

South Derbyshire

Issues and Options Part 2 Local Plan Review

Paper Response Form

Your reviews are being sought on the South Derbyshire Issues and Options Part 2 Local Plan Review and the Local Plan Part 2 Review Scoping Report.

The consultation documents can be viewed at
www.southderbyshire.gov.uk/issuesandoptionsPart2Review

This form can be used as an alternative to the online questionnaire. Responses should be submitted to the Planning Policy Team by email at local.plan@southderbyshire.gov.uk or via post to Planning Policy, Planning Services, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH

Comments must be received by 5pm on 30th January 2026, late comments will not be accepted.

Future notification

The District Council will retain your contact details to inform you of future consultations on the Local Plan. If you do not wish for your contact details to be added to the consultation database, please email local.plan@southderbyshire.gov.uk

Privacy Notice - How is your information used?

Representations will be made publicly available following the close of the consultation however personal details (personal address, signature and contact details) will NOT be made publicly available but will be kept in a secure database and used to notify you of the Plan's progress.

Who has access to your information?

South Derbyshire District Council Planning Services. Personal information is not shared with any other department or agency, will not be sold and will not be used for any other purpose.

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Question 1: Should the Council produce a Local Plan Part 2 Review under the existing planning system, or should a single full Local Plan Review be undertaken under the new system? (please tick one)

- ☐ Produce a Local Plan Part 2 Review under the existing system
- ☒ Produce a single Full Local Plan under the new system
- ☐ Other

(Please provide a reason for your answer)

Please see St Philips detailed response to Question 1 in the appended St Philips Representations – South Derbyshire Issues and Options Part 2 Local Plan Review.

Question 2: Where should the housing needs be met?

(Please provide site details including projected delivery timescales and the specific need being met).

Please see St Philips detailed response to Question 2 in the appended St Philips Representations – South Derbyshire Issues and Options Part 2 Local Plan Review.

Question 3: Are there other mechanisms that the plan should consider to securing housing delivery in addition to allocating specific sites (e.g. identifying indicative broad locations/areas for future growth adjacent to existing settlements, extending settlement boundaries, supporting certain Changes of Use)?

☐ Yes

☐ No

(Please provide a reason for your answer)

Question 4: Are there any other issues that the Council should consider when ensuring the timely delivery of the right homes in the right places (e.g. policy criteria for looked after children, re-allocating unimplemented employment allocations)?

☐ Yes

☐ No

(Please provide a reason for your answer)

Question 5: What specific accommodation needs should the Local Plan address through allocations (e.g. extra care accommodation for older people, care home provision for looked after children etc.)?

(Please provide details)

Question 6: What could the Council do to speed up delivery on strategic allocations?

(Please provide details)

Question 7: Should the Council allocate land South of Mackworth for development within the plan period?

☐ Yes

☒ No

(Please provide a reason for your answer)

Please see St Philips detailed response to Question 7 in the appended St Philips Representations – South Derbyshire Issues and Options Part 2 Local Plan Review.

Question 8: Are there other steps that the Council could take to accelerate housing delivery on other sites?

☒ Yes

☐ No

(Please provide a reason for your answer)

Please see St Philips detailed response to Question 8 in the appended St Philips Representations – South Derbyshire Issues and Options Part 2 Local Plan Review.

Question 9: Do you agree that settlement boundaries should be drawn around the urban edge of Derby, Drakelow and Stanton and any new allocations?

☐ Yes

☐ No

(Please provide a reason for your answer)

Question 10: Do you agree with the principles for assessing the settlement boundaries, as set out in Appendix 1?

☐ Yes

☐ No

(Please provide a reason for your answer)

Question 11: What issues regarding the settlement boundaries should the Council consider?

(Please provide a comment)

Question 12: Do you agree with the retail hierarchy?

☐ Yes

☐ No

(Please provide a reason for your answer)

Question 13: Should the Council redefine the retail centre in Swadlincote as a commercial centre which would allow for a wider range of uses?

☐ Yes

☐ No

(Please provide a reason for your answer)

Question 14: What issues regarding Swadlincote Town Centre redevelopment should the Council consider?

(Please provide details)

Question 15: Should the Council define the boundaries of all of the retail areas within the District?

☐ Yes

☐ No

(Please provide a reason for your answer)

Question 16: Should the Council include a locally specific Green Belt policy (beyond the NPPF policy) that defines what appropriate development is within the context of 'disproportionate' and 'limited infilling'?

☐ Yes

☒ No

(Please provide a reason for your answer)

Please see St Philips detailed response to Question 16 in the appended St Philips Representations – South Derbyshire Issues and Options Part 2 Local Plan Review.

Question 17: If you answered yes to question 16, what should the policy consider?

Question 18: Should the Council undertake a Green Belt review with a specific objective of identifying what, if any, Grey Belt exists within the district?

☐ Yes

☒ No

(Please provide a reason for your answer)

Please see St Philips detailed response to Question 18 in the appended St Philips Representations – South Derbyshire Issues and Options Part 2 Local Plan Review.

Question 19: What other sites and/or options should the Council consider for providing Gypsy and Traveller accommodation?

(Please provide details)

Question 20: Are there any other issues that the Council should consider when meeting the needs of Gypsies and Travellers?

(Please provide details)

Question 21: Are there any additional policies/other issues that the Local Plan should address?

☐ Yes

☐ No

(Please provide a reason for your answer)

Question 22: Are there any amendments required to the existing policies to reflect implemented changes to national planning policy, policy guidance or Regulations?

☐ Yes

☐ No

(Please provide a reason for your answer)

Question 23: Are there better/alternative mechanisms that the Council should use to secure the required infrastructure?

☐ Yes

☐ No

(Please provide a reason for your answer)

Question 24: Where there is the potential need for long-term management / maintenance of open space, SUDS or other infrastructure, should the Council introduce a policy requiring these to be adopted by a public authority unless there is clear evidence that this is not feasible.

☐ Yes

☐ No

(Please provide a reason for your answer)

Please see St Philips detailed response to Question 24 in the appended St Philips Representations – South Derbyshire Issues and Options Part 2 Local Plan Review.

Question 25: Do you have any further/additional comments?

(Please provide details)

South Derbyshire Local Plan Part 2 Review: Issues and Options

Representations on behalf of St Philips

Land at Main Street, Etwall

St Philips Land Limited

30 January 2026

LICHFIELDS

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1.0 Introduction

- 1.1 These representations to the South Derbyshire Local Plan Part 2 Review, Issues and Options Consultation (“the IO consultation”) have been prepared by Lichfields on behalf of St Philips Land Ltd (“St Philips”).
- 1.2 We focus on the strategic matters which are contained within the IO consultation and relate specifically to St Philips’ land interests at Main Street, Etwall (“the Site”). These representations are also supported by a Vision Document (Appendix 1) which sets out the vision for the site.
- 1.3 St Philips seeks to work constructively with South Derbyshire District Council (“the Council”) as it progresses towards the submission and ultimate adoption of the South Derbyshire Local Plan Part 2 Review and trusts that the comments contained within this document will assist officers in this regard.

Plan Making to Date

- 1.4 The South Derbyshire Local Plan Part 1 Development Plan Document was adopted by the Council on the 13th of June 2016. The South Derbyshire Local Plan Part 2 was subsequently adopted on the 2nd of November 2017. Together, these documents form the current development plan for South Derbyshire.
- 1.5 The National Planning Policy Framework 2024 (NPPF) sets a clear requirement for policies written in local plans and spatial development strategies to be reviewed to assess whether they need updating at least once every 5 years, with reviews completed no later than 5 years from the adoption date of a plan and taking into account the changing circumstances affecting that area.
- 1.6 South Derbyshire has recently carried out a full review of the Local Plan Part 1, which sets out the strategic allocations and policies for the District. The Local Plan Part 1 Review will be submitted to the Secretary of State for independent Examination in the near future. The Council is now commencing with a review the Local Plan Part 2 to *“to ensure full plan coverage under the existing planning system.”*¹
- 1.7 Notwithstanding this, a report to the Environmental and Development Services Committee (6th November 2025)² notes that:
- “It will also be necessary to include in the consultation questions on whether the Council should proceed with a full plan review instead of aiming to submit the Local Plan part 2 by 31 December 2026. In the event of proceeding with a full plan review this would entail updating any strategic issues arising from the Local Plan Part 1 reported separately on this agenda and then including non-strategic issues in the same local plan. It will not be possible to do this by 31st December 2026 and instead will need to be prepared under the new planning system with a single local plan.”*

¹ Report to the Environmental and Development Services Committee Report (6th November 2025)

² Ibid.

1.8 The Council's Local Development Scheme sets out the following timescales for the review of the Local Plan Part 2:

- Commencement of the process – Summer 2025;
- Issues and Options – Autumn 2025 (to consider whether the plan should also include a full review of Part 1 Local Plan policies which will be submitted to PINS at a similar time);
- Proposed Submission Consultation – Summer 2026;
- Submission to Secretary of State – Winter 2026;
- Commencement of the Hearing Sessions – Spring 2027;
- Adoption by the Council – Summer 2027.

Structure

1.9 These representations are structured around the sections set out in the IO and relate specifically to St Philips' site. In particular, St Philips has responded to the below questions

- Question 1: Should the Council produce a Local Plan Part 2 Review under the existing planning system, or should a single full Local Plan Review be undertaken under the new system?
- Question 2: Where should the housing needs be met?
- Question 7: Should the Council allocate land South of Mackworth for development within the plan period?
- Question 8: Are there other steps that the Council could take to accelerate housing delivery on other sites?
- Question 16: Should the Council include a locally specific Green Belt policy (beyond the NPPF policy) that defines what appropriate development is within the context of 'disproportionate' and 'limited infilling'?
- Question 18: Should the Council undertake a Green Belt review with a specific objective of identifying what, if any, Grey Belt exists within the district?
- Question 24: Where there is the potential need for long-term management / maintenance of open space, SUDS or other infrastructure, should the Council introduce a policy requiring these to be adopted by a public authority unless there is clear evidence that this is not feasible.

2.0 **Question 1: Should the Council produce a Local Plan Part 2 Review under the existing planning system, or should a single full Local Plan Review be undertaken under the new system? (Please tick one and provide a reason for your answer)**

- Produce a Local Plan Part 2 Review under the existing system
- Produce a single Full Local Plan under the new system
- Other

2.1 St Philips is concerned regarding whether the Council will be able to deliver the Local Plan Part 2 Review within the 11-month period that remains before the Government's deadline for the submission of plans under the current plan-making system (December 2026). St Philips is also concerned regarding the longevity of the Local Plan Part 2 Review, as under the New Style Local Plan System, it is envisioned that such plans would not exist.

2.2 It is considered that the Local Plan Part 1 Review should have already addressed matters such as housing needs, and St Philips representations to the Local Plan Part 1 Review raised this matter, arguing that that the plan did not allocate a sufficient amount of housing. In this regard, St Philips notes that the IO recognises that the Local Plan Part 1 Review did not address South Derbyshire's needs in full, stating that "*there is a current shortfall of 57 homes over the plan period to meet the minimum plan requirement*" (page 8).

2.3 Local Plans are expected to be flexible and have the ability to adapt to change. They should ensure that there is sufficient suitable land supply to provide flexibility to respond to failures to deliver the required number of dwellings in the allotted time frames and across the whole plan period. This requires sufficient 'headroom' and an appropriate buffer to be built into the planned supply. St Philips notes that previous Inspectors have supported buffers in the range of 10-20%. Currently, the IO highlights a notable deficiency in the Local Plan Part 1 Review, which will be difficult for the Council to argue against at the future Examination in Public (EiP). Furthermore, it highlights the need for further sites to be allocated in the Local Plan Part 1 Review, rather than the Local Plan Part 2 Review.

2.4 In this context, St Philips considers that the housing need to be addressed within the Local Plan Part 2 Review is actually more likely to be in the range of c. 1,200-2,400 dwellings, reflecting the need to provide a buffer to support the identified housing needs in the Local Plan Part 1 Review. Whilst this may be picked up within the EiP of the Local Plan Part 1 Review, the Council should consider allocating sites through the Local Plan Part 2 Review to address this shortfall (e.g. St Philips site - the land at Main Street, Etwall).

2.5 Related to the above, South Derbyshire's adopted development plan sets out that non-strategic sites are considered to be sites of under 99 dwellings whilst strategic sites are 99+ dwellings. St Philips notes that the Local Plan Part 1 Review is proposing to change the definition of 'strategic sites' to "*sites which are defined as housing or mixed-use sites of over 1000 dwellings*". As such, it is currently unclear what scale of sites the Local Plan Part

2 Review is looking to allocate. The IO indicates that the Council is looking to allocate the land South of Mackworth, suggesting that the Council is considering a site of up to 250 dwellings. Notwithstanding St Philips position that there is a need for a land supply buffer (and that these further needs may need to be addressed through the Local Plan Part 2 Review), it is unclear as to why, when it is suggested that South Derbyshire only has a 57 dwelling shortfall, it needs a site of 250 dwellings to address these needs.

- 2.6 In this context, St Philips would suggest that a full review under the new Local Plan System may be a more sensible approach, as the purpose of preparing the Local Plan Part 2 Review is unclear. Many of the issues it is seeking to resolve should have been addressed through the Local Plan Part 1 Review.

3.0 **Question 2: Where should the housing needs be met? Please provide site details including projected delivery timescales and the specific need being met.**

- 3.1 Notwithstanding St Philips reservations regarding the Local Plan Part 2 Review (as set out in its response to Question 1), St Philips considers that the land at Main Street, Etwall represents a sustainable and logical location in which to direct growth. Etwall is identified as a Key Service Village (second in the hierarchy) within Policy H1 of the Local Plan Part 1 Review (Publication Version 2025). St Philips considers that the Local Plan Part 2 Review must direct development to the most sustainable locations within the District, including settlements such as Etwall. St Philips notes that NPPF Paragraph 83 states that:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

- 3.2 St Philips considers that dispersing development across South Derbyshire will ensure that local services are supported and that development is sustainably located. Existing settlements such as Etwall have access to facilities such as schools, convenience stores, jobs and transport services. This makes these locations ideal places in which to direct growth, ensuring development is sustainably located in accordance with NPPF Paragraph 11a.
- 3.3 St Philips also wishes to highlight that the Council is proposing to allocate land at Egginton Common for a Strategic Rail Freight Interchange/ Freeport (draft Policy INF3) within the Local Plan Part 1 Review. Etwall’s location means that it will have convenient and sustainable access to both the Strategic Rail Freight Interchange/ Freeport and Toyota Plant. Without further growth at this settlement, pressure will be placed on the existing housing stock as workers seek housing nearby to their place of work. Without sufficient growth to facilitate this, new workers could be forced to move further afield, reducing the labour supply in the local area and increasing unsustainable commuting patterns. In this regard, allocating land at Main Street, would help ensure the Council is sustainably addressing its own indigenous housing needs.
- 3.4 Further details of the development potential of the Land at Main Street, Etwall are set out below.

The Land at Main Street, Etwall

- 3.5 The Council will be aware that St Philips has been promoting the land at Main Street, Etwall for allocation within the Local Plan Part 1 Review. The site is located on the north-eastern boundary of Etwall, which is identified as a ‘Key Service Village’ and ranked second in the settlement hierarchy. The site comprises agricultural land which is bound by residential development to the south, Main Street to the north, and agricultural land to the east. With the exception of the eastern boundary, the site is enclosed on all sides by built development and is bound by mature trees and hedgerows.

