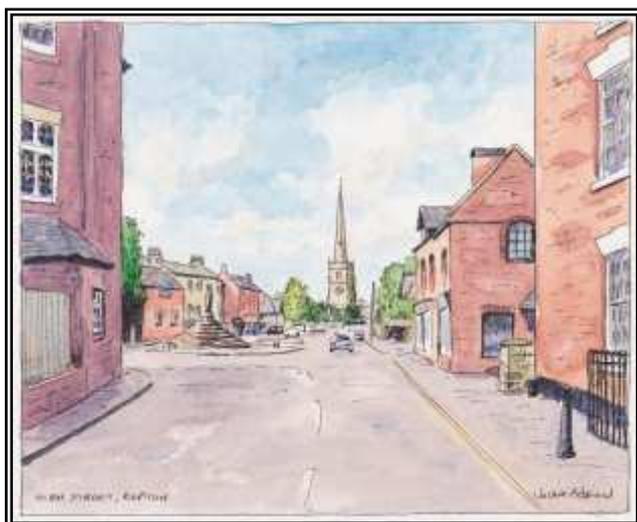


## Parish of Repton Neighbourhood Development Plan 2016 - 2028



### Repton & Milton

The Neighbourhood Development Plan for the parish of Repton covers the whole of the Civil parish. The boundaries are clear and well established. The Plan provides a vision for the future of the parish, agreed by residents. It sets out the parish's objectives, together with the policies required for their realisation.

Version 25 – 9 May 2017

# 1 Table of Contents

1	Table of Contents .....	2
2	Foreword .....	2
3	Introduction .....	3
	<b>3.1 How the Plan is organised.....</b>	<b>3</b>
	<b>3.2 The Neighbourhood Plan and the Planning System .....</b>	<b>3</b>
4	About the Parish of Repton .....	6
5	Vision Statement & Core Objectives .....	20
	<b>5.1 The Vision Statement.....</b>	<b>21</b>
	<b>5.2 Guiding Principles.....</b>	<b>21</b>
	<b>5.3 The Core Objectives.....</b>	<b>24</b>
6	Section 2 - Neighbourhood Plan Policies .....	27
	<b>6.1 Housing.....</b>	<b>27</b>
	<b>6.2 Open Spaces/Environment.....</b>	<b>33</b>
	<b>6.3 Amenities/Services .....</b>	<b>38</b>
	<b>6.4 Community, Leisure and Employment .....</b>	<b>41</b>
	<b>6.5 Travel and Transport.....</b>	<b>43</b>
7	References.....	45

## 2 Foreword

The parish of Repton is a rapidly changing area, but investment and change will only be worthwhile if it makes a positive contribution to the lives of local people and the future of its community.

The Neighbourhood Plan has been produced by a working group of volunteers acting on behalf of the Parish Council, which is the responsible body, and contains the thoughts and feelings of local people with a real interest in their community. The Parish Council has regularly reviewed the progress of the working group and wholly supports both the plan and the process used in its creation.

The Plan reflects the consolidated views of the residents and businesses of the parish, and covers key themes such as housing, amenities, work, leisure, environment, traffic and transport. The document has been developed through a process of consultation (see CEF3) for details. The Parish Council agreed to produce a Neighbourhood Development Plan (NDP, subsequently referred to as Neighbourhood Plan) in early 2015 and established a steering committee. A launch meeting was held in April 2015 and the working group was formed. This group then structured and conducted the on-going activities. The work conducted during 2015 and 2016 represents a continuation of the community's efforts to understand and shape its development. A parish document 'The Village Design Statement' (CEF9) was written in 2006 as a result of consultation, updated in 2016, and still has value today. The working group benefitted from the experience gained from its production and it has provided valuable background information and evidence, assisting the compilation of the Neighbourhood Plan.

Note that throughout the development of the Neighbourhood Plan a large amount of documentation has been produced and accessed. A system is used throughout this and other

documents to allow easy cross-referencing of this material. Each document has a Consultation Evidence File (CEF) number. For example the Neighbourhood Plan document is CEF1.

Repton Parish Council is very grateful for the support given to the Neighbourhood Plan by the Steering Group; Ewan Thompson (chair), Chris Jerram, John Perks and Peter Rainey

And Working Group from Repton and Milton; Ruth Attwood, Quentin Butler, Roz Cheeseman, Melissa Cooke, Malcolm Coston, Sue Goodwin, Carol Lloyd

Images: Local artist Jackie Adshead

## **3 Introduction**

### **3.1 How the Plan is organised**

The Plan is divided into two sections:

#### **Section 1**

The Neighbourhood Planning System

About the Parish of Repton

Vision Statement

Core Objectives

#### **Section 2**

Neighbourhood Plan Policies

### **3.2 The Neighbourhood Plan and the Planning System**

#### **3.2.1 How the Neighbourhood Plan fits into the Planning System**

The Localism Act, introduced by the Government in November 2011, aims to devolve more decision-making powers from Central Government into the hands of individuals, communities and councils. One of the key aspects to this is the ability of communities to produce Neighbourhood Development Plans, subject to being in line with higher level planning policy. That is, Neighbourhood Plans must comply with a set of Basic Conditions:

The following is taken from the UK Government's Planning Portal website:

