

Appendices

Local Plan Part 2

Appendix A1:	Letter sent/emailed to all consultees on the Local Plan database
Appendix A2:	Letter sent to South Derbyshire's MP
Appendix A3:	Letter sent to South Derbyshire Parish Councils
Appendix A4:	Poster
Appendix A5:	Advert on screen in main reception
Appendix A6:	Banner
Appendix A7:	Questionnaire
Appendix A8:	Summary Leaflet
Appendix A9:	Consultation Display Boards
Appendix A10:	Press Release 18 th December 2015
Appendix A11:	Press Release January 2016



Stuart Batchelor
Director of Community and Planning
 South Derbyshire District Council
 Civic Offices, Civic Way,
 Swadlincote, Derbyshire DE11 0AH

www.south-derbys.gov.uk

Please ask for Nicola Sworowski
 Phone (01283) 228735
 Typetalk (0870) 2409598
 DX 23912 Swadlincote

Email: planning.policy@south-derbys.gov.uk

Our Ref:
 Your Ref: Part 2

Date: 10 December 2015

Dear Consultee

Consultation: South Derbyshire Local Plan Part 2

South Derbyshire's Local Plan is being prepared in two parts. This consultation is regarding Part 2 of the Local Plan. Part 1 of the Local Plan deals with strategic allocations for matters such as housing and employment, together with other key policies. The Part 1 Local Plan was submitted to the Secretary of State in August 2014 and the Council is awaiting the outcome of its examination.

Part 2 of the Local Plan deals with smaller site allocations, known as non-strategic allocations, and further development management policies. The topics covered include housing, retail, heritage, countryside, telecommunications, advertisements, local green spaces, settlement boundaries, education facilities and the protection of trees, woodland and hedgerows.

The Part 2 will need to allocate enough sites for housing across the District to accommodate 600 dwellings. These will be on non-strategic housing sites – sites of fewer than 100 dwellings. A housing site options document forms part of this consultation and sets out the possible locations of these 600 dwellings. Not all of the sites in the options document will be allocated for housing through Part 2 of the Local Plan.

Through this consultation we would like to hear your views on the options proposed, including on the settlement boundaries and Local Green Spaces. Both of these matters are covered in more detail in separate appendices in the consultation document. A questionnaire has been produced to make it easier to make comments.

As part of this consultation we will be holding several drop-in events across the District. The details of these events are:

8 January, 2.30pm - 7.30pm at **Newhall** - Old Post Centre
 11 January, 2.30pm - 7.30pm at **Woodville** - Goseley Community Centre
 12 January, 2.30pm - 7.30pm at **Aston** Heritage Centre
 15 January, 2.30pm - 7.30pm at **Rosliston** Village Hall
 18 January, 2.30pm - 7.30pm at **Repton** Village Hall
 19 January, 3.15pm - 7.30pm at **Church Gresley** - Church Rooms of St. George and St. Mary's



21 January, 2.30pm - 7.30pm at **Etwall** - Frank Wickham Hall
25 January, 1.30pm - 5.45pm at **Hilton** Village Hall
27 January, 2.30pm - 7.30pm at **Melbourne** Assembly Rooms

All of the consultation material will be available at the drop-in events and Planning Officers will be available to answer your questions. If you aren't able to make it to a drop-in event, the consultation material will also be available at South Derbyshire's public libraries as well as the libraries in Burton upon Trent, Chellaston, Mickleover and Sinfen.

Comments made in response to this consultation need to be made in writing. Questionnaires are available from the Council Offices, the libraries listed above and at **www.south-derbys.gov.uk/localplanpart2**

You can also respond by email to **planning.policy@south-derbys.gov.uk** or you can write to:

Planning Policy
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
DE11 0AH

If you would like to find out more about this consultation before responding please ring the planning policy team on 01283 228735. The consultation will close at 5pm on Friday 12 February 2016.

Yours faithfully,

Nicola Sworowski
Planning Policy Manager





Stuart Batchelor
Director of Community and Planning
South Derbyshire District Council
Civic Offices, Civic Way,
Swadlincote, Derbyshire DE11 0AH

www.south-derbys.gov.uk

Please ask for Nicola Sworowski
Phone (01283) 228735
Typetalk (0870) 2409598
DX 23912 Swadlincote

Email: planning.policy@south-derbys.gov.uk

Our Ref:
Your Ref: Part 2

Date: 10 December 2015

Dear Heather Wheeler MP

Consultation: South Derbyshire Local Plan Part 2

I am writing to keep you informed of work regarding the South Derbyshire Local Plan.

South Derbyshire's Local Plan is being prepared in two parts. The Council is currently awaiting the outcome of the examination of the Local Plan Part 1. The first consultation regarding Part 2 of the Local Plan commences on 15 December 2015.

Part 2 of the Local Plan deals with smaller site allocations, known as non-strategic allocations, and further development management policies. The topics covered include housing, retail, heritage, countryside, telecommunications, advertisements, local green spaces, settlement boundaries, education facilities and the protection of trees, woodland and hedgerows.

Further details of the consultation are set out in the enclosed leaflet and a number of drop-in events will be held across the District in January. More information of the Local Plan Part 2 in general can be found at the following web link: www.south-derbys.gov.uk/localplanpart2

The consultation will close at 5pm on 12th February 2016.

Yours sincerely,

Nicola Sworowski
Planning Policy Manager
Encs.





Stuart Batchelor
Director of Community and Planning
 South Derbyshire District Council
 Civic Offices, Civic Way,
 Swadlincote, Derbyshire DE11 0AH

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 Typetalk (0870) 2409598
 DX 23912 Swadlincote

Email: planning.policy@south-derbys.gov.uk

Our Ref:
 Your Ref: Part 2

Date: 10 December 2015

Dear Parish Council

Consultation: South Derbyshire Local Plan Part 2

South Derbyshire's Local Plan is being prepared in two parts and this consultation is regarding Part 2 of the Local Plan. The Council is currently awaiting the outcome of the examination of the Local Plan Part 1.

Part 2 of the Local Plan deals with smaller site allocations, known as non-strategic allocations, and further development management policies. The topics covered include housing, retail, heritage, countryside, telecommunications, advertisements, local green spaces, settlement boundaries, education facilities and the protection of trees, woodland and hedgerows.

The Part 2 will need to allocate enough sites for housing across the District to accommodate 600 dwellings. These will be on non-strategic housing sites – sites of fewer than 100 dwellings. A housing site options document forms part of this consultation and sets out the possible locations of these 600 dwellings. Not all of the sites in the options document will be allocated for housing through Part 2 of the Local Plan.

We would like to know the views of the Parish Council on the options put forward through this consultation, including on the revised settlement boundaries and proposed Local Green Spaces. Both of these matters are covered in more detail in the appendices of the consultation document.

