



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

# South Derbyshire Pre-Submission Local Plan

## PART 2



**October 2016**

South Derbyshire Changing for the better

**Note**

**24/10/2016 - document updated to include paragraph numbers**

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# Introduction

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# INTRODUCTION

## Local Plan Part 2

- 1.1 The Local Plan is being prepared in two parts and sets the spatial strategy for the District up to 2028. It identifies development sites and contains policies for dealing with planning applications for a range of different types of development.
- 1.2 The Part 1 Local Plan, adopted on 13 June 2016, identifies strategic allocations and key policies. Part 2 is concerned with non-strategic allocations and more detailed Development Management policies.
- 1.3 Informal consultation on the Part 2 Plan took place between 15 December 2015 and 12 February 2016. Following consideration of the responses received, consultation took place on the Draft Local Plan Part 2 between 20 June and 15 August 2016. The timeframe for the remaining stages leading to adoption is set out below:
  -  Pre-Submission Local Plan Part 2 Consultation – October 2016
  -  Submission – December 2016
  -  Public Examination – To be confirmed following submission to PINS
  -  Adoption – May 2017.
- 1.4 Once adopted, Part 1 and Part 2 of the Plan should be read as a whole, as more than one policy may apply. Furthermore, once adopted, Part 1 and Part 2 of the Plan will supersede the saved policies from the 1998 Local Plan.
- 1.5 The following pages set out the proposed non-strategic housing allocations and development management policies for the Local Plan Part 2, which, once adopted, will be used alongside policies in the Local Plan Part 1 in making decisions on planning applications. Where the same policy chapter headings exist within both parts of the Plan, the policy numbers within Part 2 continue on from those within Part 1. For example, the last policy within the Built and Natural Environment chapter of Part 1 Plan is BNE4, so the next policy within the Built and Natural Environment chapter within Part 2 is BNE5.
- 1.6 The national and local policy background that provides the framework for the production of the Local Plan Parts 1 and 2 is explained in the Local Plan Part 1, section 1.

## How has the Draft Local Plan Part 2 been drawn up?

- 1.7 Like the Local Plan Part 1, Part 2 has been prepared following extensive consultation and participation from a wide range of individuals, interest groups, public service providers, infrastructure providers, investors, land

owners and developers. Consultation has been undertaken in accordance with our published Statement of Community Involvement and, additionally, embedded the localism agenda being encouraged by the Government. A fuller explanation of how we have involved people in drawing up the Local Plan Part 2 can be viewed at: [www.south-derbys.gov.uk/localplanpart2](http://www.south-derbys.gov.uk/localplanpart2)

### **The Evidence Base**

- 1.8 The Pre-Submission Local Plan Part 2 is supported by a robust and wide ranging technical evidence base. This includes a 'Sustainability Appraisal' of the likely significant social, economic and environmental effects of all the reasonable options considered, including the preferred strategy and policies. A Habitats Regulation Assessment (HRA) Screening Statement has also been prepared, which concludes that the Pre-Submission Local Plan Part 2 will not result in any significant harm to the River Mease Special Area of Conservation (SAC), or any other Natura 2000 site. This document forms part of the current Pre-Submission Local Plan Part 2 consultation.
- 1.9 The Consultation Statement completes the documents for consultation. This document sets out the consultation undertaken and summarises the responses received including those from the Draft Plan consultation.

### **Supplementary Planning Documents**

- 1.10 Documents will be written that provide additional guidance for policies in both the Part 1 and Part 2 in the form of supplementary planning guidance. Details of the SPDs are set out in the Local Development Schemes along with the timetable for consultation and implementation.



# Settlement Development

South Derbyshire Local Plan • **PART 2**

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# SETTLEMENT DEVELOPMENT

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

## Policy SDT1 Settlement Boundaries and Development

**Settlement boundaries define the built limits of a settlement and distinguish between the built form of a settlement and the countryside. Outside of settlement boundaries land will be considered as countryside.**

**Within settlement boundaries as defined on the policies map, development will be permitted where it accords with the development plan.**

**Settlement boundaries will be applied in the following settlements:**

### Urban Area:

**Swadlincote including Woodville**

### Key Service Villages:

<b>Aston on Trent</b>	<b>Etwall</b>
<b>Hatton</b>	<b>Hilton</b>
<b>Linton</b>	<b>Melbourne</b>
<b>Overseal</b>	<b>Repton</b>
<b>Shardlow</b>	<b>Willington</b>

### Local Service Villages:

<b>Coton in the Elms</b>	<b>Findern</b>
<b>Hartshorne</b>	<b>Mount Pleasant (Castle Gresley)</b>
<b>Netherseal</b>	<b>Newton Solney</b>
<b>Rosliston</b>	<b>Ticknall</b>
<b>Weston on Trent</b>	

### Rural Villages:

<b>Barrow upon Trent</b>	<b>Burnaston</b>	<b>Caldwell</b>
<b>Church Broughton</b>	<b>Coton Park</b>	<b>Egginton</b>
<b>Kings Newton</b>	<b>Lees</b>	<b>Long Lane</b>
<b>Lullington</b>	<b>Milton</b>	<b>Scropton</b>
<b>Smisby</b>	<b>Stanton by Bridge</b>	<b>Sutton on the Hill</b>
<b>Swarkestone</b>	<b>Walton on Trent</b>	

## Explanation

- 2.2 The Settlement Boundary Topic Paper reviewed and updated the existing settlement boundaries from the 1998 Local Plan and establishes

a new settlement boundary. Using a set of criteria, the settlement boundaries were examined and updated or created to ensure that the boundaries are logical and reflect what is on the ground. Those settlements defined as Key Service Villages, Local Service Villages and Rural Areas (as defined by Policy H1) where there is a compact group of dwellings within a settlement, have a settlement boundary.

- 2.3 Inclusion of land within a settlement boundary would normally imply a presumption in favour of development, though other technical considerations will still be assessed. Development will need to comply with other development management policies and relevant supplementary planning documents.
- 2.4 Land outside of settlement boundaries will be considered as countryside, where other policies apply. Other than in the circumstances permitted by other policies, development will not normally be permitted within the countryside.
- 2.5 The defined settlement boundaries can be seen at Appendix A and further detail regarding the revision process is within the Settlement Boundary Topic Paper.





# Housing

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# HOUSING

- 3.1 Policy S4 in Part 1 of the Plan requires 600 dwellings to be allocated as non-strategic sites as part of the overall housing target of 12,618 dwellings.
- 3.2 As these non - strategic sites will be less than 100 dwellings it is not anticipated that any of the sites will be required to provide significant infrastructure to enable development to proceed. However, contributions will be sought towards healthcare, education, open space, affordable housing and any other requirements where appropriate.

## **Policy H23 Non-Strategic Housing Allocations**

- A Moor Lane, Aston (S/0271) - up to 42 dwellings**
- B Jacksons Lane, Etwall (S/0284) - up to 50 dwellings**
- C Derby Road, Hilton (S/0299) - up to 43 dwellings**
- D Station Road, Melbourne (S/0109 & S/0256) - up to 46 dwellings**
- E Acresford Road, Overseal (S/0250) - up to 70 dwellings**
- F Valley Road, Overseal (S/0022) - up to 64 dwellings**
- G Milton Road, Repton (S/0101) – up to 25 dwellings**
- H Mount Pleasant Road, Repton (S/0088) - up to 24 dwellings**
- I Off Kingfisher Way, Willington (S/0266) - up to 50 dwellings**
- J Oak Close, Castle Gresley (S/0239) - up to 55 dwellings**
- K Midland Road, Swadlincote (S/0133) - up to 57 dwellings**
- L Land north of Scropton Road, Scropton (S/0291) - up to 10 dwellings**
- M Montracon Site, Woodville (S/0292) – up to 95 dwellings**
- N Stenson Fields (S/0206) – up to 70 dwellings**

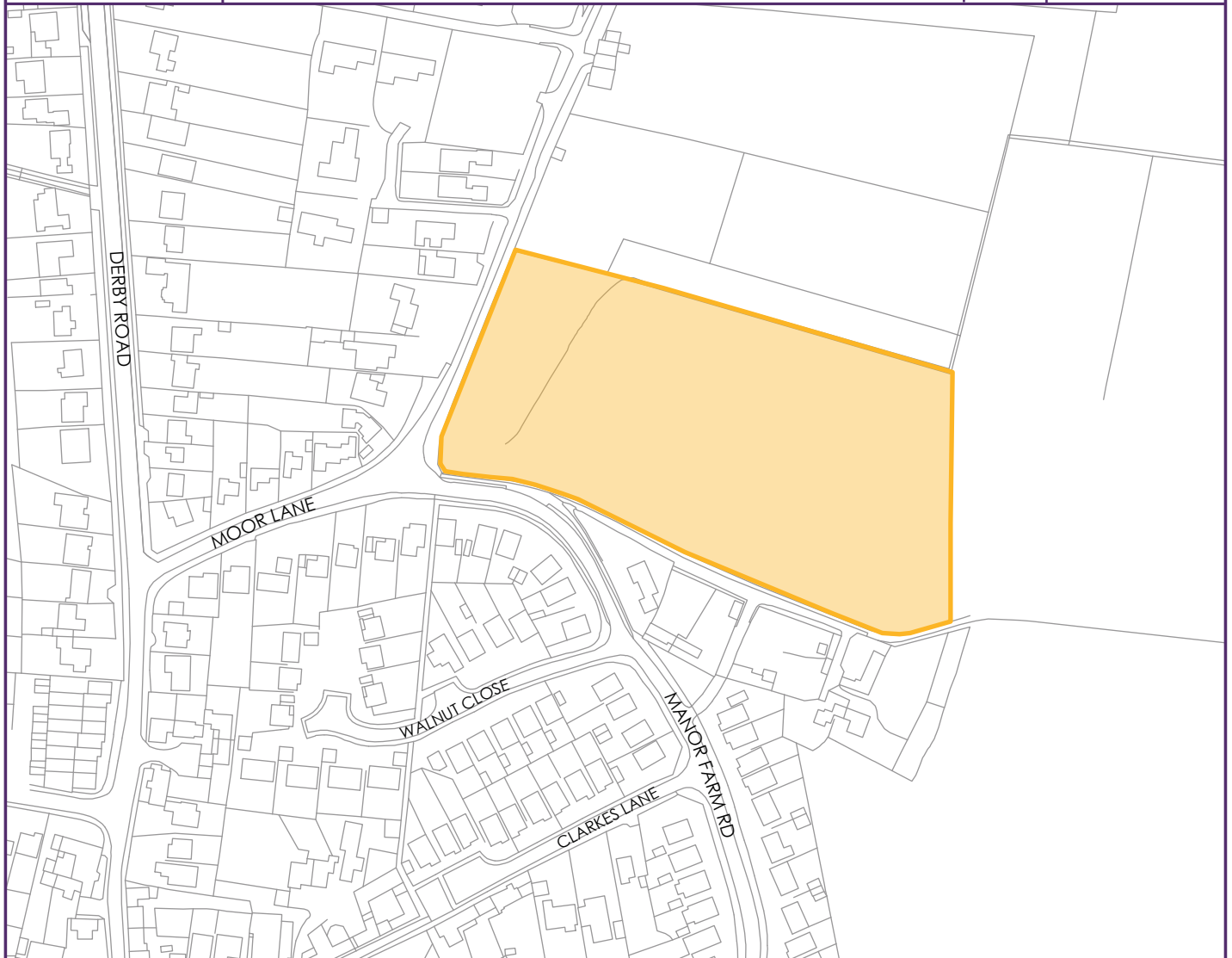
The key considerations for each of the sites are:

- i) Transport impacts – including vehicular access points, visibility, pedestrian and cycle links and impact on the existing road network.**
- ii) Impact on the surrounding landscape and/or townscape**
- iii) Management of flood risk and drainage**
- iv) Impact on designated and non-designated heritage assets and settings**
- v) Biodiversity impacts**
- vi) The design and layout to take account of site characteristics**

Site specific requirements are set out below each site map on the following pages.

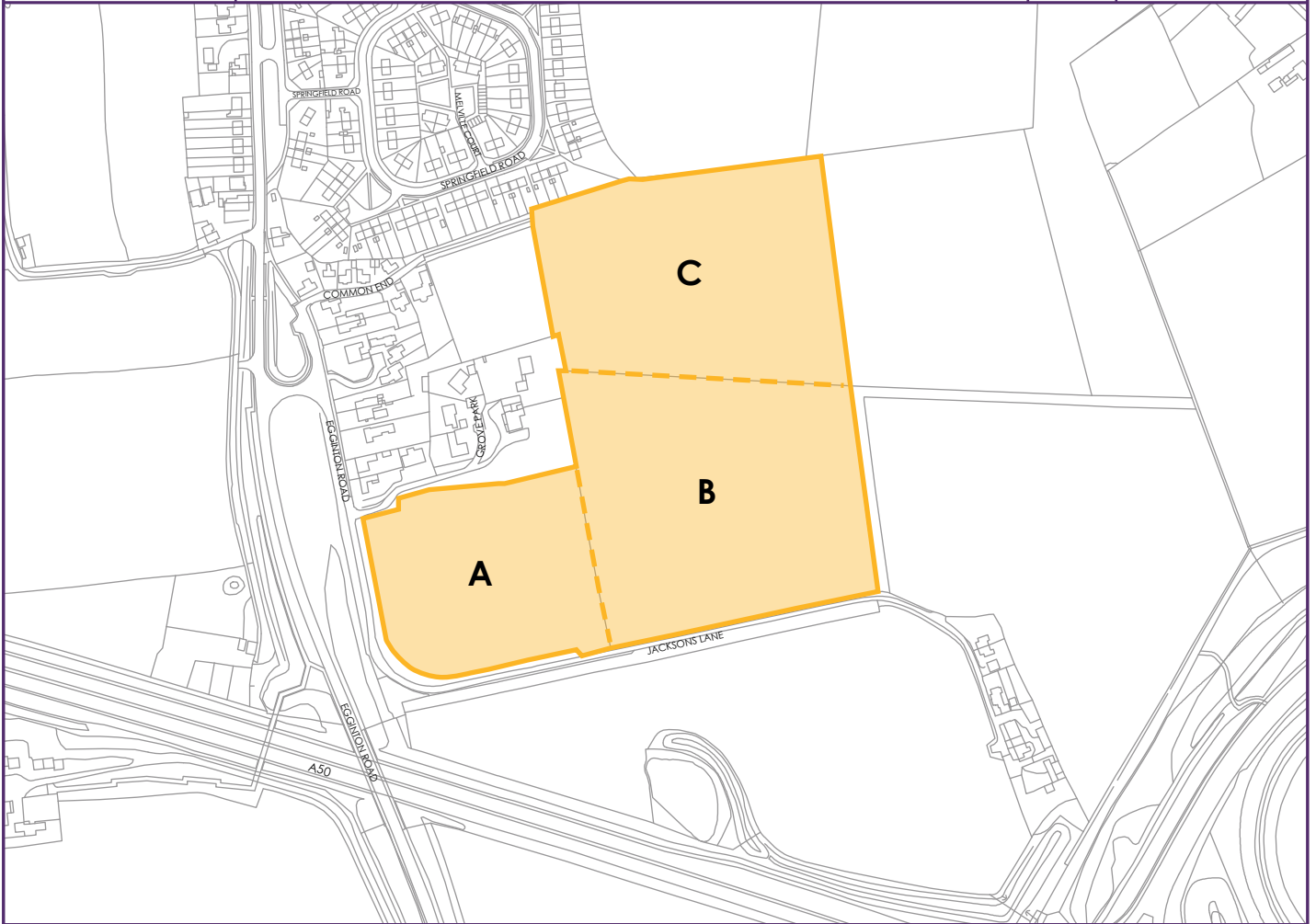
## **Explanation**

- 3.3 This policy will ensure that allocations are designed to reduce the effects of development on local communities and the natural and built environment.