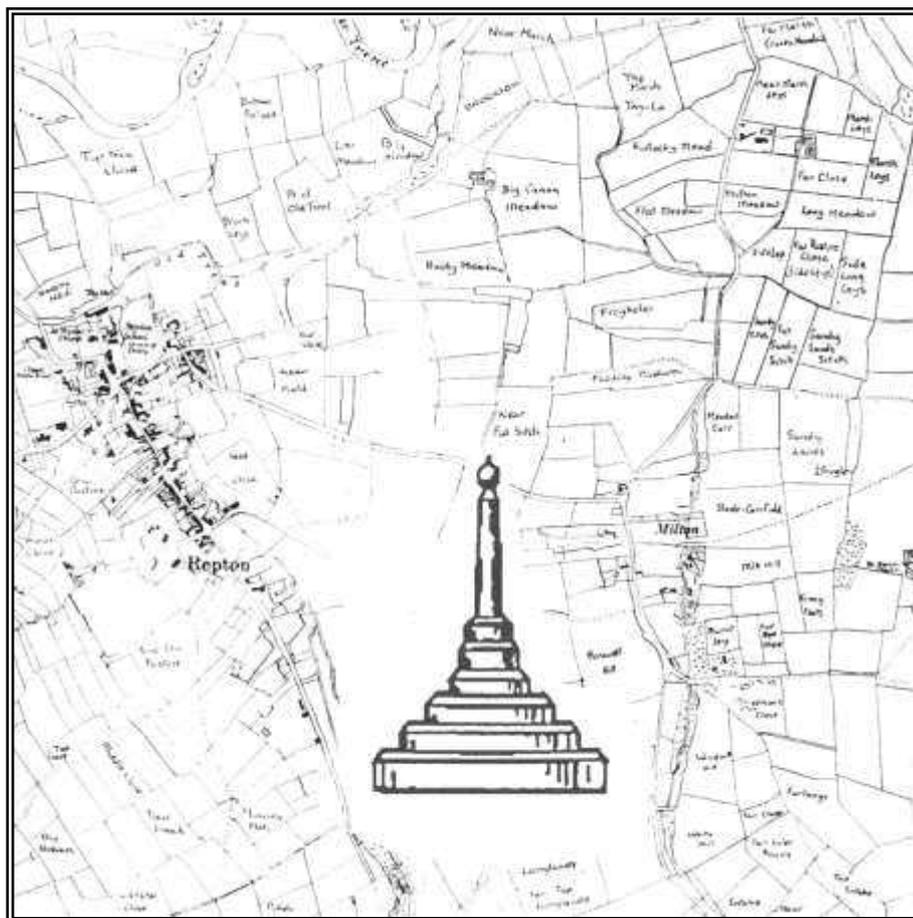
“Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. Revision date: 06 03 2014”

The basic conditions which apply to neighbourhood plans are:

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan.
- b. the making of the neighbourhood plan contributes to the achievement of sustainable development.
- c. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (South Derbyshire District Council).
- d. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- e. prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Details on how the draft Repton Parish Neighbourhood Plan conforms to the Basic Conditions are contained in Basic Conditions Statement (CEF4).

In order to future-proof the Plan, close dialogue with the South Derbyshire District Council has ensured that the Neighbourhood Plan is in line with up to date evidence of any strategic needs identified for the area and the adopted Local Plan.



### **3.2.2 What is in the Neighbourhood Plan?**

Housing in particular is an important part of the Plan, but the issues covered are much wider than this. The Plan is for the parish as a whole and is wide ranging in scope including:

- Protection of the characters of the two villages
- The range of and size of housing required
- What facilities are needed for the elderly
- How to protect the rural environment
- The landscape and historical perspectives
- How and what leisure amenities should be retained and improved
- What employment provision is possible
- The main travel implications
- How walking and cycling provision can be improved

# 4 About the Parish of Repton

Map of Parish of Repton. Area covered by Repton and Milton Neighbourhood Plan



Repton is a rural parish, set in undulating countryside in the district of South Derbyshire. The parish is made up of the village of Repton, and the much smaller hamlet of Milton. The two communities benefit from an attractive semi-rural character derived from open fields, abundant trees and hedgerows and a wide variety of building styles and features, reflecting the long history of the parish. The village is located south of the river Trent and is relatively close to the main trunk roads of the district; the A50 and A38. The nearest railway station is a mile and a half north at Willington. There are major urban areas in the region, including Derby, Burton-on-Trent and Swadlincote.

Its location, accessibility, scale and appealing countryside setting, combined with its strong community spirit, makes the parish of Repton a desirable place to live. The Repton Neighbourhood Plan has been prepared to ensure that development is planned in terms of location, scale, form and style in a manner which enhances the parish and villages. It has taken into account problems that have been identified and opportunities that can be implemented.

The issues covered are extensive and have been grouped under themes identified from the Village Design Statement. See Consultation Statement (CEF3) and Evidence Paper for Each Theme (CEF31).

