org](mailto:clerk@findernparishcouncil.org)  
Website: [www.findernparishcouncil.org](http://www.findernparishcouncil.org)

X  
x  
Findern  
Derbyshire  
DE65 6

7 January 2025

Dear Householder,

Findern Parish Council is currently supporting the development of a Neighbourhood Plan for the parish of Findern.

Neighbourhood Plans are able to identify buildings that have a local heritage and/or architectural value; these are called non-designated heritage assets.

These are buildings that have been identified as making a positive contribution to the historic character of Findern. Non-designated heritage assets will be protected from inappropriate development proportionate with their heritage significance.

Your property has been identified for nomination as a non-designated heritage asset and the neighbourhood plan steering group are working with the conservation officer from South Derbyshire District Council to further consider this nomination.

You are invited to comment on this proposal and your response will be taken into account when considering this matter further. If you have any comments, please respond by post to the address above or email [clerk@findernparishcouncil.org](mailto:clerk@findernparishcouncil.org) by 31 January 2025.

Yours faithfully,

Mrs K A Sharpe  
Clerk to Findern Parish Council

D |



Clerk: Mrs Kate Sharpe  
Parish Rooms,  
The Green,  
Findern,  
Derbyshire,  
DE65 6AA

Telephone: 07444 085807

Email [clerk@findernparishcouncil.org](mailto:clerk@findernparishcouncil.org)

Website: [www.findernparishcouncil.org](http://www.findernparishcouncil.org)

24 January 2025

Dear,

Further to my letter of 07/01/25, which had concerned some recipients, I am writing to provide more information on what the status of 'Non-Designated Heritage Asset' means for a property in relation to the Neighbourhood Development Plan (NDP).

Our planning consultant, Helen Metcalfe advises: -

*The identification of the building is in recognition of the contribution it makes to the local rural heritage of the parish. It has historic value and contributes to the local character. The building is not being listed - so there is no suggestion that additional permissions would be required if extensions or changes of use that require planning permission are sought. This is not a reduction in permitted development rights. What it does mean is that where a proposal does need planning permission, an assessment would be made of the contribution the building or features of the building make to the local character and whether this would be diminished by the proposal.*

The list of properties identified for the status of 'Non-Designated Heritage Asset' in the NDP was drawn up by the sub-committee of the NDP Steering Group and in consultation with the Conservation Officer from South Derbyshire District Council. The Steering Group is made of interested residents who have the knowledge and experience to contribute to the content of the plan.

You are able to respond at this stage; however, soon, in March, we will be launching the pre-submission consultation period. During this 6-week period you will be able to view the draft NDP plan and see the section on 'Non-Designated Heritage Assets' in context with the whole document and understand more of what the NDP plans to achieve for the parish. You may wish to give your feedback during this statutory

consultation period, so that our consultant will see all comments; and at that stage the list of properties can be reviewed.

The final draft of the document will be submitted to South Derbyshire District Council for independent examination prior to the final stage of the process, which is the referendum for everyone in the parish to have their say on whether the NDP is adopted or not.

Yours faithfully,

Mrs K A Sharpe  
Clerk to Findern Parish Council





# PLANNING AHEAD

## THE NEIGHBOURHOOD PLAN FOR FINDERN PARISH

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### **PRE-SUBMISSION CONSULTATION ON NEIGHBOURHOOD PLAN FOR FINDERN PARISH**

Prior to submission to South Derbyshire District Council of the draft Neighbourhood Plan for Findern Parish (2024-2039), we are publicising the Plan and conducting the Pre-submission Consultation in accordance with the Neighbourhood Planning (General) Regulations 2012, Section 14.

We are now inviting members of the Local Community, including those who live, work, or have businesses here, and Statutory Consultees, to study and offer comments on this draft Plan.

By making a full response to the qualifying body, Findern Parish Council, you will be helping us to complete the Consultation Process and move forward with the development of the Neighbourhood Plan for Findern Parish (2024-2039), which we hope will be of benefit to the Parish in future years.

**The public consultation will take place between the 10 March 2025 and 25 April 2025.**

If you would like to formally respond in writing, please send your response to [neighbourhoodplan@findernparishcouncil.org](mailto:neighbourhoodplan@findernparishcouncil.org)

**Before commencing the survey**, the main document that we advise everyone to read is the full [Pre-submission draft Neighbourhood Plan for Findern Parish 2024-2039](#), which has all the key information from all of the research documents. Alongside this, please read the [Neighbourhood Plan for Findern Parish Appendices](#) document, which offers more detail on some of the areas within the draft Plan.

The other documents are the research that was conducted to build this plan: -

The [Housing Needs Assessment](#) looks at the demographics of Findern Parish, now, and the future growth over the next 15 years. It analyses the population and the type of houses we currently have compared to the type of housing that we will require in the next 15 years; and attempts to put a figure on the number of dwellings that Findern Parish would be expected to accommodate over the next 15 years.

The [Findern Guidance and Codes 2024](#) analysis shows what makes Findern Parish special and its unique characteristics. The report details the design code that any future development needs to adhere to.

Should you have any questions, or if you are having difficulty accessing the links, please contact [neighbourhoodplan@findernparishcouncil.org](mailto:neighbourhoodplan@findernparishcouncil.org) or phone **07444 085807**.

These documents, along with all of the supporting documents can be found on the on the Council's website server and should be readily accessible.

SCAN QR CODE TO VIEW  
DOCUMENTS AND  
MORE INFORMATION...



**Follow the QR Code or go to the web address below to view all the information you will need to consider the Plan.**

**<https://www.findernparishcouncil.org/neighbourhood-plan/pre-submission-consultation-march-2025/>**

### **Background to Pre-submission draft Neighbourhood Plan for Findern Parish 2024-2039**

Over the past year the steering group for the Neighbourhood Plan has been gathering evidence and commissioning reports about the Parish to write a draft Neighbourhood Plan.

A Neighbourhood Plan gives communities the opportunity to take a pro-active role in developing a shared vision for their neighbourhood and to shape the development and growth of their local area. During the development of a Neighbourhood Plan, members of the community are asked to consider the local issues and concerns that affect them, their families, and their neighbours; and to identify what it is about their neighbourhood that they value and want to protect.

We have reached the PRE-SUBMISSION CONSULTATION STAGE; therefore, we are contacting residents, and land and business owners across all of the Parish, from Highfields, to Findern village, and everywhere in between to ask that they take a look at the draft Neighbourhood Plan and give us their views on it.

The Parish Council need their comments to ensure that the final Neighbourhood Plan for Findern Parish (2024-2039) reflects the views of the community. Whilst the Neighbourhood Plan has been produced based on the initial consultation in 2024, we need to know that they agree, or otherwise, with the emerging Plan and consider any changes that need to be made.

Note: The Neighbourhood Plan for Findern Parish covers the period up to 2039 in accordance with the time frame of the Local Plan for South Derbyshire; and the area covers the Parish of Findern.

The Plan will have significant weight in the determination of planning applications; the policies form a framework which will, along with the supporting documents, guide development over the plan period. The Plan will be used by: -

- a) The Planning Service at South Derbyshire District Council (the local planning authority) in assessing future planning applications.
- b) Developers as they prepare planning applications for submission to South Derbyshire District Council.
- c) The Parish Council in responding to consultations on applications, and
- d) Planning Inspectors to help assess planning applications.