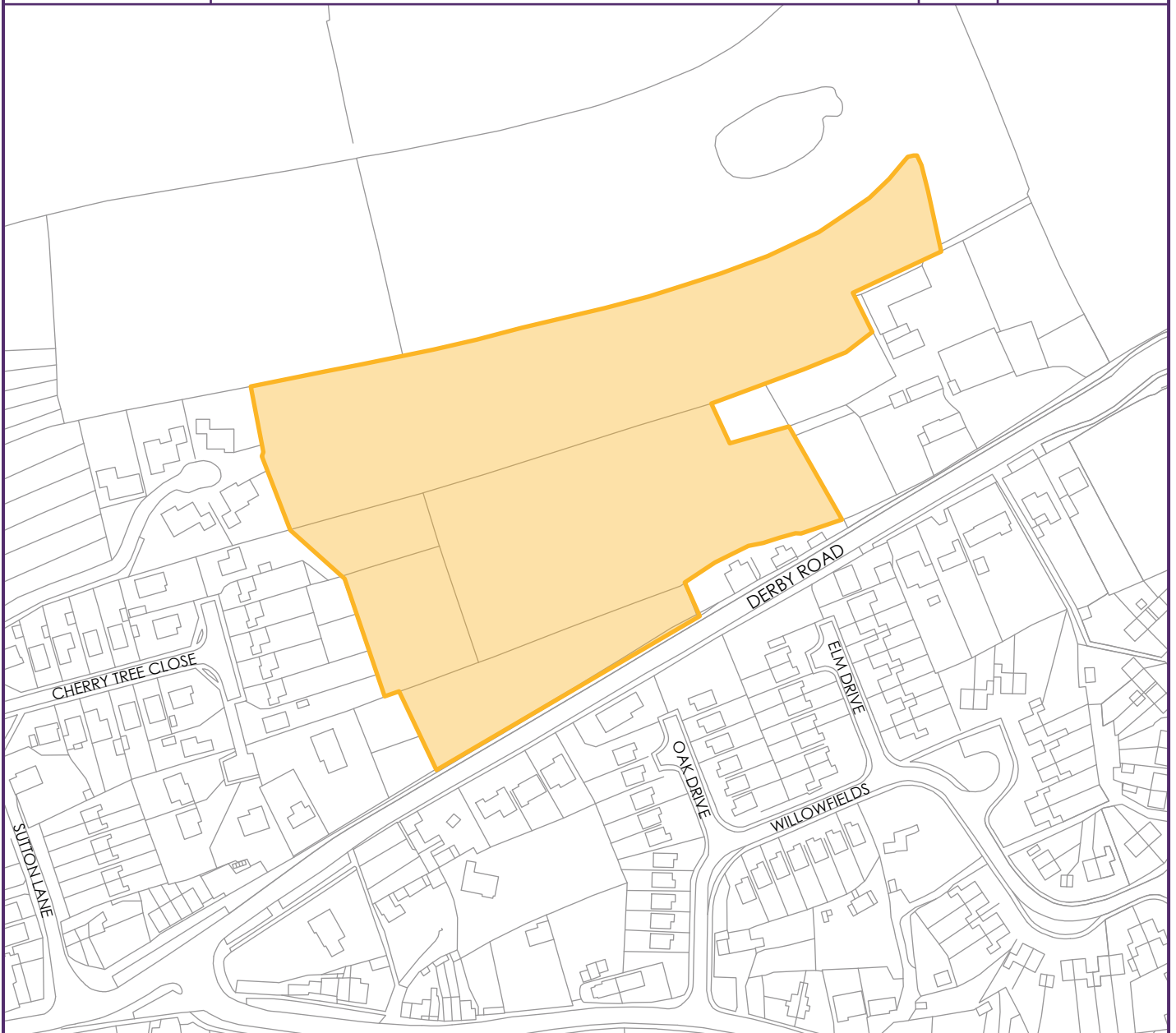
## SITE SPECIFICS

- Up to 42 dwellings
- Access to be from Manor Farm Road
- Pedestrian access points to be made to south of site to join existing PROWs
- A Landscape buffer to the north, east and south to be implemented and enhanced
- An appropriate easement to be provided that is free of obstruction along the existing watercourse for maintenance
- Public open space to be provided to the eastern part of the site
- Use of 1.5 storey dwellings along the eastern and southern edges of the site
- An off-site affordable housing contribution to be made



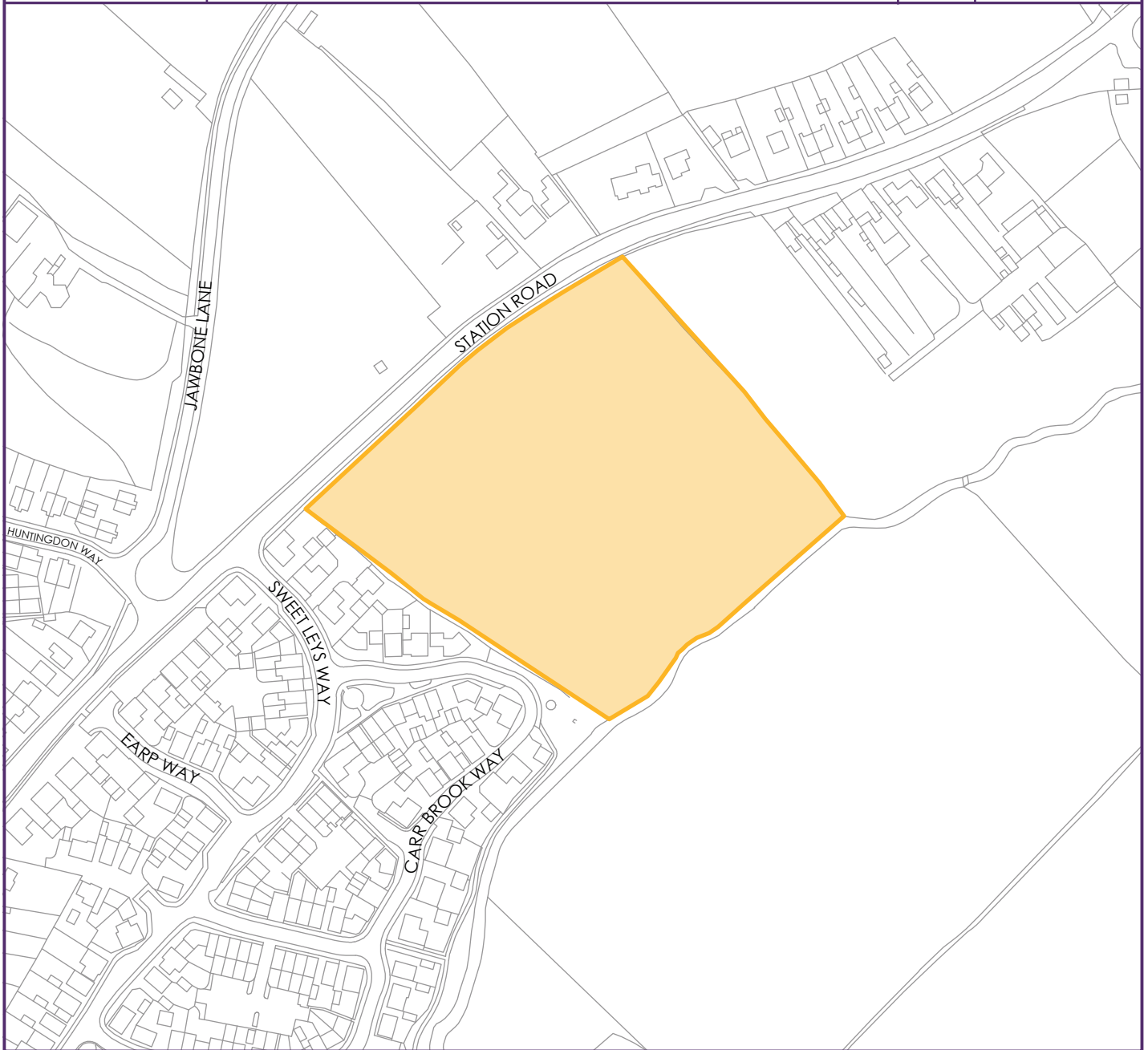
## SITE SPECIFICS

- Up to 50 dwellings
- Footpaths to be included that offer access to the allotments, Part 1 allocation to north and onto Jacksons Lane. In areas A and B the consideration of separated footpaths/cycleways.
- Consideration of future noise impact on the site
- Site A – no more than 4 dwellings per hectare (gross)
- Site B – no more than 6 dwellings per hectare (gross)
- Site C – no more than 8 dwellings per hectare (gross)
- A Landscape buffer along eastern and western boundary of the site implemented and enhanced
- No more than 3 dwellings on the frontage of site to Jacksons Lane
- No buildings to be in the area directly south of Etwall Grove
- An off-site affordable housing contribution to be made



## SITE SPECIFICS

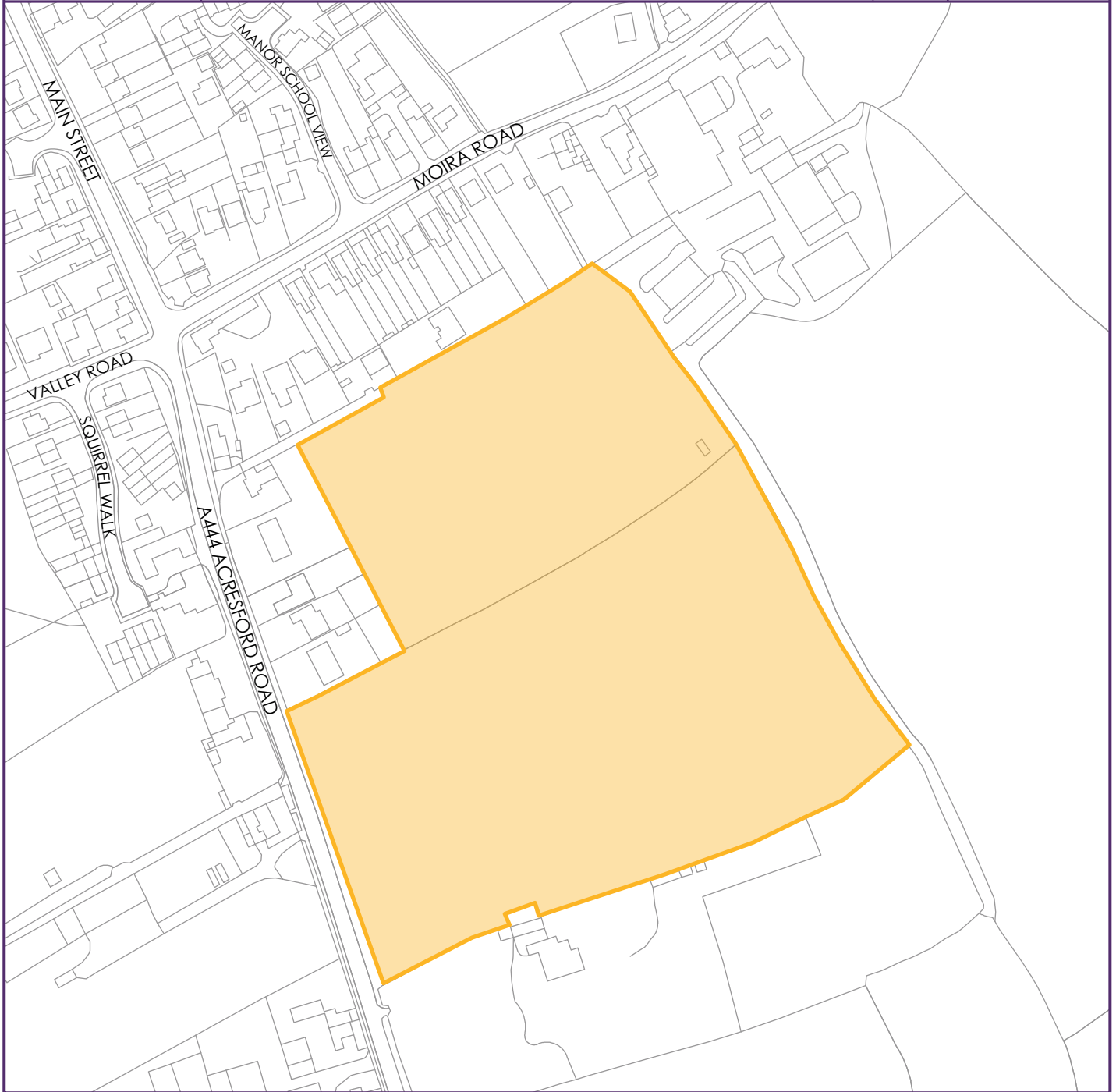
- Up to 40 dwellings
- Access to be made to the existing PROW
- Consideration of a pedestrian crossing on Derby Road nearby the site entrance
- A landscape buffer will be implemented and enhanced to the north and east of the site
- The housing mix of the site will include four bungalows
- An off-site affordable housing contribution to be made



## SITE SPECIFICS

- Up to 46 dwellings on site
- Pedestrian access to be made to the adjacent Sweet Leys Estate
- Enhance the existing hedgerow boundaries except for access requirements
- A landscape buffer will be implemented and enhanced to the northern and eastern boundaries of the site
- No development within the part of the site subject to flood risk from the Carr Brook