Housing

Environment

Amenities and Services

Leisure & Employment

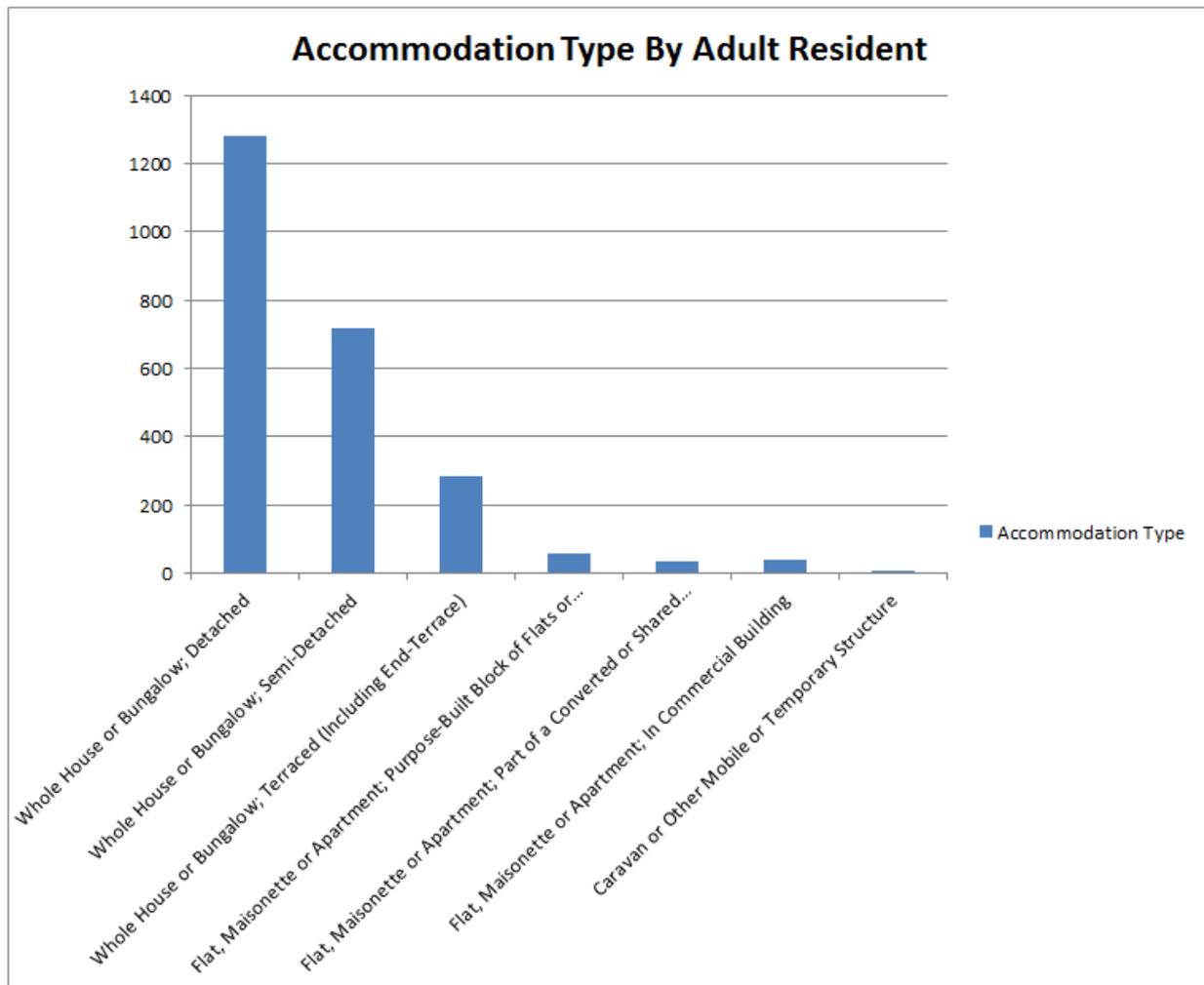
Travel & Transport

An overview of these five themes is considered below, taking into account information from the background reports, together with issues raised by residents from the two villages. More details are contained in the Detailed Justification of Policies (CEF5). A full report of issues raised during the consultation is provided in the Consultation Statement (CEF3) and accompanying documents.

The parish of Repton consists of two distinct villages and a large outlying agricultural area which includes part of Foremarke Reservoir and associated commercial interests. The villages are very different in size and makeup and therefore will be described individually. The agricultural land is managed by farms in the villages and therefore will not be evaluated separately.

## 4.1.1 Housing

2.4 The 2011 census provides details of the population of the parish. Repton parish has a population of 2,867 living in 1086 households, the majority of which are houses, rather than flats or apartments. Most residents live in Repton, as there are only approximately 80 houses in Milton and relatively few outlying properties.



## Repton

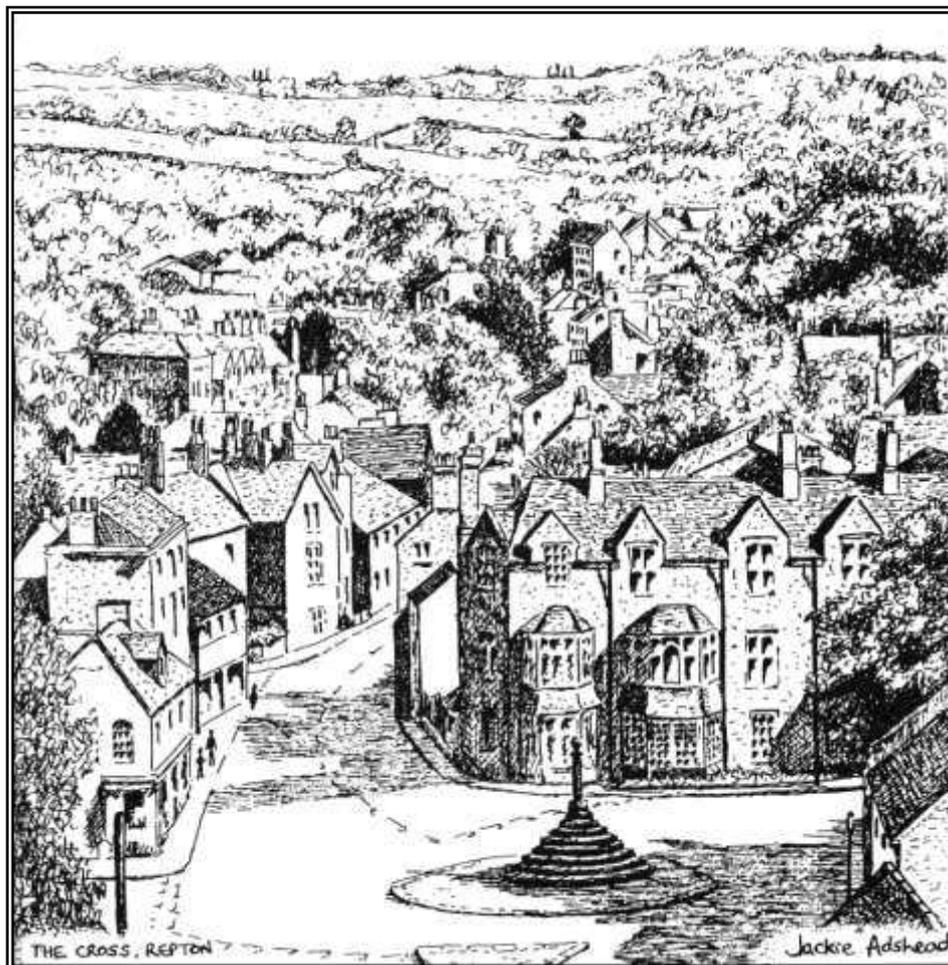
A major distinguishing feature of Repton is the mix of buildings, ranging from the 8th Century through to modern times. It was the ancient capital of Mercia where in AD 653 Christianity was first preached in the Midlands. The conversion of the Mercian royal family led to the building of the 8<sup>th</sup> century crypt that now forms part of St Wystan's church. Repton was invaded in 873-4 by the Vikings as an over wintering location, the defences included the religious buildings. The Augustinian Priory was founded in 1172 and the church much enlarged between the 13<sup>th</sup> and 15<sup>th</sup> centuries. The centre of the village is the Cross, a monument of medieval origins, and its surroundings where there are a significant number of medieval and post medieval buildings. The Cross is an important monument and is grade 1 listed, but unfortunately the surrounding stone setting has not been maintained, due to funding restrictions. There were statute fairs, based round the Cross, from medieval times up to the end of the 19<sup>th</sup> century. The crypt and the area around the church is of national historical importance. It has featured in many television documentaries, the last one shown in March 2016, and also definitive historical texts.