The draft Neighbourhood Plan for Findern Parish has been prepared by the Neighbourhood Plan Steering Group with support from of the qualifying body, Findern Parish Council and aided by a planning consultant funded by the Locality Grant Programme.

This pre-submission consultation is the stage in the production of the plan before we submit to the local authority for examination and sign off, prior to the Parish referendum that will determine whether the plan is adopted or not. **Please spend a few minutes answering the questions to make sure you have your say in the future of Findern Parish.**

## Appendix C (1) Reg 14 Letter to Local Businesses



Clerk: Mrs Kate Sharpe  
Parish Rooms,  
Lower Green,  
Findern,  
Derbyshire,  
DE65 6AD

Telephone: 07444 085807

Email [findernpc@live.co.uk](mailto:findernpc@live.co.uk)

Website: [www.findernparishcouncil.org](http://www.findernparishcouncil.org)

### **For the attention of business owners in the parish of Findern**

10 March 2025



To whom it may concern,

Prior to submission to South Derbyshire District Council of the draft Neighbourhood Plan for Findern Parish (2024-2039), we are publicising the Plan and conducting the Pre-submission Consultation in accordance with the Neighbourhood Planning (General) Regulations 2012, Section 14.

**We are now inviting business owners in the parish, to study and offer comments on this draft Plan.** By making a full response to the qualifying body, Findern Parish Council, you will be helping us to complete the Consultation Process and move forward with the development of the Neighbourhood Plan for Findern Parish (2024-2039), which we hope will be of benefit to the Parish in future years.

**The public consultation will take place between the 10 March 2025 and 25 April 2025.**

I enclose a paper copy of the survey. Alternatively, to complete the survey electronically, the link to the on-line survey is <https://forms.gle/XdpBtVLGWqEz7huU9>.

**We request that you identify yourself within this survey so we can ensure we receive your views.**

If you would like to formally respond in writing as well, please send your response to [neighbourhoodplan@findernparishcouncil.org](mailto:neighbourhoodplan@findernparishcouncil.org)

Note: the Plan is a draft until it is agreed by SDDC and by referendum of the residents of Findern Parish.

**Before commencing the survey,** the main document that we advise everyone to read is the full [Pre-submission draft Neighbourhood Plan for Findern Parish 2024-2039](#), which has all the key information from all of the research documents. Alongside this, please read the [Neighbourhood Plan for Findern Parish Appendices](#) document, which offers more detail on some of the areas within the draft Plan.

The other documents are the research that was conducted to build this plan: -

- The [Housing Needs Assessment](#) looks at the demographics of Findern Parish, now, and the future growth over the next 15 years. It analyses the population and the type of houses that we currently have compared to the type we will require in the next 15 years; it also

provides an analysis and understanding of the role of the Parish within the wider housing market area.

- The **Findern Design Guidance and Codes 2024** analysis shows what makes Findern Parish special and its unique characteristics. The report details the design code that any future development needs to adhere to.

**These documents, are available on the Neighbourhood Plan page of the Council's website <https://findernparishcouncil.org/neighbourhood-plan/survey-and-supporting-documents/>**

**The survey or formal response needs to be completed and returned by the 25 April 2025.**

Should you have any questions, please contact Kate Sharpe, Clerk to Findern Parish Council at [neighbourhoodplan@findernparishcouncil.org](mailto:neighbourhoodplan@findernparishcouncil.org) or telephone 07444 085807.

We thank you in anticipation of your response.

Yours faithfully,

A handwritten signature in black ink that reads "KASharpe". The signature is written in a cursive style with a small square box at the end.

Mrs Kate Sharpe  
Clerk to Findern Parish Council



## Appendix C (2) Reg 14 Letter to Landowners



Clerk: Mrs Kate Sharpe  
Parish Rooms,  
Lower Green,  
Findern,  
Derbyshire,  
DE65 6AD

Telephone: 07444 085807

Email [findernpc@live.co.uk](mailto:findernpc@live.co.uk)

Website: [www.findernparishcouncil.org](http://www.findernparishcouncil.org)



12 March 2025

Dear Sir or Madam,

Prior to submission to South Derbyshire District Council of the draft Neighbourhood Plan for Findern Parish (2024-2039), we are publicising the Plan and conducting the Pre-submission Consultation in accordance with the Neighbourhood Planning (General) Regulations 2012, Section 14.

We are now inviting residents, landowners and businesses in the parish, to study and offer comments on this draft Plan. By making a full response to the qualifying body, Findern Parish Council, you will be helping us to complete the Consultation Process and move forward with the development of the Neighbourhood Plan for Findern Parish (2024-2039), which we hope will be of benefit to the Parish in future years.

**The public consultation will take place between the 10 March 2025 and 25 April 2025.**

**I enclose a paper copy of the survey. Alternatively, to complete the survey electronically, the link to the on-line survey is <https://forms.gle/XdpBtVLGWqEz7huU9> .**

**We request that you identify yourself within this survey so we can ensure we receive your views.**

If you would like to formally respond in writing as well, please send your response to [neighbourhoodplan@findernparishcouncil.org](mailto:neighbourhoodplan@findernparishcouncil.org)

Note: the Plan is a draft until it is agreed by SDDC and by referendum of the residents of Findern Parish.

**Before commencing the survey**, the main document that we advise everyone to read is the full [Pre-submission draft Neighbourhood Plan for Findern Parish 2024-2039](#), which has all the key information from all of the research documents. Alongside this, please read the [Neighbourhood Plan for Findern Parish Appendices](#) document, which offers more detail on some of the areas within the draft Plan.

The other documents are the research that was conducted to build this plan: -

- The [Housing Needs Assessment](#) looks at the demographics of Findern Parish, now, and the future growth over the next 15 years. It analyses the population and the type of houses that we currently have compared to the type we will require in the next 15 years; it also provides an analysis and understanding of the role of the Parish within the wider housing market area.

- The **Findern Design Guidance and Codes 2024** analysis shows what makes Findern Parish special and its unique characteristics. The report details the design code that any future development needs to adhere to.

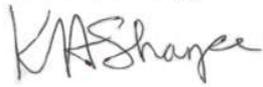
**These documents, are available on the Neighbourhood Plan page of the Council's website**  
<https://findernparishcouncil.org/neighbourhood-plan/survey-and-supporting-documents/>

**The survey or formal response needs to be completed and returned by the 25 April 2025.**

Should you have any questions, please contact Kate Sharpe, Clerk to Findern Parish Council at [neighbourhoodplan@findernparishcouncil.org](mailto:neighbourhoodplan@findernparishcouncil.org) or telephone 07444 085807.

We thank you in anticipation of your response.