- 3.6 A range of facilities such as a primary school, a secondary school (John Port Spencer Academy), a convenience store, a post office and a pharmacy, are within a twenty-minute walk of the site. Multiple indoor and outdoor sports facilities (including football pitches, a cricket field, a bowls club and Etwall Leisure Centre) are accessible within Etwall, and allotments are also located to the south of the settlement.
- 3.7 The site is sustainably located, with the nearest bus stop (Sutton Lane) situated within a five-minute walking distance. Bus service 'V1-the villager' provides frequent services between Burton upon Trent and Derby and the site is therefore strategically and sustainably positioned for residential development. The site itself is not subject to any environmental constraints and is located within Flood Zone 1. It does not accommodate any listed structures; however, it is located adjacent to the Etwall Conservation Area.
- 3.8 As a part of the Local Plan Part 1 Review process, the Council has also undertaken a Call for Sites exercise. The site was submitted to the Council for consideration through the Council's Strategic Housing and Economic Land Availability Assessment [SHELAA] and was assessed through the Council's SHELAA under site reference 121. Importantly, the SHELAA considered that the site was 'suitable, available and achievable' and would be developable.

Development Potential

- 3.9 The Site offers the opportunity to achieve a sustainable development, on the north-eastern edge of Etwall, one of the most sustainable villages within the District. St Philips is proposing to deliver a high-quality residential development of 55 homes alongside open space and children's play facilities. The development would deliver a landscape-led scheme which frames a network of ecological spaces and ensures the delivery of biodiversity net gain. Safe access to the site would be achieved via Main Street and new pedestrian routes would be delivered to encourage recreation, physical activity and active travel. The proposed development will seek to enhance the sense of place of Etwall as well as incorporate distinctive existing features from the local built environment.
- 3.10 A Vision Document (Appendix 1) has been prepared in support of these representations to demonstrate that the Site presents an excellent, logical and sustainable location and that the residential development would be responsive to its surroundings and would provide connectivity through the site to Etwall to encourage sustainable travel. To this end, the Vision Document envisages that the development proposals would include:
- Development of up to 55 homes, including affordable housing, designed to reflect the existing character and street patterns;
 - Retention of boundary offsets, hedgerows, and tree groups to screen views and preserve rural character, while enhancing biodiversity and habitat;
 - Carefully positioned access points with continuous footpaths to improve connectivity and pedestrian safety, including a new southern access;
 - A new village green at the Main Street/Burnaston Lane junction creates an inviting pedestrian entrance and a respectful boundary near Marsh View;
 - A central triangular green with a mature tree reflects Etwall's village form, while a northern landscaped area with a play zone and pond frames key views;
 - Retention of the existing gas easement across the site's northern edge; and

- A new surface water attenuation basin at the site's lowest point to manage runoff and support year-round ecological habitat.

3.11 St Philips considers that the site represents an attractive and viable location for residential development and will facilitate the delivery of much needed market and affordable housing. In this context, St Philips would encourage the Council to consider allocating the land at Main Street, Etwall through its future Local Plan Review process.

4.0 **Question 7: Should the Council allocate land South of Mackworth for development within the plan period?**

- 4.1 Paragraph 36b of the NPPF requires that for a plan to be found sound, it must be based on proportionate evidence, and take account of reasonable alternatives. Therefore, the Council must test through the Sustainability Appraisal (SA) process other reasonable alternatives for the spatial distribution of South Derbyshire's housing needs (NPPF paragraph 33).
- 4.2 Whilst it is appropriate for the Council to consider the land South of Mackworth through the Local Plan Review, it must be ensured that other sites (located at sustainable settlements such as Etwall) are also considered when developing a spatial strategy. In the absence of such an approach, there is a risk that the Council will not have met the requirement to undertake an evaluation of reasonable alternatives, in the context of the local plan making process.
- 4.3 St Philips also notes that the Local Plan Part 2 Review is being prepared to address South Derbyshire's indigenous housing needs over the plan period. Through its Local Plan Part 1 Review, the Council is proposing a spatial strategy which would deliver a substantial level of housing growth on the edge of the District. St Philips considers that this approach meets the needs of Derby however it does not adequately meet the needs of the residents of South Derbyshire.
- 4.4 Consequently, St Philips objects to the Council taking that approach again within its Local Plan Part 2 Review (notwithstanding in relation to Amber Valley rather than Derby). Residents of South Derbyshire would need to move to the edge of the district to meet their needs, rather than having access to sufficient housing within settlements in which they already live.
- 4.5 St Philips wishes to highlight that the land at Main Street, Etwall could deliver c. 55 new homes in the sustainable settlement of Etwall. This would represent a more logical location to direct growth to meet South Derbyshire's indigenous needs and could be delivered more quickly. St Philips therefore considers that the Council must test other locations for growth through the SA process.

5.0 **Question 8: Are there other steps that the Council could take to accelerate housing delivery on other sites?**

- 5.1 St Philips notes that draft Policy HO13(2) of the draft NPPF (which is currently out for consultation) sets out that *“Consideration should be given to whether to impose a planning condition requiring that development begins within a timescale shorter than the relevant statutory default period, where this would expedite the development without threatening its implementation or viability.”*
- 5.2 It is acknowledged that this mechanism would fall outside of the Local Plan Review Part 2. Notwithstanding this, it would ensure that the Council has the ability to accelerate housing delivery within South Derbyshire (where this approach would be appropriate). St Philips would be receptive to agreeing a condition (e.g. requiring the submission of a Reserved Matters application within two years) in respect of future planning applications relating to the land at Main Street, Etwall.

- 6.0 **Question 16: Should the Council include a locally specific Green Belt policy (beyond the NPPF policy) that defines what appropriate development is within the context of ‘disproportionate’ and ‘limited infilling’?**
- 6.1 St Philips would not be supportive of the Council introducing a locally specific Green Belt policy (that goes beyond the NPPF policy).
- 6.2 St Philips notes that the Government is currently consulting upon proposed changes to the NPPF. Whilst these proposals carry limited weight at this time, St Philips considers that one of the aims of introducing National Development Management Policies is to *“produce swifter, slimmer plans by removing the need to set out generic issues of national importance such as policies for protecting the Green Belt.”*³
- 6.3 St Philips notes that draft policy PM6(c) (General principles for plan-making) states that in preparing plans, plan makers should not *“duplicate, substantively restate or modify the content of national decision-making policies unless directed by other policies in this Framework”*. In this regard, draft Policy GB7 (Development which is not inappropriate in the Green Belt) outlines the categories of development which are not inappropriate development. In this context, St Philips does not consider that it is necessary that the Local Plan Part 2 Review should include a locally specific Green Belt Policy which goes beyond the NPPF Policy.

³ [Levelling-up and Regeneration Bill: reforms to national planning policy - GOV.UK](https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy)

7.0 **Question 18: Should the Council undertake a Green Belt review with a specific objective of identifying what, if any, Grey Belt exists within the district?**

7.1 The NPPF sets out that (paragraph 145):

“Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.”

7.2 It goes on to states that “exceptional circumstances in this context include, but are not limited to, instances where an authority cannot meet its identified need for homes, commercial or other development through other means.” (paragraph 146).

7.3 St Philips notes that the Council established through the Local Plan Part 1 Review that it did not need to review its Green Belt boundaries, in the context that it could deliver its housing need on sites outside of the Green Belt. In this regard, St Philips is in agreement with the Council that there is no need for South Derbyshire to review its Green Belt at this time. The land at Main Street, Etwall is an example of a sustainable location outside of the Green Belt which could help meet South Derbyshire’s housing need. Notwithstanding the fact that St Philips does not agree with the Council’s proposed spatial strategy, this indicates that the Council has sufficient sites available to it, without the need to look to Green Belt release.

- 8.0 **Question 24: Where there is the potential need for long-term management / maintenance of open space, SUDS or other infrastructure, should the Council introduce a policy requiring these to be adopted by a public authority unless there is clear evidence that this is not feasible.**
- 8.1 St Philips would encourage the Council to carefully consider some of the challenges that may arise from a policy which requires the Council to adopt all public open space (and other such infrastructure). For example, the Council will be aware that there is a growing link between Biodiversity Net Gain (BNG) and public open space delivery. In this regard, BNG sites require specialised management, and this would require the Council to take on responsibilities that go beyond the usual public open space management. St Philips considers that is not clear how the Council would oversee and resource this if such a policy were to be adopted.
- 8.2 In addition to the above, there is a risk that the requirement to adopt all public open space will lead to financial burdens which could impact the viability of developments. St Philips notes that the NPPF requires that “*policies should not undermine the deliverability of the plan*” (paragraph 35). The costs related to maintaining public open space can be high, and therefore the adoption of any such policy must be rigorously viability tested to ensure that it does not undermine the deliverability of the plan.
- 8.3 Finally, St Philips notes that private management companies often have the ability to maintain public open space to a higher standard than Local Authorities, due to financial and operational constraints. Consequently, the private management of public open space offers benefits which may not be feasible under Council control. These benefits should be recognised when considering whether to introduce a policy requiring the public adoption of such infrastructure.

Appendix 1 **Vision Document**



Main Street, Etwall

Site Vision

October 2023



ST. PHILIPS



DATE	COMMENT	CREATED BY	CHECKED BY	VERSION
09.10.2023	Initial draft for team/ client comment	AS	KK	--
12.10.2023	Submission version	AS	KK	A



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ST. PHILIPS

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Introduction

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1. Introduction

Document overview

Node has been commissioned by St Philips Ltd to undertake a masterplanning exercise in support of the promotion of the site at Main Street, Etwall, Derby through the South Derbyshire Plan review.

This document follows a best practice framework first established by the Commission for Architecture and the Built Environment (CABE). This approach allows the design of a scheme to build logically and coherently on an evidence base gathered from technical briefings, desktop review and contextual analysis.

The proposals

This document sets out a development vision for the site, proposing the creation of a new residential scheme that both physically and characteristically integrates with the existing village.

This landscape led proposal includes the development potential for approximately 55 new residential dwellings, that frame a network of ecological spaces and enhances the biodiversity of the site, as well as preserving the existing rural landscape character of Etwall.

The site

The site is located on the north-eastern edge of Etwall, South Derbyshire. Etwall is located 4.2 miles (8 minute drive) to the north

of Burton Upon Trent, and 7.5 miles (20 minute drive) west of Derby city centre. Hilton, Willington, Tutbury and Hatton are all smaller settlements in proximity of Etwall.

The site is bordered to the north by Main Street with the A516 beyond, the Main Street and Burnaston Lane junction borders the west of the site with residential buildings beyond. Burnaston Lane borders the site to the south with a residential neighbourhood further afield and the eastern site boundary is bound by open countryside.

The site is situated within walking distance of a primary school, a secondary school (John Port Spencer Academy), convenience store, post office and a pharmacy together with a range of village centre amenities

including a village hall, sports clubs, pubs and restaurants. A mix of outdoor sports facilities are also located within walking distance of the site.

The closest bus stop (Sutton Lane) is within a 3 minute walk of the site and provides regular services connecting Etwall to Derby and Burton Upon Trent.

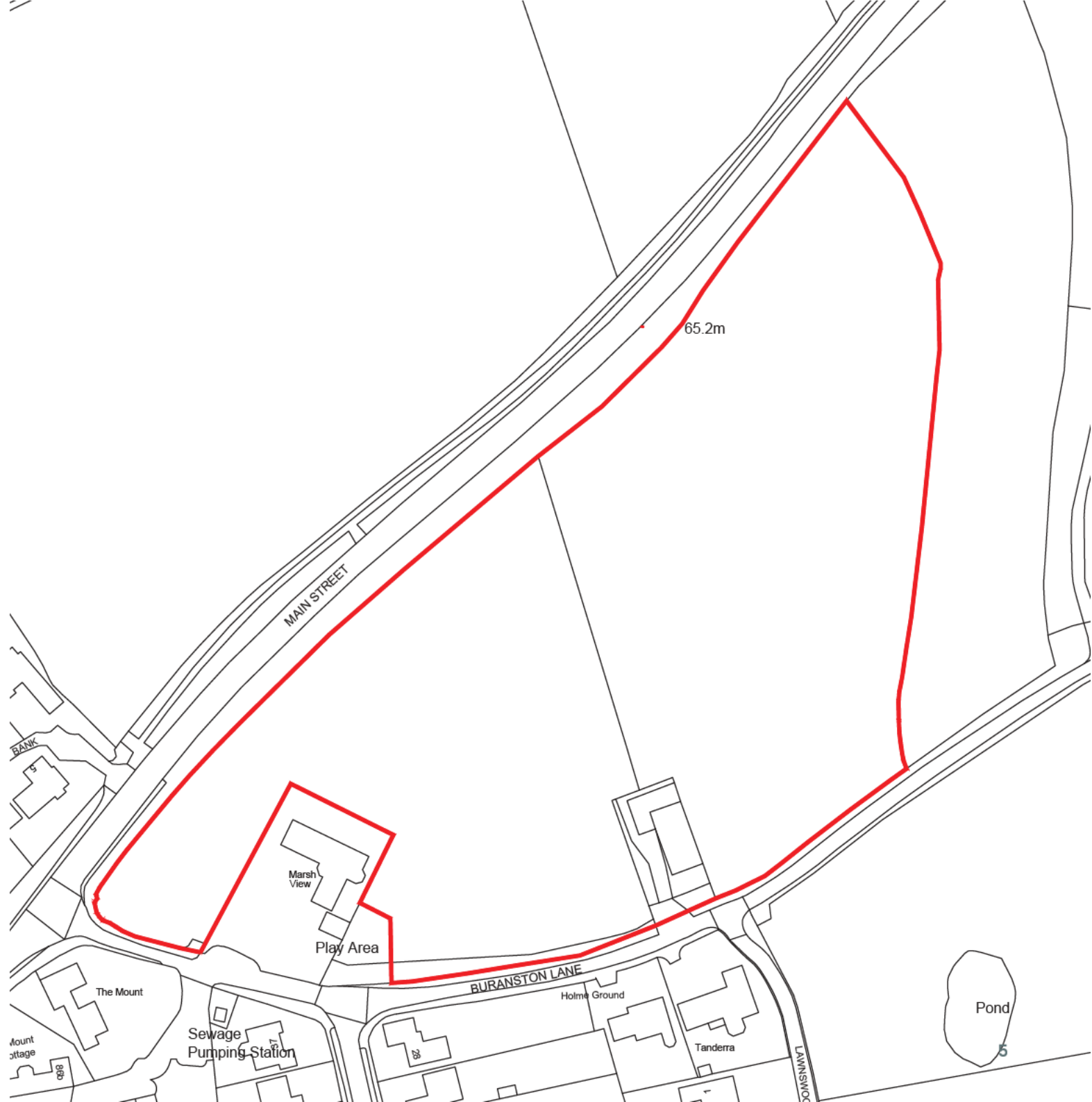
The site is comprised of a single greenfield parcel of irregular shape, that is currently used for agricultural purposes. With the exception of the eastern boundary, the site is bound on all sides by built development and is enclosed by mature trees and hedgerows.

Site boundary
(2.83ha)



0 50
metres

FIGURE 1.1 | SITE BOUNDARY PLAN | 1:1500





ST. PHILIPS

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Vision

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2. Vision

Overview

Establishing a vision is a vital stage in the design process, ensuring that all stakeholders are unified in their aspiration for the future of the site and, critically, that this same aspiration is maintained throughout the planning and design process.