Further development through the medieval, Georgian and Victorian periods have contributed to a distinctive and varied built environment.

Over the last one hundred years in-fill has taken place, but most of these areas can still be characterised as having open spaces, grassed areas or verges, and mature trees, giving a pleasant aspect. Unfortunately the newer building has not always been carried out in sympathy with the surroundings. To sum up, the character of the village comes from the diversity of its buildings from all ages, yet they complement one another and form a harmonious environment (except for the 2015/2016 development).

Since the Village Design Statement (CEF9) there have been a number of new developments. A small development at the top of Askew Grove has replaced many of the wooden houses and also increased the number of houses in that location. The Trent and Dove development of thirty three houses, at the top of Milton Road includes twenty four for social housing. The Longlands development of forty houses, off Springfield Road, is a mixed development of two, three and four bed roomed houses. There is further significant development on this side of the village and towards Milton, bringing the total agreed planning applications to one hundred and forty eight houses. These developments, taking place in 2015 and 2016, are the largest that have taken place in the parish for decades and have caused considerable upset.

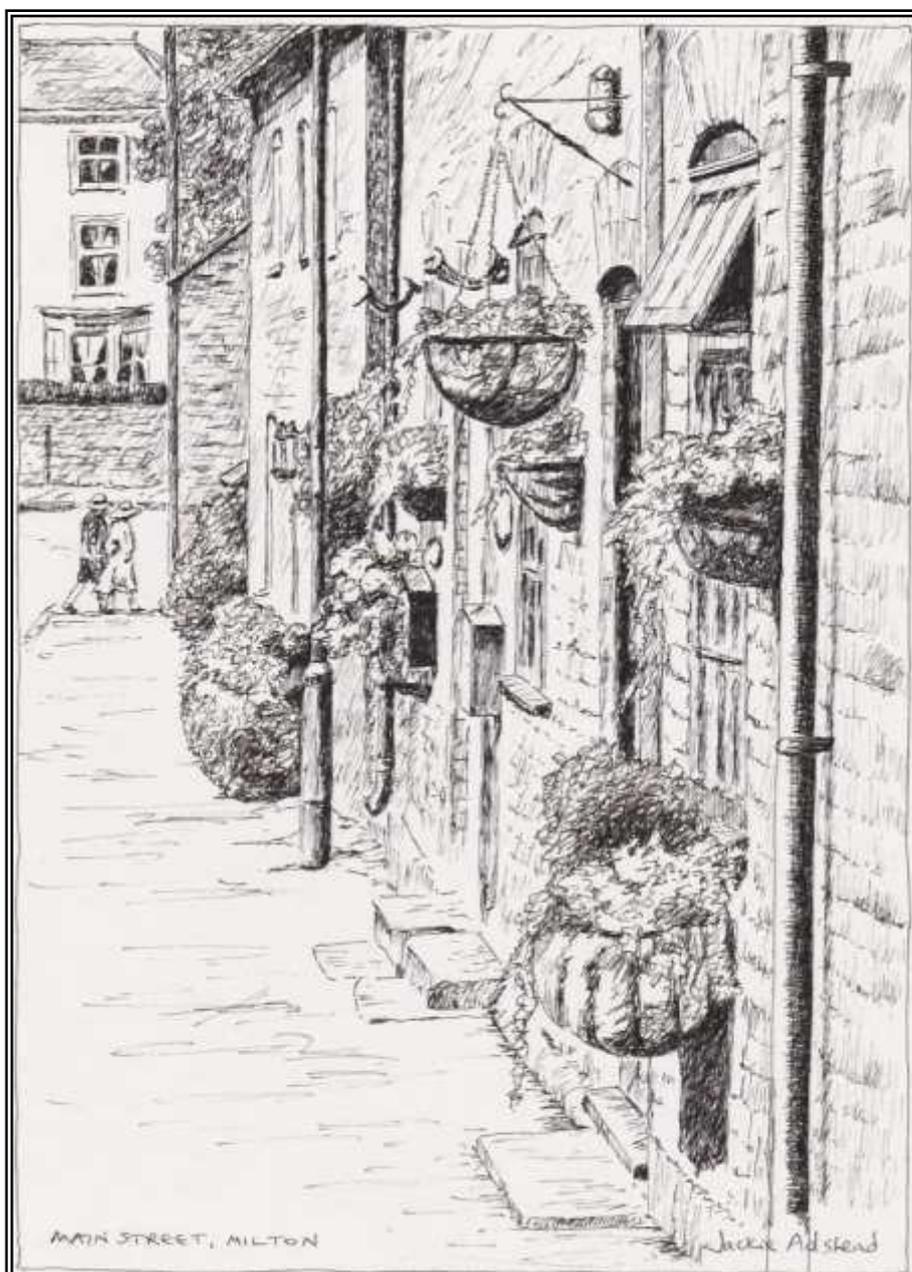
Residents have identified the historical buildings as one of the important and cherished features of the village.