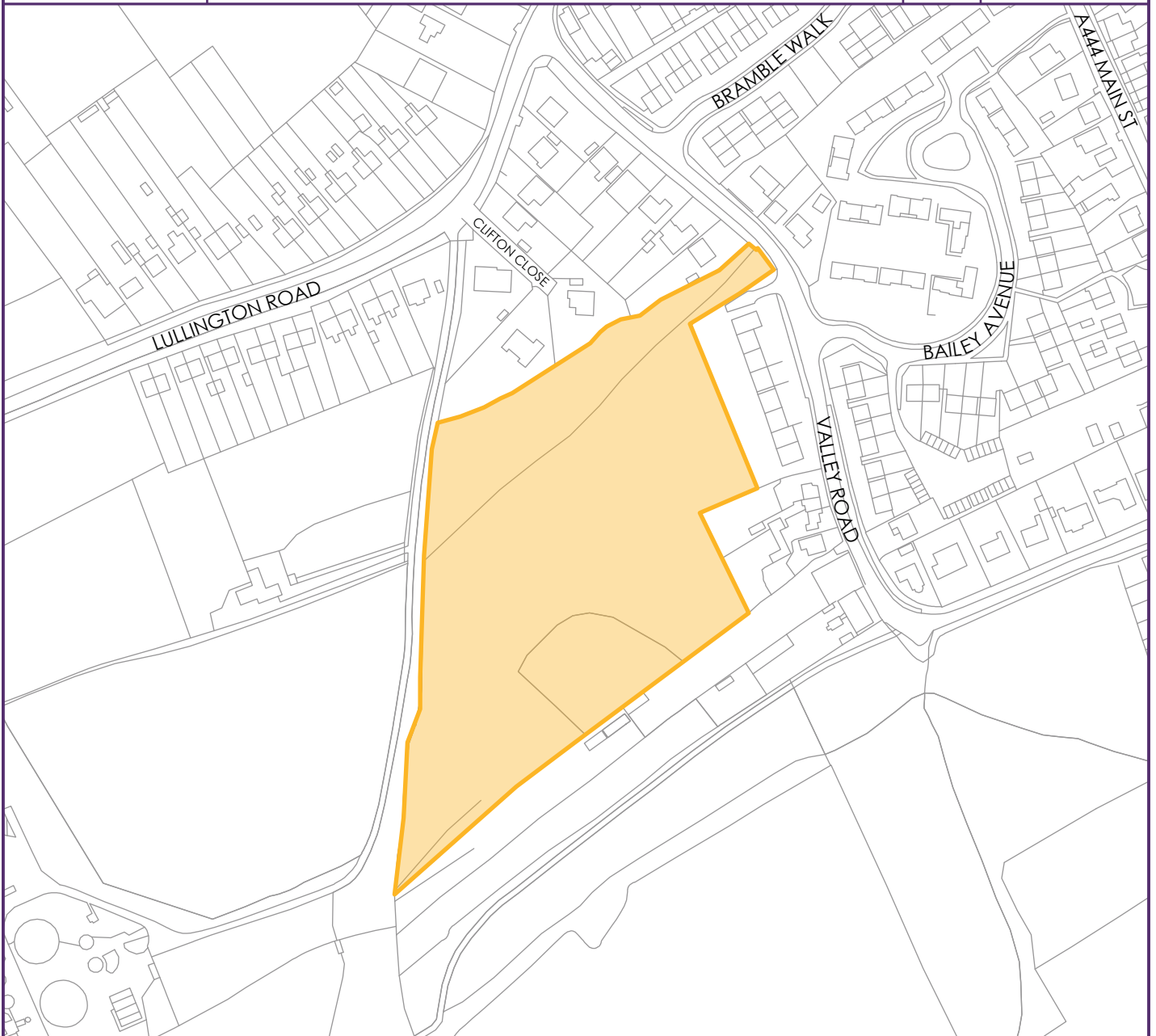




## SITE SPECIFICS

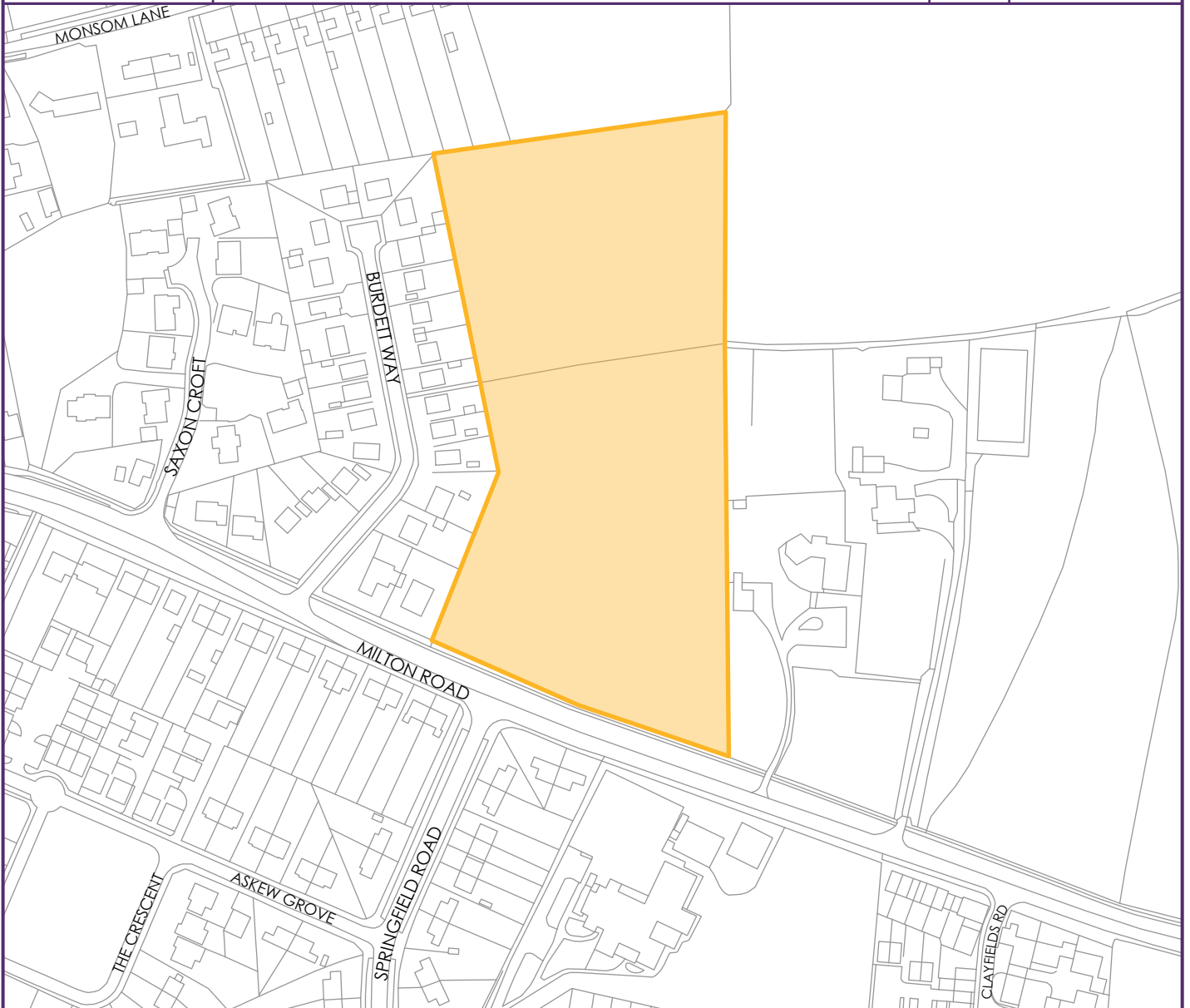
- Up to 70 dwellings
- A landscape buffer will be implemented and enhanced to the east, west and north edges of the site whilst public open space and drainage shall be provided to the south of the access road
- Access to be made to the existing PROWs
- Contributions towards mitigating the impact on the River Mease SAC and SSSI





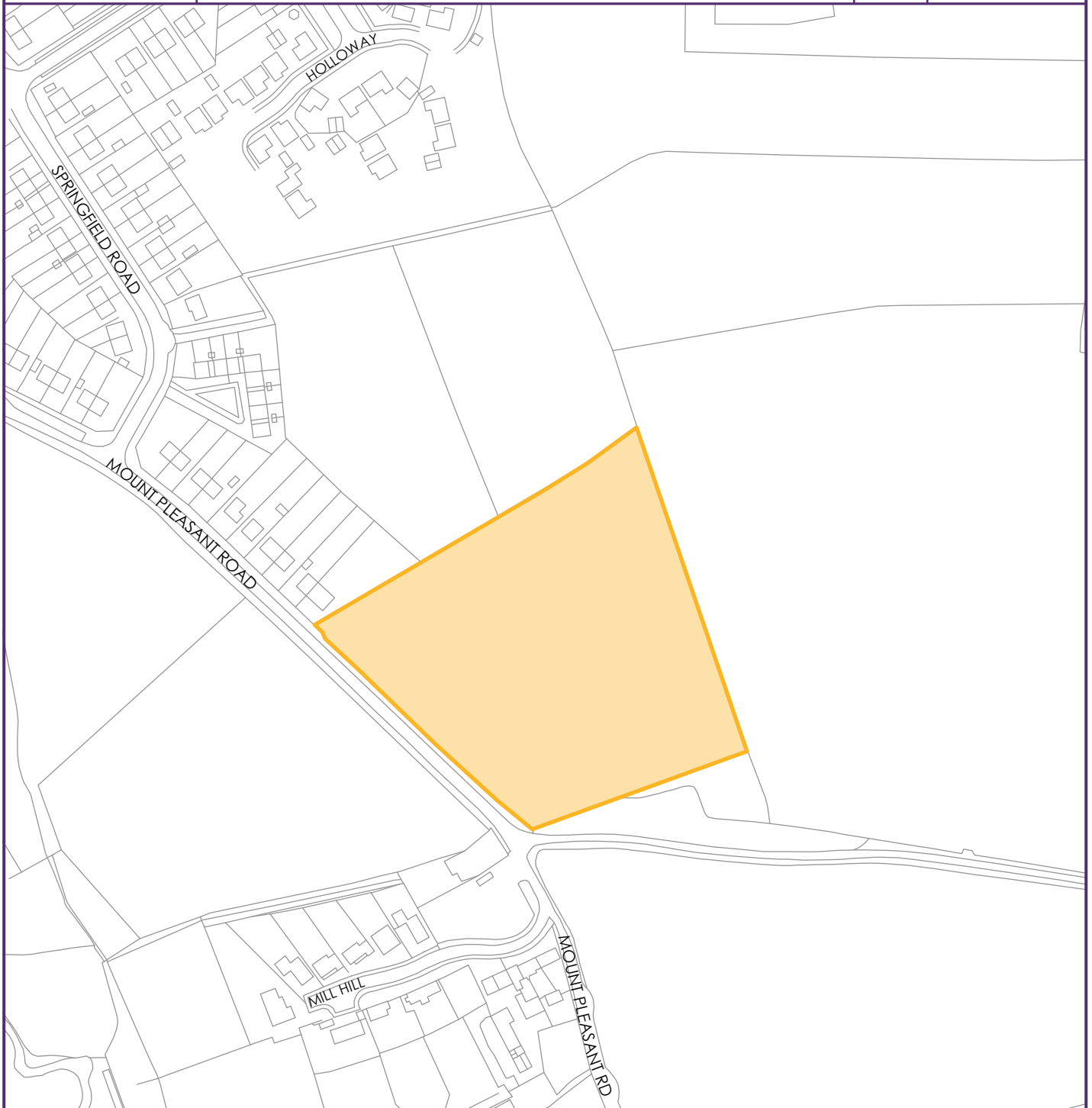
## SITE SPECIFICS

- Up to 64 dwellings
- Alignment of the footpath to be retained through the site
- A landscaping buffer will be implemented and enhanced to the western part of the site
- Contributions towards mitigating the impact on the River Mease SAC and SSSI
- An appropriate contribution towards the management of a grassland habitat to be agreed with the Council to compensate for the loss of locally significant grassland on site



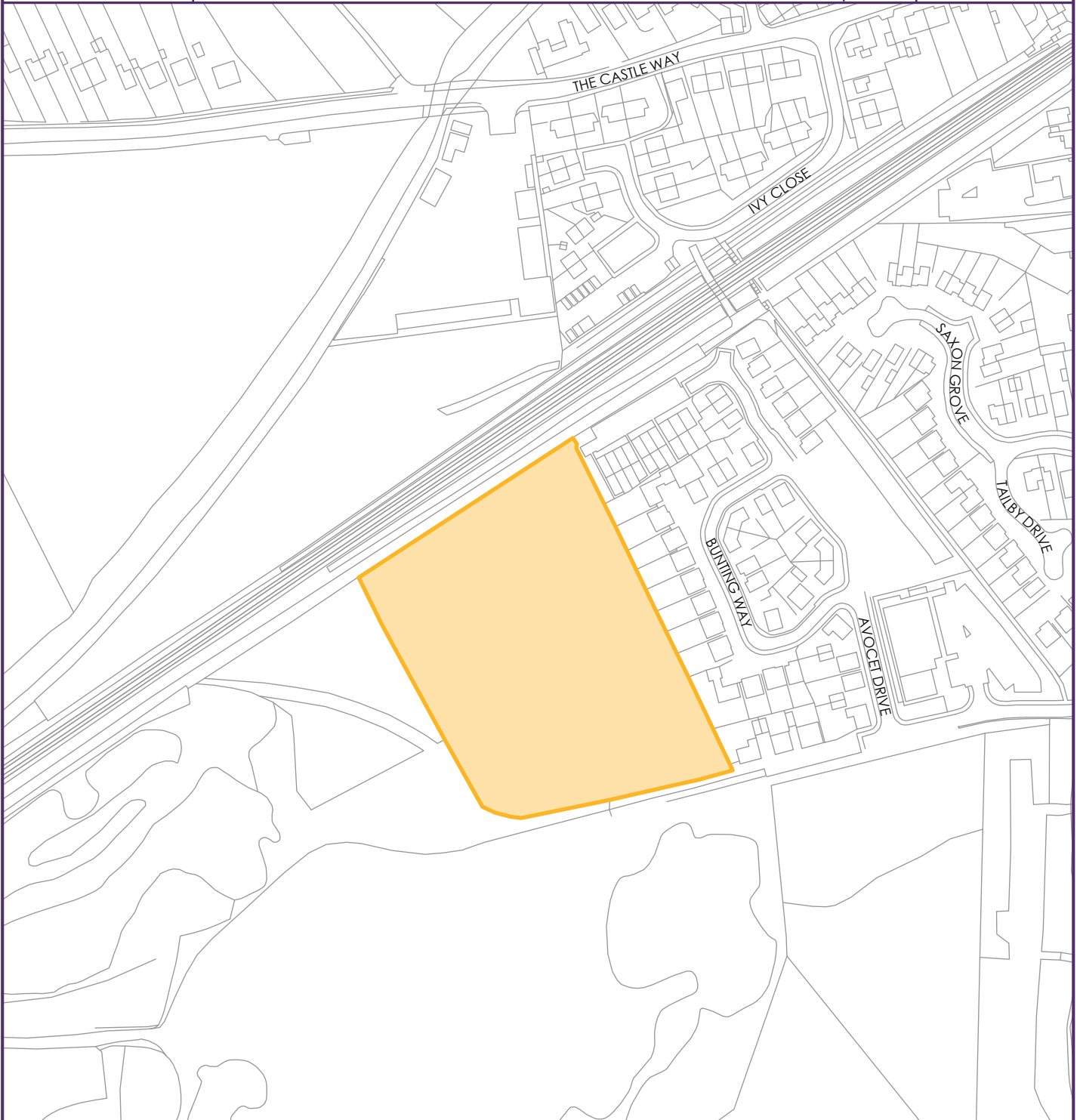
## SITE SPECIFICS

- Up to 25 dwellings
- Access to be made to the existing PROW across the site and pedestrian access to Milton Road
- Minimise the loss of hedgerow to front of the site
- Enhancement of existing hedgerows and trees across the site
- No built development to the north of the existing PROW (running east-west) on the site
- Open space to be provided north of the PROW
- The housing mix of the site will include at least two bungalow