As part of this consultation we will be holding several drop-in events across the District where Planning Officers will be available to answer questions. The details of these events are:

8 January, 2.30pm-7.30pm at **Newhall** - Old Post Centre
 11 January, 2.30pm-7.30pm at **Woodville** - Goseley Community Centre
 12 January, 2.30pm-7.30pm at **Aston** Heritage Centre
 15 January, 2.30pm-7.30pm at **Rosliston** Village Hall
 18 January, 2.30pm-7.30pm at **Repton** Village Hall
 19 January, 3.15pm-7.30pm at **Church Gresley** - Church Rooms of St. George and St. Mary's
 21 January, 2.30pm-7.30pm at **Etwall** - Frank Wickham Hall
 25 January, 1.30pm-5.45pm at **Hilton** Village Hall
 27 January, 2.30pm-7.30pm at **Melbourne** Assembly Rooms



Comments made in response to this consultation need to be made in writing and a questionnaire has been enclosed, together with the consultation document itself, for this purpose. The consultation material is also available from the Council Offices, public libraries and at **www.southderbys.gov.uk/localplanpart2**

You can also respond by email to **planning.policy@south-derbys.gov.uk** or you can write to:

Planning Policy
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
DE11 0AH

We will be contacting you in due course to arrange delivery of the consultation documents; it is not practical to post them due to their size.

If you would like to find out more about this consultation before responding please ring the planning policy team on 01283 228735. The consultation will close at 5pm on Friday 12 February 2016.

Yours faithfully,

Nicola Sworowski
Planning Policy Manager
Encs.





**South
Derbyshire**
District Council

Local Planning Consultation

The District Council is holding a series of 'drop in' events during January 2016 to talk to people about the Local Plan Part 2.

The Part 2 consultation covers:

- Proposed Local Plan Part 2 Policies
- Non-Strategic Housing Site Options
- Proposed Settlement Boundaries
- Proposed Local Green Spaces

Venue: **Hilton Village Hall**
Date: 25th January 2016
Time: 1:30pm - 5.45pm

Venue: **Frank Wickham Hall, Etwall**
Date: 21st January 2016
Time: 2.30pm - 7.30pm

Venue: **Repton Village Hall**
Date: 18th January 2016
Time: 2.30pm - 7.30pm

Venue: **Elvaston Village Hall, Elvaston**
Date: 28th January 2016
Time: 2.30pm - 7.30pm

Venue: **All Saints' Heritage Centre, Aston on Trent**
Date: 12th January 2016
Time: 2.30pm - 7.30pm

Venue: **Melbourne Assembly Rooms**
Date: 27th January 2016
Time: 2.30pm - 7.30pm

Venue: **Old Post Centre, Newhall**
Date: 8th January 2016
Time: 2.30pm - 7.30pm

Venue: **Goseley Community Centre, Woodville**
Date: 11th January 2016
Time: 2.30pm - 7.30pm

Venue: **Church Rooms of St George and St Mary's, Church Gresley**
Date: 19th January 2016
Time: 3.15pm - 7.30pm

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Venue: **Rosliston Village Hall**
Date: 15th January 2016
Time: 2.30pm - 7.30pm

Further information can be found on our website at

www.south-derbys.gov.uk/localplanpart2

or by calling 01283 228735



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

Local Plan Consultation

South Derbyshire Local Plan Part 2



**Have your say at one of our drop in events, for further information
visit: www.south-derbys.gov.uk/localplanpart2**

Until 12th February 2016



South Derbyshire Changing for the better



Please note that this questionnaire accompanies the Local Plan Part 2 consultation document, which you should read first. This document and an electronic version of the questionnaire can be found at:

www.south-derbys.gov.uk/localplanpart2

South Derbyshire Local Plan Part 2

Questionnaire

December 2015 – February 2016

Please provide your contact details – as this will enable us to keep you informed of future consultations.

Name

Company/Organisation

Address (including postcode)

Tel

E-mail address



All information provided will be treated in confidence and in accordance with the Data Protection Act 1998. We will only use the information to develop the Core Strategies for Derby HMA, which forms part of our Local Development Frameworks. As a part of the reporting process for this consultation only your name, organisation and comments will be published where this information is given.

Settlement Development

SDT1: Settlement Boundaries and Development

Q1. Is the use of settlement boundaries the correct mechanism to direct appropriate development? Are there any other options? (Please give reasons)

(Appendix A of the Local Plan Part 2 consultation document shows the proposed settlement boundaries)

Q2. Do you think we have identified the correct settlements to have settlement boundaries? (Please give reasons)

Q3. Do you wish to suggest any changes to the proposed boundaries? (Please give reasons for suggested amendments)

Housing

H22: Part 2 Housing Allocations

Q4. Do you have any comments regarding the proposed distribution of 600 dwellings across the District?

Q5. Do you have any comments to make regarding the housing site options for Part 2 shown on the maps?

(Maps showing housing site options can be seen in Appendix B of the Local Plan Part 2 consultation document)

Q6. Do you have any comments or further information on the housing site pro-formas?

(The housing site pro-formas can be found in Appendix C of the Local Plan Part 2 consultation document)

H23: Infill

Q7. Do you have any comments on the scope and content of this policy?

H24: Replacement Dwellings in the Countryside

Q8. Is the policy sufficient to safeguard the countryside from inappropriate dwellings? (Please give reasons)

H25: Rural Workers Dwellings

Q9. Is the policy sufficient to safeguard the countryside from inappropriate dwellings? (Please give reasons)

H26: Residential Curtilages

Q10. Do you have any comments on the scope and content of this policy?

H27: Development within Residential Curtilages

Q11. Do you have any comments on the scope and content of this policy?

H28: Residential Conversions

Q12. Do you have any comments on the scope and content of this policy?

H29: Non-Permanent Dwellings

Q13. Do you have any comments on the scope and content of this policy?

Built and Natural Environment

BNE5: Development in the Countryside

Q14. Is the policy sufficient to safeguard the countryside from inappropriate development? (Please give reasons)

BNE6: Recreational Uses in the Countryside

Q15. Does the policy provide sufficient scope for recreational uses whilst also safeguarding the countryside? (Please give reasons)

BNE7: Agricultural Development

Q16. Does the policy provide sufficient scope for agricultural development whilst also safeguarding the countryside? (Please give reasons)

BNE8: Protection of Trees Woodland and Hedgerows

Q17. Do you think this policy provides for the adequate protection of trees, woodland and hedgerows within the District? (Please give reasons)

BNE9: Local Green Space

Q18. Do you agree that the authority needs to designate Local Green Space? (Please give reasons)

Q19. Of the Local Green Spaces proposed, are there any that you consider should not be designated? (Please give reasons)

(Maps showing proposed Local Green Spaces can be seen in Appendix D of the Local Plan Part 2 consultation document)

Q20. Are there other sites that meet the requirements of Local Green Space as set out in the NPPF and therefore should be included? (Please give reasons)

BNE10: Advertisements and Visual Pollution

Q21. Does the policy provide adequate protection whilst also offering sufficient flexibility to allow necessary development to which the policy refers? (Please give reasons)

BNE11: Heritage

Q22. Does this policy provide for suitable levels of protection, preservation and enhancement of heritage assets within the District? (Please give reasons)

BNE12: Shopfronts

Q23. Do you have any comments on the scope and content of this policy?