## Milton

Milton has seven prominent listed buildings, which are mostly Georgian. These are interspersed with smaller dwellings that add to the character of the area. Predominantly, the buildings in Milton follow a distinct building line, either being built directly to the rear of the pavement or having sandstone walls and hedges which keep the building line intact. Overall, there are about 30 new brick-built houses in the hamlet, however not all enhance the character of the area. The older distinctive buildings provide useful references for new designs of houses or in the restoration/extension of existing buildings. There have been a number of barn conversions, and these have been sympathetic to the village environment.

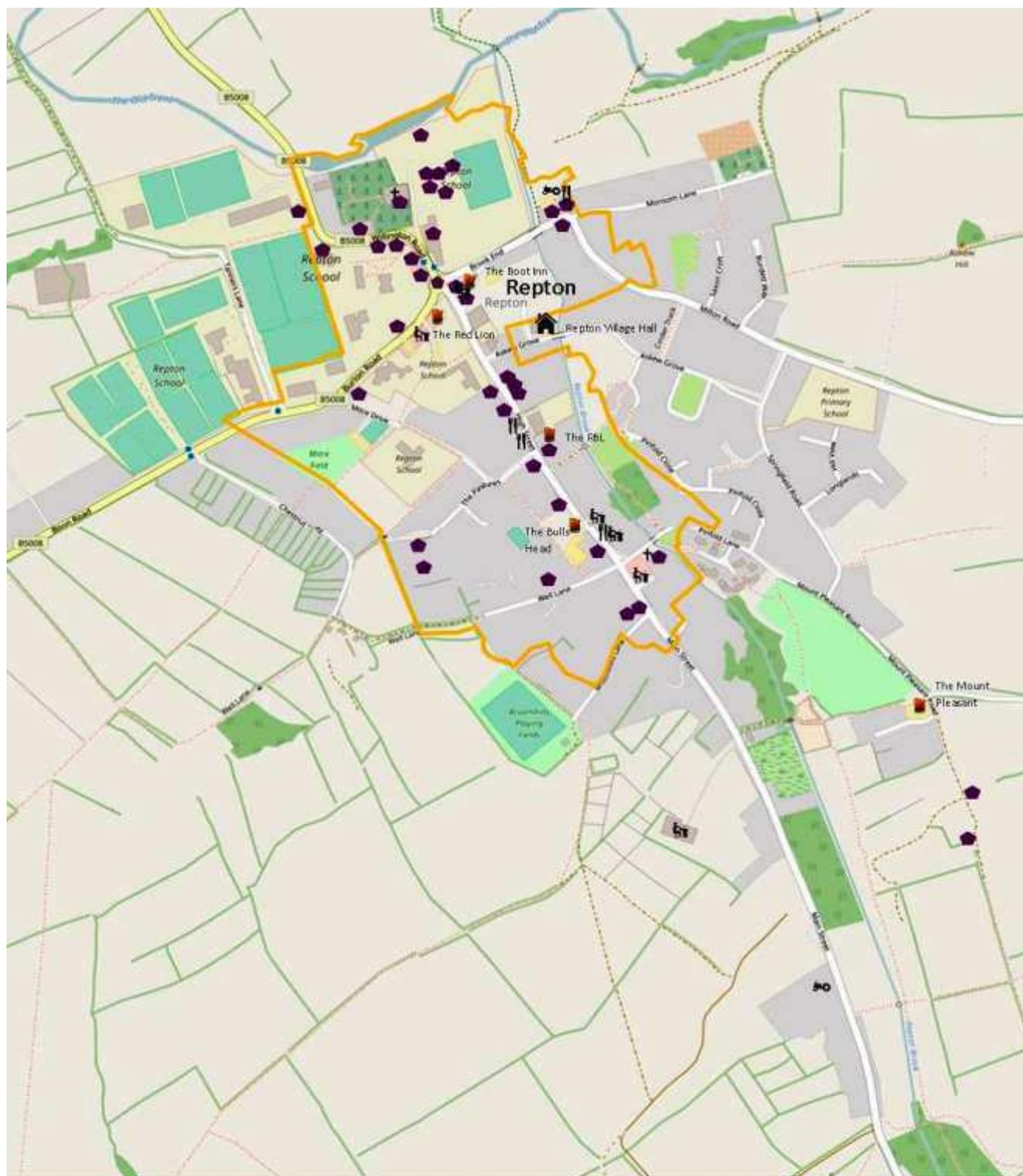
Consultation with residents from both villages have raised similar issues. Retaining the village settlement boundaries, as identified in Local Plan 1, has been a desire, together with concern over the possibility of more large developments on the edge of the villages. People have also raised issues regarding the range of housing types available, particularly for the elderly, and provision of sufficient affordable housing.