The context

The site is located within the Jurisdiction of South Derbyshire District Council. The Council is now working to produce a new South Derbyshire District Plan for the administrative area.

The new Local Plan will set out the spatial strategy for the District outlining the direction and volume of growth for South Derbyshire up to 2039. An Issues and Options

(Regulation 18) consultation was held during December 2022. Although, it is acknowledged by St Philips that the vision set out within the consultation document may progress, the common themes outlined are:

- Enhancing Biodiversity – leaving the natural environment in a better state than when it was found.
- Sustainable Growth – a way to ensure that what is considered demonstrably special within an area is preserved, whilst facilitating necessary growth and development. In essence, a balancing act must be performed.
- Economic Growth – ensuring that job opportunities continue to keep pace with demand

and businesses can grow and succeed.

- Preserving the Historic Environment – Areas and buildings of historic value need to be preserved whilst also being put to good use.
- Climate change – the challenges around climate change and the associated targets need to be met, which may mean supporting creative initiatives in the drive for carbon neutrality.

In addition to the above concepts, a number of objectives will be adopted to ensure that South Derbyshire continues to be an attractive district in which to live, to visit and invest. The new Local Plan will determine the most sustainable strategy for the growth of housing and employment

land, whilst also providing infrastructure and respecting and enhancing the District's character, landscape, heritage and natural environment.

The vision

Taking the future Local Plan into account, the following vision has been developed to guide the design and development process for the application site:



Our vision for the site is to harness its sustainable location, physically connecting the scheme with the existing village to maximise opportunities for active travel to local amenities.



Working with the site's mature landscape features, the scheme will protect the rural character of the village through the creation of natural habitats to increase the biodiversity of the site and limit its visual impact on the landscape.



The site will conserve and enhance the character of Etwall, promoting a strong sense of place and civic pride within the local community. The preservation of the historic environment will be a core concept. New residents will increase the vitality and viability of local amenities and services, promoting a high-quality of life and a strong sense of community. The new population will increase the amount of expenditure spent within Etwall contributing towards economic growth.

The scheme will seek to overcome the negative impacts associated with climate change through encompassing the targets set within national and local planning policy. The development will place carbon neutrality at the forefront of the scheme.



ST. PHILIPS

3

Appreciating the context

- 1 Introduction
- 2 Vision
- 3 Appreciating the context**
- 4 Creating urban structure

3.1 Strategic context

The planning context

Local Development Framework

The relevant documents within the local development framework consist of:

- Local Plan Part 1 (adopted 2016)
- Local Plan Part 2 (adopted 2017)
- Local Green Spaces Plan (adopted 2020)

The Part 1 Plan sets the long-term vision, objectives and strategy for the spatial development of South Derbyshire. The plan sets the amount of housing and employment development required within the District over the plan period, allocates strategic housing and employment sites and contains policies used in the determination of planning

applications. The Part 2 Plan proposes non-strategic housing allocations and detailed development management policies.

The development plan also includes a number of Neighbourhood Plans, the policies within which are material when determining relevant planning applications for sites falling within their defined areas. Etwall has been designated a Neighbourhood Plan area but is yet to progress and adopt a Plan.

Emerging Local Plan Policy

South Derbyshire have begun the process of reviewing their Local Plan. The new Local Plan will influence the direction and quantity of growth within the district up to the year 2039.

The review is still within the early stages with the Council consulting

on the Issues and Options document during December 2022. This was the first stage of formal consultation and ensured that the Local Plan will address matters including housing, jobs, infrastructure, health, climate change and the built and natural environment.

The standard method used for identifying the minimum housing need (Local Housing Need) means that South Derbyshire will need to provide a minimum 536 net additional homes per annum. In addition, the standard method indicated that Derby City will also need to provide for a minimum of 1,255 net additional homes per annum (35% uplift).

It has been identified that Derby City is unlikely to meet this need in full and it is therefore likely that

any unmet need may need to be accommodated within other authorities in the Housing Market Area.

In terms of the distribution of development in South Derbyshire, four settlement categories have been established:

- Urban areas
- Key Service Villages
- Local Service Villages
- Rural Villages

Four options for housing distribution to meet South Derbyshire's housing need across the District have been developed:

- Option 1: Urban Extensions

- Option 2: Key Service Villages
- Option 3: Dispersed development
- Option 4: Create a new settlement or significant urban extension

Land at Main Street offers the opportunity to meet part of the emerging housing need in a sustainable location adjoining the settlement boundary of a category 2 settlement.

South Derbyshire Design Guide

The council adopted the South Derbyshire Design Guide Supplementary Planning Document in November 2017. The design guide identifies the 10 design principles set out in the Local Plan Policy BNE1, which align with the NPPF and other local policies.

The guide aims to encourage a higher standard of design throughout all aspects of the built environment. Notably, given the identification

of historical villages with a local vernacular style, local materials and wealth landscape as the local distinct and important features related to the proposal, the council sets out to provide overarching design principles and guidance to respect local character through the following relevant chapters:

- Local character and pride: Policy BNE1e and BNE1g.
- Historic South Derbyshire of Appendix G.

In terms of local character, new development is expected not only to retain existing green elements within the site boundary, but also enhance landscape assets within its surroundings.

It also seeks to respect key views and vistas of landscape, townscape and history within and outside the development site as well as the details of street and architectural details including materials, details patterns and style.

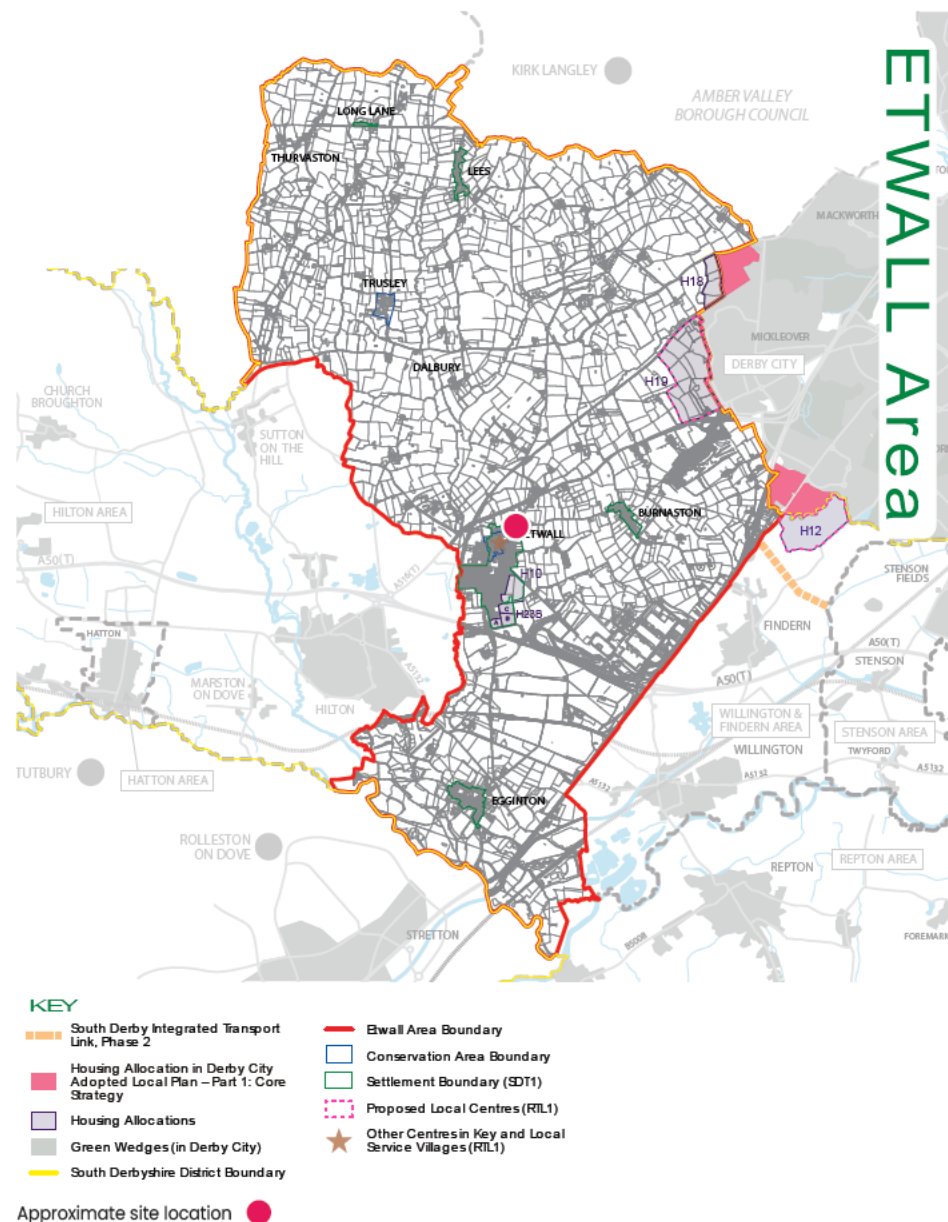


FIGURE 3.1 | POLICIES MAPS | ETWALL AREA MAP | NTS
SOURCE: SOUTH DERBYSHIRE DISTRICT COUNCIL

Local facilities and land use

The site is well located within a 20 minute walking distance of a number of local facilities and services in Etwall village. These include local shops and Post Office, Etwall Primary School, a pharmacy, John Port Spencer Academy, two public houses, restaurants, a village hall and multiple sports facilities.

Etwall is home to multiple indoor and out-door sports facilities including football pitches, a cricket field, a bowls club and Etwall Leisure Centre. Allotments are also located to the south of the settlement.

In addition to the local facilities found within the village itself, many of the more substantial shops and services required to meet the day to day needs of the wider area can be easily accessed in the neighbouring towns of Hilton and Derby; approximately 2.9km south-west and 5.5km north-east of the site.

Etwall is set within a network of small villages including Hilton, Tutbury and Willington. These villages possess numerous examples of the kinds of facilities and services expected within active rural centres such as village shops, local butchers, primary schools and popular pubs, with an extensive public right of way network providing connections to the wider countryside, encouraging a healthy and active lifestyle.

1. Local convenience store
2. King George Recreation Ground
3. Etwall Leisure Centre
4. Local Pub



LEGEND

 Site boundary
283ha

Land use

-  Place of worship
-  Doctor's surgery
-  Pharmacy
-  Library
-  Hotel/ Lodge
-  Leisure/ Hall/ Community centre
-  Bar/ cafe/ restaurant
-  Grocery/ Convenience store
-  Post office
-  Primary school
-  Secondary/ high school
-  Recreational Green Spaces



0  1
kilometres

FIGURE 3.2 | LAND USE | 1:25,000



Access and movement

Etwall has convenient access to strategic highway connections. The village is located to the east of the A516, which provides access south-west to Hilton, and north-east towards the A38 and Derby. Further south, the A38 provides access to Burton upon Trent and the M6 Toll. To the south of the site, the A50 Derby Southern Bypass stretches north-west to Stoke-on-Trent and east towards the M1.

Pedestrian and cycle access

Footpaths on Main Street and part of Burnaston Lane run on opposite sides of the site. A number of public rights of way are located within the surrounding landscape, extending out across the local countryside. A number of dedicated cycle routes

including the National Cycle Network route 54, which passes close to the site and runs between northeast Derby and southwest Hilton are available in the surrounding area.

Public transport

Bus service 'VI-the villager' provides services every 30 minutes during daytime hours between Burton upon Trent and Derby. The site is beside the bus route and access to the bus stop on Main Street is possible in less than 5 minutes on foot. The nearest train station, Willington Train Station can be accessed by bicycle within 15-20 minutes.

Local movement

The site, surrounded by fences and hedgerows, has an access point on Burnaston Lane for the existing farm usage.

1. Existing site access point
2. National Cycle Network route 54 under the PRoW
3. Public transportation- bus stop within 5min walking distance



LEGEND

Site boundary
283ha

Main road

A50 and A38 traffic route

Pedestrian and cycle

Public right of way

Bridleway

Cycle route
(National cycle traffic route 54)

Cycle route
(on road)

Public transport

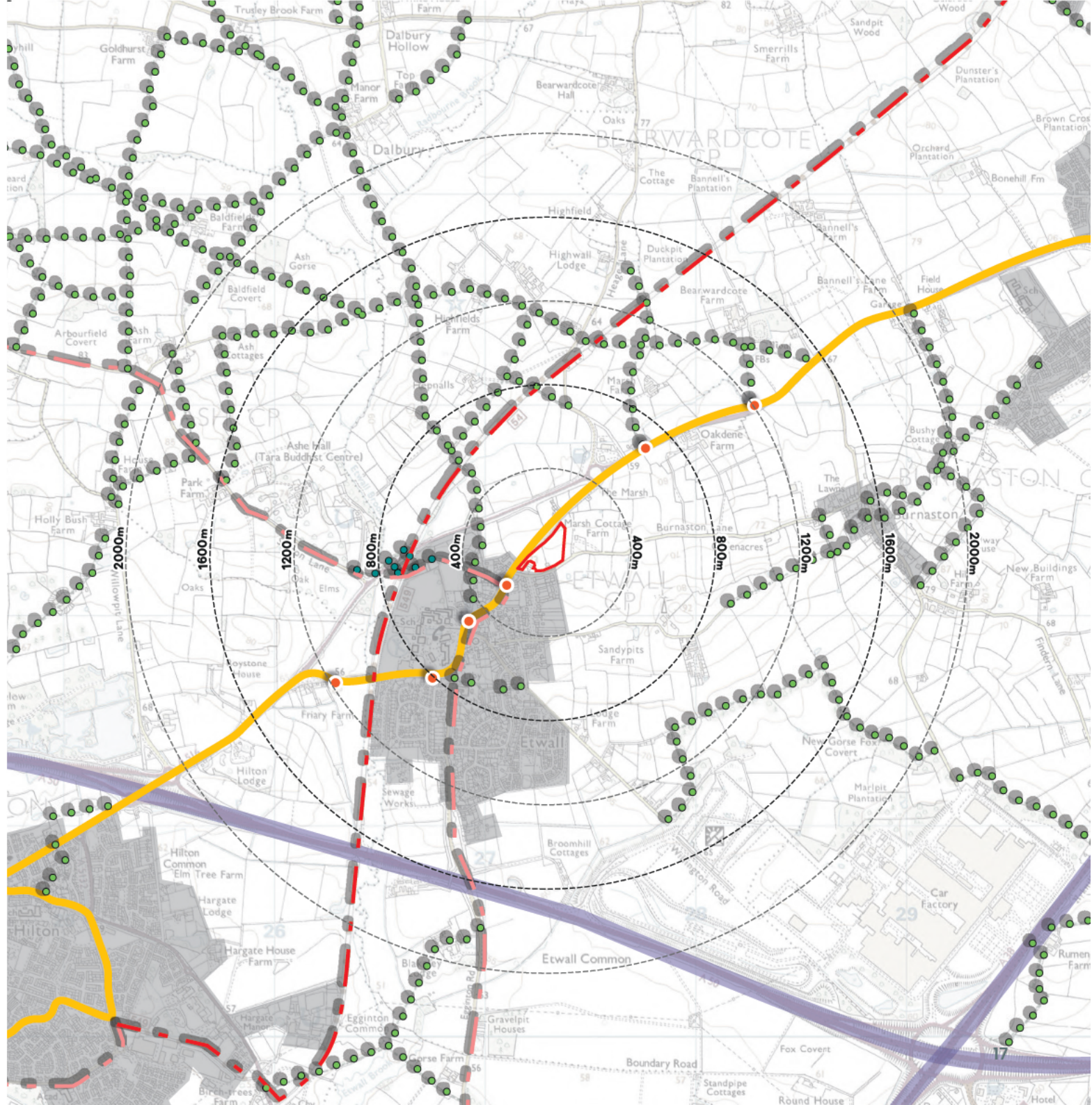
Bus stop location

V1-Villager bus route



0 1
kilometres

FIGURE 3.3 | ACCESS AND MOVEMENT | 1:25,000



Environmental setting

An assessment has been conducted to establish the potential for ecological sensitivity, both within the site itself and its surrounding context.