Education

EDU1: Provision of Education Facilities

Q24. Do you have any comments regarding this policy?

Retail

RTL1: Swadlincote Town Centre

Q25. Do you agree with the proposed town centre boundary, as identified on the town centre map? (Please give reasons)

(Proposed town centre boundary can be found on page 29 of the Local Plan Part 2 consultation document)

Q26. Do you agree with the primary and secondary frontages, as identified on the town centre map? (Please give reasons)

(Proposed primary and secondary frontages can be found on page 29 of the Local Plan Part 2 consultation document)

Q27. Should there be a locally set threshold for the floorspace area at which a retail impact assessment is required with an application, or is the NPPF default threshold of 2500sqm appropriate? (Please give reasons)

Q28. Do you have any further comments on the scope and content of this policy?

RTL2: Local Centres and Villages

Q29. Does the policy identify the correct Local Centres and should they be listed in the policy? (Please give reasons)

(Maps of Local Centres can be found in Appendix E of the Local Plan Part 2 consultation document)

Q30. Does the policy satisfactorily provide for the maintenance and enhancement of the viability and vitality of local centres and villages? (Please give reasons)

Q31. Do you have any further comments on the scope and content of this policy?

Infrastructure

INF11: Telecommunications

Q32. Does the policy provide enough protection whilst allowing enough scope to allow necessary telecommunications development? (Please give reasons)

Other comments

Q33. Should Part 2 continue with Part 1 policy numbering or start again?

Q34. Do you wish to make any other comments? (Please state relevant policy number or paragraph number)

All comments should be submitted by **5pm on 12th February 2016**.

Please return this questionnaire to South Derbyshire District Council:

email: planning.policy@south-derbys.gov.uk

Post: South Derbyshire District Council, Planning Services, Civic Offices, Civic Way, Swadlincote, Derbyshire DE11 0AH.

Web: www.south-derbys.gov.uk/localplanpart2

We can give you this information in any other way, style or language that will help you access it. Please contact us on:

Phone: **01283 595795**

email: **customer.services@south-derbys.gov.uk**.

Jeśli chcieliby Państwo otrzymać ten dokument w innym języku lub potrzebują Państwo usług tłumacza, prosimy o kontakt. Informacje te są również dostępne na życzenie w wydaniu dużym drukiem, w alfabecie braila lub w wersji audio.

如果您需要这份文件的中文翻译，或者需要传译员的帮助，请联系我们。这些数据也备有大大字体印本、盲人点字和录音带，欢迎索取。

ほかの言語でこの文書をご希望の場合、もしくは通訳サービスをご希望の場合はご連絡ください。

またこの情報は、ご要望により大きなプリント、点字版、または音声形式でも承っております。

यदि आपको ये दस्तावेज किसी दूसरी भाषा में चाहिए, या किसी दुभाषिये की सेवाओं की जरूरत है तो हमें सम्पर्क करने की कृपया करें। ये जानकारी माँग करने पर बड़े अक्षरों, ब्रैल या आडिओ के रूप में भी उपलब्ध करवाई जा सकती है।

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

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

EQUALITIES MONITORING INFORMATION

This information will be used for monitoring purposes only. Equality monitoring helps us improve our services by better understanding the people we are serving. The form will be collected separately from any other forms attached.

Further information on equality monitoring can be found in the equality service monitoring guidance. None of the questions are compulsory however by completing the form you will be helping us create a better service.

Which age group do you belong to?	<input type="checkbox"/> 16–24	<input type="checkbox"/> 25–44	<input type="checkbox"/> 45–64	<input type="checkbox"/> 65 and over
	<input type="checkbox"/> Prefer not to say			
Your sex	<input type="checkbox"/> Male	<input type="checkbox"/> Female	<input type="checkbox"/> Prefer not to say	

A disabled person is someone who has a physical or mental impairment, which has a substantial and long term adverse effect on their ability to carry out normal day-to-day activities. Do you consider yourself to have a disability?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

To which of these ethnic groups do you consider you belong?		
Asian or Asian British <input type="checkbox"/> Bangladeshi <input type="checkbox"/> Indian <input type="checkbox"/> Pakistani <input type="checkbox"/> Chinese <input type="checkbox"/> Any other Asian background Black or Black British <input type="checkbox"/> African <input type="checkbox"/> Caribbean <input type="checkbox"/> Any other Black, African or Caribbean background	Mixed <input type="checkbox"/> White & Asian <input type="checkbox"/> White & Black African <input type="checkbox"/> White & Black Caribbean <input type="checkbox"/> Any other mixed/multiple ethnic background White <input type="checkbox"/> English/ Welsh/ Scottish/ Northern Irish/ British <input type="checkbox"/> Irish <input type="checkbox"/> Gypsy or Irish Traveller <input type="checkbox"/> Any other white background	Other Ethnic Group <input type="checkbox"/> Arab <input type="checkbox"/> Any other ethnic group

Privacy Statement - Data Protection 1998 and Freedom of Information Act 2000

The data supplied on this form will be held on a computer and will be used in accordance with the Data Protection Act 1998 for statistical analysis, management, planning and the provision of services by South Derbyshire District Council and its partners. The information will be held in accordance with the Council's records management and retention policy.

Information contained in this document may be subject to release to others in accordance with the Freedom of Information Act 2000. Certain exemptions from release do exist including where the information provided is protected by the Data Protection Act 1998.



Summary Leaflet

South Derbyshire

Local Plan

PART 2

The Local Plan is being prepared in two parts. This consultation concerns Part 2 of the Plan. The Part 1 was submitted to the Secretary of State in August 2014 and examination of the Plan took place in late 2014 and December 2015. Part 1 deals with strategic allocations and key policies, while Part 2 is concerned with smaller housing sites (known as non-strategic housing allocations) and more detailed Development Management Policies.