Yours faithfully,



Mrs Kate Sharpe  
Clerk to Findern Parish Council

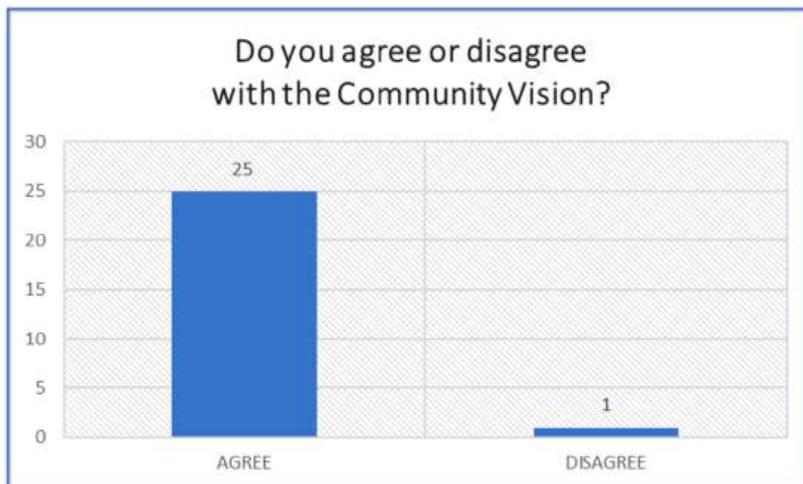


## Appendix D Public Responses - Regulation 14

### **PLEASE TELL US WHAT YOUR OPINION IS ON FINDERN PARISH HAVING A NEIGHBOURHOOD PLAN TILL 2039?**

- The neighbourhood plan should help to shape the future of the village and importantly, to ensure that residents and their future children if they remain in the village, are able to have their say on matters such as housing, parking etc. They should be able to comment freely on the things that matter to them.
- Very important to have an outlook and framework for the future existence of the village and parish.
- I think it is important to have a clear plan for the future development of the village to ensure that the rural feel to the area is not lost. I have been a resident since 1967 and have, of course, over the time, seen a number of new developments in the village but thankfully, it still retains that essential village quality and overdevelopment of the surrounding area should be resisted wherever possible.
- I think it is vital that every person in Findon village and Highfield has a say on what they want to see in the neighbourhood.
- It is a good community exercise to work out priorities etc. although I think it is the older residents that get involved and few of us think of the future changes that might have to take place. I admire the amount of work the plan has required of the group. I just hope that more notice is taken of your ideas and recommendations than the results of the 2011 plan. The action points of that plan are still relevant.
- A good idea to help residents have an input in future developments.
- Good long-term plan, but revisions will need to be implemented over 14 years.
- Vital exercise to have a framework for future management and development of the parish. It incorporates community individuals and group views.
- Having a plan is better than not having a plan, as long as it is supported and adhered to.
- Necessary.
- Necessary, guideline to all considering planning
- An excellent idea should have been done years ago
- Positive
- I think it is important for members of the community to have some sort of recorded voice when it comes to local and National governments imposing changes without consultation. Whether this is taken into consideration at all, at least we have been able to express our feelings, values and needs in a formal way.
- Good idea
- Very pleased that Findern Parish has a plan and a big thank you to the group for all the hard work they have put into it.
- Essential
- We think it is a very good and positive plan and has the village and community at heart! Thank you to everyone involved.
- A good idea to anticipate the future for the community, as needs will always change as the world changes. Thank you for all of the work that has gone into this by everyone involved.
- A neighbourhood plan to 2041 is vitally important for future development and planning. It also highlights the importance of conserving green spaces and the environment. This is important for mental and physical well-being.

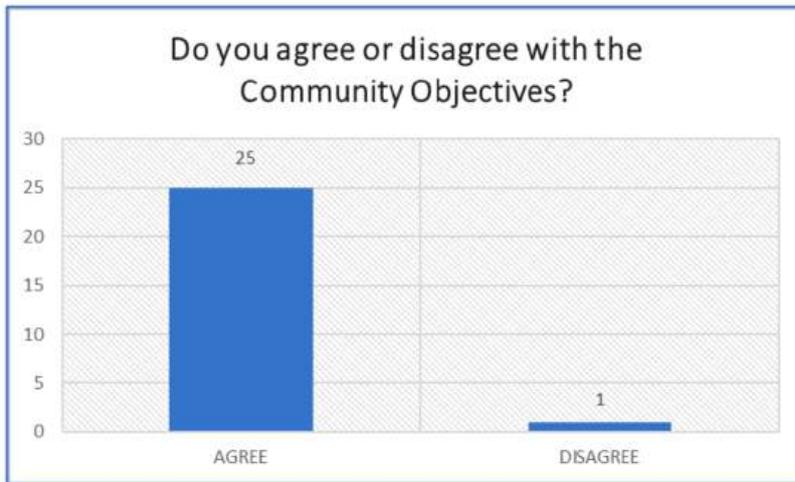
## **COMMUNITY VISION FOR THE FUTURE OF FINDERN PARISH**



### **\*Comment in red is from resident who disagreed with vision**

- We are told about the proposed rail hub near Toyota. I am concerned that noise will affect Findern over the coming years, particularly at night, because of shunting rail freight. How close is this to the planning stage? I feel this will affect the quality of life in Findern.
- It is important to maintain, and if possible, improve facilities. The continuation of the bus service is vital.
- Will promises be honoured and not withdrawn due to budget constraints over time?
- Findern Parish must not get absorbed into greater Derby to become just another suburb.
- **I just wanted to add that a lot of green space in Highfields has not been identified as important green areas, along with some notable mature trees that are in the estate and in the open area near the park.**
- Make efforts to increase retail/hospitality outlets in Findern"
- Sustainable development within the Parish is important to the local economy. However, it is important to maintain and enhance the natural environment.
- I live on Highfields and a main struggle around here is that the buses into Derby City Centre are unreliable (the harlequin) and there is only one once an hour in the evening and on a Sunday (the V3) which is very impractical. I have been struggling to get to places on time at the moment. Also, it would be nice to have a bus service which runs through Highfields that goes to Derby City Centre.
- In terms of new housing development, I believe that it is very important to keep a large amount of green space around the area as being surrounded by greenery makes the area feel nicer and allows for much nicer walks. "
- I am pleased that the plan will try to ensure that Findern does not lose its rural character. My family and I moved from Mickleover to Findern over 30 years ago because we wanted to live in a village and not on a housing estate.
- We feel that it is very important that future housing developments have solar panels and heat pumps as standard to promote energy efficiency and reduce carbon emissions. it is important that any new developments do not create flooding issues. Currently the drains overflow during heavy rain causing flooding on doors Lane. Building new houses with driveways will only create more water run-off, increasing this problem and causing more ingress onto properties unless proper drainage is ensured.