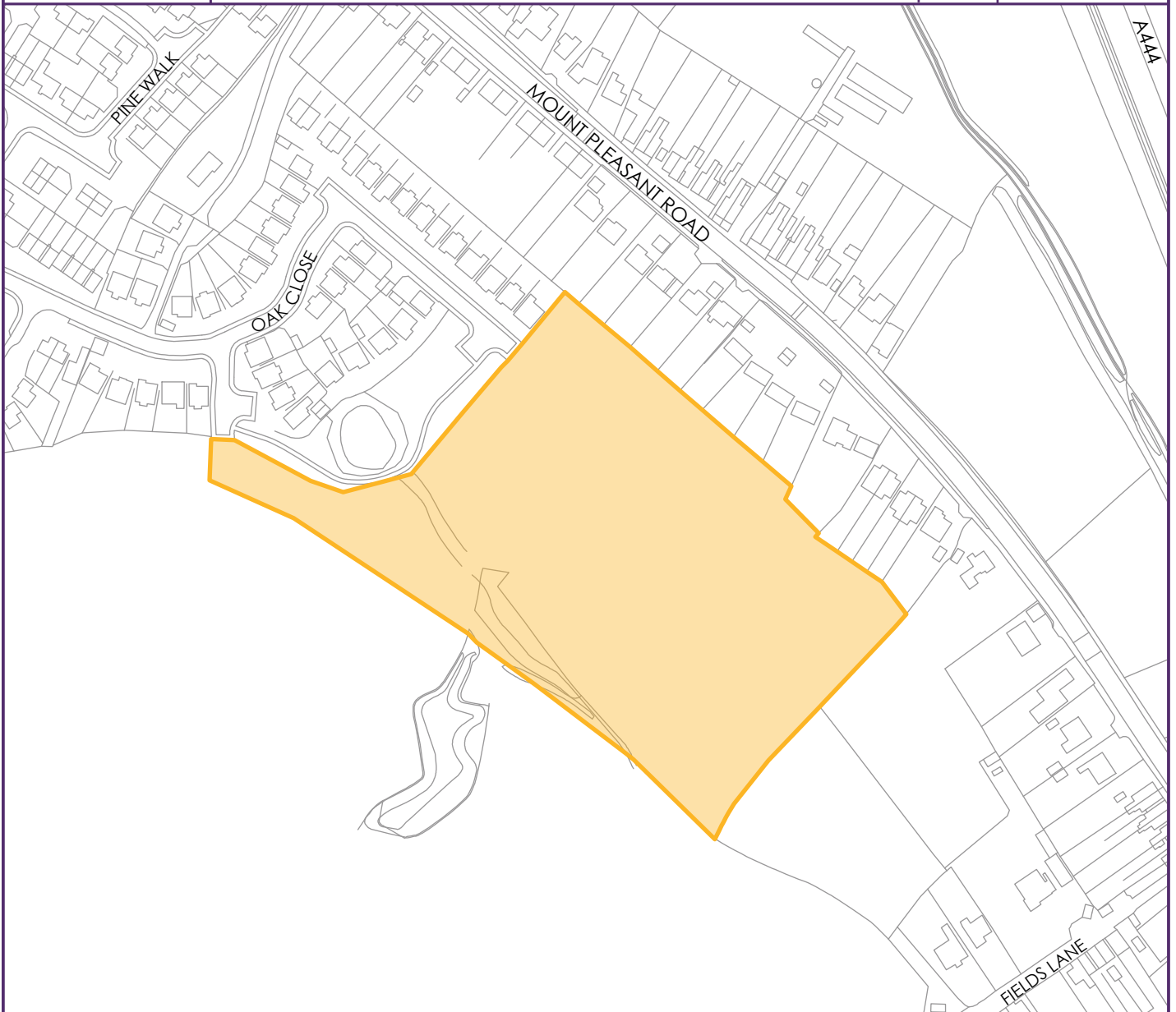
## SITE SPECIFICS

- Up to 24 dwellings
- Retention or translocation of the hedgerow along Mount Pleasant Road
- Re-prioritisation of Mount Pleasant Road with the new estate road
- Connection to Part 1 (H9) allocation through pedestrian and vehicular access
- Stand off to protected woodland to the south-east



## SITE SPECIFICS

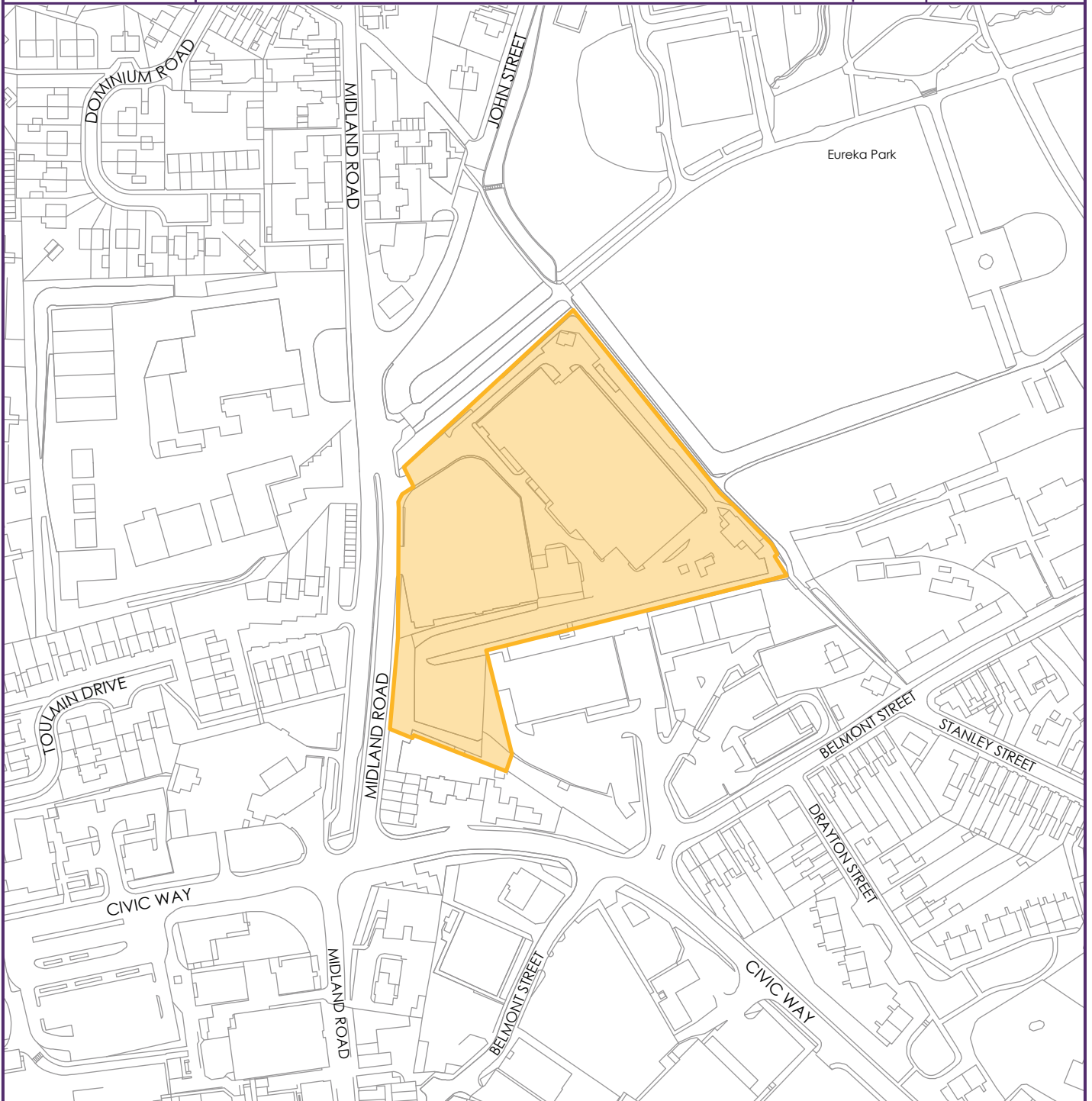
- Up to 50 dwellings on site
- The provision of a dry access route to the north of the site onto Ivy Close should vehicular access be via Kingfisher Way
- Connection to be made to the PROW on the sites northern boundary
- A landscaping buffer to be introduced to the western boundary of the site



## SITE SPECIFICS

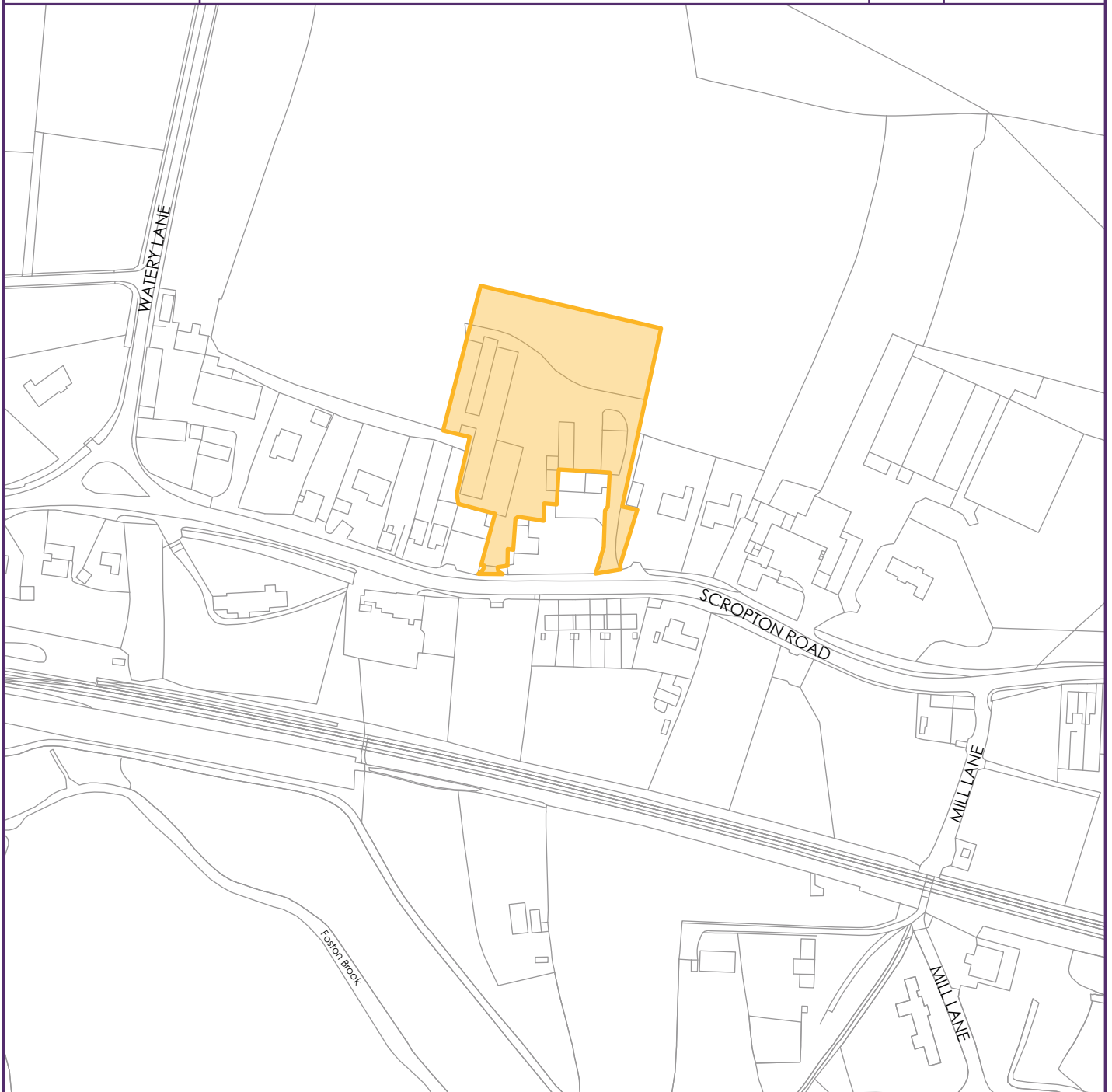
- Up to 55 dwellings on site
- Introduction of a landscaping buffer to all boundaries (where appropriate) of the site with an enhanced buffer required along the southern and eastern boundary
- No built development to the south-west of the existing tree belt
- Consideration of detailed drainage issues
- An appropriate easement to be provided that is free of obstruction along the existing watercourse for maintenance
- Use of 1.5 storey dwellings in prominent parts of the site