No statutory designated sites are found to be either within the site or in immediate proximity. The nearest Site of Special Scientific Interest (SSSI) is located approximately 2km southwest of the site, which is Hilton Gravel Pits Local Nature Reserve. The site is located within the Risk Zone for the SSSI.

A number of areas covered by Tree Preservation Orders (TPOs) are situated within 400m the south and west of the boundary of the site within Etwall village.

A section of the National Cycle Network route 54, which is located approximately 600m to the north-west of the site has been designated as a Local Wildlife Site.

The Environment Agency flood zones two and three broadly follow the alignment of water courses, including the Etwall Brook to the south, west and north of the site respectively, the closest of which is just less than 400m from the boundary of the site to the north.

1. Mature tree and grassland within the site
2. View along National Cycle Network route 54, a Local Wildlife Site
3. Character of local agricultural land



1



2



3

LEGEND

Site boundary
283ha

Statutory designations

Site of special scientific interest (SSSI)

Non-statutory designations

EA flood zone 2

EA flood zone 3

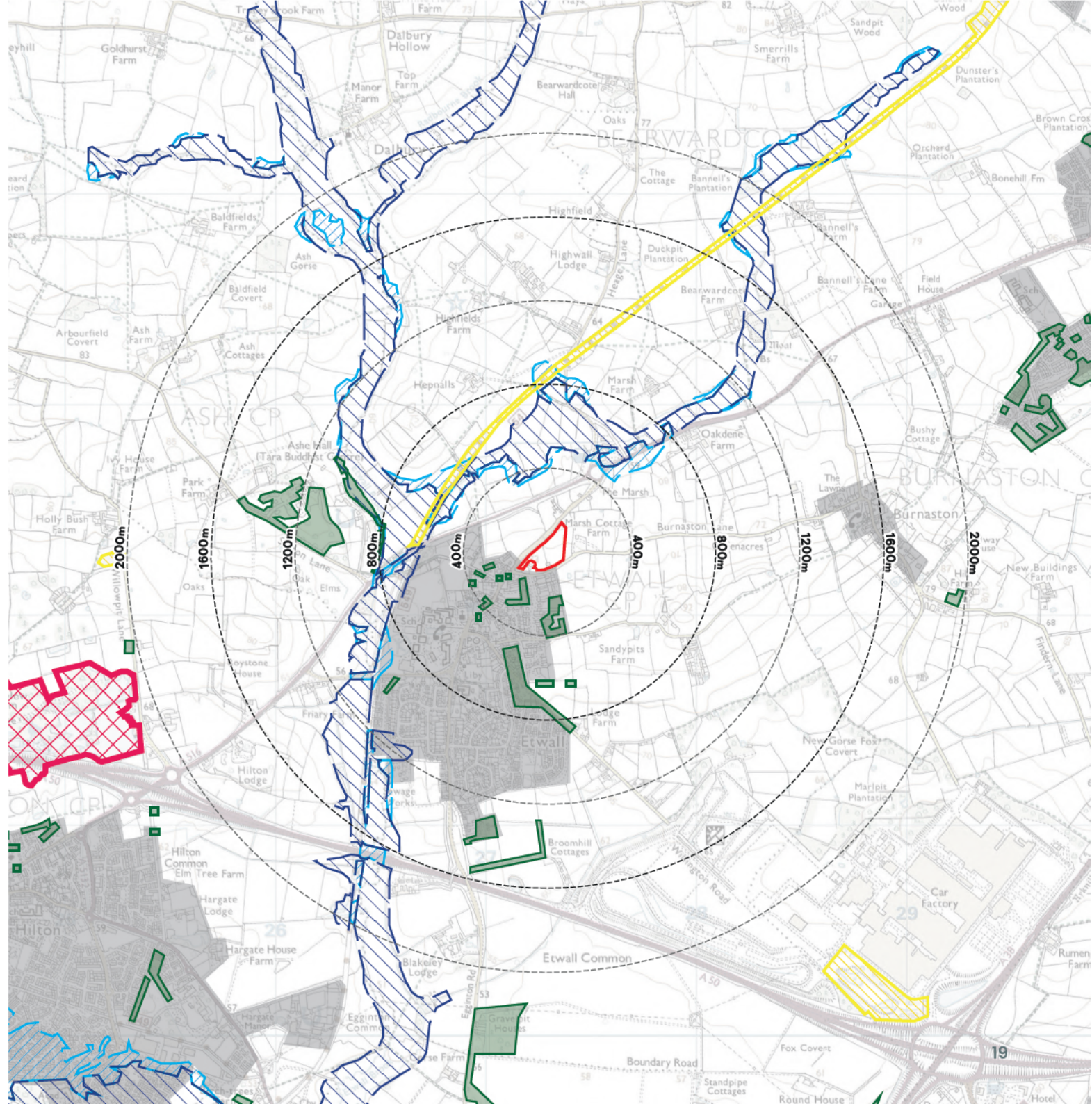
Local Wildlife Site

Tree Preservation Orders (TPOs)



0 1
kilometres

FIGURE 3.4 | ENVIRONMENTAL SETTING | 1:25,000



Heritage assets

An assessment has been conducted to establish the potential for heritage sensitivity, both within the site itself and its surrounding context.

The site does not include any designated heritage assets, as defined in Annex 2 of the NPPF (e.g. listed buildings), where there would be a presumption in favour of their retention.

The plan overleaf shows heritage assets within the context of the site. This demonstrates that Etwall Village itself is subject to conservation area designation, which extends to the southern site boundary.

A number of listed buildings are located within 800m of the site, with a focus to the southwest in the village centre, notably on Main St and surrounding the Church of St Helen, at the centre of the Village. Three grade II listed houses: The Limes and attached coach house, The old red house and Etwall Lawns are located closest to the site. Grade II* structures of Sir John Port Almshouse are located within the setting of the grade I Church of St Helen together with the grade II* gate to the south.

The site has been considered in line with the Etwall Conservation Area Character statement adopted in 2011 by the Council and has considered principal views of designated heritage assets and historical building forms in the area.

1. Grade II listed Limes and attached coach house
2. Grade I listed Church of St Helen
3. Grade II* listed Sir John Port Almshouses
4. Key view of listed buildings / historical buildings in the conservation area



LEGEND

Site boundary
2.83ha

Heritage

Listed building

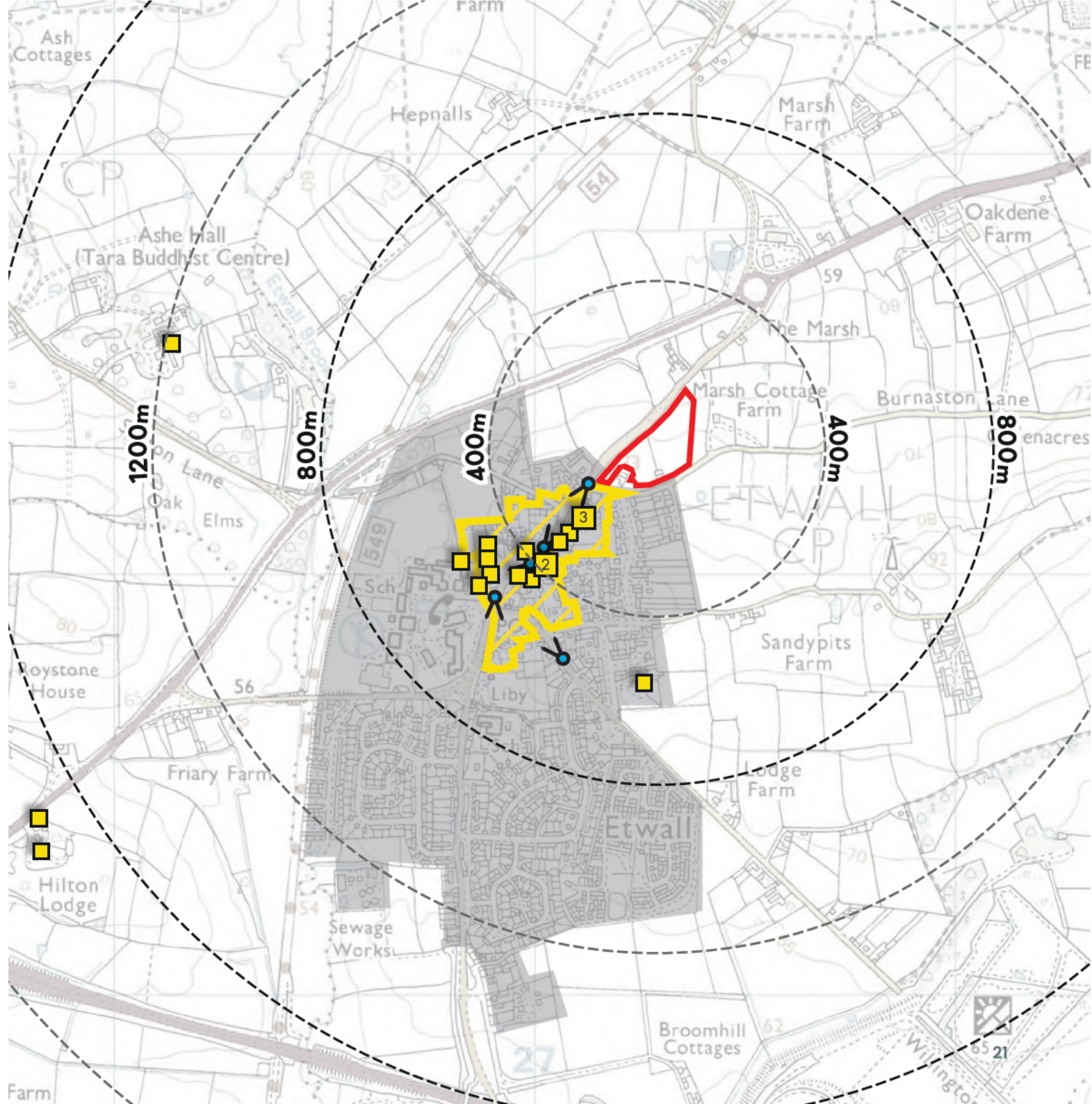
Conservation area

Key Viewpoints



0 500
metres

FIGURE 3.5 | HERITAGE ASSETS | 1:12500



Local built morphology

Village structuring components

Consideration has been given to the historic structure of Etwall and the surrounding settlements, seeking to identify any elements that could signify how the future growth of Etwall should be organised to remain in keeping with the existing character and morphology of the village.

Key public realm/village green

The Etwall First Edition Ordnance Survey (OS) Map of 1885 (Figure 3.6) depicted the site as undeveloped agricultural fields. The distinctive street pattern and historic morphology of the centre of the village, including the church and post office along with key buildings along Main Street were all already extant by this point, together with the key



FIGURE 3.6 | FIRST EDITION OS MAP 1885 | BWB | NTS



FIGURE 3.7 | VILLAGE GREEN | NTS



FIGURE 3.8 | LINEAR PATTERN | OS | BWB | NTS



FIGURE 3.9 | CUL DE SAC PATTERN | NTS

green space around the church itself and its immediate environs, which today continues to provide a village green with its mature trees. This demonstrates the strong retained landscape character at the heart of the village. Opportunities exist to utilise this structure within the future growth of the village.

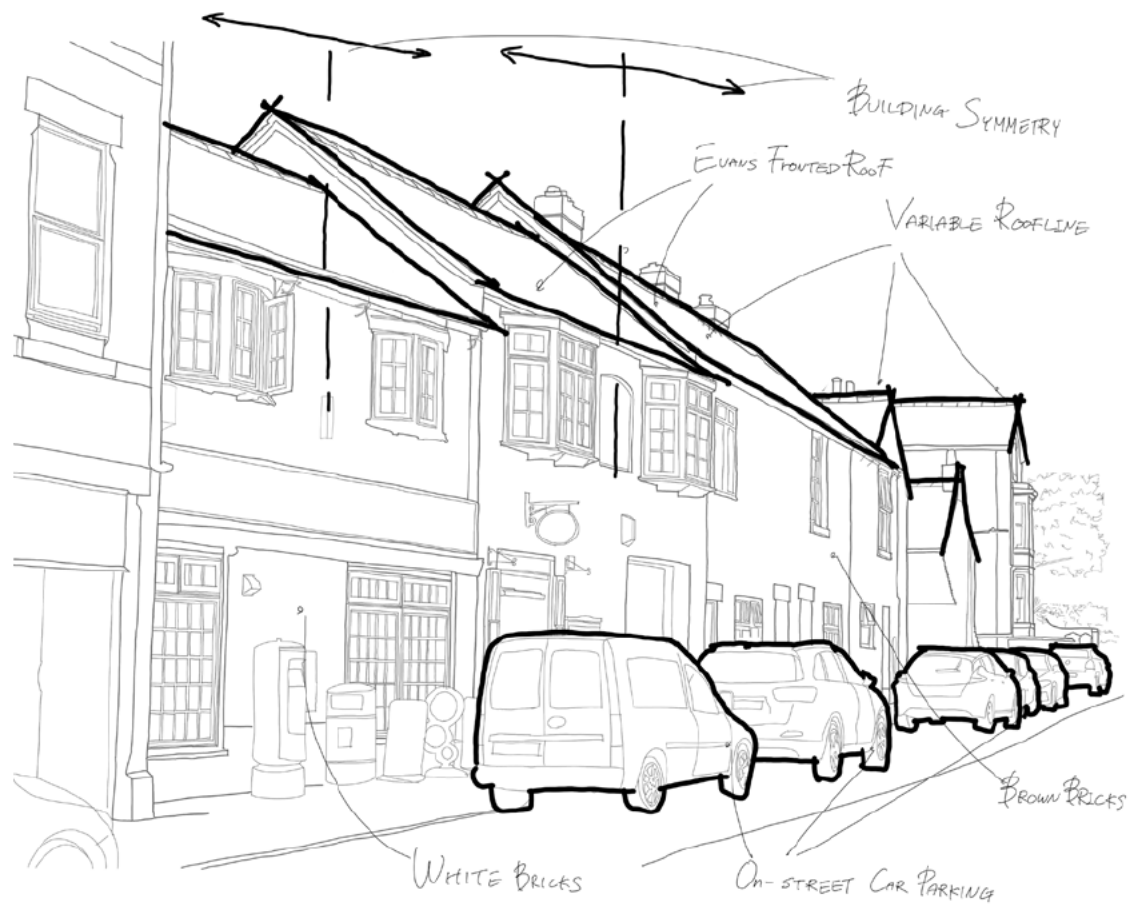
Liner structures and Cul de sac

A more detailed analysis of the common morphological features of Etwall and surrounding villages demonstrates the high frequency combination of linear and cul de sac layouts. Both patterns appear in the conservation area and outside, with linear patterns more reflective of historic development forms.