This consultation invites your comments on Part 2 of the Local Plan and covers the following areas:

- Non-strategic housing site options
- Proposed Local Green Spaces
- Proposed settlement boundaries
- Proposed Local Plan Part 2 policies:
 - Housing policies
 - Retail policies
 - Heritage policies
 - Policies for development in the countryside
 - Local Green Spaces
 - Provision of education facilities
 - Telecommunications and adverts
 - Settlement boundaries and development
 - Protection of trees, woodland and hedgerows



**Please submit
your comments
by 5pm on
12th February
2016**

This leaflet is only a summary, please refer to the consultation document for further information, which is available to view at:

www.south-derbys.gov.uk/localplanpart2

Housing

The Local Plan Part 2 needs to allocate non-strategic housing sites sufficient for 600 dwellings across the District in total. This is part of the overall strategy (see Policy S4 of the Part 1 Plan). Non-strategic sites are sites for fewer than 100 dwellings.

The housing allocations will be selected from sites held on the Strategic Housing Land Availability Assessment (SHLAA) database. This is an ongoing mechanism for landowners, developers and agents to submit and promote sites to the Council, which they consider to be suitable for development.

For this initial consultation, only a small number of sites have been considered to be not appropriate. Further information can be seen in **Appendix B** of the Local Plan Part 2 consultation document, which contains maps showing the housing site locations.

It is important to note that NOT all sites listed on the maps will become allocations.

Following this consultation, the preferred housing sites will be set out in a subsequent Part 2 consultation. Considerations such as highways, access, landscape, heritage impact and wider flooding issues have not been taken into account at this point.

Future proposed allocations will accord to draft policy H22 of the Local Plan Part 2, which at this stage proposes a suggested strategy for distributing the 600 dwellings to Urban Areas, Key Service Villages, Local Service Villages and Rural Villages (as defined by Policy H1: Settlement Hierarchy of the Local Plan Part 1).

Settlement Hierarchy Category	Number of dwellings
Urban Areas	150 - 300
Key Service Villages	150 - 400
Local Service Villages and Rural Villages	Around 150
	500 - 850

Comments can be made on the housing sites and Housing Policy H22.

Other Housing Policies for consideration include:

- H23 Infill
- H24 Replacement Dwellings in the Countryside
- H25 Rural Workers Dwellings
- H26 Residential Curtilage
- H27 Development within Residential Curtilages
- H28 Residential Conversions
- H29 Non-permanent Dwellings

Settlement Boundaries

Settlement boundaries define the built limits of a settlement and distinguish between it and the countryside. Areas outside of settlement boundaries are considered to be countryside. There is a presumption in favour of sustainable development (subject to meeting other material considerations) within settlement boundaries, whereas in the countryside more restrictive policies apply.

The District Council is consulting on proposed settlement boundaries for Swadlincote (including Woodville), those settlements defined (within Policy H1 of the Part 1 Plan)as Key Service Villages, Local Service Villages and some Rural Villages (the latter being where there is a compact group of dwellings within a settlement).

The proposed settlement boundaries can be seen within **Appendix A** of the Part 2 Plan. Comments on the boundaries can be made and suggestions made for alterations.

Local Green Spaces

The Local Plan Part 2 identifies areas of Local Green Space. Areas which are particularly special to a community can be nominated through this consultation to become a designated area of Local Green Space, if they meet certain criteria. For example this can be for reasons of beauty, wildlife, tranquillity, recreational value or historical significance.

This is a way of providing special protection against development for green areas of particular importance to local communities. However, Local Green Spaces are not a tool to simply prevent unwanted development, indeed Government policy is clear that it will not be appropriate for most green areas.

A number of potential Local Green Spaces have already been identified and are listed and mapped in **Appendix D** of the Local Plan Part 2 consultation document. Please take a look to see if you agree that the sites meet the criteria of a Local Green Space. Equally if you know of an area of land within your community that has not been included, please tell us about it through this consultation.

How to respond....

Comments on this consultation need to be made in writing.

Questionnaires are available:

- From the District Council Offices
- To download from: **www.south-derbys.gov.uk/localplanpart2**
- At all South Derbyshire libraries and the following libraries outside of the District: Burton on Trent, Chellaston, Mickleover and Sinfin



You can respond by email to: **planning.policy@south-derbys.gov.uk**



Or you can write to: **Planning Policy, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH**



If you would like to find out more about this consultation before responding please ring the planning policy team on: **01283 228735**



**Please submit your comments by
5pm on 12th February 2016**

What happens next....



Local Plan Part 2 - December 2015- February 2016



Draft Local Plan Part 2 Consultation - June 2016



Pre-Submission Local Plan Part 2 Consultation - October 2016



Submission - December 2016



Public Examination - date to be confirmed following submission



Adoption - Mid 2017

South Derbyshire Local Plan Part 2

The Local Plan is being prepared in two parts. This consultation concerns Part 2. The Part 1 Local Plan deals with strategic allocations for matters such as housing and employment, together with other key policies. The Part 1 Local Plan was submitted to the Secretary of State in August 2014 and the Council is awaiting the outcome of the examination of the Plan.

This consultation invites your comments on Part 2 of the Local Plan in the following areas:

- Non-strategic housing site options
- Proposed Local Green Spaces
- Proposed settlement boundaries
- Local Plan Part 2 Development Management Policies

What's in the room?

- Exhibition boards
- Reference copies of the full documents
- Maps of the non-strategic housing site options
- Maps of the proposed settlement boundaries
- Maps of the proposed Local Green Spaces
- Summary leaflet
- A questionnaire

We have more work to do before we can publish a draft Local Plan Part 2 and hearing your views is part of the process as we develop the Part 2 Plan.

**Please submit your
comments by 5pm on 12th
February 2016**

Non-Strategic Housing Site Options

The Local Plan Part 2 needs to allocate non-strategic housing sites sufficient for 600 dwellings across the District. This is part of the overall strategy set out in Policy S4 of the Part 1 Plan. Non-strategic sites are for fewer than 100 dwellings.