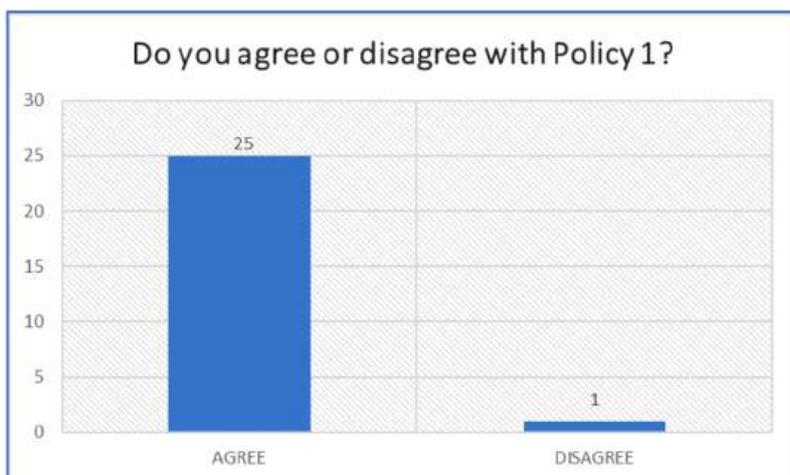
## **COMMUNITY OBJECTIVES FOR THE FUTURE OF FINDERN PARISH**



**\*Comment in red is from resident who disagreed with objectives**

- Essential to preserve the rural aspect of village flora, fauna and wildlife. Also, the proximity to countryside and rural outdoor pursuits.
- Local landowners must agree with the principle. Would be good for community involvement with Greenbelt Group who manage open spaces at Highfields.
- I don't think we should have any development on green areas. Just existing areas.
- I think it should be a top priority to keep the green space between Highfields and Findern as it makes the area feel open and less crowded. I do believe that it would be nice to have some paths through these green spaces/fields as it would allow us to gain further access to the countryside. Especially as currently, to walk into Findern from Highfields, you have to walk along a very busy road (Rykneld Road) so paths through the field would also be safer. Also, making sure that all green areas are well maintained and are conserved for wildlife: bug homes could be built and bird boxes could be added on to trees to help the wildlife.
- **Objectives 7 and 10 should also make reference to horse riders**
- I agree strongly with all of the above, especially point 9 as there are many natural springs in the village area, particularly along the ridge of Tower Hill at the top of Hillside in addition to Doles Brook at the bottom. Any increase in building would impact on the high ground water run-off we already experience during wet weather.
- I whole-heartedly agree with all the above and very much hope that the present government does not steamroller over our vision.
- Pedestrian and cycle access to Findern should be highly prioritised.

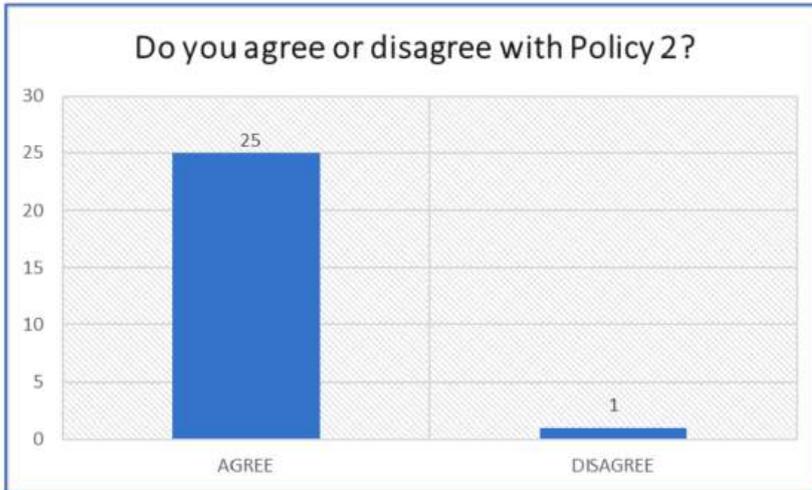
## **POLICY 1 – INFILL DEVELOPMENTS**



### **\*Comment in red is from resident who disagreed with policy**

- 1a - will housing really keeping character with the area? For example, we have a house under the green which has been completely modernised and it is not, in my opinion, in character with the area. For this to be protected then Lower Green needs to be a conservation area. How can we get this over to planning department.
- I hope the planning department takes more notice of this plan than they have over past applications.
- Any infill development will have to take into account the capacity of the current services such as school, shops, transport.
- I would want assurances that it will be adhered to.
- Any infill houses should be in character with adjacent houses.
- Findern Parish must not get absorbed into greater Derby to become just another suburb.
- Needs to mention the importance of green space and wildlife and further developments of considerable size would impact that.
- I would be concerned for any building development around Hillside Playing Field, as there would be no suitable access points without disrupting existing housing. Increased traffic would be a worry.
- Housing similar to Willow farm Court would be in keeping with certain areas of the village suitable for couples or small bungalows.

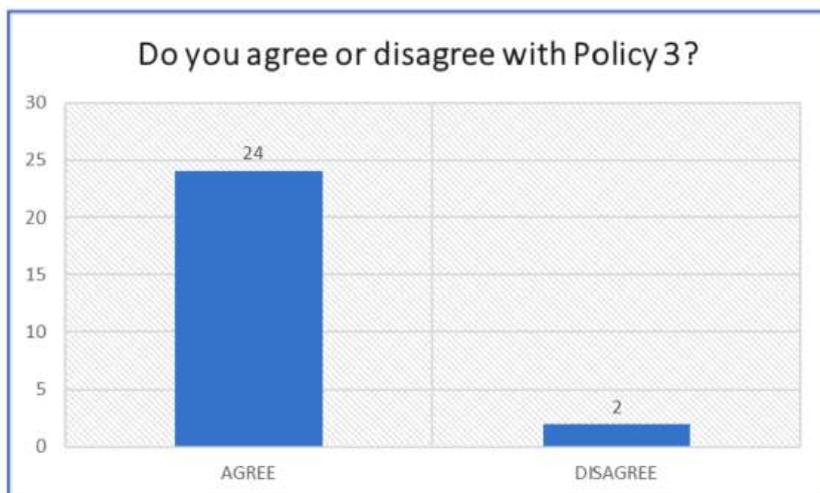
## **POLICY 2 – ACHIEVING WELL DESIGNED PLACES**



\*Comment in red is from resident who disagreed with policy

- Good luck with it!
- Such a lot of words! Good luck with points e, f, g, h and i.
- Preserving space is essential, including green areas.
- Needs more consideration for wildlife and green space.
- Re 2g Obviously this was done before any plan was in place but no thought was given to the placement of a telegraph pole right next to a lamp post opposite the Archways development on Doles lane. This completely blocks the footpath for any but a single pedestrian or a buggy or disability scooter. I wonder whether, even with a plan in place, things like this would still happen?

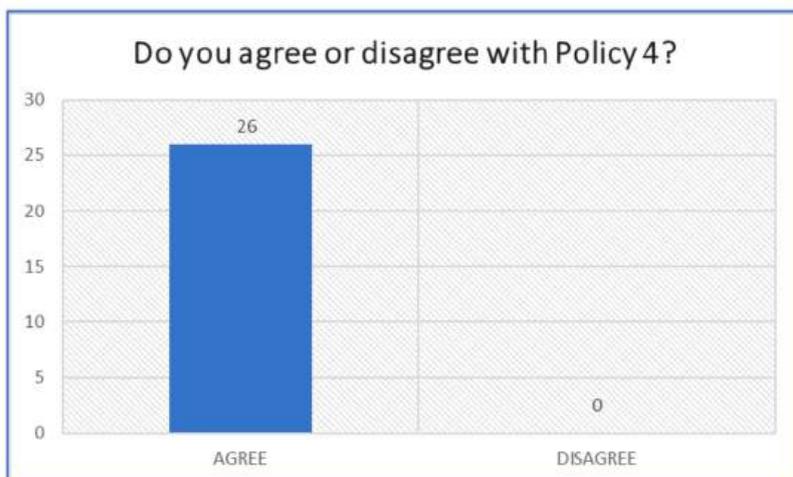
### **POLICY 3 – PROTECTING THE LANDSCAPE CHARACTER**



**\*Comments in red are from residents who disagreed with policy**

- **Much repetition of policy 2.**
- It is essential that Findern remains a rural community and does not become a suburb of Derby.
- Before the A50 was built, half of SGA1 (approximately the left half of the almost rectangular shape starting from Bakeacre Lane) was categorised as 'county treasure' indicating a particular area that should be preserved from development. Can this be reinstated please?
- **Need to include the trees in the Highfields field. This area is used considerably by residents and wildlife so should be protected if possible.**
- Rights of way should be enhanced where possible
- I whole-heartedly agree. We must protect the green spaces and views around our village.