Local built form

Consideration has also been given to the built form and residential typologies within the site's locality to help develop a vision for the site that both knits into the urban fabric of the village and emulates the distinctive character of the local area.

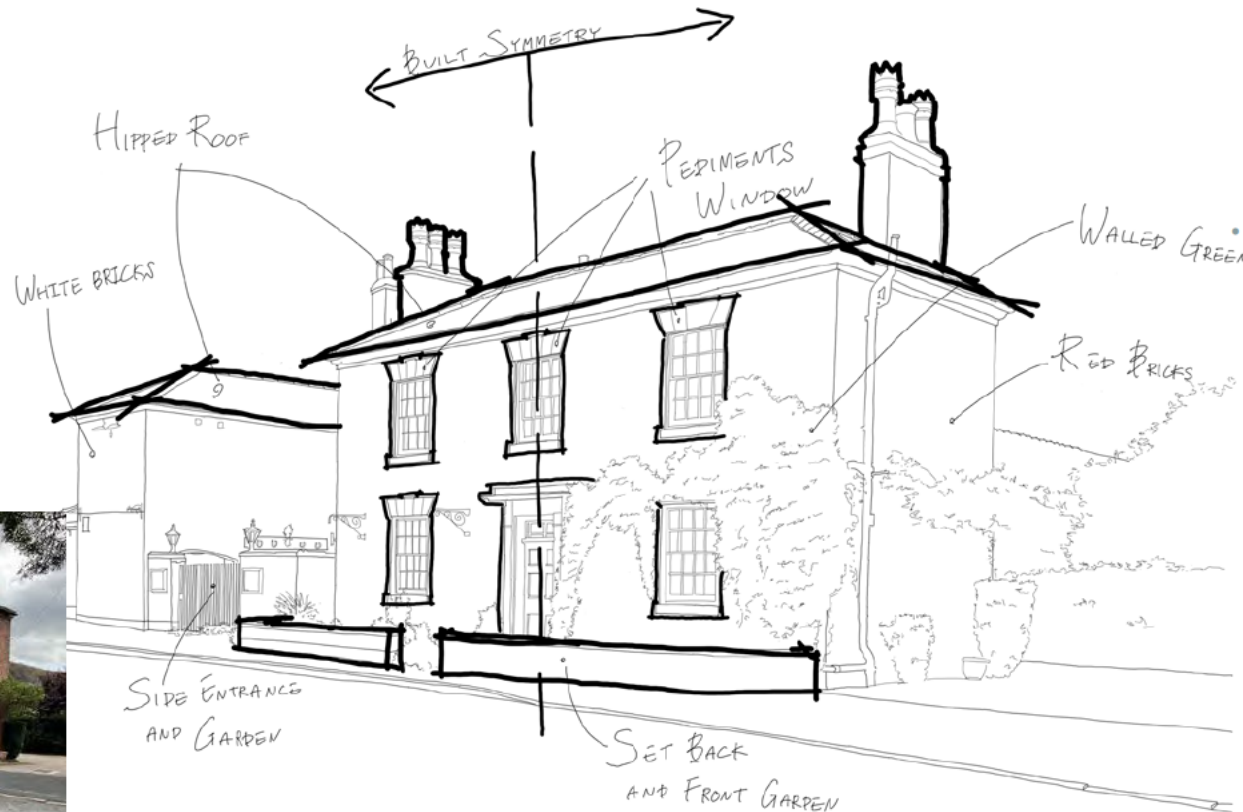
Etwall and the surrounding villages possess a number of distinctive characteristics. The adjacent sketches and photographs identify some of these key components:



Willington Road, Etwall

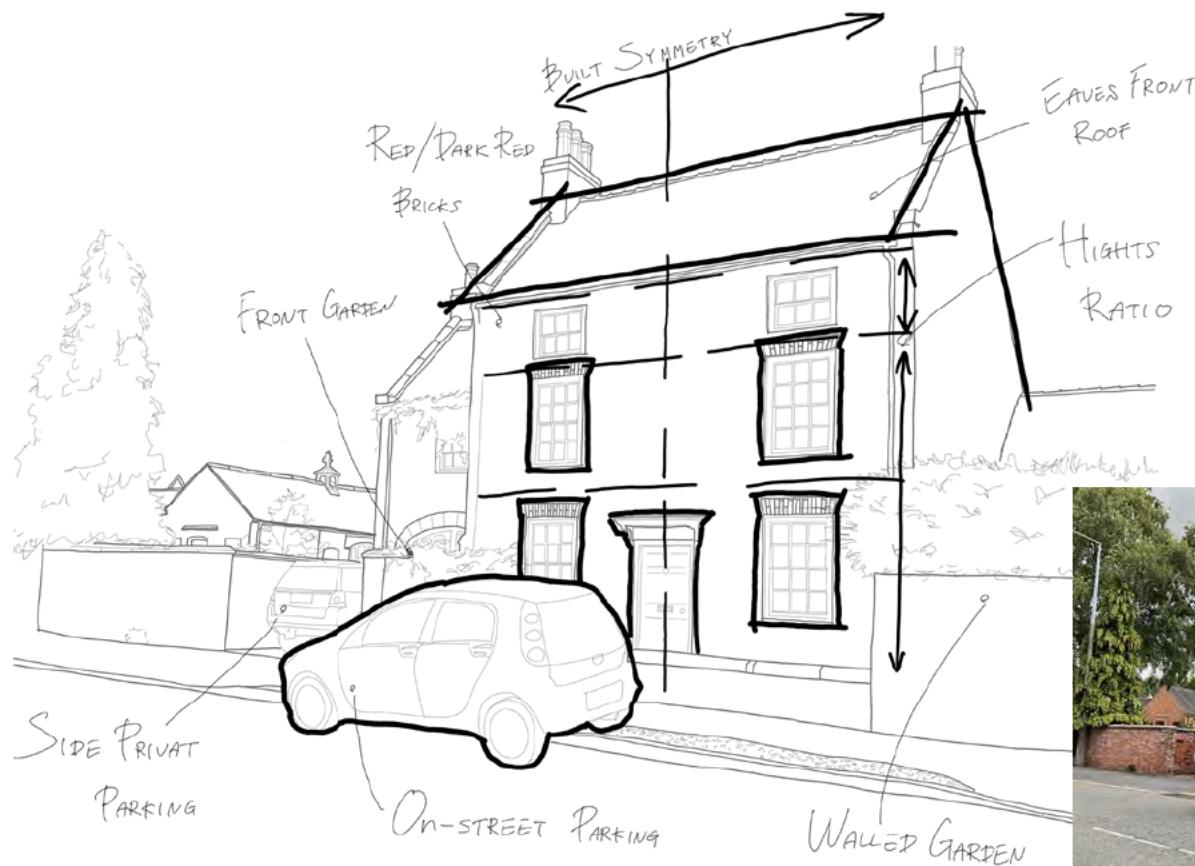


Main Street, Etwell



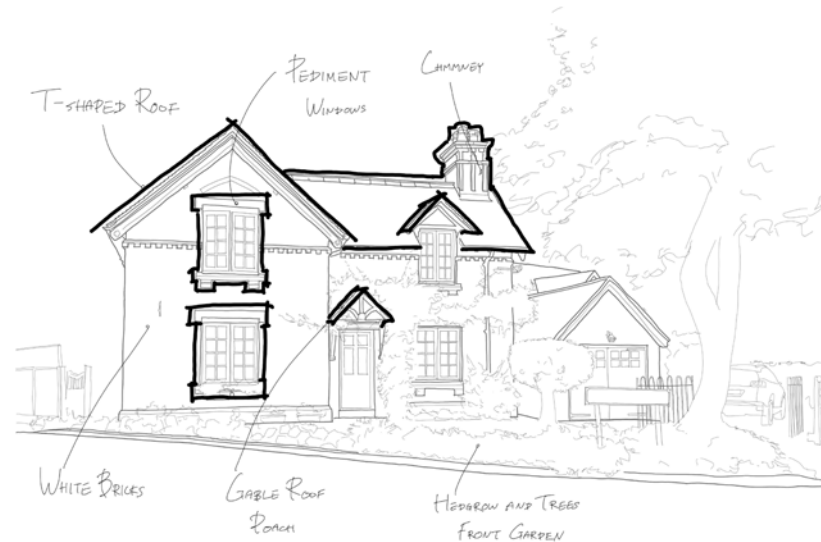
- **Black tile roof with variable roofline:** typical forms are gable roofs, hipped roofs and T-shaped roofs, but there are variations in building heights, pitch, chimneys and gable orientation.
- **On-street parking:** The village centre includes examples of informal on-street parking within the carriageway with limited formal parking areas, while front parking spaces have been created as far from the village centre.

- **Combination of red bricks and white bricks:** Although the most commonly seen building materials throughout Etwall village and the surrounding local villages are a combination of lighter and darker tones of red brick, a lighter palette of painted brick and buff brick are also present.
- **Building symmetry:** The village core area regularly presents 'reflected' elevations, with symmetrical applications of doors, windows, rooflines and chimneys.
- **Pediments iron frame windows:** An overriding feature across the historic core of Etwall village is the presence of colourful iron frames and pediments commonly segment arches, camber arches and ornaments.



Main Street, Etwall

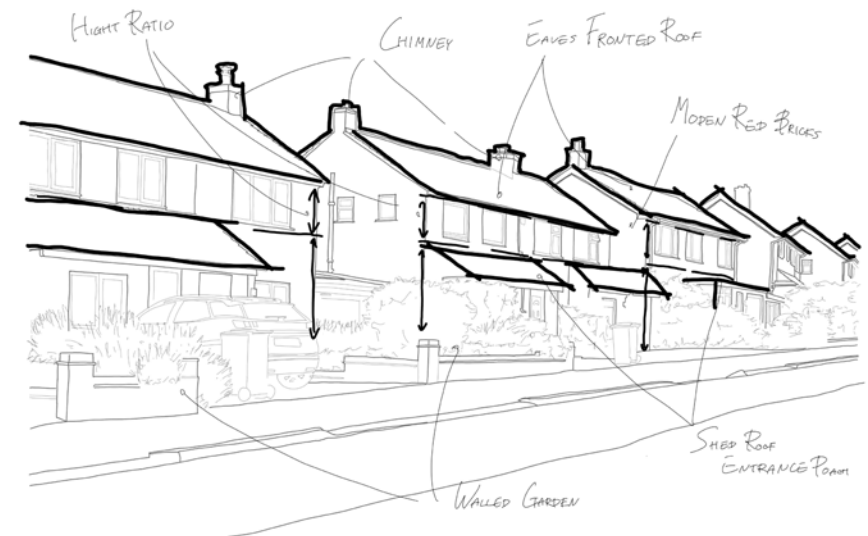
- **Walled gardens:** long, low, red brick boundary walls fronting main streets with vegetation punctuating above the walls and in the garden are typical of the village.
- **Front garden details:** In general, modest front gardens are typical, with either walled gardens with mature planting in traditional properties, or on plot parking spaces in more modern properties.
- **Central porches:** There is a strong characteristic of entrance porches as a central feature on detached residential properties, often with gable roofs, creating interest within the building form.



Sutton Lane, Etwell



Oakland Road, Etwell



3.2 Landscape character

Landscape Character Areas

The site sits within number of different character areas at national, regional and local levels. These are summarised below.

National Landscape Character Area(NCA)

NCA 68 – Needwood & South Derbyshire Claylands

The site is situated within the 'Needwood & South Derbyshire Claylands' National Character Area (NCA) 68.

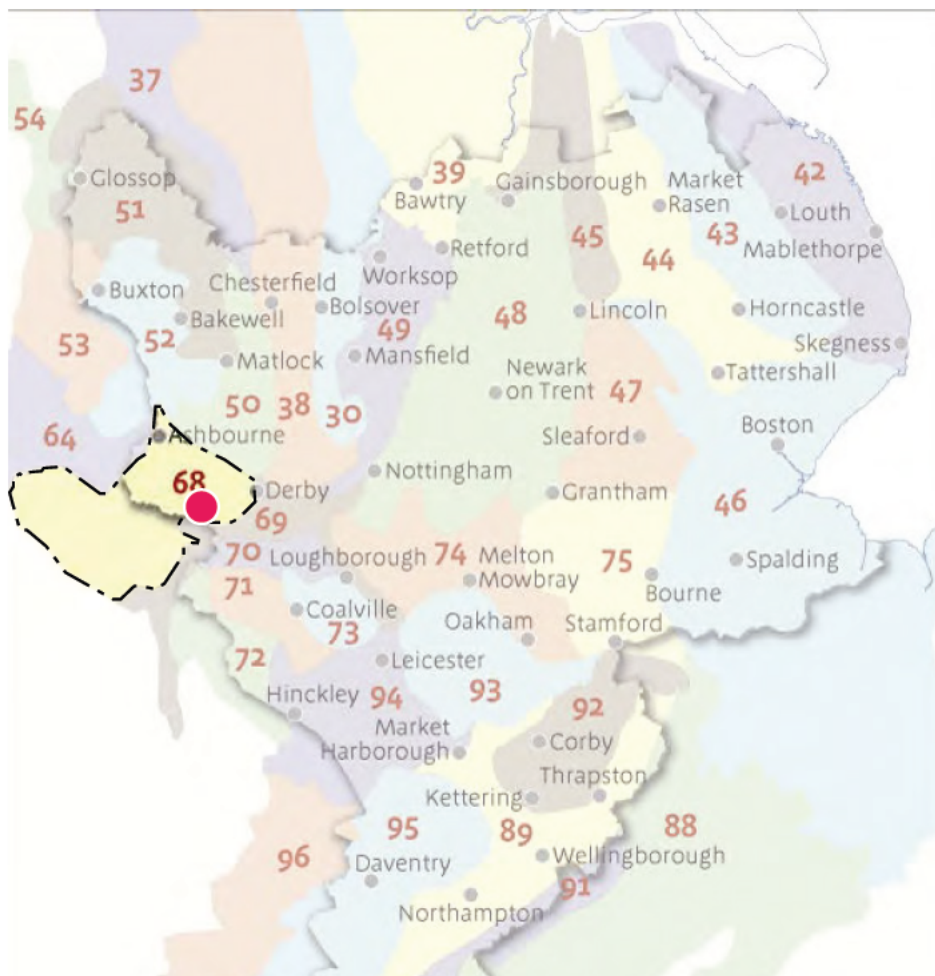
Natural England describes the NCA 68 as an area dominated by rolling plateau with slopes divided by the flood plain of the River Dove. There are strong unifying landscape features, plantations and ancient woodlands in the former Forest of

Needwood to the south, and wider pastures bounded by matured hedges which are dominated by sparse settlement patterns elsewhere.

The area is located across both the West and East Midlands, with the east-to-north boundary delineated by the part of Derwent Valley Mills World Heritage Site together with the National Forest, and the west boundary by Cannock Chase. To the west lie the valued wetland habitats of Pasturefields Saltmarsh and Chartley Moss nature reserves while part of the undulating pastures and hills of the Peak District National Park form the northern border.