## 4.1.2 Environment

### Repton

Map of Repton with conservation area/listed buildings/amenities/retail/businesses



- |                      |                   |
|----------------------|-------------------|
| Listed Building      | Farm              |
| Pub                  | Business          |
| Restaurant/Take away | Bus Route         |
| Village Hall         | Conservation Area |

© [OpenStreetMap](https://www.openstreetmap.org/) contributors

Repton is a linear village, with its main axis running roughly south-east to north-west, following the line of Repton Brook, as it flows northwards into the Trent. As a whole the village sits within a valley formed by Repton Brook. There is little skyline development; Burton Road and the new houses at Longlands and Mount Pleasant being exceptions.

**Flooding:** The river Trent runs approximately one mile to the north and the flood plain which borders the village regularly floods. Repton Brook flows into the Trent and has flooded twice in the past year, and concern has been raised over the frequency of flooding. Work has been done on flood prevention, but with the brook running through the centre of the village and through private property, flooding can cause considerable damage. This has been experienced in recent years.

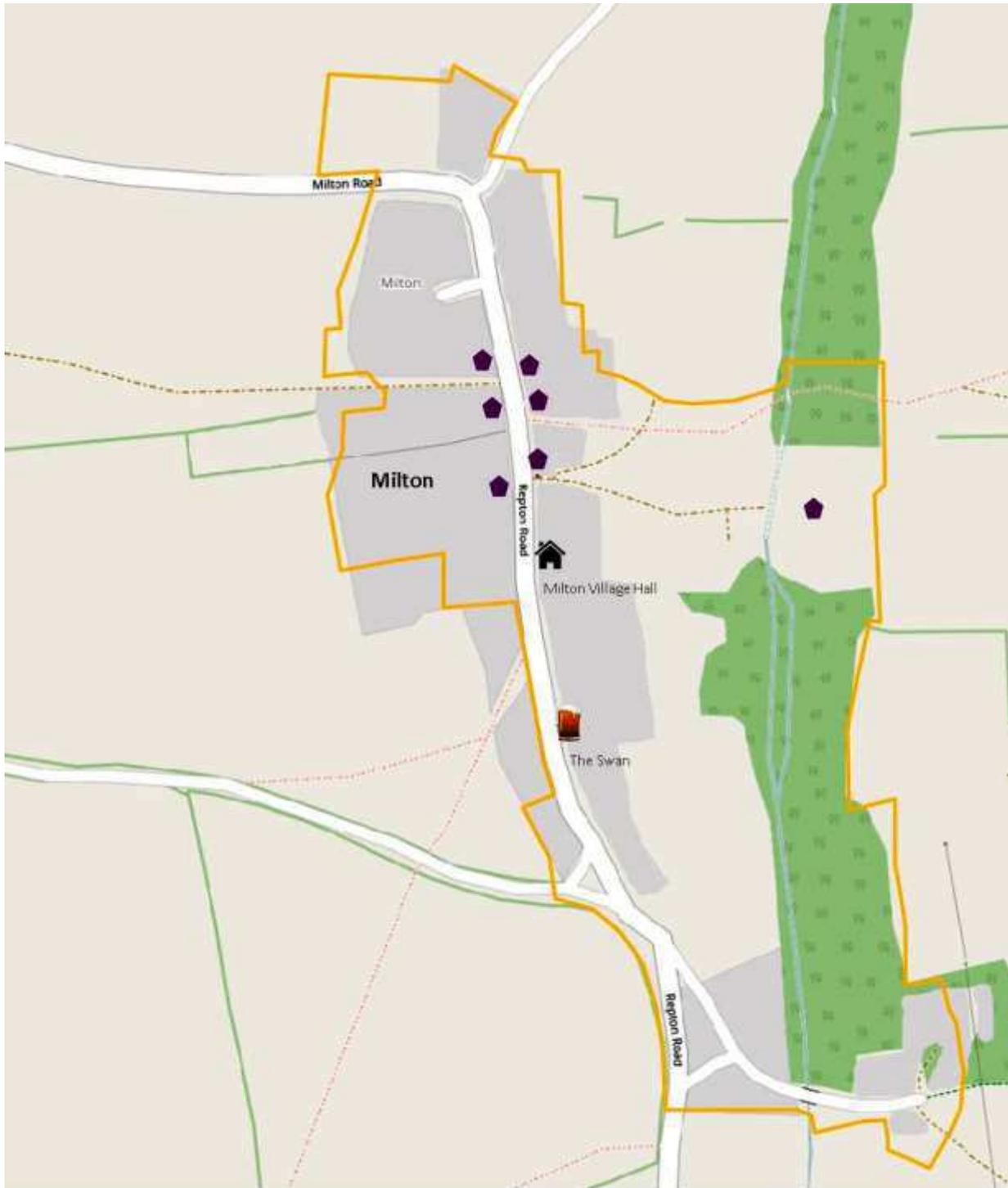
**Open Space:** Within the confines of the village, there are five significant open spaces which have either full or partial public access. These have been included in a 2016 draft SDDC Local Plan Part 2 as land that contributes to environmental quality. These include the field off Mitre Drive, which houses children's play equipment and caters for scouting activities; Mathews' Farm by the brook, and the adjoining spinney; Saxon Croft field and The Crescent. The Pinfold Lane triangle also provides a green space and Broomhills Playing Fields has been awarded Queen Elizabeth Fields in Trust status. There are also extensive playing fields associated with Repton School. All these green spaces, plus the numerous views out into the countryside that are glimpsed between buildings, combine to bring a sense of space and openness to the centre of the village. During consultation there was strong support for retaining and enhancing these areas. Within the village, except for the very centre, there is a feeling of openness and greenery, in keeping with rural surroundings.