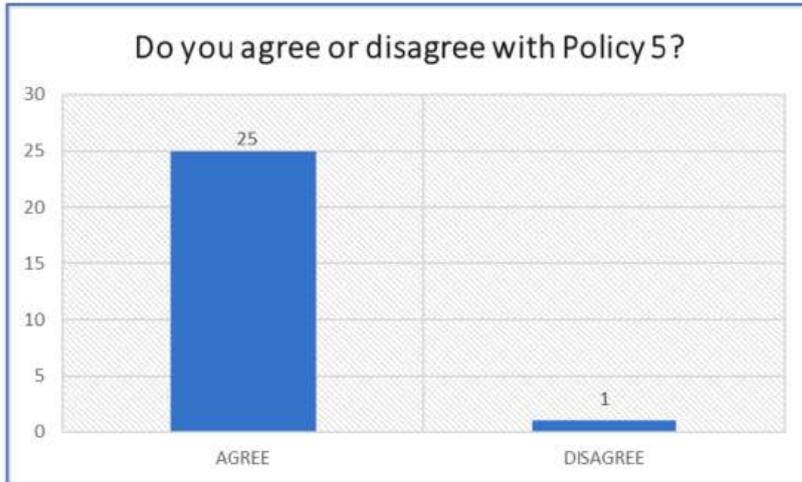
#### **POLICY 4 – PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT**



- Good luck again. Sometimes it is very difficult to educate people to realise how important hedges, trees (particularly mature ones) are. We need to employ individuals who can truly work in councils to protect trees, who are sufficiently interested in habitat and do the job well. They may have a degree, but do they make the right decisions?
- Bat protection - we are led to believe that no quality process regarding bats was taken before demolition of farmhouse on Potters Lane. This needs to change!
- We need to establish where we are now as a base / starting point to enable us to measure any future improvements and ensure the biodiversity is improved as required.
- Worthy ideals.
- I agree with all policies that protect the natural environment.
- Would be nice to have an ecology survey of key areas and or simple measurement of status and quantity of flora and fauna so we could demonstrate improvement over the future years.
- Absolutely on board with this and more wildlife support.
- Totally agree. We must protect our wildlife, hedges, trees and wildflowers. It worries me that developers often agree to put such protection into their plans, but once building work has finished, the planting of trees etc. seems forgotten



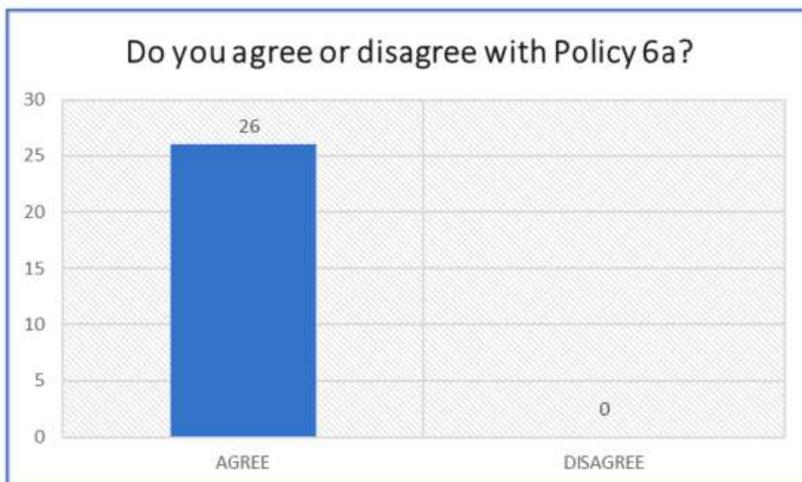
**POLICY 5 – LOCAL GREEN SPACES**



\*Comment in red is from resident who disagreed with policy

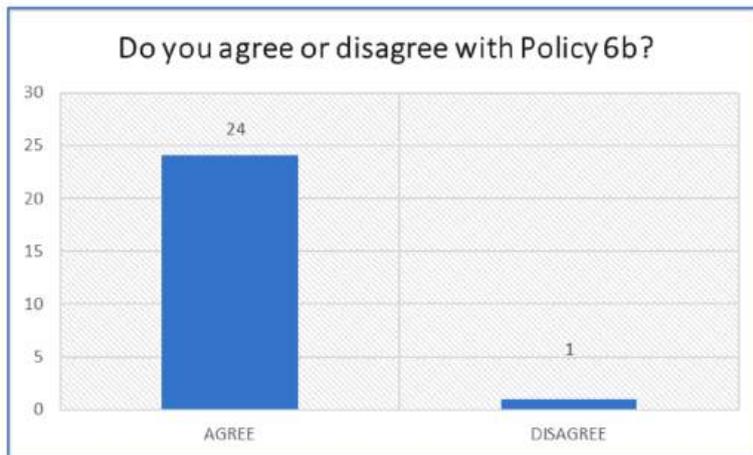
- It is good that these areas are designated but there should be a management plan for development of such areas.
- Looking at the map the Village Green is showing (as per key) that the District Council have this designated! What guarantee is there to make sure it doesn't get sold?
- **More green spaces are needed.**
- Would be nice to have a management plan for these areas.
- The park and field with the new football pitch on Highfields should be included as green space.

**POLICY 6A – PROTECTING AND ENHANCING HERITAGE ASSETS**



- Many of Findern's historical buildings have been lost and other buildings have been altered and are no longer in keeping with the original style.

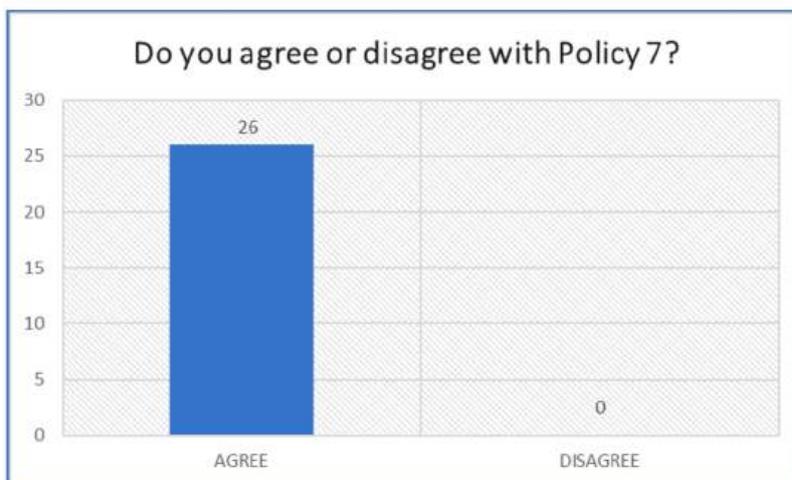
## **POLICY 6B – NON-DESIGNATED HERITAGE ASSETS**