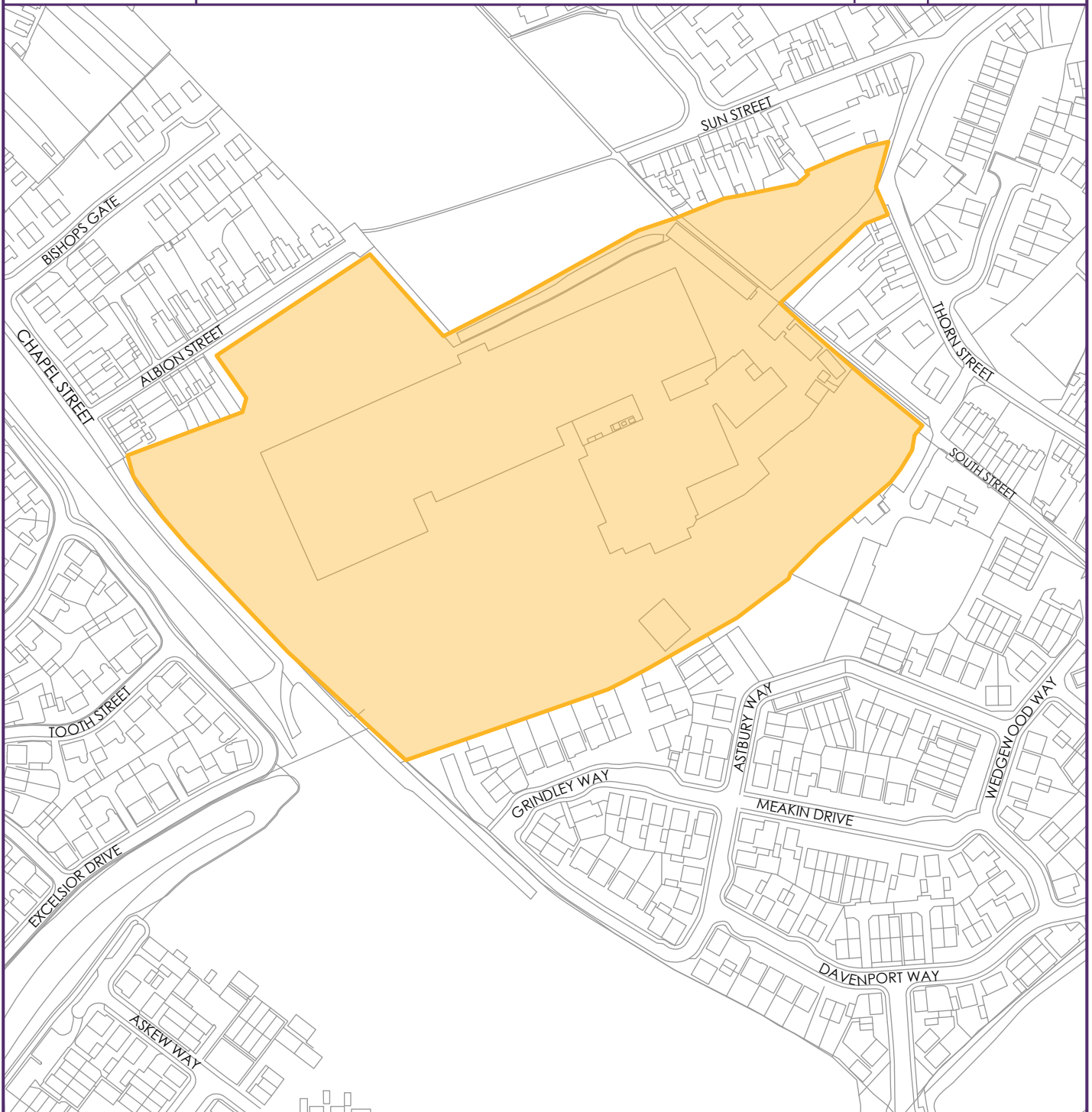
## SITE SPECIFICS

- Up to 57 dwellings on site
- The finished floor levels of the dwellings to be maintained at the current ground level
- The SUDS scheme to provide a betterment to existing drainage conditions
- Consideration of providing pedestrian connections at the boundary of the site with Eureka Park



## SITE SPECIFICS

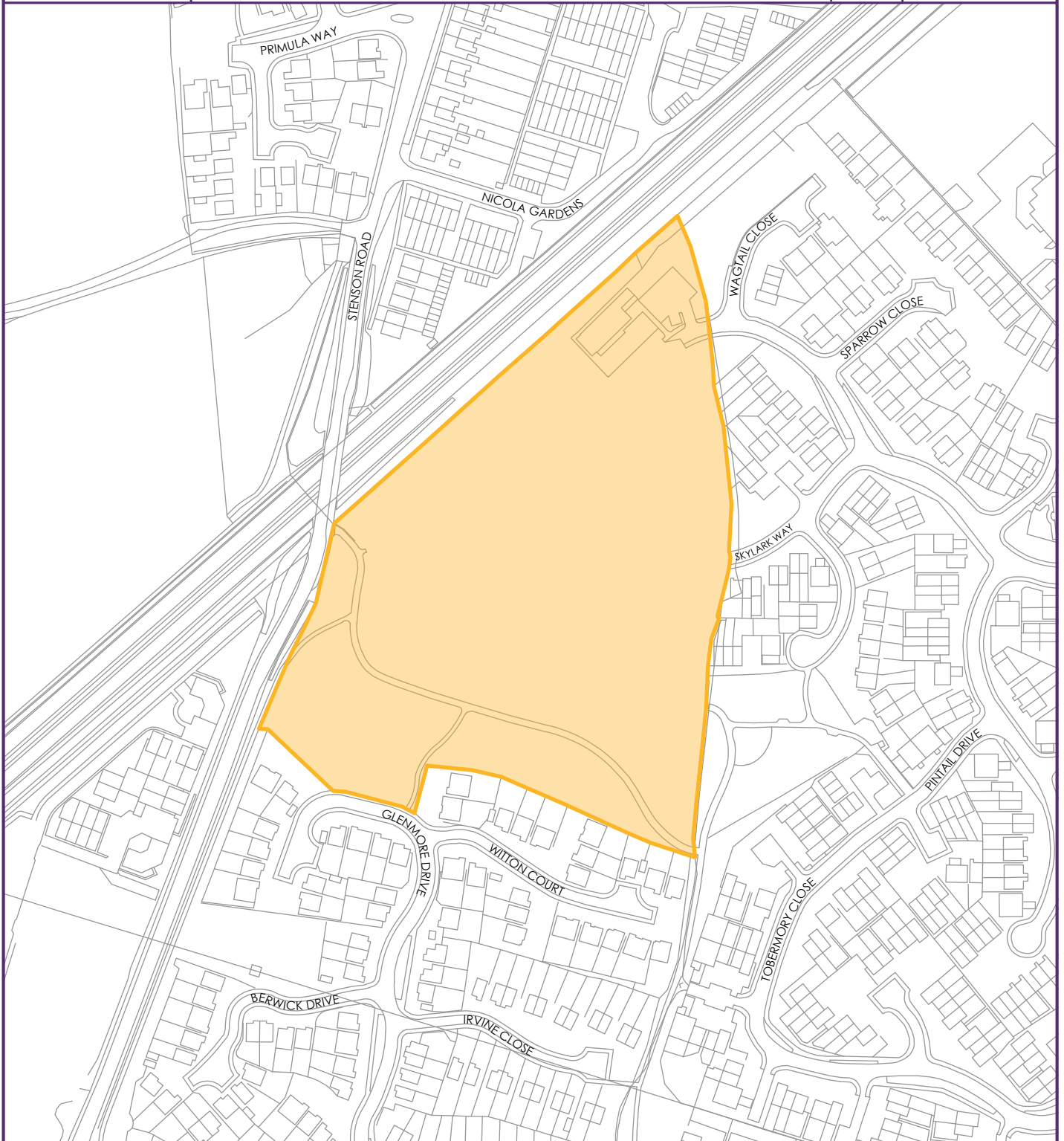
- Up to 10 dwellings on site
- A significant landscape buffer to be introduced to all boundaries adjacent to countryside
- No more than 1.5 storey on the outer boundary of the site adjacent to countryside
- An appropriate flood risk assessment to identify appropriate measure to protect the site from residual flood risk in the event of flood defence failure



## SITE SPECIFICS

- Up to 95 dwellings on site
- No main vehicular access onto Albion Street
- Improved vehicular access to be provided onto Thorn Street
- Connections to be made to existing pedestrian and cycling routes
- Consideration of providing further land for the local primary school





## SITE SPECIFICS

- Up to 70 dwellings on site
- No vehicular access to be from Stenson Road
- Connections to be made to existing pedestrian and cycling routes
- Collaboration with Derby City as an adjacent site to the city boundary

## **Policy H24 Replacement Dwellings in the Countryside**

**The replacement of a dwelling within the countryside will be permitted provided that:**

- i) The form and bulk of the new dwelling does not substantially exceed that of the original dwelling\* or that which could be achieved as permitted development; and**
- ii) is not more intrusive in the landscape than that which it replaces; and**
- iii) the new dwelling has substantially the same siting as the existing; and**
- iv) the existing dwelling to be demolished is not of historic merit.**

**\*The term original dwelling means the house as it was first built or as it stood on 1 July 1948 (if it was constructed before this date).**

### **Explanation**

- 3.4 New housing development in the countryside is restricted to protect the Intrinsic character and beauty of the countryside. However, one circumstance in which residential development within the countryside can be acceptable is the replacement of an existing dwelling. Essentially it is 'new for old' development where no further dwellings are being added, so there is no net gain.
- 3.5 In order to protect non-designated heritage assets, the existing dwelling to be demolished shall not be of historic merit.
- 3.6 The replacement dwelling should not substantially increase in form and bulk to that of the original dwelling or that which could be achieved under permitted development and the replacement should have substantially the same siting as the existing.
- 3.7 This policy applies to buildings that are in existing lawful residential use and not to those buildings where residential use has been abandoned.

## **Policy H25 Rural Workers' Dwellings**

### **Permanent Rural Workers' Dwellings**

- A Outside settlement boundaries planning permission will be granted for a new permanent rural worker's dwelling where it can be demonstrated that:**

- i) There is an established existing essential need for an additional worker's dwelling;
- ii) The rural-based activity has been established, is sustainable and has the prospect of remaining so; and
- iii) The essential need cannot be fulfilled by an existing dwelling within the locality.

**B** Where the permanent need is established the dwelling should whenever possible be well related to existing farm buildings or other dwellings, being designed as to minimise visual intrusion on the Landscape.

**C** Where permission is granted under this policy a condition will be imposed which limits occupation of the dwelling to a person solely, mainly or last working in a local rural enterprise, or a widow, widower or resident dependants of such a person.

#### **Temporary Rural Workers' Dwellings**

**D** Outside settlement boundaries planning permission will be granted for new temporary rural worker's dwellings which normally for the first three years of operation will be provided by a caravan, a wooden structure which can be easily dismantled or other temporary accommodation, where it can be demonstrated that:

- i) There is an essential need for a temporary dwelling for a worker; and
- ii) The essential need cannot be fulfilled by an existing dwelling within the locality; and
- iii) The enterprise in question has been planned on a sound financial basis and is capable of being carried on as such.

**E** Where the temporary need is established, the dwelling should whenever possible be well related to existing farm buildings or other dwellings.

#### **Removal of Occupancy Conditions**

**F** The removal of occupancy conditions will be supported where:

- i) The dwelling is genuinely surplus to the current and foreseeable future agricultural needs of the holding; and
- ii) There is no evidence of a continuing need for housing for persons employed or last employed in agriculture in the locality; and

- iii) The dwelling has been widely marketed on terms reflecting its occupancy condition, normally for at least 12 months or an appropriate period as agreed with the Local Planning Authority, and no interest in occupation has been indicated.**

## Explanation

- 3.8 There are circumstances when a new dwelling (permanent or temporary) within the countryside is required to enable farm or other workers employed in a rural-based activity, to live at or in the vicinity of their work. It is anticipated that agriculture or forestry would be the main area of employment concerned, however there may be other rural enterprises that necessitate the need for a rural worker's dwelling.
- 3.9 In assessing such applications, the Council will need to be satisfied that there is an essential functional need for an employee to be readily available on site, which cannot be met within the locality, and that the enterprise is environmentally and financially sustainable. This is to comply with the core principle in the NPPF of supporting *sustainable* economic development, together with its policy on isolated new homes in the countryside needing to result from special circumstances. A detailed assessment will need to be submitted with an application demonstrating the requirements above.
- 3.10 In some circumstances the Council will seek independent advice to corroborate the evidence provided. In addition, the proposal should be of a size commensurate with the functional requirements of the activity and well related to existing farm buildings or other dwellings to help protect the character of the countryside. Normally, a temporary period of residential occupancy of the site would be necessary to demonstrate viability.
- 3.11 Where planning permission is granted for a permanent rural worker's dwelling, a condition will be imposed restricting the occupancy of the dwelling to a worker employed in the enterprise concerned. Furthermore, a condition could be imposed which removes the right of extending the property without the requirement of planning permission. This will help ensure that extensions do not result in a property being larger than the functional requirement for the activity, which could affect the viability of maintaining the dwelling for its intended use.
- 3.12 In regards to temporary rural workers dwellings that are granted they will be subject to a condition stating the period for which the temporary permission is granted.

## **Policy H26 Residential Gardens within the Countryside**

**Change of use to residential garden will be permitted where it would not result in detrimental domestication of the countryside.**

### **Explanation**

- 3.13 The change of use of land to residential garden can provide useful additional private amenity space. However, it can also result in the detrimental domestication of land in a rural landscape. It is therefore essential that such proposals are controlled in order to protect the character and openness of the countryside and the character and form of settlements. Extensions to residential curtilages should reflect the pattern of development and should not unduly intrude or encroach into the countryside. In addition, extensions to residential curtilages within the Green Belt can conflict with the aim and purposes of the designation, as set out within the NPPF. Furthermore, to help protect the amenity and character of the landscape, conditions may be imposed on any permission granted to remove permitted development rights.

## **Policy H27 Residential Extensions and other Householder Development**

**Extensions and alterations to dwellings or the erection or alteration of outbuildings, annexes, structures and boundary treatments within residential gardens, will be permitted provided that the proposals:**

- i) Are of a scale and character in keeping with the property; and**
- ii) Are not unduly detrimental to the amenities of adjoining properties or the general character of the area.**

### **Explanation**

- 3.14 Additional space created by an extension to a dwelling and the erection or alteration of outbuildings/structures, are recognised as acceptable means of meeting changes in household space requirements. Normally such development should be designed so as to fit in with the original dwelling and the street scene in general, minimise the landscape and visual impact on the countryside and designed without creating an overbearing effect or a loss of privacy. In addition, outbuildings and structures should be of a size proportionate to the dwelling they serve and sympathetically related to the main dwelling.
- 3.15 Proposals for annexe accommodation will be treated as separate dwellings and determined using other policies, unless it can be demonstrated that there is a functional dependency on the main dwelling. Proposals for annexe accommodation should be of a scale proportionate to the original

dwelling, no larger than functionally required and in particular in the countryside well related in location to the original dwelling. Where annexe accommodation is granted permission, a condition will be imposed which restricts the severing of the annexe to a separate dwelling without the requirement of further planning consent.

- 3.16 The erection of boundary treatments can help privatise residential amenity space and define the residential gardens of dwellings. The Council will however seek to maintain open spaces and/or areas of designed landscaping within residential developments that positively contribute to the amenity, street scene or overall setting of such areas, where enclosing those spaces could unduly impact on the open character of the area.

## **Policy H28 Residential Conversions**

- A Outside settlement boundaries the conversion of a building to provide residential accommodation will be permitted provided the building is of a permanent and substantial construction and suitable for conversion without extensive alteration, rebuilding and/or extension.**
- B In addition to the above, in isolated locations the conversion of a building to provide residential accommodation will be permitted provided it constitutes the re-use of a suitable redundant or disused building or would secure the future use of a heritage asset.**
- C Any conversion will lead to an enhancement of the building's immediate setting.**

### **Explanation**

- 3.17 The buildings within South Derbyshire countryside are part of its character. The conversion of buildings can allow change to be assimilated without being detrimental to the existing character. The utilisation of buildings in this way can also bring environmental benefits and provide a source of housing accommodation without releasing new land for development and can also protect heritage assets.
- 3.18 National Policy supports the reuse of rural buildings for residential uses, however states that they should lead to an enhancement to the immediate setting. When assessing the proposal's impact on the immediate setting, the proposed change to the building itself, the change of use of land to garden, parking arrangements and the proposed erection of boundary treatments will be considered. Furthermore, proposals must not display the characteristics of an isolated new dwelling in the countryside.
- 3.19 Where a residential conversion is granted, permitted development rights that normally apply to dwellings could be withdrawn as a condition of the approval.