**Historical Features:** The Cross and St Wystan's Church and the surrounding area are of high historical significance and are of importance to residents and visitors. This and other aspects of the historical features of the parish are recorded in the Historical Assets Register (CEF8)

**Conservation area:** Repton has a high concentration of Listed Buildings, thirty nine in total, of which six are grade one, and this has been recognised through the Conservation Area. This was originally defined in July 1969, extended in February 1982, and extended again in 2013 (See CEF7).

## Milton

Map of Milton - with conservation area/listed buildings/amenities/retail/businesses



- Listed Building
- Pub
- Village Hall
- Conservation Area

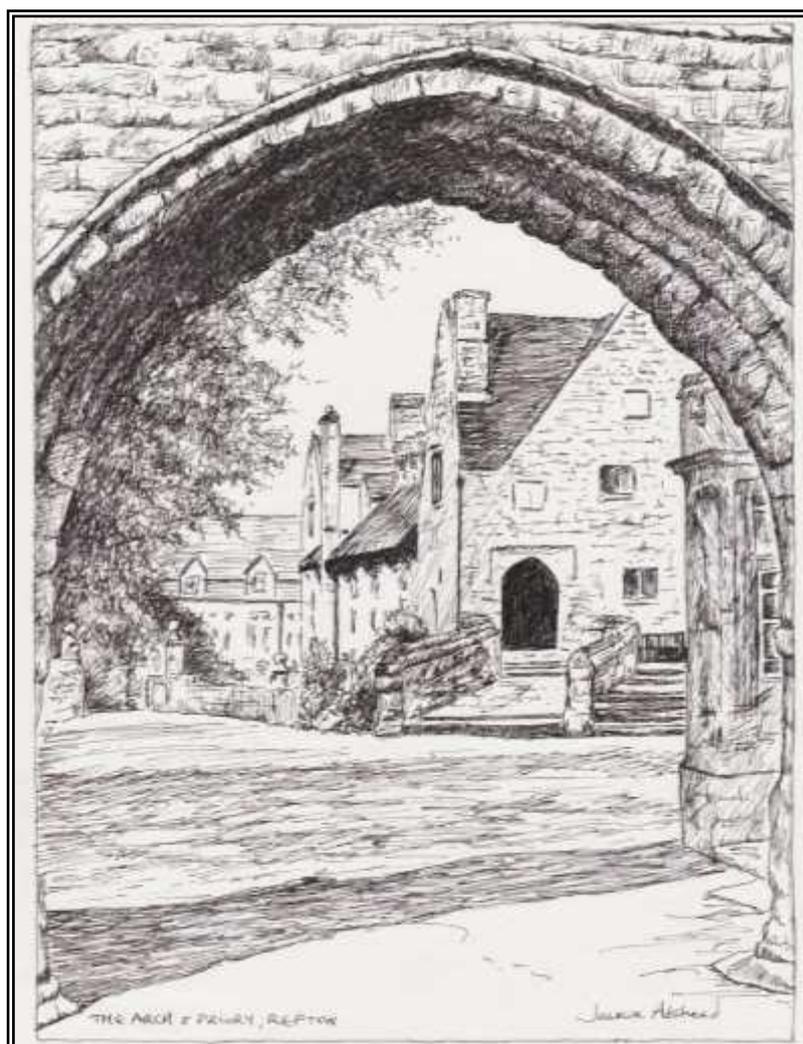
© [OpenStreetMap](#) contributors

The settlement of Milton lies in a shallow valley along the westerly side of its neighbouring brook. There are several gaps between buildings that are an important characteristic of the hamlet and give views to the countryside for residents and users of the many footpaths. There is no building on the ridges and skylines in the main core of the settlement, which is contained by two road junctions; to the north to Repton or Foremark and to the south to Mount Pleasant or Ticknall.

**Open Space:** There are two distinctive open spaces, one at the junction with Mount Pleasant, known as “The Village Green” or “The Triangle”, which is planted with trees and bulbs, and the second opposite the Village Hall, known as “The Orchard”. The wide grass verge opposite the Village Hall is also used for community activities.

**Character and Heritage:** Milton has seven prominent listed buildings, that are mostly Georgian. These are interspersed with smaller dwellings that add to the character of the area. Predominantly, the buildings in Milton follow a distinct building line, either being built directly to the rear of the pavement or having sandstone walls and hedges which keep the building line intact.

People identified the rural aspects, open spaces and the historical associations as reasons why they liked living in the parish.



### **4.1.3 Amenities and Services**

#### **Repton**

See map section 4.1.2.

2.11 Many amenities have been lost in the relatively recent past, including the surgery part of the health centre, paper shop, public toilets, bank, building society, hardware shop, pharmacy and The Dales residential home for the elderly. The surgery and pharmacy have relocated to Willington and this causes worry, particularly to older residents. The local library has now been replaced by a once a month mobile library. There are four public houses, two of which bring considerable numbers of people into the village with associated parking problems. The shops include a post office, butcher's shop, general store, a dentist, one hairdresser, and a beautician. There are also three food takeaways, and a tearoom. The Village Hall provides a centre for a number of services and social functions e.g. consultations; voting, keep fit classes, society meetings etc., but it urgently requires replacing.

The village has a number of educational establishments; two nurseries, a primary school, a private preparatory school and a public (fee paying) school. The primary school takes a significant number of pupils from outside the village, and the two nurseries, the private preparatory school and public school take the majority of children from outside the village. The Health Centre acts mainly as a venue for health care teams and provides little direct health care for the village.