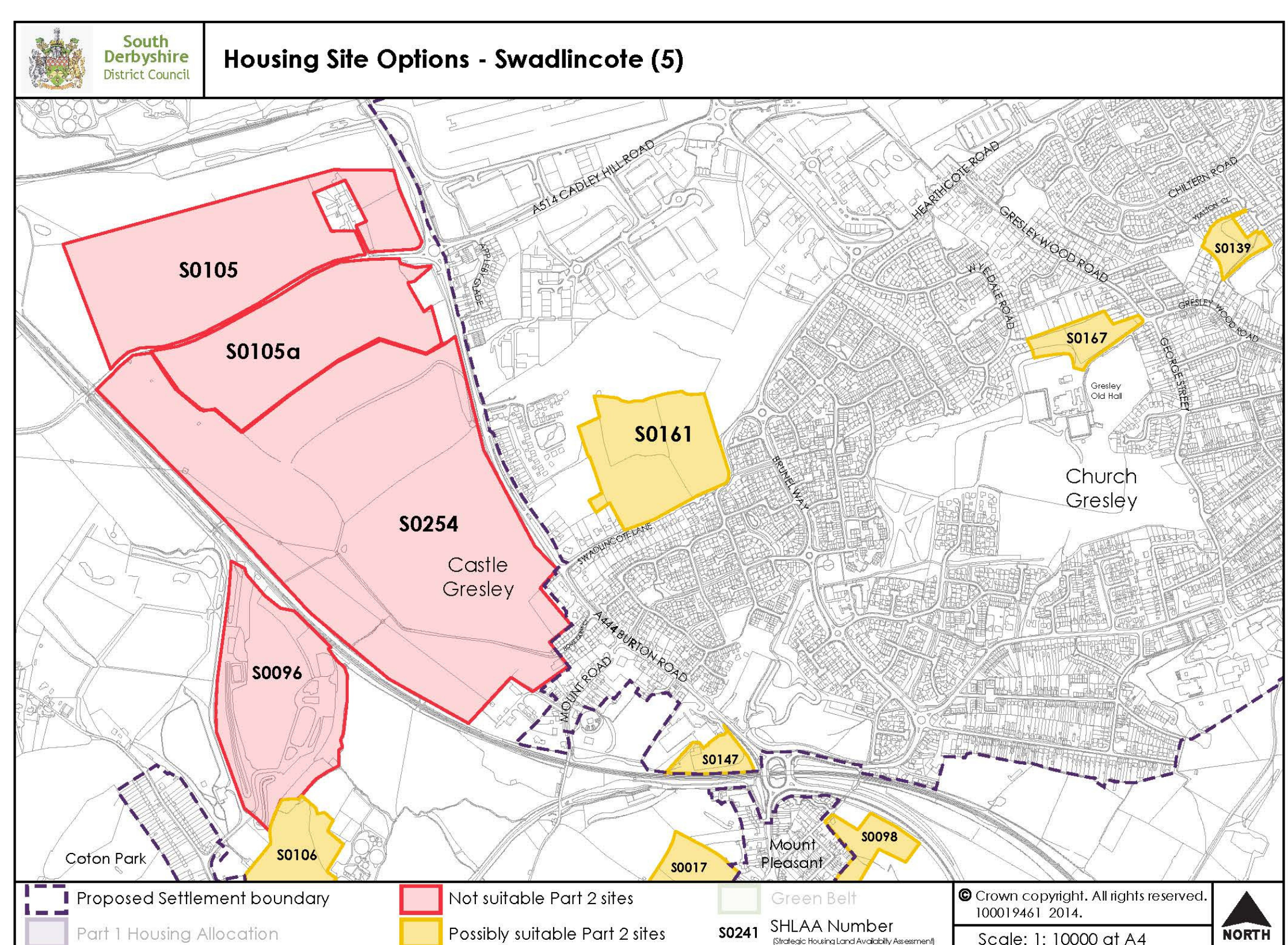
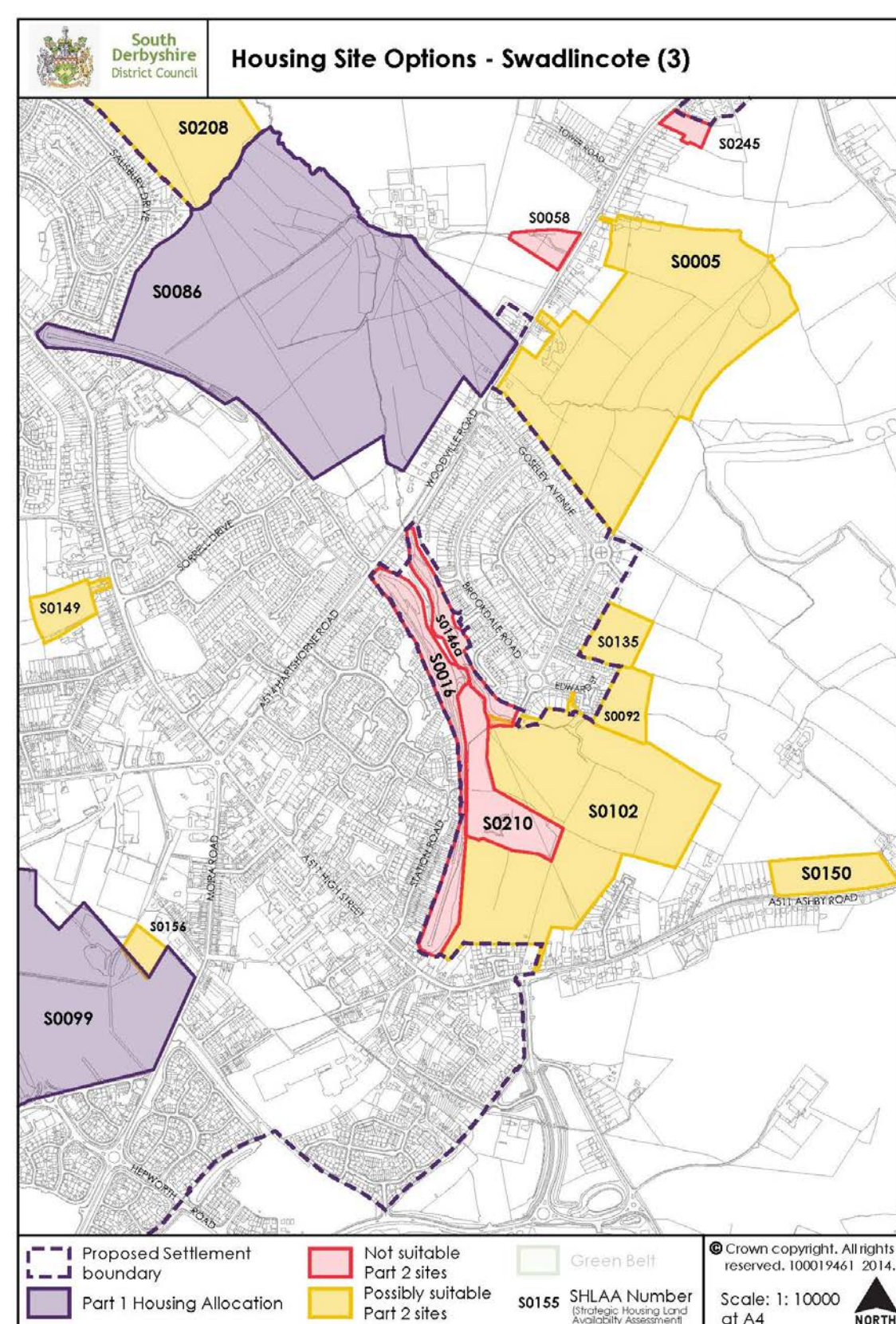
The housing allocations will be selected from sites held on the Strategic Housing Land Availability Assessment (SHLAA) database. This is an ongoing mechanism for landowners, developers and agents to submit and promote sites to the Council, which they consider to be suitable for development.