The background features abstract, overlapping shapes in shades of light green and purple. A large, light green shape is on the left, overlapping a purple shape at the bottom. Another light green shape is on the right, overlapping the purple shape at the bottom. The overall effect is a modern, clean design with a focus on environmental colors.

# **Built and Natural Environment**

**South Derbyshire Local Plan • PART 2**

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

## **Policy BNE5 Development in the Countryside**

**Outside of settlement boundaries (as defined in policy SDT1), land will be considered as countryside.**

**A Planning permission will be granted in the countryside where the development is:**

- i) appropriate for its location in the countryside; or**
- ii) considered to be infill that is in keeping with the character of the locality and represents the infilling of a small gap for not normally more than two dwellings, within small groups of housing.**

**B If considered inappropriate by section A then planning permission will be granted in the countryside where it can be demonstrated that the development:**

- i) will not unduly impact on: landscape character, biodiversity, best and most versatile land, historic assets; and**
- ii) is well related to a settlement or settlements; and**
- iii) is not a valued landscape.**

## **Explanation**

- 4.2 In order to support the principle of sustainable development, preserve and protect the countryside including the best agricultural land, development in the countryside requires control. This policy aims to balance preserving the character of the countryside with supporting development and the rural communities within it.
- 4.3 Proposals will be required to demonstrate that they are appropriate in the countryside. Examples of appropriate development in the countryside include forestry, agriculture, equestrianism and outdoor recreation and development allowed by other policies within the plan such as E7 and INF10 in Part 1 and H24, H25, H27 and H28 in Part 2. There may be other unforeseen development that could constitute appropriate development. In all cases however, it is necessary to ensure that development within the countryside should be integrated into the landscape as sympathetically as

possible with minimal impact. The design, layout and materials of the development should reflect the character of the countryside. In determining proposals for infill development, consideration will be given to whether the proposed scheme would result in the loss of an important gap between groups of housing.

- 4.4 Should the development be considered as inappropriate within the countryside, then a further test will be applied through section B of the policy that considers the development's impact on a number of factors. The relationship to a settlement or settlements is important, as the Council want to avoid isolated unsustainable developments in the countryside.
- 4.5 The consideration of valued landscape will be undertaken using the factors set out in the GLVIA 3rd Edition (or further editions) which form the basis of an LVIA:
- Landscape quality (condition)
  - Scenic quality
  - Rarity
  - Representativeness
  - Conservation interests
  - Recreation value
  - Perceptual aspects
  - Cultural Associations

## **Policy BNE6 Agricultural Development**

**Agricultural development will be permitted provided that:**

- i) it is suitable for its intended purpose; and**
- ii) it is of an appropriate scale and design; and**
- iii) it is sited in proximity to existing agricultural buildings, wherever practicable; and**
- iv) appropriate landscape mitigation is included where necessary.**

### **Explanation**

- 4.6 Agricultural uses constitute a large part of the South Derbyshire landscape and the Council appreciates the value and importance of the agricultural industry. In valuing and protecting the countryside and landscape character, there is a responsibility to site necessary development in such a way as to minimise its effect on the surrounding landscape. Prudent siting, design, construction and choice of materials with appropriate landscape measures such as land formation and/or planting, if considered necessary,

will be expected to ensure the right balance is struck. This will assist in protecting the countryside whilst allowing agricultural development.

## **Policy BNE7 Trees, Woodland and Hedgerows**

- A** Where development is proposed that could affect trees, woodland and/or hedgerows of high value, developers will be expected to demonstrate that:
- i) the layout and form of development have been informed by an appropriate arboricultural and/or hedgerow surveys; and
  - ii) development would not suffer from undue shading either now or in the future; and
  - iii) appropriate measures are secured to ensure adequate root protection and buffers around trees, woodland and hedgerows.
- B** The felling of protected trees, groups of trees or woodland and/or removal of important hedgerows, will only be permitted in exceptional circumstances. Where protected trees and/or hedgerows are subject to felling or removal, a replacement of an appropriate number, species, size and in an appropriate location will normally be required.
- C** Development proposals which will have a detrimental effect on trees and woodland of high value or important hedgerows must satisfactorily demonstrate how the impact on biodiversity has been minimised and, wherever possible, a net biodiversity gain delivered through appropriate mitigation, compensation or offsetting, including through new planting or improved management of retained trees and hedgerows. New planting will be expected to be adequately managed to reach full maturity.
- D** Where new planting is proposed on development sites, principal consideration should be given to planting tree species which are in keeping with the urban or rural character of the area. However, where appropriate, wider environmental or amenity benefits including improvements to local air quality, erosion control, land drainage or shading should be considered.

## **Explanation**

- 4.7 Trees, woodlands and hedgerows make a valuable contribution to the environmental quality of an area; with any development proposal the Council will seek to minimise their loss.
- 4.8 The character of many settlements in South Derbyshire is enhanced by hedgerows and single, as well as groups of trees. They are a vital element of

the landscape and of great importance to nature conservation. The Authority is keen to protect the most important trees, woodland and hedgerows from loss or damage. Where development is proposed that could affect trees, woodland, and/or hedgerows of high value, or significant numbers of trees or large areas of hedgerow, the Council will seek to ensure that decisions are underpinned by a proportionate survey in order that the full effects of development can be understood. In determining whether trees, woodland and hedgerows are of high value, regard will be had to amenity, ecology, historic origins and the impact on landscape.

- 4.9 Conditions in accordance with the relevant British Standard(s) will be used, where appropriate, to minimise the likely impacts associated with development for trees within the site, and where relevant outside of the site (for example where the root protection area for an offsite tree would fall within the development site).
- 4.10 Tree Preservation Orders will be made by the District Council to protect individual trees, groups of trees and woodlands which are of particular value now or are likely to become so in the future. Areas of particular importance to local communities that meet the necessary criteria will be allocated as Local Green Spaces, in order to protect them from future development. Where development on sites adjacent to local green spaces is proposed and this could impact on trees or hedgerows within these areas, an appropriate buffer will be sought.
- 4.11 The Council will also seek to secure the delivery and management of new planting, including through working with developers, to ensure that tree species are selected in new developments that reflect local and urban character and deliver other environmental benefits such as improvements to land drainage, air quality or shading.
- 4.12 The policy also requires new planting to be adequately managed in order to reach full maturity; management usually begins under the developer who would be expected to manage trees for five years following planting. After this period, responsibility for maintaining trees is typically transferred to another body, such as a management company, the Highways Authority, Local Authority or private land owner, and the policy seeks to ensure a continuing duty of care. In order to ensure the long term protection of trees secured through development, the District Council will review the need to protect trees (including street trees) which form an important part of the development proposal and make an important contribution to local amenity through tree preservation orders. The need to make such an order will be considered on a case by case basis.
- 4.13 The Council's policy concerning veteran trees and ancient woodland is set out in Policy BNE3 (Biodiversity).

## **Policy BNE8 Local Green Space**

**Local Green Spaces will be protected from development unless the development proposed would clearly enhance the area for the purpose it was designated.**

**Designations of Local Green Spaces will be made through a separate Development Plan Document.**

### **Explanation**

- 4.14 Local Green Spaces are provided with special protection due to their particular importance to the community and contribution to the local character of the area. Such areas are valued and cherished by the local community and should be preserved for future generations to enjoy. These sites can often be visually or historically important, particularly in conservation areas and if they are developed the character of the settlement is lost.
- 4.15 Local Green Spaces are only designated where the area is well related to the community it serves, is special to the community and is local in character. It is expected that the Local Green Space will remain undeveloped over the plan period. Consultation with the local community would be expected should a development be proposed. Collaborative working with private landowners of Local Green Spaces for the improvement of such areas will be taken where the opportunity arises.

## **Policy BNE9 Advertisements and Visual Pollution**

**Proposals for advertisement consent, street furniture, telecommunications cabinets and other items that could contribute to visual pollution within the public realm, will only be permitted where the following amenity and public safety matters have been addressed, including consideration of their cumulative impact:**

- i) That there is no adverse impact on the character or setting of the area and its visual amenity; and**
- ii) That pedestrian and vehicular movements are not inhibited nor highway users' attention distracted; visibility should not be obscured or confused, nor public safety adversely affected; and**
- iii) That proposals are in keeping with their setting in terms of size, design, illumination, materials and colour; and**
- iv) That together with existing signs and street furniture in the area, there will not be clutter or excessive advertising.**

## Explanation

- 4.16 Advertising and signage takes various forms. Some of it is necessary for the proper functioning of shopping and commercial areas and the wider economy and some is of primary benefit to the advertisers themselves. Advertising and signage when done well is in keeping with, or can even enhance its surroundings, whereas poorly designed or located signage looks incongruous and can jeopardise public safety. This policy seeks to strike the balance between the advantages of advertisements and the impact of them, thereby maximising their effectiveness with the least environmental and social cost.
- 4.17 It is not just advertisements that can create undue clutter in the built or natural environment and the principles set out in the policy above similarly apply to street furniture, telecommunications equipment or other such paraphernalia. Temporary permissions will be used where it is considered prudent to do so, particularly for advertisements that, whilst necessary for a time, do detract from the general street scene. Guidance to supplement this policy and inform decision making will be contained within a relevant SPD.

### **Policy BNE10     Heritage**

**Development that affects any heritage asset will need to ensure that development proposals contribute positively to the character of the built, historic and natural environment.**

**The heritage assets and their settings include:**

- i) Conservation Areas**
- ii) Scheduled Monuments**
- iii) Listed Buildings**
- iv) Registered historic parks and gardens**
- v) Undesignated heritage assets**

**This will be achieved in the following ways:**

- All applications being accompanied by a proportionate heritage assessment which describes an asset's significance, identifies the impacts of the proposed work and provides clear justification for the works. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence.**
- Seeking to maintain local distinctiveness by sensitively contributing to the creation of places with high architectural and built quality using traditional materials and techniques where appropriate.**

- **Requiring proposed developments affecting a heritage asset or its setting, including alterations and extensions to existing buildings, to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset, in order to ensure that the design is sympathetic and minimises harm to the asset.**
- **Any proposed development which impacts on archaeological remains will be required to be accompanied by an archaeological evaluation of the site and statement demonstrating how it is intended to overcome the archaeological constraints of the site. Development will be resisted which would result in disturbance to Scheduled Ancient Monuments or other known archaeological sites or harm their setting or significance. Where there is an exceptional need for development, measures will be undertaken to minimise impact and preserve the site in situ. The District Council will require public display and interpretation where appropriate. Any investigation and recording of a site as part of any works will be published and archived.**
- **Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through preservation or appropriate reuse and sensitive development, including enabling development, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.**

### Explanation

- 4.18 Particular attention and care is needed when planning works in relation to heritage assets. Relatively minor changes can have significant impacts on the significance, character, appearance, group value and setting of assets. Therefore development proposals will be required to submit supporting information appropriate to the asset's significance so that the potential impacts of the proposal on the asset's significance can be understood. Any application should reference the relevant HER record, Conservation Area Appraisal and other available relevant sources. The location, form, scale, massing, density, height, layout, roofscape, landscaping, use and external appearance of proposals will all be carefully considered to ensure that they preserve or enhance the heritage asset where required to do so. The features and form that contribute to the special interest of the asset should be conserved. Traditional local materials, detailing and techniques should be used where appropriate to ensure that the special character of the asset and wider South Derbyshire is retained.
- 4.19 The historic gardens, parks and churchyards make a positive contribution to the District and the Council will seek to ensure that these green spaces which add character and historic understanding to many communities are preserved and enhanced.

4.20 The Council will work constructively with owners, Historic England and other partners to remove assets from the buildings at risk register. New uses and innovative solutions will be explored to allow the long term preservation of the asset. The condition of a heritage asset deliberately damaged or neglected will not be taken into account in any decision.

## **Policy BNE11 Shopfronts**

### **Shopfronts should:**

- i) be well proportioned and reflect the quality and architectural contribution of any existing historic shopfront; and**
- ii) have regard to the proportions and relationship between the shopfront, the building and its context; and**
- iii) use high quality and sympathetic traditional materials and detailing; and**
- iv) include signage only in appropriate locations and in proportion to the shopfront.**

**The District Council will resist external shutters and inappropriately illuminated signage.**

## **Explanation**

4.21 Shopfronts play an important role within settlements in adding to the District's distinctiveness and character and can contribute significantly to the attractive quality of the street scene. Heritage assets which include shopfronts make an important contribution and provide a sense of place to the many different communities in South Derbyshire. Shopfronts are also found in historic buildings which are not designated assets but are of local interest and add to the character and sense of place; such shopfronts are included within the policy.

4.22 Traditional architectural materials, details and proportions that are hidden, neglected or lost can be reinstated and revitalised and can help enhance the character of the building and local area, and add value to the shopping experience. The Council seeks to promote good design, in keeping with the character of the heritage assets, to preserve and enhance the appearance of South Derbyshire. Therefore modifications necessary should be sympathetic to the original design of the building. Security measures should be internal to limit their visual impact. External shutters are not normally acceptable and internal shutters should be perforated to enable visibility into the shop. To enliven frontages and enable passive surveillance, shopfronts should provide visibility and not be blanked out. Lighting should be the minimum necessary and internal illumination of signage is not acceptable. Any light fittings should have a



minimal impact on the appearance of the shopfront and provide a warm light.

## **Policy BNE12      Former Power Station Land**

- A      An agreed development framework document between the developer(s) and the Council will be submitted with any major planning application made on the following sites:**
  
- B      **Former Drakelow Power Station**  
Development will be supported for Use Class B1, B2, B8 and energy purposes to assist in the regeneration of the previously developed land. The existing Drakelow Nature Reserve will be retained to its current extent along with the creation of a buffer zone.**
  
- C      **Former Willington Power Station**  
Proposals for energy related development and any other uses considered appropriate to contribute to the regeneration of the previously developed land will be supported.**

### **Explanation**

- 4.23 Redevelopment of both these sites is supported by the Council. Due to the size of the sites it is important that consideration is given to the developments through an agreed development framework document that can fully consider the constraints and opportunities on the sites.
  
- 4.24 Drakelow Power Station was commissioned in 1955 and at full capacity generated electricity from three coal-fired power stations supported by 10 cooling towers. The A station was closed in 1984, and the B station in 1993. The cooling towers were demolished in 1998. The C Station was decommissioned in 2003, and the final structures demolished in 2006.
  
- 4.25 The Former Drakelow Power Station site is bounded by the River Trent and Drakelow Nature Reserve to the north, Walton Road and the Drakelow Park development. The site extends to approximately 113 ha. Planning permission exists for a Combined Cycle Gas Turbine Power Station, Renewable Energy Centre and Solar Park.
  
- 4.26 The former Willington A station was close in 1995 and the B Power Station in 1999. The five cooling towers still stand on the site. The site extends to around 34 hectares in total.
  