Natural England cites the following key characteristics for NCA 68:

- The area forms a rolling glacial till plateau with slopes towards the south valley of the River Trent.
- Three river systems: the Trent, the Blithe and the Dove passing through the area which influence the soil characteristics: heavily seasonal waterlogged soils in the south while red and pink soils on Mercia Mudstones and Sherwood Sandstone allow arable cultivation.
- The pastoral landscape which is predominantly tranquil countryside features distinctive field boundaries with hedgerows while farmlands are dominated by small to medium-sized livestock holdings and dairying.
- Fields shaped by hedgerow deliver varied sized; small to medium scale to the Dove, large-scale and rectilinear on the river flood plains, rectilinear scale surrounding Needwood Forest, and irregular scale to the west.
- Wooded features of boundary and parkland trees together with seminatural and ancient woods are located in a largely fragmented way.

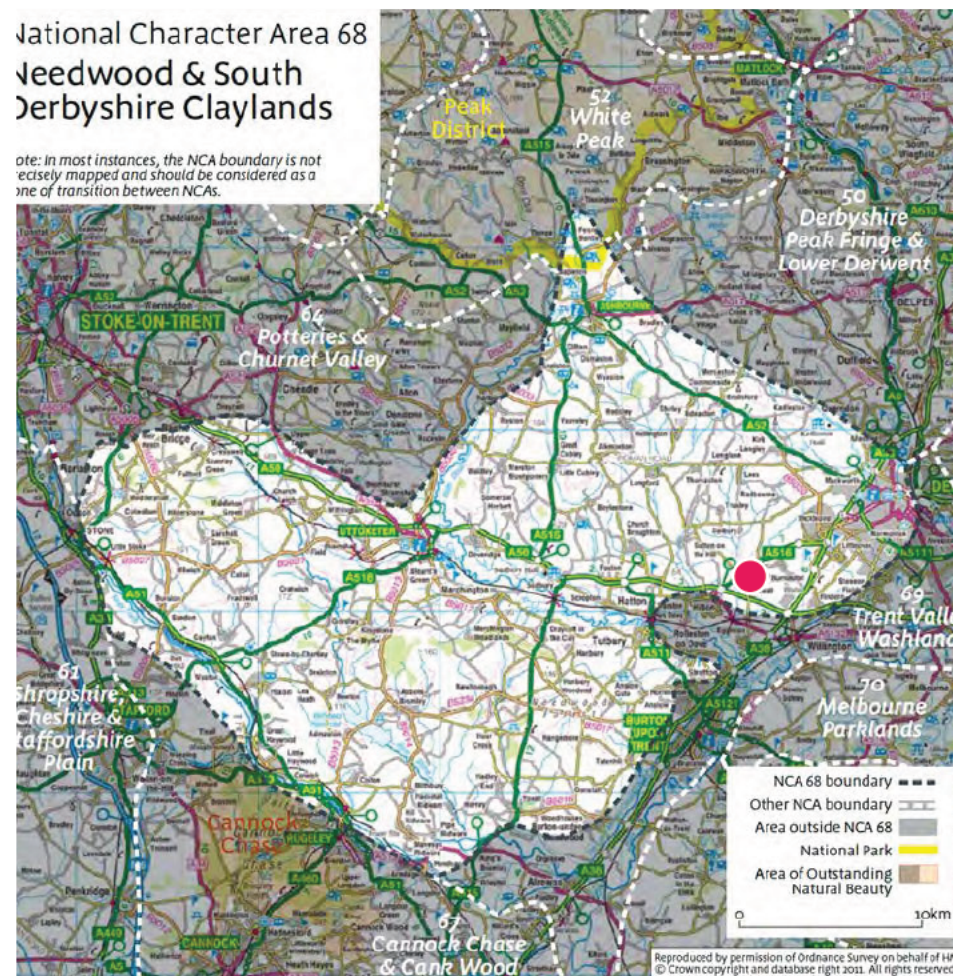


Approximate site location ●

FIGURE 3.10 | NATIONAL CHARACTER AREA 68 LOCATION | NTS
SOURCE: WWW.GOV.UK

National Character Area 68 Weedwood & South Derbyshire Claylands

Note: In most instances, the NCA boundary is not precisely mapped and should be considered as a line of transition between NCAs.



Approximate site location ●

FIGURE 3.11 | NATIONAL CHARACTER AREA 68 DETAIL | NTS
SOURCE: NATURAL ENGLAND

Statements of environmental quality that relate to the site are as follows:

‘SEO 1: Conserve and enhance the essential character of this mainly pastoral mixed farm landscape with its distinctive field and settlement patterns, hedgerow trees, varied hedgerow types and heritage assets, enhancing and expanding the network of farmland habitats and improving access opportunities while sustaining food provision.’

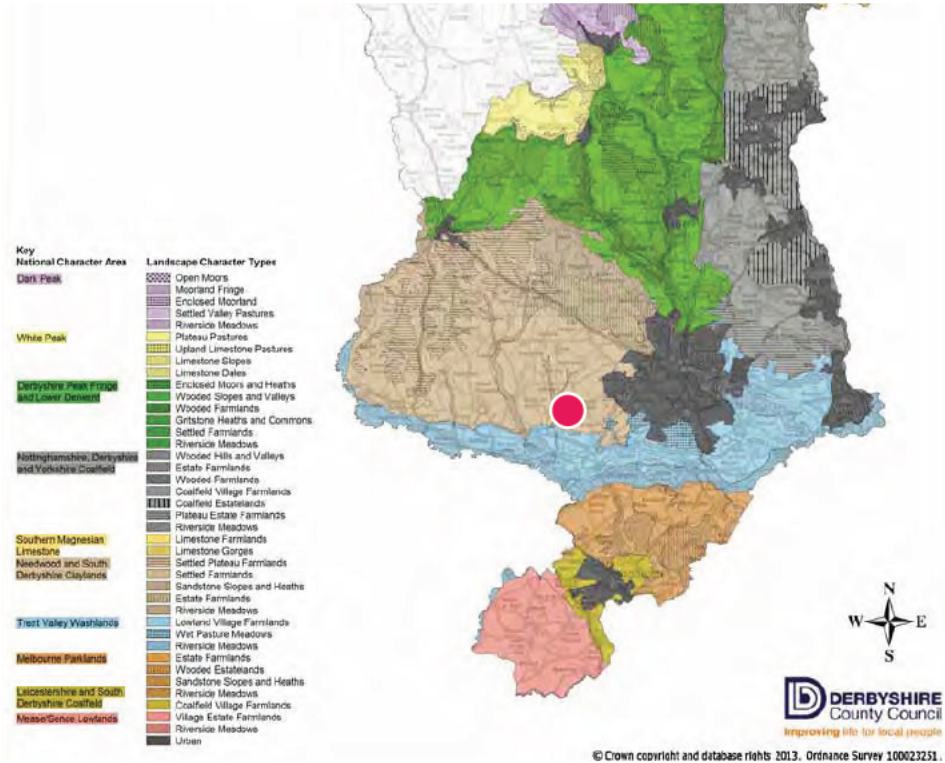
‘SEO 3: Protect the historic and cultural features of Needwood and the South Derbyshire Claylands, in particular the traditional settlement patterns of remaining villages, traditional farmsteads and the country estates that provide a strong sense of place.’

Regional/Local Landscape Character Area

The site is situated within the ‘Settled Farmlands’ landscape character type in the wider NCA 68 Needwood & South Derbyshire Claylands, which is described as ‘The Landscape Character of Derbyshire’ document by Derbyshire County Council as ‘An undulating to gently rolling, dairy farming landscape with hedgerow trees, dense watercourse trees and occasional small woodlands. A well-settled landscape of red brick farmsteads and cottages along winding country lanes.’

The following characteristic features related to the site are identified:

- An undulating lowland topography which is divided by local stream valleys with steep slopes.



Approximate site location

FIGURE 3.12 | REGIONAL / LOCAL CHARACTER AREA FELDON | NTS
SOURCE: DERBYSHIRE COUNTY COUNCIL

- The main geology of Permo-Triassic Mudstone, Siltstone and Sandstone which are waterlogged seasonally.
- Mixed farming dominates on permanent pasture with localised arable crops.
- Scattered hedgerows with trees, mainly oak and ash trees
- Hedgerow surrounding small to semi-regular size and strip fields.
- Wide ridges and ditches.
- Small clusters of farms and cottages characterised by red brick and Staffordshire blue clay tile.

The planting and management guidelines aim to preserve the existing character of tree cover, which is dense rows of trees and scattered hedgerows.

The site's landscape character

Overview

The site's landscape character reflects a number of elements identified as characteristic of its character area at a national and regional/local level:

The site and local context within Etwall display the following landscape characteristics associated with National Character Area 68:

- The sense of a tranquil rural pastoral landscape, albeit influenced by the more urban context to the south.

- Wet but fertile loamy soils supporting the mixed grazed pasture and cultivated land use.
- Hedgerows and trees bounding the fields making strong landscape features.
- Mainly small to medium-sized fields

The site and local context within Etwall display the following landscape characteristics associated with the regional and local character area:

- Mix of undulating and rolling sloping lowland.
- Arable waterlogged seasonal soils based on Permo-Triassic Mudstone, Siltstone and Sandstone.

- Mixed farm and pastoral land use.
- Numerous hedgerows and trees.
- Red brick character of traditional buildings present in the small cluster of farm facilities and cottages.

Conclusion

The site's landscape is considered to constitute a typical, but unremarkable example of landscape character at both a national and regional/local character level.

Landscape visual appraisal

An initial review of the site's potential visual sensitivity has been undertaken as part of the landscape assessment. The following pages set out photographs from identified viewpoints within the locality, indicating the site's level of visibility.

The site is well screened from long distance views from both the north and south east of the site by intervening topography and vegetation. A mature hedge along Burnaston Lane screens the site well in close proximity to the site.

The site is most prominent from Main Street looking north east and south west. However, this is often in the context of existing residential development.

Proposals should seek to set back development from the corner of Main Street and Burnaston Lane or locate open space and additional planting in this location. Existing trees and mature hedgerows should be protected where possible and enhanced with additional planting particularly along the north western edge of the site onto Main Street.



LEGEND



Site boundary
2.83ha

Visual

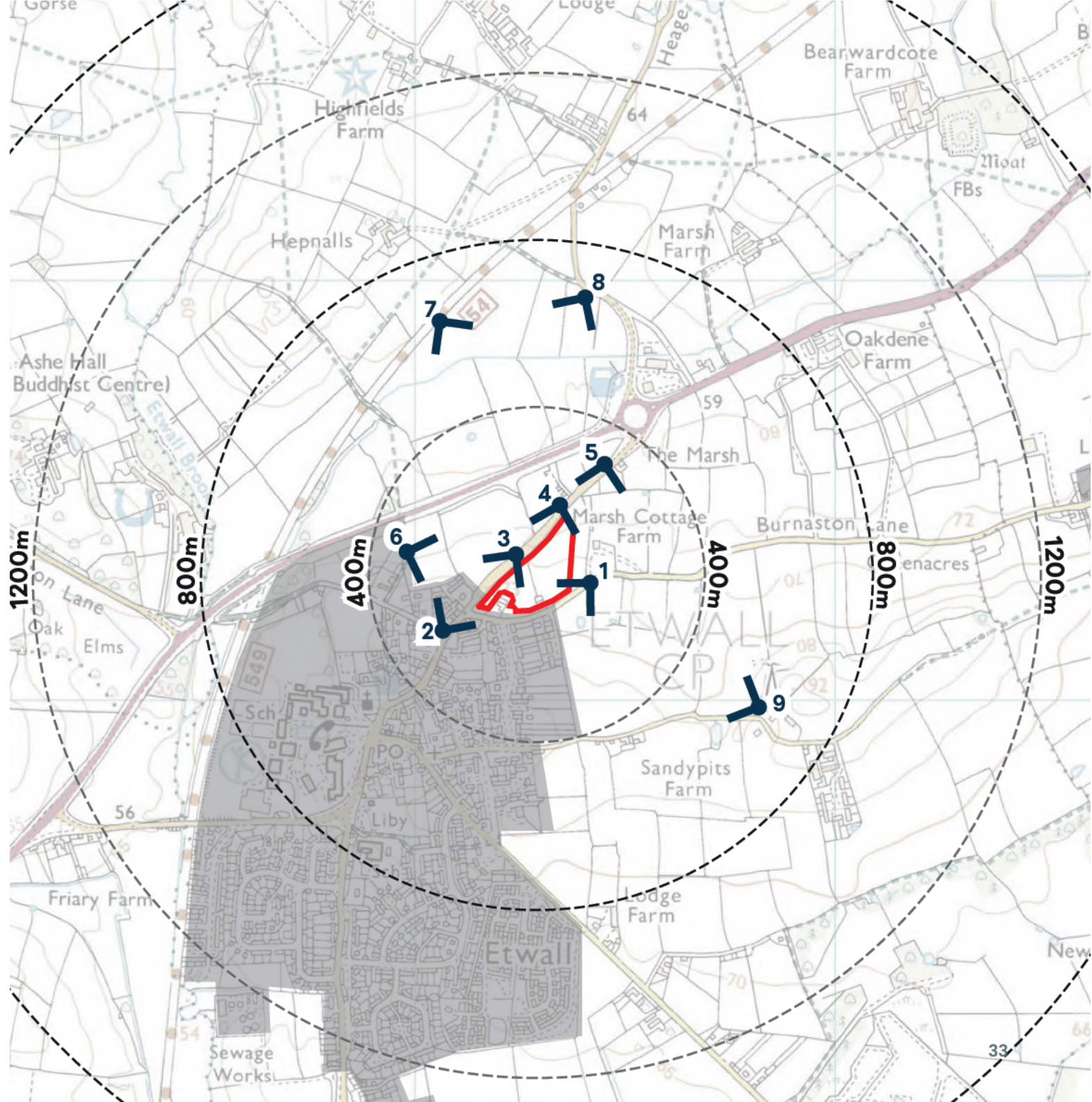


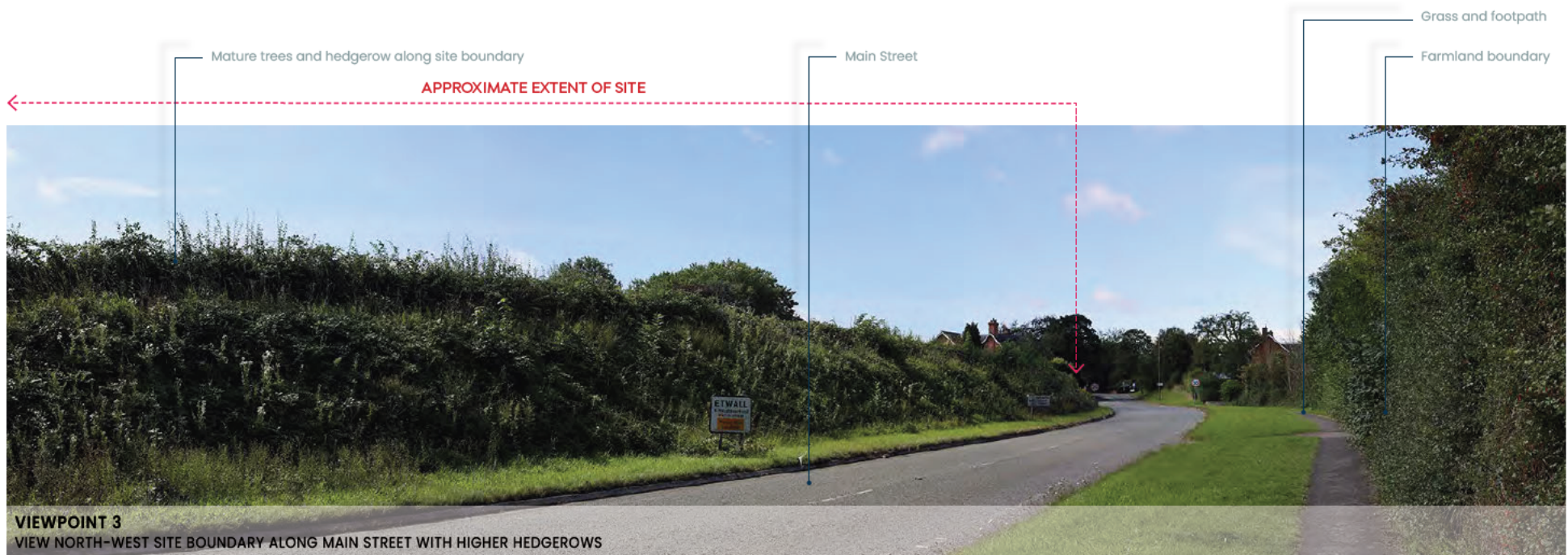
Viewpoint location



0 500
metres

FIGURE 3.13 | VIEWPOINT LOCATION PLAN | 1:12500











3.3 Site assessment

Site description

A comprehensive photographic audit of the site and its surroundings has been undertaken. Key photographs and their location are shown on figure 3.14 opposite.