\*Comment in red is from resident who disagreed with policy

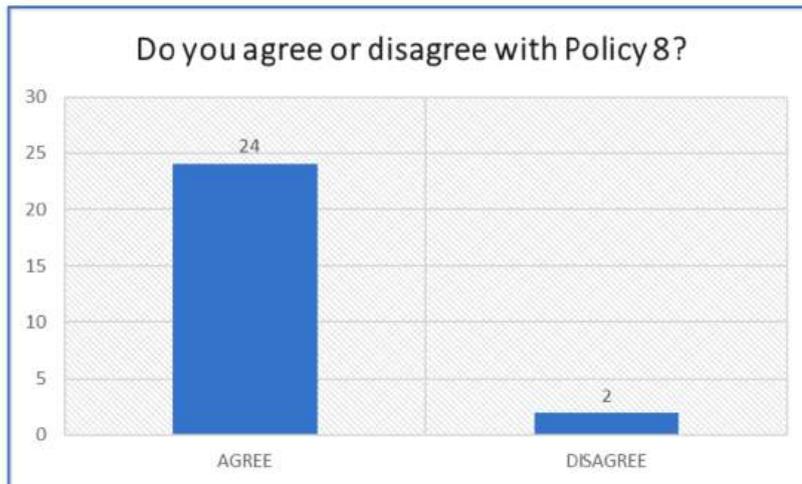
- The classification 'non-designated heritage asset' seems very woolly and unlikely to have any impact on the planning department.
- No, but we note that this plan didn't last very long as far as Millbank House was concerned!
- We can add more features / buildings in the future.

## **POLICY 7 – REDUCING THE RISK OF FLOODING**



- Areas in parish with actual flooding more than once a year should have mitigation measures implemented.
- Housing Development over the last 40 years has reduced flood plains around Findern Parish, so various ditches need to be dredged at least once a year to reduce the risk of flooding.
- More conversation for Highfields in particular, as we already have surface water issues
- How about Severn Trent clearing the brook occasionally
- I strongly agree.
- In recent years many developments have had a disregard for flood risk management. We have experienced more and more days of streets being flooded in recent years. For example, Bakeacre Lane used to only flood at its entrance to Findern. Since the development of Highfield, new flood points have been created.

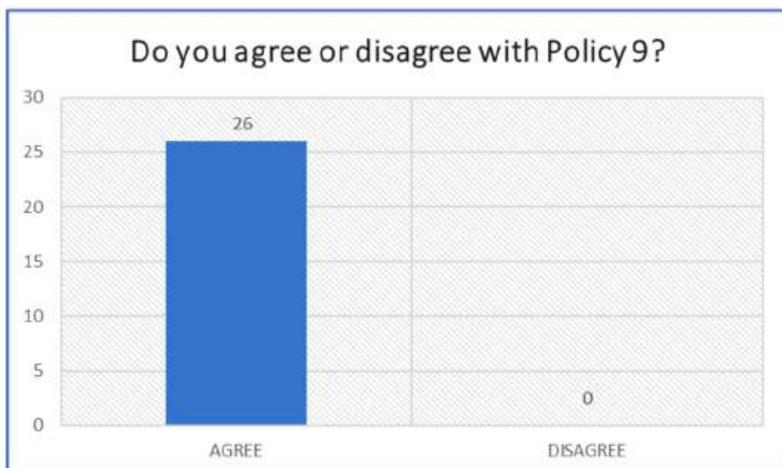
## **POLICY 8 – REDUCING CAR USE AND PROMOTING CYCLING AND WALKING**



### **\*Comments in red are from residents who disagreed with policy**

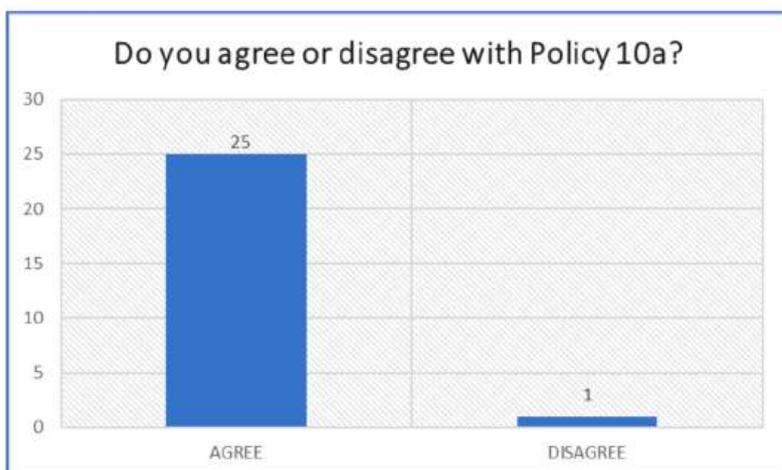
- Promoting walking and cycling is admirable but not always practical for some people so point 1 on policy 8 is welcomed.
- More speed controls and speed restrictions needed.
- Settlements like Findern have evolved over several centuries and therefore we are not designed for modern traffic. The main route through the village is very busy and fairly narrow, not conducive to a cycle path. It needs joined up planning to make a continuous cycle path, and not one which just stops, or cars or allowed to park on.
- Given the number of over 65's in the village expanding the use of cycling is probably on realistic. Many of the cyclists are recreational rather than commuting for work or services.
- The development adjacent to Highfields should have connecting pathways and cycle ways.
- "The village has regrettably become more of a through route to vehicular traffic, so some form of traffic calming is required - perhaps like that in Breadsall (rather than speedbumps).
- Despite people walking from Highfields, we do not want a pavement along Bakeacre Lane."
- **The new link road i highly object to due to the impact on noise, pollution, visual pollution and the wildlife. It will cost a lot of money and cause more harm than good. There is also no mention of what kind of road it would be.**
- I think this is a great idea as I love to walk around the area especially where there is green open space so making this more accessible by adding walking/cycling paths would be brilliant. It would help to promote exercise to help improve people's physical and mental health.
- **Routes for cycling should also be open to horse riders.**
- This should be an absolute priority. Increased sizes and volumes and speeds of vehicles threaten to make Findern village an inhospitable place for vulnerable residents, especially children and the elderly. Closing Bakeacre Lane to through traffic would allow more people to jog, walk or cycle from Highfields to the canal and associated businesses.
- Make Findern village have a 20 mph speed limit and install a zebra crossing by the village green.
- Have 20 mph limit by the school too, and aim to reduce driving past Findern Primary as much as possible.

**POLICY 9 – PROTECTING OR ENHANCING THE PROVISION OF COMMUNITY FACILITIES**



- A community facility for Highfields feels essential. I cannot understand how such a large new estate was allowed to be built without somewhere for residents to meet and form a community etc. a community hall, pub, post office etc.
- Highfields definitely deserves its own community room that is within walking distance for residents.
- Community buildings will help to build sociability as clubs and communal groups can be held here (such as scouts, girl guiding, indoor sports etc). This allows people of all ages to make new friends and bring the community closer together.
- Thought developers had committed to a community centre at Highfields. I could be wrong though.