- 4.27 In 2011, planning permission was granted to develop up to up to 2,000MW of Combined Cycle Gas Turbine plant and 400MW of Open Cycle Gas Turbine plant. It is not yet known what developable land will be left (if any) following the implementation and construction of the recent permission.

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# Retail

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- 5.1 The retail hierarchy in the District establishes Swadlincote as the primary town centre where new shopping development should be directed in order to maintain and improve the range of goods and services offered. For the purposes of the operation of the retail policies in this Plan, the town centre encompasses not only primary shopping frontages, and other shopping areas, but also adjacent civic, office, employment and leisure uses, and the focal points for public transport.
- 5.2 The District Council is committed, in partnership with the private sector in Swadlincote, to improving the environmental quality of the town and promoting the development of the economy and the range of facilities and attractions for shoppers and visitors. The second edition of the "Swadlincote Town Centre Vision and Strategy" was adopted in 2012. The Strategy reviews recent progress toward enhancing the vitality and viability of the town centre and identifies the areas upon which specific emphasis should be placed, i.e. promotion, economic restructuring and design, together with a number of possible development sites. The plan seeks to emphasise the town's special historic and architectural character and recognises that retail and leisure uses should be enhanced to offer visitors a more extensive range of goods and services.
- 5.3 Over the past ten years, the population of the Swadlincote urban area has grown significantly, which has also helped to raise levels of prosperity within the town. The Swadlincote Retail and Leisure Study, published in 2016, found the town centre to be in reasonable health. It noted that, since the previous study of 2005, Swadlincote had increased market share, both in the convenience and comparison goods sectors. Going forwards, it identified scope to improve the convenience retail offer in qualitative terms and recommended continued environmental improvements to the High Street to assist in its further revitalisation. Recently secured Heritage Lottery funding for shop frontage improvements will assist greatly in this respect.
- 5.4 The Council has also worked in partnership with Historic England to bring about improvements to the built fabric of the town centre, which is a Conservation Area. Traditional shop fronts have been restored and the Delph and West Street have benefitted from extensive repaving and the introduction of new street furniture and signage. Sharpes Pottery Museum has also been expanded, through the introduction of a new gallery, play area and café.
- 5.5 There is scope for a range of further environmental improvements, from enhanced gateways and green spaces, to more active frontages and attractive pedestrian links. Any new development should have safe and direct pedestrian links to the heart of the town centre (primary retail frontage), ensuring that key destinations are connected and pedestrians can navigate and move easily between them. The quality of these links should be such that they encourage people to walk and explore the town centre on foot. A compact and connected town centre ensures that the town develops sustainably, avoiding a car dominated and fragmented

settlement that would struggle to flourish.

- 5.6 The aim is to continue the revival of Swadlincote town centre as a service centre and attractive destination for both community and visitors. There is scope for significant retail, leisure, office and residential development with substantial sites available within and adjacent to the town centre. A particular focus is the development of the evening and visitor economies, linked to The National Forest. To this end, the Council hopes to attract a mix of uses to support economic activity throughout the day and evening, with a greater emphasis on comparison based shopping, rather than convenience shopping, which currently predominates. Another consideration is the lack of modern suitably sized units to meet the needs of some national retailers not currently represented in the town.
- 5.7 Away from Swadlincote town centre, the provision of small scale local shopping facilities helps ensure that residents have convenient access to a reasonable range and choice of facilities while helping to reduce travel and car use and secure a more sustainable environment.
- 5.8 Key Service Villages provide a range of retailing provision and other services to a localised catchment population, including a convenience store and a sub Post Office. Whilst some Local Service Villages provide some of these facilities, others do not. Nevertheless, the policy would allow for the favourable consideration of any proposals for additional provision and will resist the loss of existing facilities.
- 5.9 Local centres provide convenient and sustainable access to everyday shopping and services for residents living in the immediate locality. The Local Plan must adopt a facilitating approach to enable a range of appropriate development proposals to come forward.
- 5.10 The Localism Act 2011 provides Parish Councils or groups with a connection with the local community the ability to nominate assets of community value, such as local pubs. If the nomination is accepted, local groups will be given time to bid for the asset when it is sold, although there is no automatic right to buy.

## **Policy RTL1 Retail Hierarchy**

**A Applications for new main town centre uses outside of the following centres will be subject to the sequential test:**

- 1. Town Centre**
  - **Swadlincote**
- 2. Local Centres**
  - Existing**
    - **Castleton Park**

- Church Gresley
- Newhall
- High Street, Woodville

**Proposed**

- Boulton Moor
- Chellaston Fields
- Drakelow
- West of Mickleover
- Wragley Way
- Highfields Farm

**3. Other Centres in Key and Local Service Villages (as defined in the policy H1).**

The existing and proposed Local Centres can be found on Map 1,2 and 3.

**B Town Centre**

- i) Within the primary frontage of Swadlincote town centre as shown on Map 4, changes of use at ground floor level from Use Class A1, A2, A3 and A4 to other uses will not normally be permitted.
- ii) Planning applications for change of use at first floor level and above to office or residential use will be permitted, provided that the amenity of existing and prospective occupants would be maintained.

**C Local Centres**

Retail development will be permitted provided that:

- i) It is appropriate with the scale and function of the centre; and
- ii) It is well related to existing retail units in the Local Centre

**D Other Centres in Key and Local Service Villages**

Retail development will be permitted provided that:

- i) It is appropriate with the scale and function of the Centre; and
- ii) It would not lead to unsustainable trip generation or undermine the vitality and viability of a neighbouring centre; and
- iii) It does not adversely impact on neighbouring properties

**E Loss of Retail**

Loss of retail units in centres will be permitted where:

- i) The current use can be demonstrated to be no longer viable; and**
- ii) The unit has been sufficiently and actively marketed for a range of retail uses over a 6 month period; and**
- iii) The impacts arising from the resulting use do not cause an adverse effect on amenity, parking needs or highway safety.**

## Explanation

- 5.11 In applying the sequential test referred to in part A, applicants should assess opportunities that are of an appropriate scale to accommodate the development proposed. They will be expected to demonstrate flexibility in terms of the format and scale of their proposals when assessing such opportunities.
- 5.12 There is a need to maintain a core of retail activity in the town centre, but other complementary uses, during the day and evening, can reinforce the town centre's attractiveness to local residents. The primary frontage, shown on Map 4, has therefore been identified, with the intention that these are retained as the main core of town centre activity (Use classes A1, A2, A3 and A4 at ground floor level). In the remainder of the town centre a more flexible approach will be applied, recognising that a much wider variety of uses can be accommodated.
- 5.13 A cohesive policy is required to maintain and enhance the role and function of local centres and shops and services located in villages. However, new development should be of a scale that is appropriate with the scale and function of the Centre or village and in the case of villages should not undermine the vitality and viability of a neighbouring centre.
- 5.14 Existing facilities such as shops and public houses perform a vital role in maintaining the vitality and sustainability of rural communities and it is important that should an application be made for a change of use that the loss of these facilities are considered and tested.
- 5.15 Where an existing retail facility (Use Classes A1, A2, A3, A4 and A5) is the subject of a proposal for a change of use, it will require evidence that the current use can be demonstrated to be no longer financially viable and the unit have been marketed actively for 6 months at a price agreed with the Council following an independent professional valuation.
- 5.16 The Council will require evidence that there has been public consultation to ascertain the value of the facility to the local community. Where one exists, reference will be made to the Neighbourhood Development Plan for the area. If the facility is registered as an Asset of Community Value the Council may regard this as a material consideration.





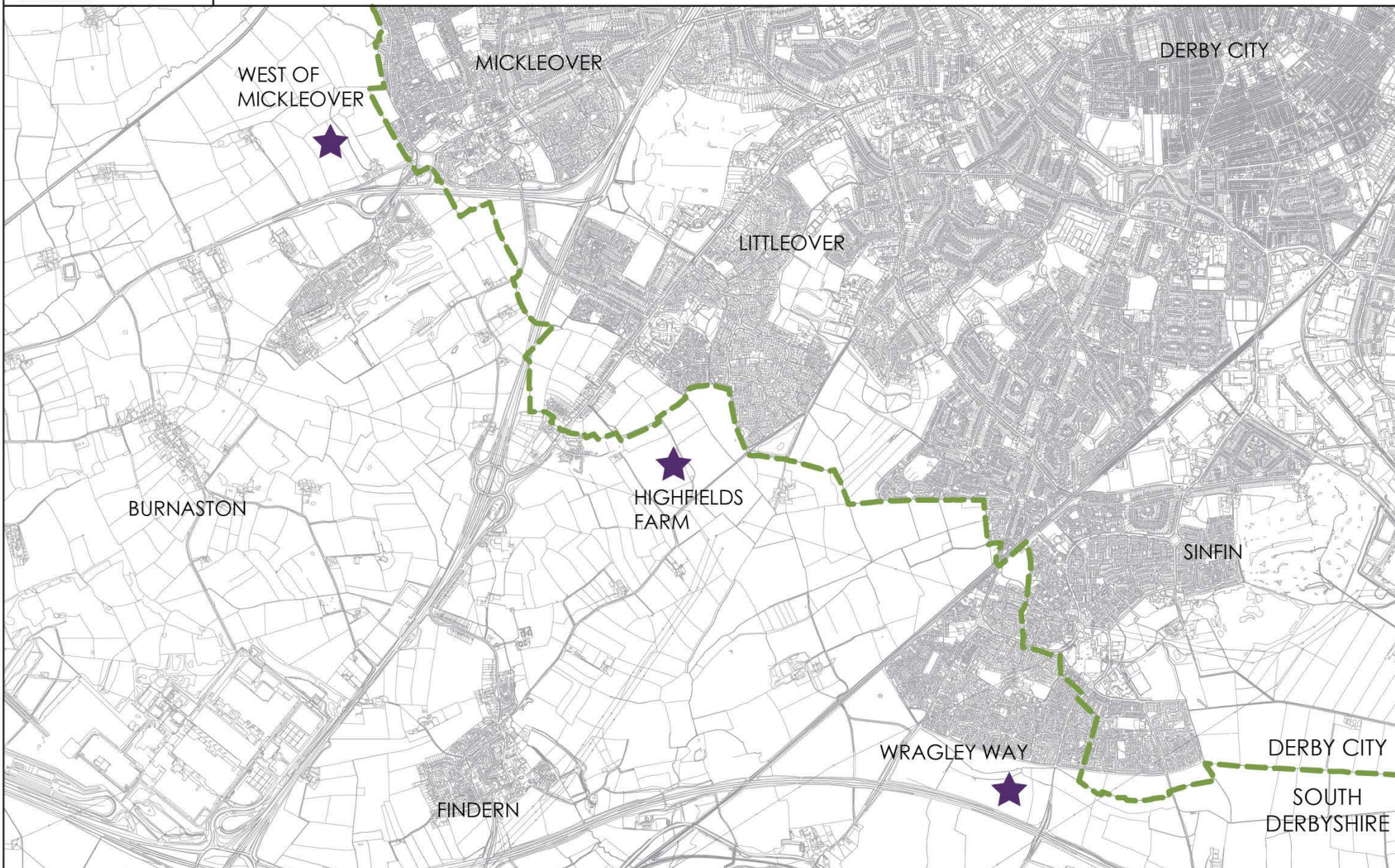
# Map 1 - Local Centres and Villages - Policy RTL1 Swadlincote







# Map 2 - Local Centres and Villages - Policy RTL1 Derby Urban Area (West)

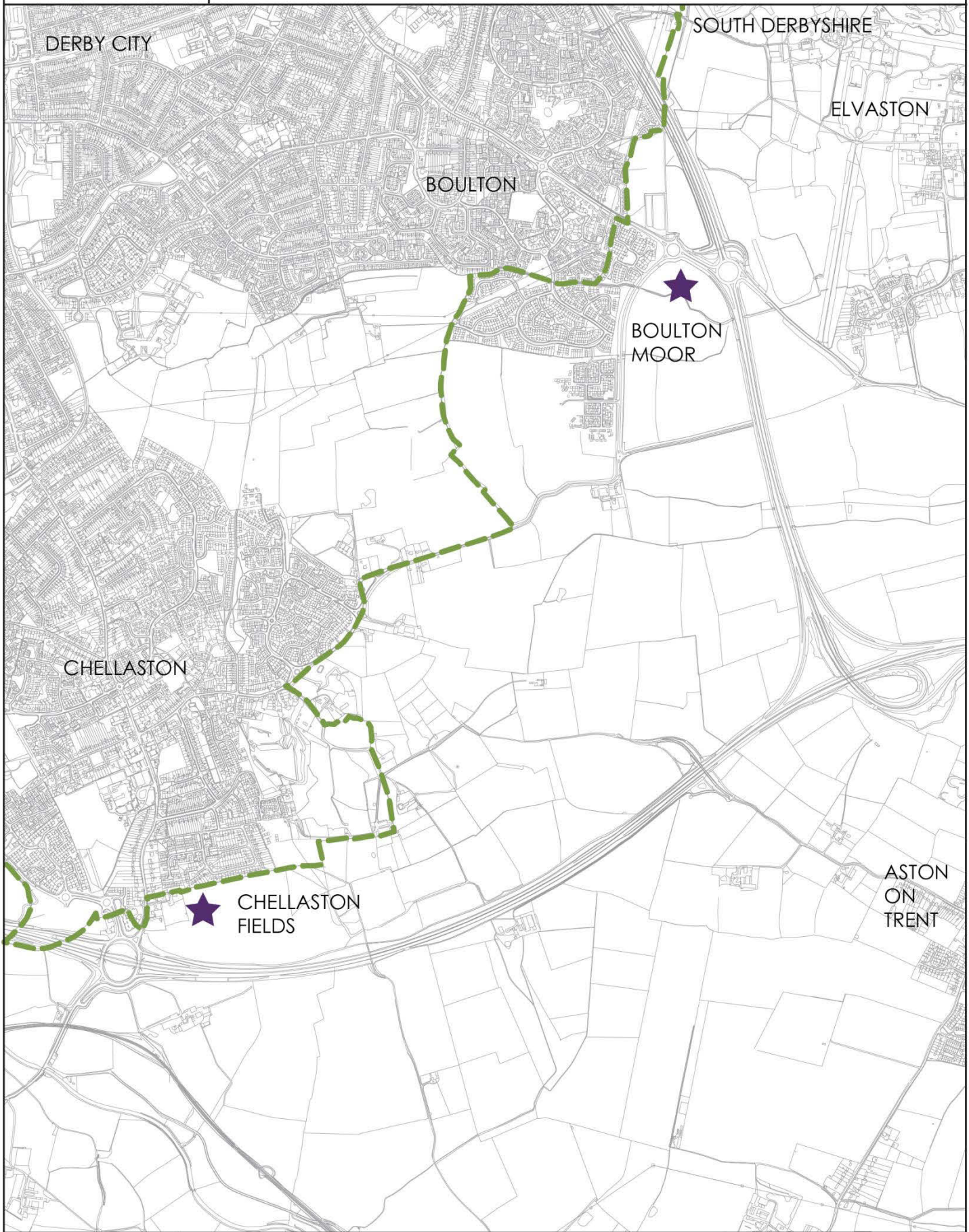






South Derbyshire District Council

# Map 3 - Local Centres and Villages - Policy RTL1 Derby Urban Area (East)



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★ Local Centre

--- South Derbyshire District Boundary

Scale: 1: 20,000 at A4



## **Policy RTL2 Swadlincote Town Centre Potential Redevelopment Locations**

**The Council will promote the redevelopment of the following sites, as identified on Map 4, for uses that would enhance the viability and vitality of Swadlincote town centre:**