For this initial consultation, only a small number of sites have been considered as not suitable because they are:

- Within flood zone 3b
- Within the Green Belt
- Mostly covered by tree preservation order(s)
- Considered to form a strategic gap between two settlements
- Are not well related to the settlement

The housing site options maps (such as the Swadlincote maps below) have been colour coded:

- Purple sites - Part 1 housing allocations
- Yellow sites - possibly suitable Part 2 housing sites
- Red sites - not suitable housing sites (according to the above criteria)
- Purple dashed line - proposed settlement boundary



IT IS IMPORTANT TO NOTE THAT **NOT** ALL SITES LISTED ON THE MAPS WILL BECOME ALLOCATIONS.

The preferred housing sites will be set out in a subsequent Part 2 consultation, following consideration of responses to this consultation. **Considerations such as highways, access, landscape, heritage impact and wider flooding issues have not been taken into account at this point.**

Further work will be undertaken on the merits of each potential housing site. The first stage of this work has taken place by assessing all of the possible Part 2 sites against criteria from the Sustainability Appraisal. This can be found in Appendix C.

Settlement Boundaries

Settlement boundaries define the built limits of a settlement and distinguish between it and the countryside. Areas outside of settlement boundaries are considered to be countryside. There is a presumption in favour of sustainable development (subject to meeting other material considerations) within settlement boundaries, whereas in the countryside more restrictive policies apply.

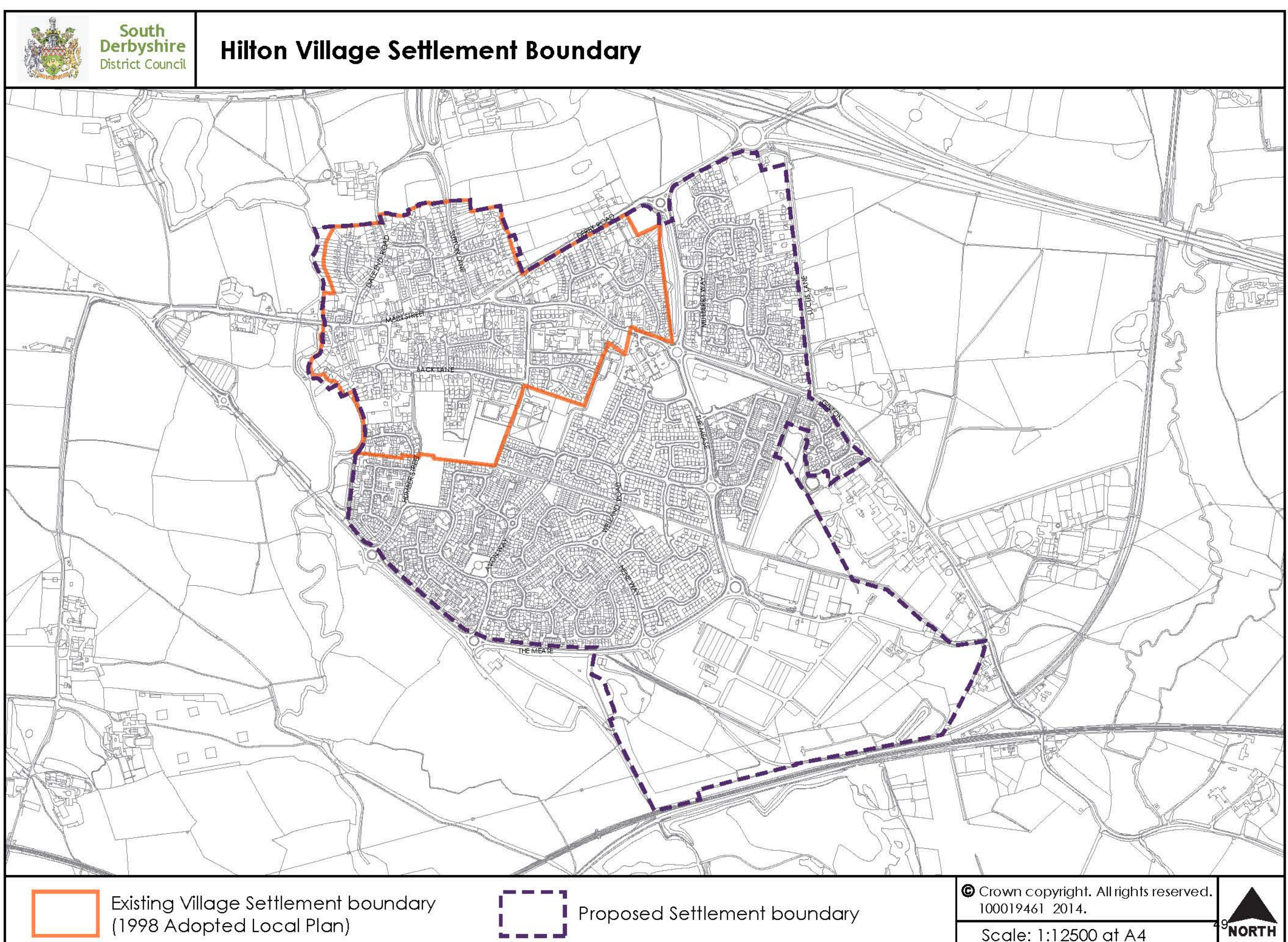
The District Council intends to continue the use of settlement boundaries for Swadlincote (including Woodville), those settlements defined (within Policy H1: Settlement Hierarchy of the Part 1 Plan) as Key Service Villages, Local Service Villages and some Rural Villages (the latter being where there is a compact group of dwellings within a settlement).

Settlement boundaries have been reviewed to:

- Ensure that settlement boundaries are logical and reflect what's on the ground
- Identify what land should be included within the settlement boundaries.

The settlement boundaries maps, such as the Hilton Map below, show:

- The proposed settlement boundary - purple dash line
- The existing adopted 1998 settlement boundary (where applicable) - orange



Local Green Spaces

What are Local Green Spaces?

Local Green Spaces are areas of land that are clearly special to the local community. What makes the space special will vary depending on the area's local significance. For example, it could be because of the area's beauty, wildlife, tranquillity, recreational value or historical significance. A Local Green Space must be local in character, rather than a large expanse of land and must be reasonably close to the community it serves.

How are Local Green Spaces decided?