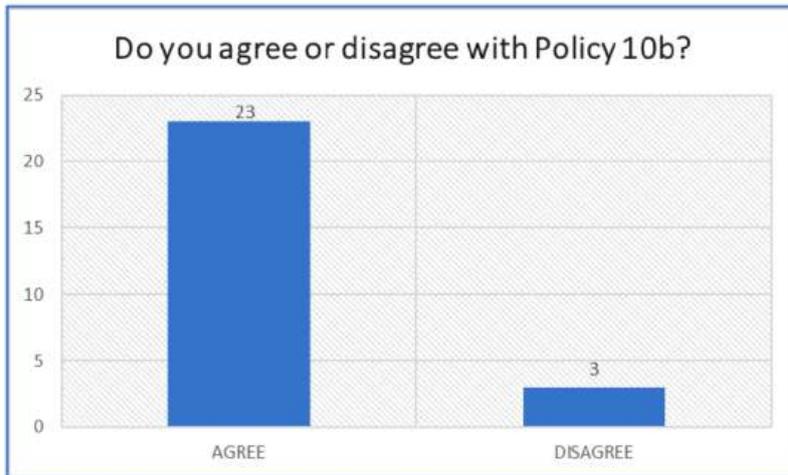
**POLICY 10A – HOUSING MIX AND TYPE**



*\*Comment in red is from resident who disagreed with policy*

- Findern needs affordable housing - two-bedroom dwellings and bungalows (small bungalows).
- Findern Parish must not get absorbed into greater Derby to become just another suburb.
- *I don't see why we need more smaller homes. People quickly outgrow them and moan they are too small. Keep the balance as it is.*
- Most people, as they get older, will wish to stay in their current home; to enable family members to stay when visiting.

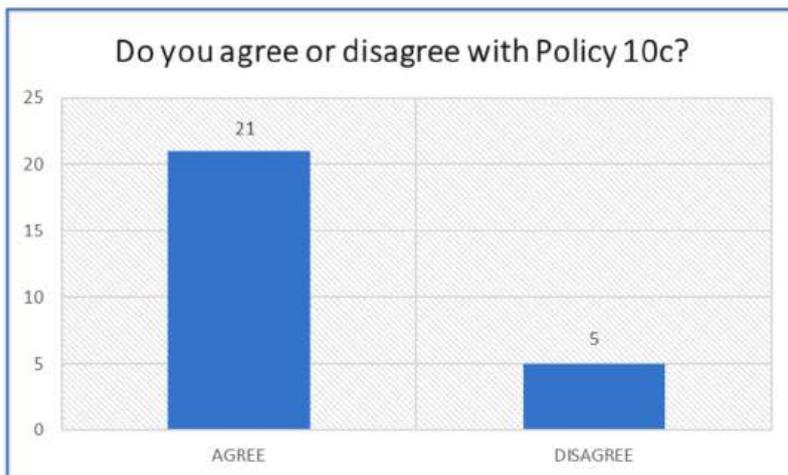
### **POLICY 10B – AFFORDABLE HOUSING**



\*Comment in red is from resident who disagreed with policy (2 residents who disagreed do not comment)

- We do not want any Homes of Multiple Occupancy - they just encourage bad behaviour.
- Social rented housing is much needed, but it needs to be managed in the same way as a private landlord would vet and manage their tenants. I have friends who live next-door to social rented housing, where the housing association does not enforce standards, as a private landlord would.

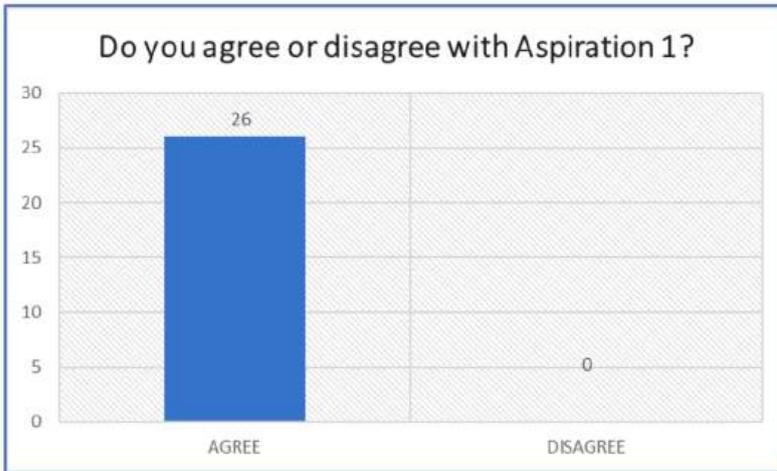
### **POLICY 10C – RURAL EXCEPTION SITE**



\*Comments in red are from residents who disagreed with policy (2 residents who disagreed do not comment).

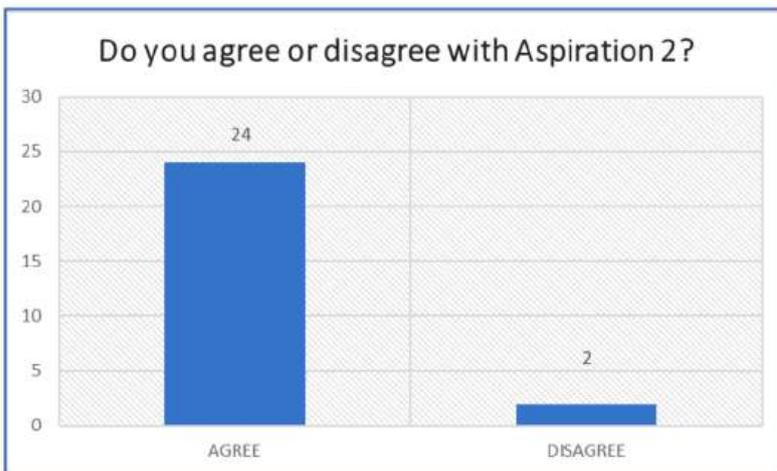
- Findern needs homes for first-time buyers, so there is a mix of ages in the village.
- We do not want any Homes of Multiple Occupancy - they just encourage bad behaviour.
- I don't think we need more housing in this area. There are so many being built in Mickleover.
- I was unsure whether to agree to this because a development proposed as a rural exception site can trump any green belt planning restrictions. What would then stop a developer from building 15 houses, then 15 more and so on, using the 'rural exception site' excuse?

**ASPIRATION 1** - To ensure the Local Nature Recovery (LNR) Strategy is informed by the opportunities in Findern Parish and the work of the Findern Footpaths Group.



- Excellent footpaths group, all volunteers so things get done!

**ASPIRATION 2** - To improve local connectivity with improved maintenance of existing highway assets, better road and footway surfacing, improved pedestrian crossing facilities at the Green and improved signage.