- 1 Civic Centre, Civic Way**
- 2 Land between Midland Road / Belmont Street**
- 3 The Delph Block**
- 4 Sharpes Estate**
- 5 Land between West Street / Market Street**

**Where appropriate, redevelopment of the sites will be in accordance with a development brief prepared by the Council.**

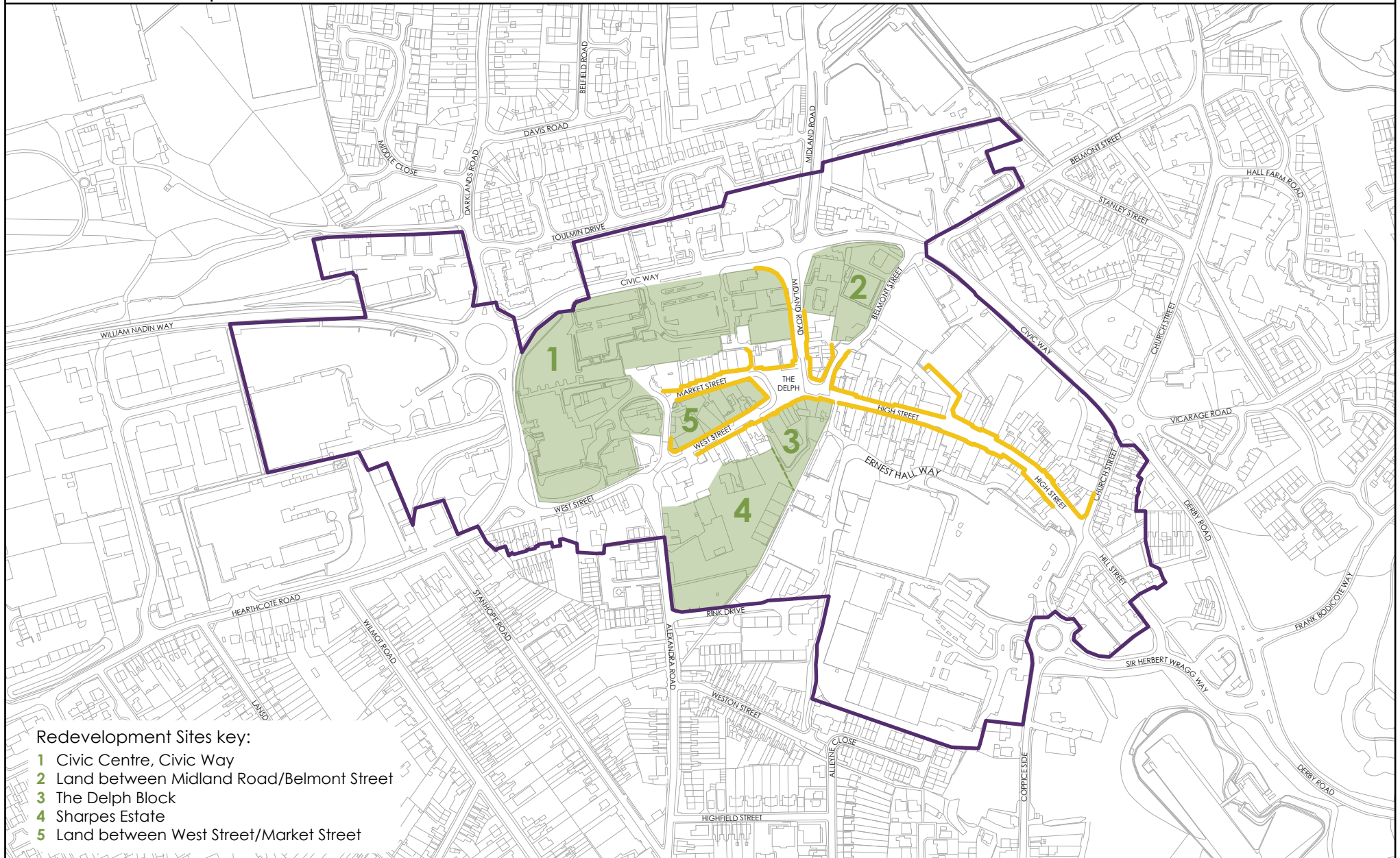
### **Explanation**

- 5.17 The Swadlincote Town Centre Vision and Strategy identifies a number of sites as offering potential for redevelopment. Listed in this policy are those considered most likely to come forward during the plan period.
- 5.18 Site 1 comprises the land currently occupied by the Civic Offices, bus station, former market hall, Green Bank Leisure Centre and library. It is the largest site proposed with scope for a mixed use development including increased parking provision.
- 5.19 Site 2, land between Midland Road and Belmont Street, is currently occupied by a mix of uses, including vacant land and a former bowling green. There is an opportunity for redevelopment and/or refurbishment with mixed uses, including offices.
- 5.20 Site 3, the Delph Block, comprising 1-15 West Street, includes a block of retail, food and drink and health and beauty premises. It has scope for redevelopment with mixed uses, including an opportunity to create an active frontage to Rink Passage. The site could also be integrated with Site 4.
- 5.21 Site 4, Sharpes Estate, comprises a public car park and a cluster of office and industrial buildings, both historic and modern, including vacant buildings and land. There is a development opportunity for mixed uses, including residential, with scope for restoration works, redevelopment and infill to complement the existing buildings.
- 5.22 Site 5, land between West Street and Market Street, comprises a number of vacant or underused buildings which have historic importance. There is potential to incorporate the West Street frontages in a development scheme, with new active frontages to Market Street involving mixed uses.





# Map 4 - Swadlincote Town Centre and Potential Redevelopment Locations - Policy RTL1 & RTL2



Redevelopment Sites key:

- 1 Civic Centre, Civic Way
- 2 Land between Midland Road/Belmont Street
- 3 The Delph Block
- 4 Sharpes Estate
- 5 Land between West Street/Market Street

Town Centre boundary

Primary frontages

Redevelopment sites

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Scale: 1 : 5000 at A4



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# Infrastructure

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# INFRASTRUCTURE

- 6.1 Whilst recognising the importance of telecommunications it is important to strike a balance between delivering infrastructure and preserving the landscape and buildings of particular importance.

## **Policy INF11      Telecommunications**

**Proposals for telecommunications development will be permitted provided it has been demonstrated with the necessary evidence that:**

- i)      apparatus is located so as to complete or improve coverage; and**
- ii)     where a new mast is proposed, there is no opportunity for sharing an existing mast, building or structure; and**
- iii)    apparatus is located and designed so as to minimise visual intrusion on the landscape or townscape, through sympathetic siting, design, materials, colour and, where appropriate, camouflage; and**
- iv)    it is not located in, nor will have an unacceptable impact on, any designated heritage asset, Site of Special Scientific Interest or local nature reserve unless it can be demonstrated that no technically acceptable alternative site is available and that the need for the development outweighs the degree of harm caused; and**
- v)     where feasible, all cables and pipelines are placed underground, having regard to any archaeological or ecological constraints.**

## **Explanation**

- 6.2 High quality and reliable telecommunications infrastructure is essential for economic growth and to deliver the services expected from telecommunications development including mobile and broadband. Poor broadband limits the types of business that could exist in a rural setting. Digital Derbyshire is working in partnership with BT to lay hundreds of miles of fibre optic cable and aims to bring faster broadband to parts of Derbyshire, particularly in rural areas. For details of the programme go to [www.digitalderbyshire.org.uk](http://www.digitalderbyshire.org.uk)
- 6.3 Telecommunications covers communication services involving radio, television and telephone networks provided by means of cable, microwave and satellite. In accordance with National Policy, local planning authorities should aim to keep the numbers of radio and telecommunication masts and the sites for such installations to a minimum consistent with the efficient operation of the network.

- 6.4 It is recognised that service providers will want to provide the best coverage possible in order to remain competitive in the market. Whilst recognising the importance of telecommunications, it is important to strike a balance between delivering infrastructure and preserving the landscape and buildings of particular importance. Wherever there is an opportunity to minimise the negative effects of telecommunications infrastructure, these should be taken up.
- 6.5 Conditions may be sought to secure an acceptable appearance for the structures and the development site. Screening may be sought where appropriate and landscaping schemes required. Where services are placed underground or new landscaping is proposed, the site should be restored and/or landscaped with appropriate indigenous species.

## **Policy INF12 Provision of Secondary Education Facilities**

**Land at Thulston Fields and Lowes Farm (shown on Map 5) is allocated for secondary education provision. The site(s) will provide:**

- i) A minimum 800 pupil place secondary school(s); and**
- ii) Of a minimum of 10 hectares; and**
- iii) Designed and laid out so as to minimise any undue impacts on surrounding land uses and the wider environment.**

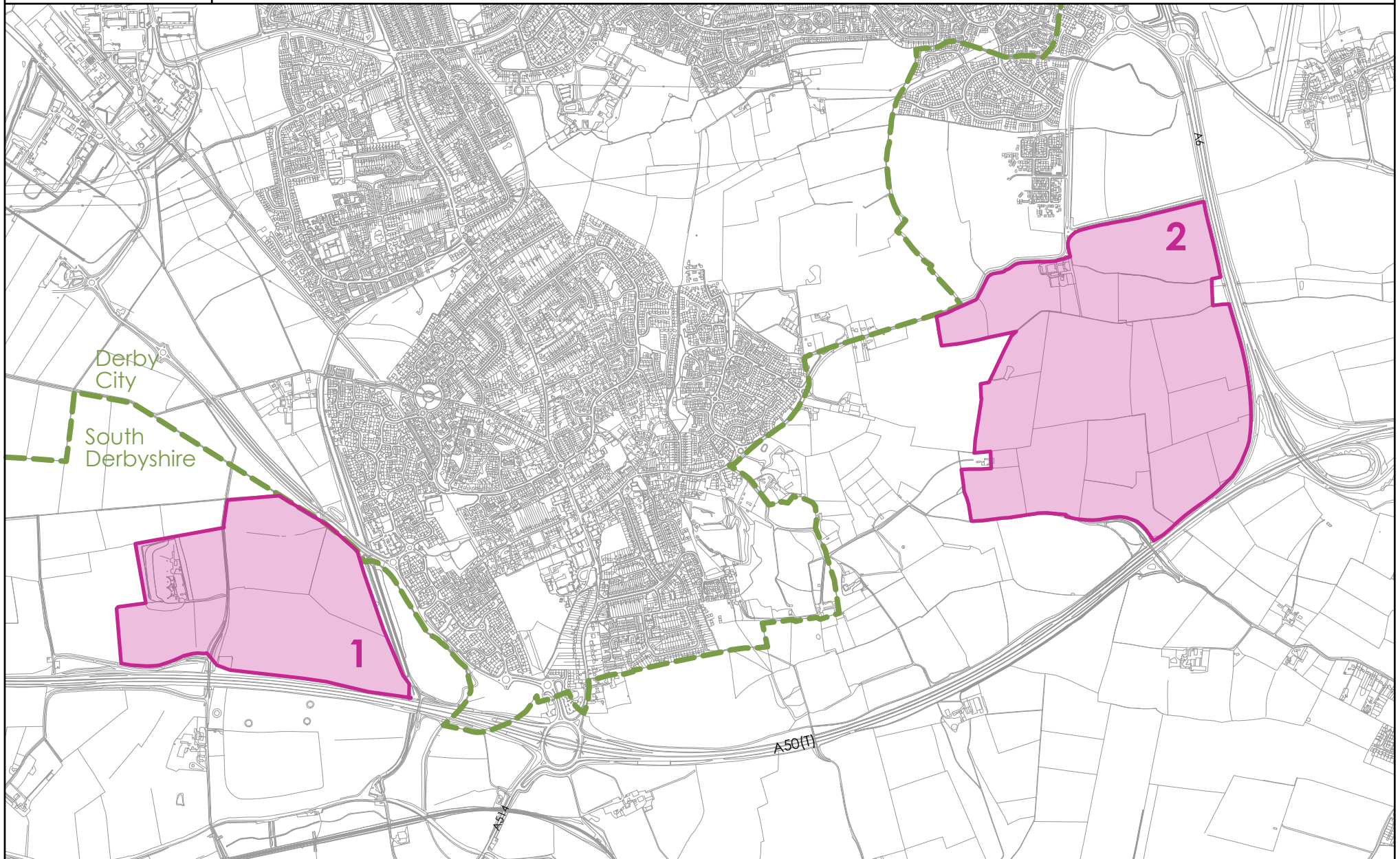
### **Explanation**

- 6.6 Due to the recent and anticipated population growth in South Derbyshire, not just in this plan period but beyond 2028, it has become evident that at least one new secondary school will be required in the District. There are currently four secondary schools within the District, three in Swadlincote and one in Etwall. As well as these schools within the District, parts also have normal (catchment) areas covering them from Derby City, East Staffordshire and Erewash schools.
- 6.7 In order to progress a new secondary school, the starting point is the notification of sites through the Local Plan process. Derbyshire County Council as the statutory Authority for education provision in the District have undertaken this process and selected two sites and have notified the Council to allocate these sites. The allocation of these sites will continue until the Local Plan is reviewed or education need is re-assessed.
- 6.8 The allocated sites on Map 5 show the entire site (as proposed in the SHLAA) whereas only part of the site would be required for education provision as noted in the criteria of the policy. The exact location of the school on the site and whether both sites are required will be determined by the Local Education Authority or other statutory provider as the process continues towards the development of a new secondary school.

- 6.9 This policy only considers land required for secondary education provision and not sites for primary schools. Clearly the growth planned through both parts of the Local Plan will have an impact on primary schools and an increased requirement for places.
- 6.10 This need has been predominately dealt with through the Part 1 housing policies that have required new primary schools at the following sites:
- Hackwood Farm (in the Derby City part of the site)
  - Newhouse Farm
  - Highfields Farm
  - Wragley Way
  - Chellaston Fields
  - Boulton Moor
  - Drakelow
  - Hilton
- 6.11 Extensions at existing primary schools are also required at several schools across the District. None of the non-strategic housing allocations at policy H23 will create sufficient demand for a new primary school but additional school places will be required which will be dealt with through education contributions dealt with in section 106 agreements.



# Map 5: Policy INF12 Provision of Education Facilities



**1** Lowes Farm

**2** Thulston Fields



South Derbyshire District Boundary