The site is comprised of a single greenfield parcel of irregular shape, that is currently used for agricultural purposes. The topography of the site is mostly flat in nature gradually sloping down broadly from west to east, with a modest, 8m total drop in levels from 73m AOD at the southwestern boundary to a low point of 65m AOD at the northern site corner.

The site is bordered to the north by Main Street with the A516 beyond, the Main Street and Burnaston Lane junction borders the west of the site with residential buildings beyond. Burnaston Lane borders the site to the south with a residential neighbourhood further afield and the eastern site boundary is bound by open countryside.

With the exception of the eastern boundary, the site is bound on all sides by built development and is enclosed by mature trees and hedgerows.

No public rights of way pass through the site or around its boundary.



FIGURE 3.14 | PHOTO LOCATION PLAN | 1:2,500





4



5



6



7



8



9



10



11

Technical Assessments

This section of the vision document provides a brief overview of the technical site assessments undertaken by **BWB** (arboriculture assessment, archaeological assessment, flood risk and drainage survey and ecology assessment), **DTA** (transport and access assessment), and **Greenhatch Group** (topographical survey).

Details within these studies have been taken forward to support the design development process through the identification of detailed constraints for both the site and its immediate context.

Access and connectivity

- Access to the development can be provided from the northwest site boundary onto Main Street (Figure 3.16). The access will take the form of a priority T-junction and is shown with a 6m access road width. A single-sided footway will be provided along with a dropped

kerb crossing of Main St to link into the existing northern-sided footway which will cater for journeys on foot to the north-east for both new and existing residents.

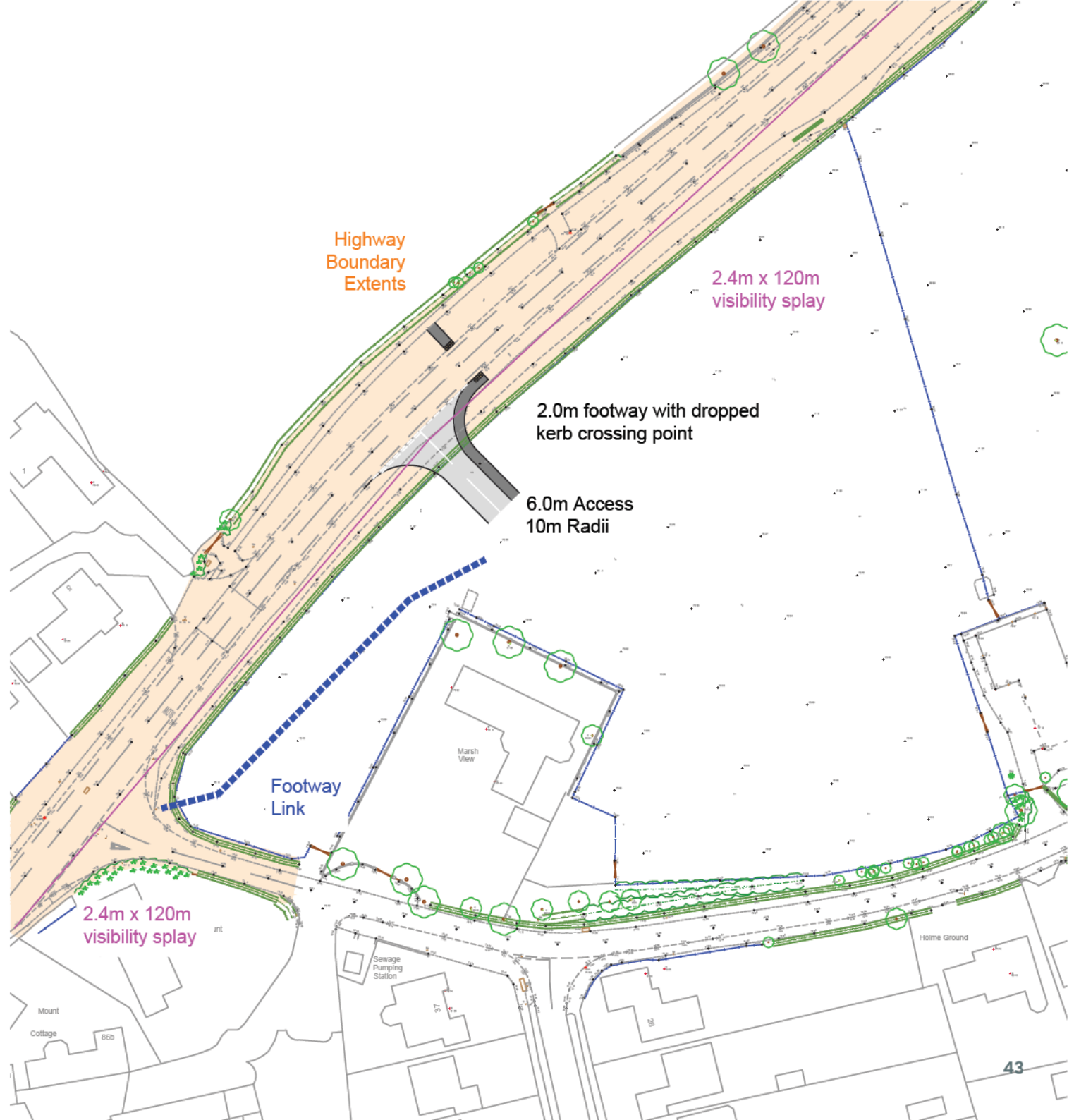
- The development is permeable for pedestrians with the access on the corner of Main St and Burnaston Lane leading into a footpath within the site. This is supplemented with further access to the east on Burnaston Lane and proposed access from Main Street.
- There is currently no footway on the initial section of Burnaston Lane and it is therefore proposed to provide a pedestrian route along the section of Burnaston Lane site frontage closest to Main Street with tactile paving to cross Burnaston Lane. This will benefit existing and new residents, providing a continuous pedestrian route into the village centre.
- Etwall Village provides several local amenities within walking distance of the site. This includes a post office and convenience store where a cash machine is accessible; various eateries and community or sports centres including Frank Wickham Community Hall and Etwall Leisure Centre; and Etwall Primary School and John Port Spencer Academy Secondary School. All these amenities are accessible within an 800m walk from the proposed development via continuous footways.
- The length of Main Street through the village and the west side of the site benefits from a designated cycleway. The poorly maintained white lining of the on-carriageway sections and signing could be improved by the development while other roads in the village which link to the site are subject to 30mph speed limits and provide a safe cycling environment. Off-road Sustrans Route 54 (partly Mickleover Greenway), to the west of Etwall links into the cycle network around Derby, is accessible via a quiet cul-de-sac, Sutton Lane.

- The VI-the-Villager bus service passes the site along Main Street, with the nearest bus stops around 150m walk to the south of the site boundary. The service runs at half-hourly intervals between Derby and Burton-upon-Trent, directly to Burton Rail Station and within a 15-minute walk of Derby Rail Station. Rail services from Burton run to Nottingham, Derby, and Birmingham at least twice an hour, with less frequent services to longer distance destinations in the south-west and the north-east of the country. The closest stations to the site are at Willington and Tutbury.
- Collision data within the Crashmap.co.uk database shows that there have been no recorded road accidents on the network around the site within the most recent 5-year period. There are no accident blackspots identified within the village.



0 50
metres

FIGURE 3.15 | PROPOSED SITE ACCESS & TRACKING
| BWB | DTA | 1:1000



Arboriculture

BWB has undertaken a tree survey of all trees within and adjacent to the site that may be affected by the proposals. The key findings of the arboricultural survey are:

- 21 records have been made across the site consisting of 16 individual trees, 5 groups of trees, shrubs and hedges.
- The majority of trees are mature age.
- Seven of sixteen key records of individual trees have been categorised as retention value B which demonstrates moderate quality – five of seven represent landscape assets, and others are arboricultural and cultural assets respectively.

- The rest of the individual tree records are the retention value category C which identifies limited arboricultural merit or impaired condition.
- Every group of trees, shrubs and hedges records bound to the site has been categorised as the retention value C.

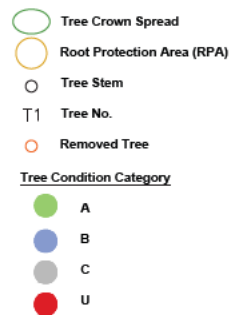
The significant arboricultural constraints are:

- Trees, shrubs and hedges around the boundary around the site are the chief arboricultural constraints for the site. Trees and hedgerow boundaries are noted as important elements of the Landscape Character Area of the local context.

- The majority of trees on the existing residential edge have been categorised as C which requires a sensitive approach.

To inform the master planning process, root protection areas for each item have been calculated using the methodology set out in BS5837:2012 Trees in Relation to Design, Demolition and Construction. Category B items will be prioritised for retention, where practicable, within the master planning process. However, the default position shall be the retention of all items, where practicable, regardless of category grading as all trees provide positive environmental and ecological contributions, irrespective of their condition.

Any future planning application will be supported by a comprehensive arboricultural assessment and will include an assessment of the development's impact upon the existing tree stock as well as making recommendations for additional tree planting.



A horizontal number line with '0' at the left end and '100' at the right end. Below the line, the word 'metres' is written in the center.



45

Archaeological potential

The site currently comprises two agricultural fields and agricultural buildings. The Historic Environment Record (HER) contains entries that relate to the medieval development of the village of Etwall, including evidence for ridge-and-furrow cultivation in the surrounding landscape.

There is potential for encountering archaeological features dating to the medieval period within the site, although these may be restricted to evidence of former agricultural activity and land management such as field boundaries and ridge-and-furrow cultivation.

Features of this type have low importance but they can mask earlier features dating from the Prehistoric to the early medieval periods, and there is very little in terms of archaeological baseline within the HER data to determine the potential for earlier remains to survive within the Site.

If archaeological remains are present within the site, the development, where groundbreaking is proposed, could adversely impact those remains depending on the precise detail of the development and the formation levels.

Further assessment would determine the potential for archaeological remains to be present within the site, assess their significance and make recommendations to mitigate any impact on archaeological remains.

In order to further establish the archaeological baseline, a geophysical survey would be an appropriate first response and would inform the need for any additional intrusive investigation, such as archaeological trial trenching.

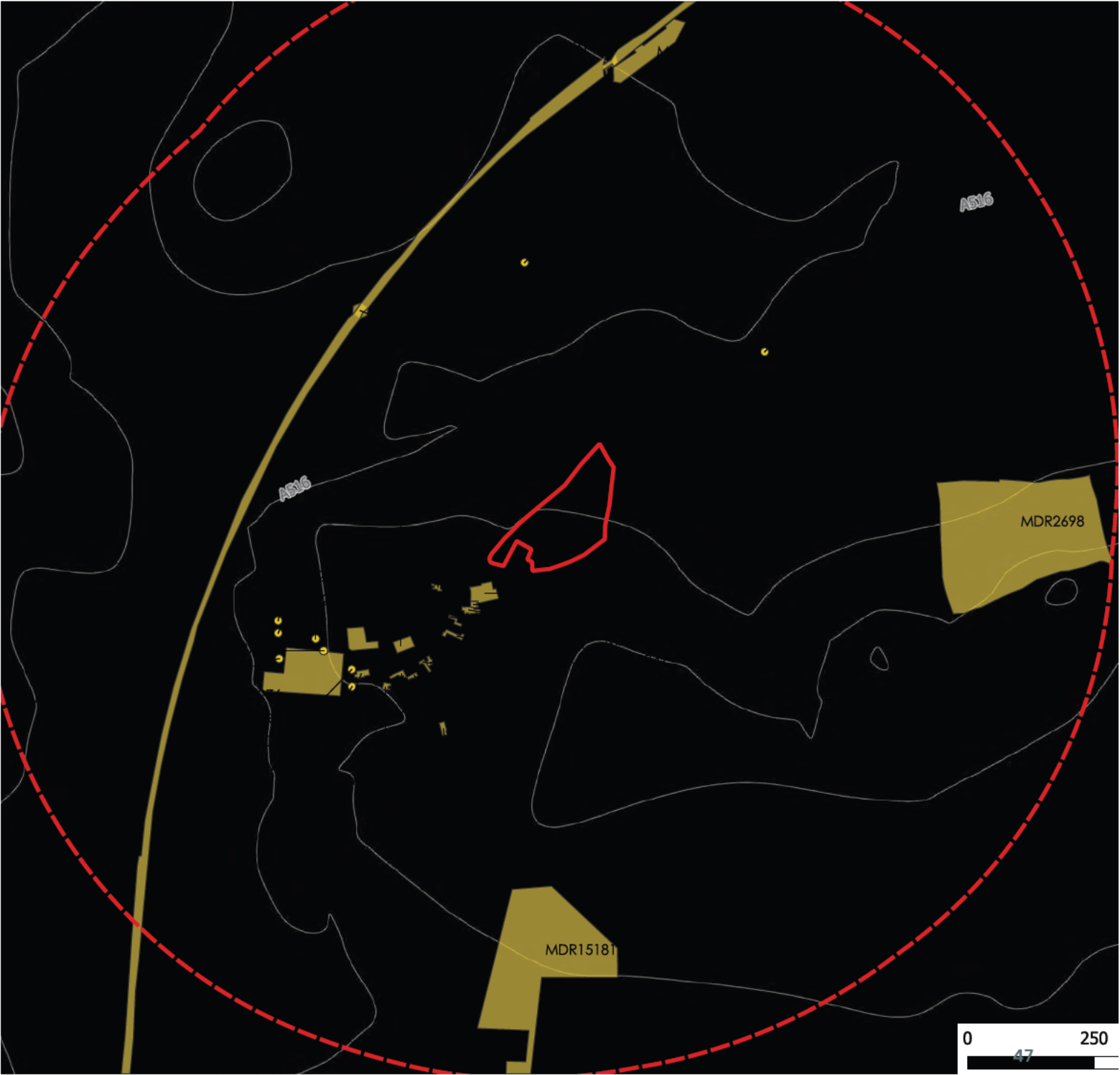
Trial trenching would establish the significance of any archaeological remains so that a judgement can be made on whether to seek preservation in-situ or to mitigate any remains through further excavation. Derbyshire County Council would be consulted to determine the scope of the archaeological works required.