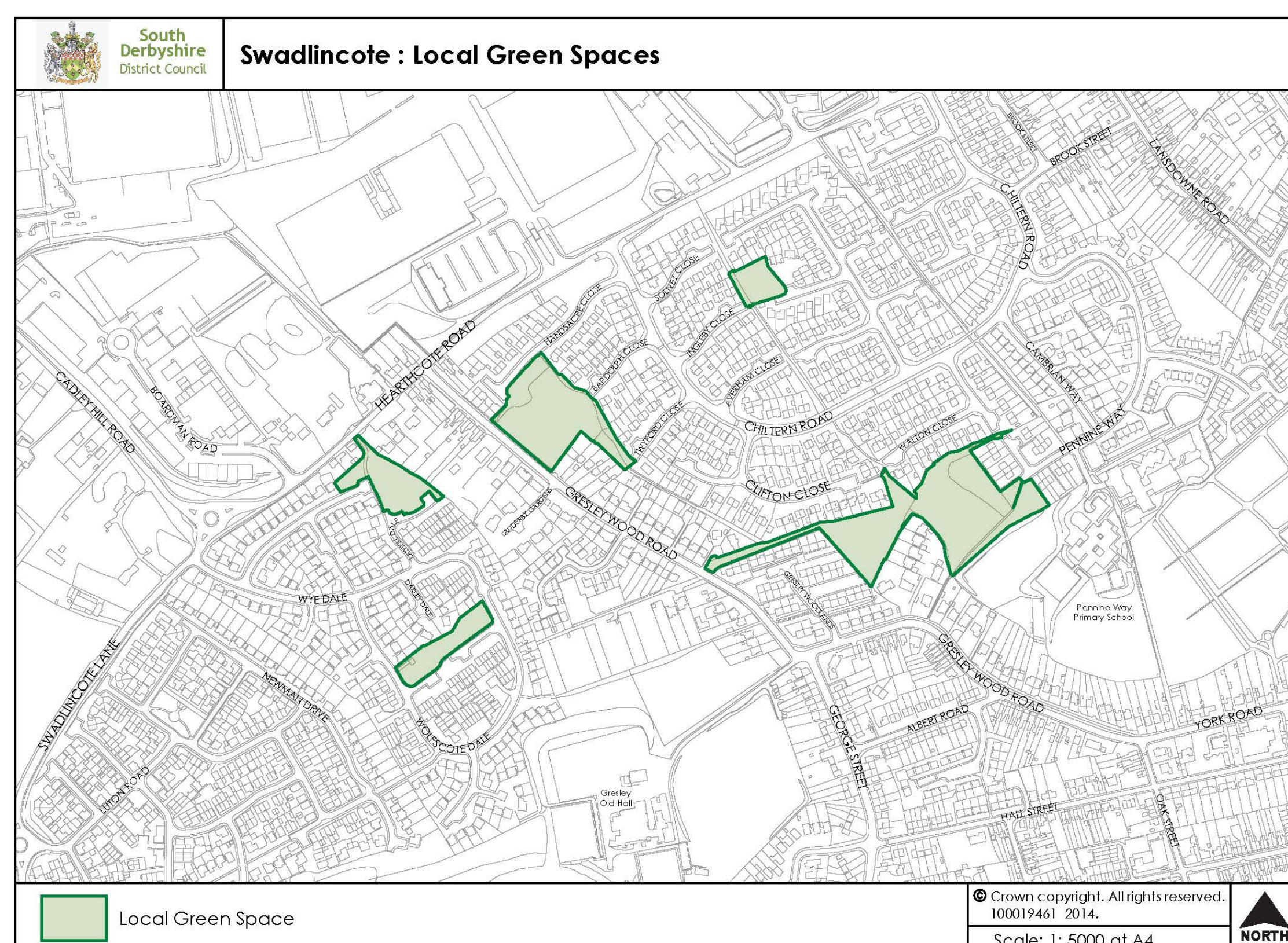
Local Green Spaces can be designated through Local Plans or Neighbourhood Plans. As part of the work undertaken on the Local Plan Part 2 to date we have liaised with officers within the Council specialising in communities and open spaces, to determine which spaces are thought to be of particular importance to local people.

Through the questionnaire associated with this Part 2 consultation, local residents can voice either their support for the Local Green Spaces that are being consulted upon, specifying why the space is important to the local community, or disagree with the designation being considered. Furthermore, through this consultation local residents can suggest additional spaces for inclusion in the Local Plan Part 2 that meet the Local Green Space criteria described above.

Are there any restrictions on a Local Green Space once it is designated?

Local Green Spaces are not a tool to simply prevent unwanted development, indeed Government policy is clear that it will not be appropriate for most green areas. Local Green Space's must be justified with regard to the definition set out in the National Planning Policy Framework. However, once a Local Green Space is designated the policy for managing the area is consistent with that of managing areas of Green Belt.

Below is an example of a map depicting the suggested Local Green Spaces.



Part 2 Policies

The consultation document proposes Development Management policies for the Local Plan Part 2, which once adopted (along within the Local Plan Part 1) will be used to guide the Development Management Team in making decisions on planning applications.

Settlement Development

Policy SD1: Settlement Boundaries and Development: *The policy seeks to restrict new development to within settlement boundaries.*

Housing

Policy H22: Part 2 Housing Allocations

Future proposed non-strategic allocations will be led by this policy, which proposes at this stage a suggest strategy for distributing the 600 Part 2 dwellings to Urban Areas, Key Service Villages, Local Service Villages and Rural Villages (as defined by Policy H1: Settlement Hierarchy of the Local Plan Part 1).

Settlement Hierarchy category	Number of dwellings
Urban Areas	150 - 300
Key Service Villages	150 - 400
Local Service Villages and Rural Villages	Around 150
	500 - 850

Policy H23: Infill

Policy H24: Replacement Dwellings in the Countryside

Policy H25: Rural Workers Dwelling

These policies seek to allow new housing development within the countryside, provided particular criteria is met.

These policies seek to allow: extensions to residential curtilages, development within residential curtilages, residential conversions and non-permanent dwellings - provided particular criteria is met.

Policy H26: Residential Curtilages

Policy H27: Development within Residential Curtilages

Policy H28: Residential Conversions

Policy H29: Non-Permanent Dwellings

Retail

Policy RTL1: Swadlincote Town Centre

Policy RTL2: Local Centres and Villages

The policies are intended to protect and enhance the vitality and viability of Swadlincote by directing retail, office, leisure and other main town centre development to this location and resisting out of town centre development, except for facilities to meet local needs in villages and in new and existing local centres.