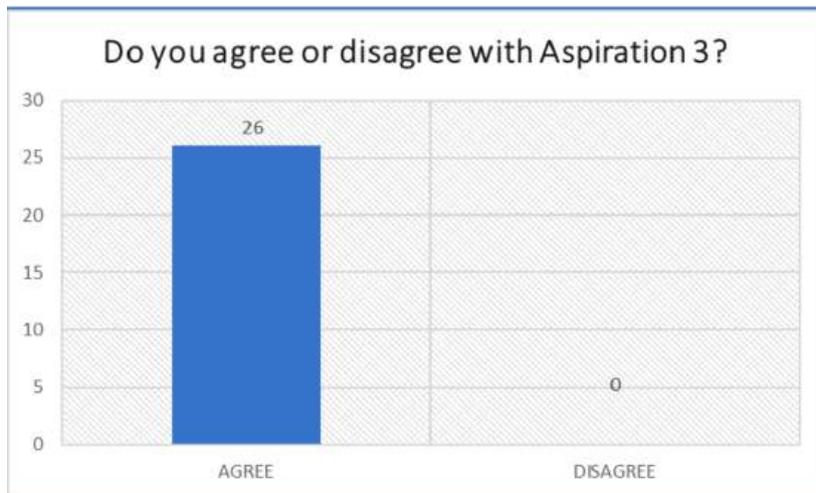


\* Comments in red are from residents who disagreed with policy

- It should be policy 1
- As a cyclist I agree as the roads around Findern a full of potholes
- Some pavements on the walk from Highfields to Findern become quite thin and are next to a busy road with high speeds. This can feel unsafe.
- road improvements should make reference and provision for vulnerable road users, such as horse riders, as referenced in the highway code.

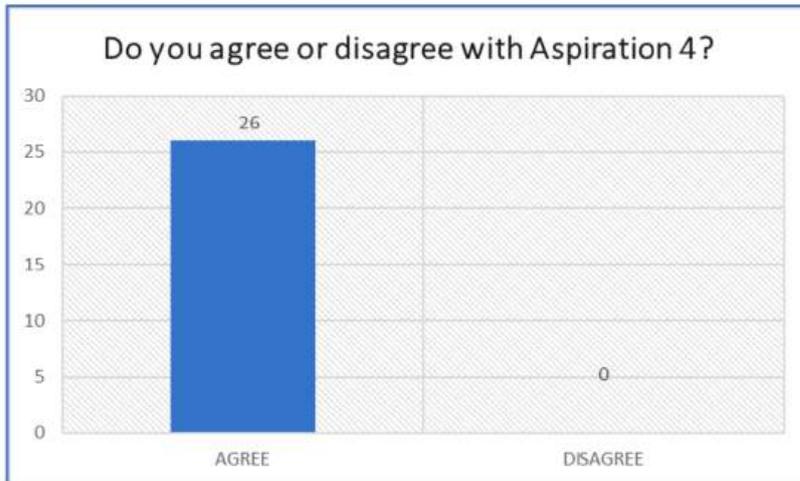
- This is certainly needed
- A zebra crossing will not only make it easier to cross at the village green, it would - hopefully - also slow down speeding cars. Resurfacing should be done properly and not just by throwing a shoddy layer of stones and tar on top.
- Please see my previous comments supporting this. Please ensure pedestrians and cyclists and children are prioritised over cars.

**ASPIRATION 3 - To improve local bus services.**



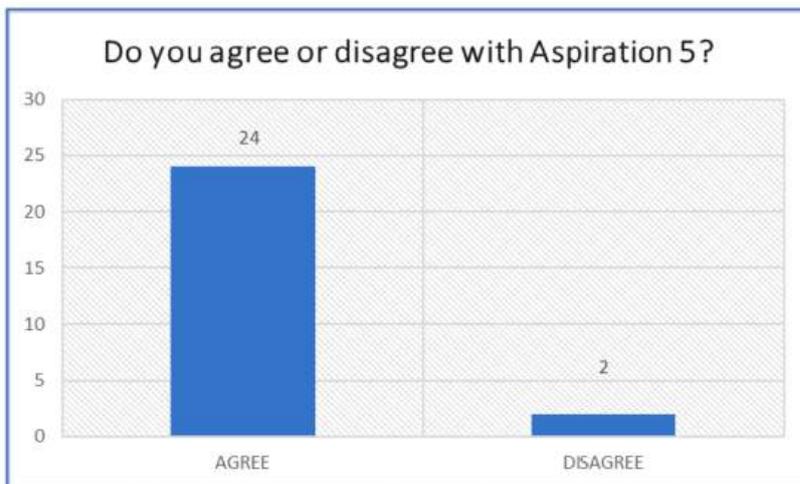
- It should be policy 2
- Two buses per hour?
- Explore the possibility of creating bus routes other than those that follow the arterial roads into and out of Derby and Burton, for example linking local villages and suburbs of Derby
- This is very important to me. The Harlequin bus is very unreliable as there are only two buses that run on the route and often one is not running and there is no replacement for it which leads to there being one bus on the route. When the traffic is then bad along Burton Road this can lead to having to wait for close to an hour for a bus. This makes commuting into Derby City Centre very difficult.
- Also, the V3 only runs once an hour and is the only bus service, for Highfields too, in the evening (after 6.45pm) and on a Sunday which is impractical because I am often out at these times and struggle to get home.
- Finally, it would be nice to have a bus run through Highfields which goes to Derby City Centre as there are bus stops on the estate but there is only one bus which uses these, and only on one side of the road, and that bus only goes to the Royal Derby Hospital and is often not very busy. I believe that a bus to Derby City Centre, as well as this, would be useful.

**ASPIRATION 4 - To provide a community building for Highfields.**



- I feel this is much needed.
- This is a repetition of Policy 9, but worth repeating, as it is very important.
- Critical to enhance a community activity.
- Access to a communal space is important as it allows for people to have a safe space to socialise and will help some people to feel less lonely.

**ASPIRATION 5 - To ensure that the heritage of the Parish is appropriately reflected in District policy.**



\*Comments in red are from residents who disagreed with policy

- The areas around Lower Green and The Green should be a conservation area.
- Yes, to the conservation of The Green, it might succeed this time.
- No to non-designated heritage assets.
- i agree that the Green should be protected as an asset but spending time and money on this Conservation is a poor use of public money.

#### **ANY OTHER COMMENTS ON THE NEIGHBOURHOOD PLAN**

- On Highfields, there a couple of brooks and small bodies of water which contain a large amount of litter and waste in them. They appear to be forming a dumping ground (for example, in the brook at the bottom of Corby Lane, I have seen old scooters and kids toys that appear to have just been dumped). The litter picking on the estate is overall quite good; however, it would be nice to have someone clear this waste and maintain the cleanliness of these bodies of water.
- I have made a Definitive Map Modification Order application to upgrade Findern footpaths 2 and 3 to a bridleway crossing the A38. Perhaps this will be realised by 2039!

## Appendix E Contact List of Statutory Consultees

SDDC

SDDC

Derby City Council

MP

Ian Hudson

Martyn Ford

Neighbouring Parish Councils

Twyford and Stenson civil Parish

Willington

Burnaston

Stenson Fields

Derbyshire County Council

The Coal Authority

the Homes and Community Agency

Natural England

The Environment Agency

Historic England

Network Rail Infrastructure Limited

Derbyshire County Council - Highways

City Council - Highways

Highways England

National Grid Electricity Transmission

National Grid

National Grid

Centrica (Energy )

NHS

Gas

National Gas

National Gas

Severn Trent