Key

-  Site Boundary
-  1km Study Area
-  Monuments (Points)
-  Monuments (Polygons)



FIGURE 3.17 | LOCATION OF NONDESIGNATED ASSETS
| BWB | NTS



Flood risk & drainage

A desktop assessment of the flood risk and drainage potential at the site has been carried out by BWB to understand the flood risk and conceptualise the proposed drainage strategy.

Flood Hazard & Probability

Fluvial Flood Risk

The Environment Agency Flood Map for Planning shows the site to be located entirely within Flood Zone 1: these areas are considered to be at low risk of flooding from fluvial sources. The nearest Flood Zone 2 and 3 extents are located approximately 260m to the northwest of the site associated with an Unnamed Ordinary Watercourse (UOW).

Surface Water Flood Risk

The site is mainly unaffected by surface water flood risk according to the Environment Agency's Light Detection and Ranging Mapping. However, there is a low (1 in 1000-year) to medium (1 in 100-year) surface water flow route along Main Street, which is adjacent to the western site boundary.

The surface water risk will be managed through the development of the master plan as part of a sustainable surface water drainage system, which will consider the layout and profile of the site with regard to exceedance flows and flood resilience.

Summary

Overall, the influence of flood to the site including reservoir flood is mainly low, therefore, the site is suitable for all types of development and is sequentially preferable according to the National Planning Policy (NPPF).

Water Utility System

Outline Sustainable Surface Water Drainage Strategy

Surface water from the development will be managed by a surface water drainage strategy which will incorporate the use of sustainable drainage systems (SuDS) to manage the quantity and quality of surface water prior to it leaving the site.

The surface water drainage system will attenuate surface water within the proposed development to the

equivalent greenfield mean annual flow rate (QBAR) for all events up to the 1 in 100-year critical storm return period, with a suitable allowance provided to account for the future impacts of climate change. The surface water drainage strategy will comply with the latest local and national SuDS guidance.

Foul water from the development will be drained separately to surface water. Due to the existing topography of the site, foul water will be pumped to the nearest foul water public sewer.

It is anticipated that both the foul and surface water (including SuDS) drainage systems will be offered up for adoption by the sewerage undertaker.

Ecology

Overall, as long as mitigation measures are incorporated into the final design based on the outcome of any further survey work, no significant impacts are envisaged as a result of any future development of the site.

Habitats

On-Site Habitats

The habitats within the site largely comprise modified grassland of low ecological value. No significant ecological impacts are envisaged as a result of the loss of these habitats. Hedgerows on-site are native and as such would qualify as Priority Habitats under the NERC Act 2006. Mature trees on and around the site also had value, both intrinsically and as habitat, for notable and protected fauna. As such these habitats should look to be retained or replaced, if removal is required.

Off-Site Habitats

There is one Site of Special Scientific Interest (SSSI) within 2km of the site: Hilton Gravel Pit. The site is located within the Risk Zone for this SSSI.

Species

Habitat for amphibians, including the specially protected great crested newt (GCN) *Triturus cristatus*, is largely sub-optimal. However, several ponds were recorded within 500m of the Site. Waterbodies within 500m will require further survey work and, if necessary, suitable mitigation be implemented such as translocation and/or habitat creation.

Mature trees and buildings around and on-site have the potential to support roosting bats. Should any mature trees be impacted by the works, an aerial inspection by a

licensed bat ecologist should be conducted in the first instance, potentially followed by nocturnal surveys. Should any boundaries be impacted through either loss of hedgerows/tree lines or artificial lighting, bat activity transects are likely to be required with mitigation potentially required in the form of habitat retention/creation or a bat-specific lighting scheme.

An important assemblage of bird species was considered unlikely to be present on-site. However, vegetation clearance will be timed to avoid disturbance of nesting birds and bird boxes be included in the new development to secure habitat enhancements for these species.

The site provided a sub-optimal habitat for reptiles and is unlikely to

form a significant resource for this species. There are opportunities through the BNG process and the inclusion of artificial roosting and nesting habitats to increase the ecological value of the site.

Biodiversity Net Gain

A 10% net gain of biodiversity will be required to be achieved by the development.

3.4 Opportunities and constraints

Following an assessment of the site and its local context a number of opportunities, constraints, and technical considerations have been identified to be taken forward into the design development process. The following bullet points and adjacent plan provide a summary of the key considerations that have informed both the design and layout of the site:

- **Integrating local character:** The site is located adjacent to Etwall conservation area. New development has the opportunity to enhance the sense of place of the Etwall Village as well as incorporate distinctive existing features from the local built environment, such as morphological patterns and facility forms.
- **Connecting the community:** The site should offer an attractive corner onto Main Street, such as a village green that delivers the opportunity to create a sustainable pedestrian connection to the centre of Etwall village and its range of services.
- **Working with existing assets:** There is an opportunity to utilise the site's existing landscape features, including on-site mature trees and trees and hedgerows on the site boundary. Design proposals should look to preserve and enhance these existing features as they are both valuable ecological and aesthetic assets for the site.
- **Increase permeability:** There is an opportunity through the redevelopment of this site to provide vehicle access between the site and Main Street to the northwest and pedestrian access on the junction of Main Street and Burnaston Lane to the southwest. In addition to providing main access points, this would also increase the connectivity between the site and the existing residences to the south.
- **Sensitive boundaries:** Consideration must be given to the relationship between development and the existing residence of Marsh View located on the southern boundary of the site. This should ensure that sensitive and secure development boundaries are achieved.
- **Existing utilities:** Existing gas pipes run north of the site. An offset will be required from any built development as a gas main easement zone.
- **Working with topography:** The site possesses an existing level difference of approximately 2.5m in height from south to north. Future design proposals should create a surface water attenuation basin to the north and look to integrate this within the design and layout of the site.

LEGEND

 Site boundary
2.83ha

Landscape & Ecology

-  Existing tree (category B)
-  Existing tree (category C)
-  Existing shrubs
-  Root protection area (RPA)

Access & Movement

-  Existing bus stop
-  Existing site access
-  Potential site access
-  Existing public footpath

Utilities & Drainage

-  Potential surface water attenuation basin
-  Gas main easement zones

Placemaking

-  Sensitive boundary
-  Grade II listed building
-  Potential for new village green with play area
-  Positive view



0 100
metres



FIGURE 3.18 | OPPORTUNITIES & CONSTRAINTS | 1:2,000

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ST. PHILIPS

4

Creating urban structure

- 1 Introduction
- 2 Vision
- 3 Appreciating the context
- 4 **Creating urban structure**

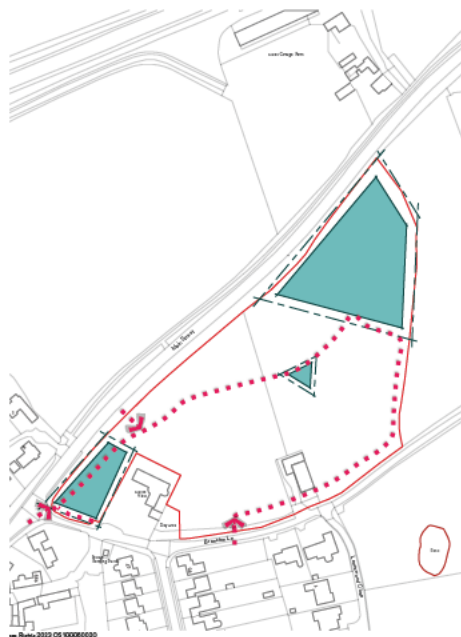
4. Creating urban structure

Design principles

The detailed understanding gained from the contextual analysis and site assessment process has enabled the generation of four, site specific, spatial design principles:

1 Enhancing public realm connection and accessibility

The design should maximise opportunities to link on foot with existing functions within Etwall village, together with providing opportunities within the site for existing residents of the village, enhancing the strong sense of character through a new village green.



2 Sensitive setting

The design should seek to preserve the existing landscape character setting, giving particular consideration to the hedgerow site boundaries that would likely be most prominent from external views into the site, which are highlighted in the landscape assessment. This could be achieved through setting development back from site boundaries and through the location of the site's open space and ecological networks. The creation of appropriate new habitats within these green space networks may also be utilised to further screen the development and contribute to biodiversity net gain.

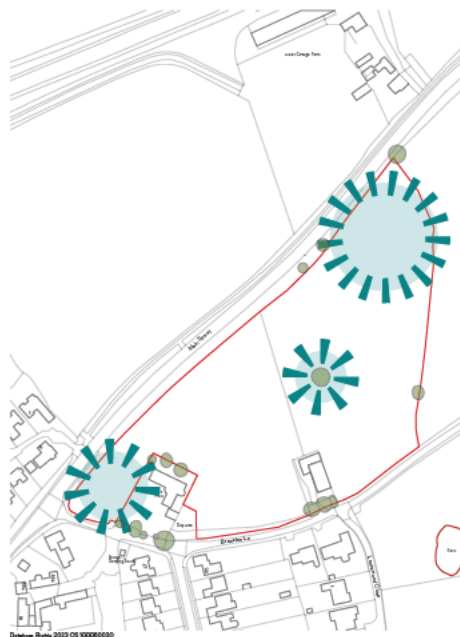


0 200
metres

FIGURE 4.1 | DESIGN PRINCIPLES | 1:5,000

3 Creating green character

The design should account for the site's unique constraints such as the gas pipe easement zone and neighbourhood relation, seeking to create distinctive green areas. A village green could be set as an attractive entrance to the south-west, which respects the neighbouring Marsh View. To the north, an appropriate response to the gas pipeline easement would be the provision of a larger greenspace with attenuation basin and children's play, while the mature tree at the centre of the site should remain as a unique site feature, set in landscape.



4 Framing views

The design should recognise the distinctive landscape view of continuous hedges and groups of trees within the site's agricultural hinterland. Framing a view from the proposed green area around the mature tree to the north through the sensitive location of development would help preserve this sense of tranquillity..



0 200
metres

FIGURE 4.1 | DESIGN PRINCIPLES | 1:5,000

Design framework

Following the creation of four design principles, a spatial design framework has been developed (see opposite).

This is an indicative framework, and therefore development blocks/ streets/ building lines can be altered as long as these broadly align with the principles set out within the framework.

The principal components of the framework are as follows:

- The provision of a new residential development that reflects the character of the existing urban fabric through emulating established block structure and street patterns.
- Maintaining offset from the boundary along with existing hedge

and group trees in order to screen and filter sensitive views into the site from the street. These proposed areas of green infrastructure will ensure the rural landscape character is preserved and allow additional areas for habitat creation that will both enhance the ecology and biodiversity of the scheme.

- The careful positioning of proposed access points into the site to maximise effectiveness. Provision of continuous footpaths along with existing footpaths in order to strengthen the network to the site. The proposed additional pedestrian access to the south will promote greater levels of permeability and support the safety of pedestrian movement.

- The creation of a new village green, located at the junction of Main Street and Burnaston Lane at the south-west site boundary, leads residents into the site through an attractive pedestrian entrance. The proposed development also ensures respect for the neighbouring property, Marsh View, in order to create a sensitive boundary and prevent direct views to the neighbour.
- The provision of a triangular green space located in the middle of the site with an existing mature tree, emulates a key feature of Etwall's village centre morphological structure. There is a further opportunity to frame a key view to the north of the site through the northern area of landscape, which will incorporate an attenuation pond and area of children's play.

- The retention of the existing gas easement zone across the northern edge of the site.
- The creation of a new surface water attenuation basin located at the lowest level in the site to sustainably manage any surface water runoff created by the proposed development. There is a further opportunity to design this pond to be an additional ecological habitat feature with the ability to permanently hold water all year round.

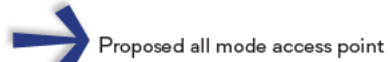
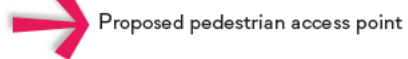
LEGEND



Land use



Access & Movement



Landscape & Ecology

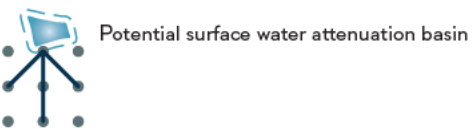
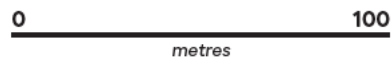
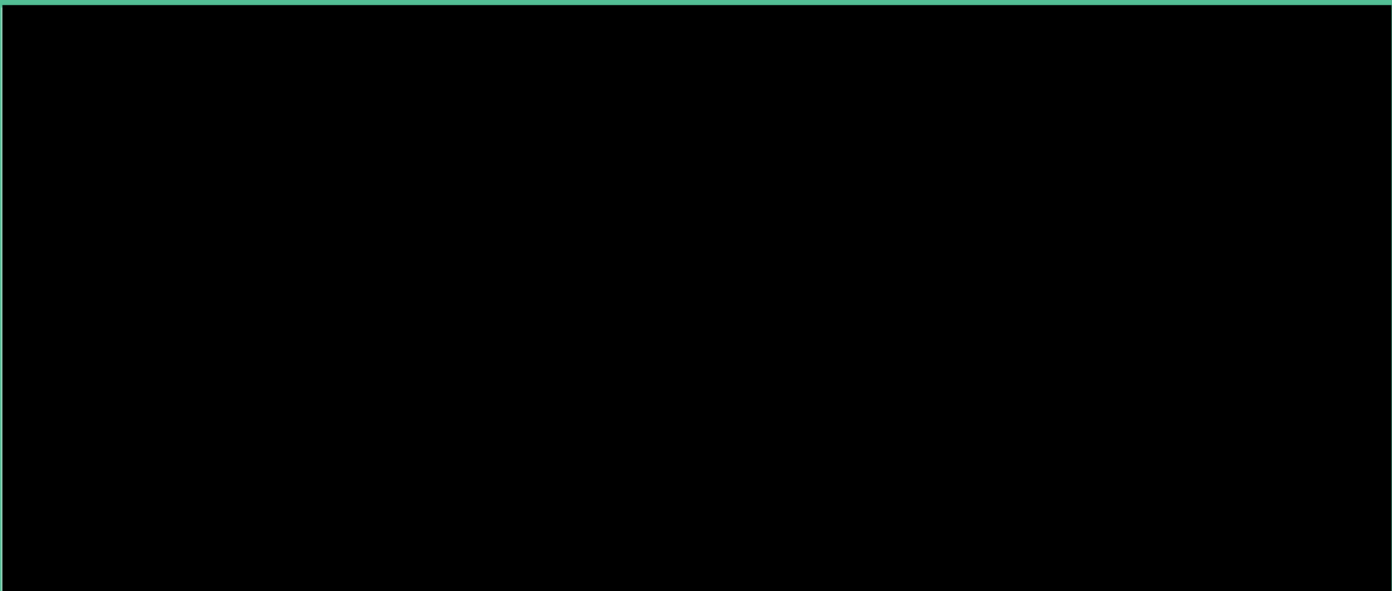


FIGURE 4.2 | DESIGN FRAMEWORK | 1:2,000







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