Education

Policy EDU1: Provision of Education Facilities: *The policy seeks to safeguard land for a new secondary school, in a location decided by Derbyshire County Council.*

Infrastructure

Policy INF11: Telecommunications : *The policy seeks to strike a balance between delivering infrastructure and preserving landscape and buildings of particular importance.*

Part 2 Policies

Built and Natural Environment

- Policy BNE5: Development in the Countryside
- Policy BNE6: Recreational Uses in the Countryside
- Policy BNE7: Agricultural Development
- Policy BNE8: Protection of Trees, Woodland and Hedgerows

National Planning Policy requires that an appropriate balance is struck between supporting a prosperous rural economy and conserving and enhancing the natural environment. These policies seek to provide the appropriate safeguards to ensure that development which must take place in countryside does not lead to unacceptable environmental effects.

Policy BNE9: Local Green Spaces : The policy allocates areas of particular importance to local communities that meet the necessary criteria, in order to protect them from future development

Policy BNE10: Advertisements and Visual Pollution : Advertisements, street furniture and smaller scale infrastructure can significantly affect the overall appearance and feel of an area. This policy seeks to ensure that such development is appropriately controlled.

South Derbyshire has a wealth of designated and non-designated heritage assets. Its important that the fabric of heritage assets is maintained to ensure the continued contribution to the economic prosperity of the District and their protection for future generations.

- Policy BNE11: Heritage
- Policy BNE12: Shopfronts

Timetable and how to respond

The responses to this consultation will help us draw up a Draft Part 2 Plan, which will Include preferred housing allocations and detailed policies to guide the determination of planning applications. The plan will be published for 6 weeks during which you may comment.

The table below summaries the next steps on adopting the Local Plan Part 2:

-  **Local Plan Part 2 Consultation – December 2015 – February 2016**
-  Draft Local Plan Part 2 Consultation – June 2016
-  Pre-Submission Local Plan Part 2 Consultation – October 2016
-  Submission – December 2016
-  Public Examination – date to be confirmed following submission
-  Adoption – Mid 2017

Your views and comments are important in helping to shape the Local Plan.

A questionnaire is available at this event, on our website, at the Council Offices and at all South Derbyshire Libraries and Burton on Trent, Chellaston, Mickleover and Sinfin library.

www.south-derbys.gov.uk/localplanpart2

planning.policy@south-derbys.gov.uk

Planning Policy
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Local Plan Part 2 consultation launched

South Derbyshire District Council has launched a public consultation on Part 2 of its Local Plan – the document that will guide the number of homes to be built in the District up to 2028.

While Part 1 of the plan – which it is anticipated will be officially adopted by spring 2016 – allocated larger housing sites, Part 2 will deal with sites in urban areas and villages of up to 100 homes, as well as identifying areas of local green space which would be protected from future development.

Topics such as retail, heritage and educational facilities are also covered by the Local Plan Part 2.

Members of the public are being invited to find out more by attending one of ten drop-in events to be held across South Derbyshire in January.

The details of the sessions are:

- Old Post Centre, High Street, Newhall on January 8, 2016, from 2.30pm to 7.30pm;
- Goseley Community Centre, Hartshill Road, Woodville on January 11, 2016, from 2.30pm to 7.30pm;
- All Saints' Heritage Centre, Shardlow Road, Aston on Trent on January 12, 2016, from 2.30pm to 7.30pm;
- Rosliston and Cauldwell Village Hall, Main Street, Rosliston on January 15, 2016, from 2.30pm to 7.30pm;
- Repton Village Hall, Askew Grove, Repton on January 18, 2016, from 2.30pm to 7.30pm;

- Church Rooms, adjacent to St George and St Mary's Church, Church Street, Church Gresley on January 19, 2016, from 3.15pm to 7.30pm;
- Frank Wickham Hall, Portland Street, Etwall on January 21, 2016, from 2.30pm to 7.30pm;
- Hilton Village Hall, Peacroft Lane, Hilton on January 25, 2016, from 1.30pm to 5.45pm;
- Melbourne Assembly Rooms, High Street, Melbourne on January 27, 2016, from 2.30pm to 7.30pm and
- Elvaston Village Hall, Thulston on January 28, 2016, from 2.30pm to 7.30pm

Cllr Peter Watson, Chairman of the District Council's Environmental and Development Services Committee, said: "Our officers are working extremely hard to bring the Local Plan to fruition and it is important that residents are given an opportunity to have their say on its contents.

"We'd urge people to come along to one of the drop-in sessions to give us their thoughts."

South Derbyshire's Local Plan addresses building over the period 2011 to 2028 and is currently considering 12,618 dwellings in that period.

Questionnaires about what is proposed in Part 2 of the plan are available from the Civic Offices in Swadlincote and from all South Derbyshire libraries, as well as those in Burton, Chellaston, Mickleover and Sinfen and via the Council's website at www.south-derbys.gov.uk/localplanpart2

The website also features downloadable consultation documents.

The closing date for the consultation is Friday, February 12, 2016.

December 18th, 2015



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Local Plan Part 2 consultation extra date added

Another drop-in session to give members of the public the maximum opportunity to have their say on future development in South Derbyshire has been scheduled.

South Derbyshire District Council recently launched a consultation on Part 2 of its Local Plan, the section of the document that will allocate sites in the District for developments of fewer than 100 homes.

Ten drop-in events to take place throughout January at locations across the District were announced, with an 11th now due to take place at Swadlincote Market from 10am to 2pm on Friday, January 22.

The details of the other sessions are:

- Old Post Centre, High Street, Newhall on January 8, 2016, from 2.30pm to 7.30pm;
- Goseley Community Centre, Hartshill Road, Woodville on January 11, 2016, from 2.30pm to 7.30pm;
- All Saints' Heritage Centre, Shardlow Road, Aston on Trent on January 12, 2016, from 2.30pm to 7.30pm;
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- Melbourne Assembly Rooms, High Street, Melbourne on January 27, 2016, from 2.30pm to 7.30pm and
- Elvaston Village Hall, Thulston on January 28, 2016, from 2.30pm to 7.30pm.

While Part 1 of the plan – which it is anticipated will be officially adopted by mid-summer 2016 – allocated larger housing sites, Part 2 will deal with sites in urban areas and villages of up to 100 homes.

It will also identify areas of green space which are of particular importance to local communities and would be protected from future development, while topics such as retail, heritage and educational facilities are also covered.

South Derbyshire's Local Plan addresses building over the period 2011 to 2028 and is currently considering 12,618 dwellings in that period.

Questionnaires about what is proposed in Part 2 of the plan are available from the Civic Offices in Swadlincote and from all South Derbyshire libraries, as well as those in Burton, Chellaston, Mickleover and Sinfen and via the Council's website at www.south-derbys.gov.uk/localplanpart2

The website also features downloadable consultation documents.

The closing date for the consultation is Friday, February 12, 2016.

January 6th, 2016