There have been several problems with collapsed sewers, as some of them are now very old. These are part of a system which includes a pumping station by Brook Farm.

#### **Milton**

See map section 4.1.2.

Milton has a pub and a Village Hall, the latter having been upgraded, provides an essential centre for meetings etc., and is used by groups wider than the village. There is a sewage treatment station on the outskirts of the village. Milton is dependent on Repton and neighbouring Willington for the majority of amenities and services and concerns have been raised regarding increased through traffic.

Particular issues raised by residents include; the lack of health centre facilities in the parish, the need to retain retail outlets, the importance of the Village Halls.

### **4.1.4 Community, Leisure & Employment**

#### **Community and Leisure:**

#### **Repton**

See map section 4.1.2.

The Village Hall is a well-used venue for local organisations, such as the Repton Village Society, and for private functions, as is the scout hut, known as The Den. Unfortunately the Village Hall is becoming structurally unsound and will require replacing in the near future. Another significant social venue is the Royal British Legion, which hosts a range of activities. The parish and United Reformed Churches have the usual associated clubs and classes, which together with the local sporting clubs and allotments, provide opportunities for villagers to meet. In Repton, all ages of the community are provided for; starting with the mother and toddler groups, scouting and guiding, Repton Casuals sports club and the W.I., through to the Evergreens. Some of these are gradually decreasing due to lack of volunteers and facilities. There are only limited social facilities specifically for the youth of the villages. However, Repton does have other amenities that are unusual in a village, including facilities for swimming, tennis and other sports. There is also a music subscription concert programme and choral society. All these are provided by the independent Repton School. Repton has a growing number of visitors interested in the village, its history and its surrounding countryside, particularly as it lies adjacent to the National Forest.

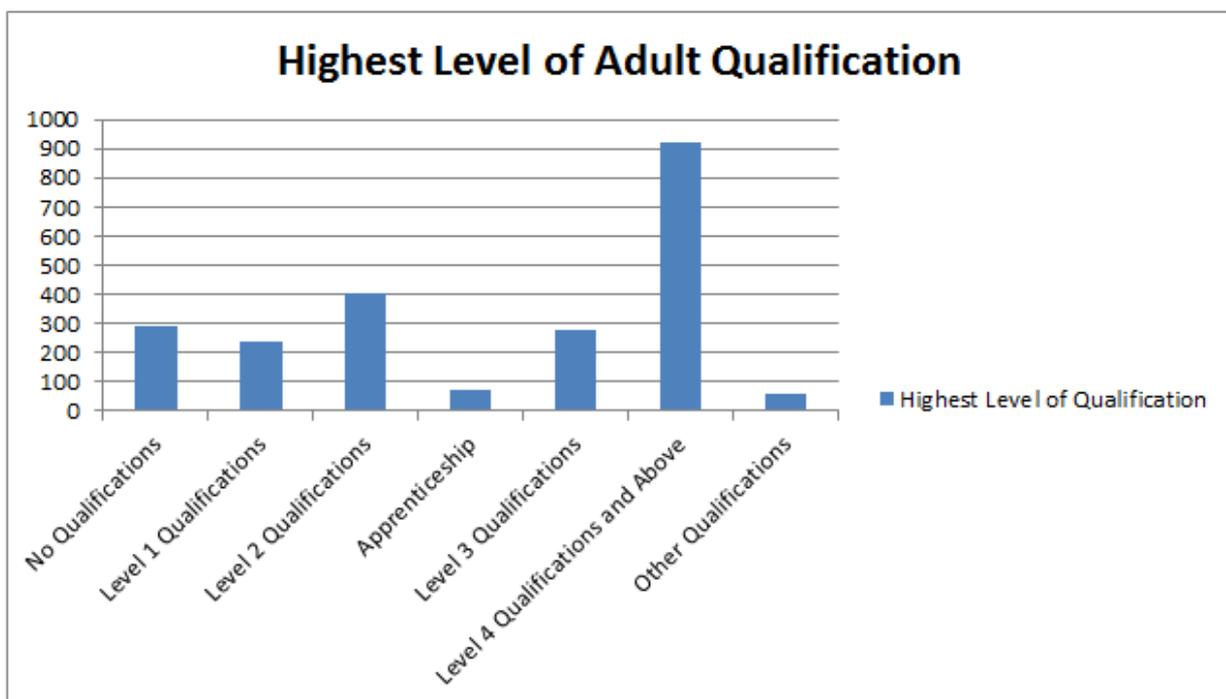
### Milton

See map section 4.1.2.

The heart of Milton is based around the Village Hall and the Swan public house. The Village Hall supports a vibrant community and holds many functions throughout the year, organised and managed by a lively Village Committee. It is home to the local W.I, lunch club for the elderly and other organisations. Residents worship in nearby churches such as St Wystan's, Repton or St Saviour's, Foremark. A mobile library used to call twice monthly but this has now ceased.

### Employment:

The residents of the parish tend to have a level of education that exceeds the national average. Most are employed in jobs outside the parish, leading to regular commutes.



## **Repton**

See map section 4.1.2.

In recent years, the decline in village based industries, and in particular farming (now down to two working farms), has meant a reduction in locally based employment. Also, the number of shops in the village has greatly diminished as residents drive or are bussed to nearby supermarkets. The economy of Repton is that of a rural village, where most of the residents work in nearby towns and cities, but Repton School employs a sizeable number of local teachers and support staff. The only other major local employer is Gibson Technology, who design, build and test racing car engines, but currently all their staff live outside the village. There are a number of builders, architects and other trades based in the village, who add to the village's economy.

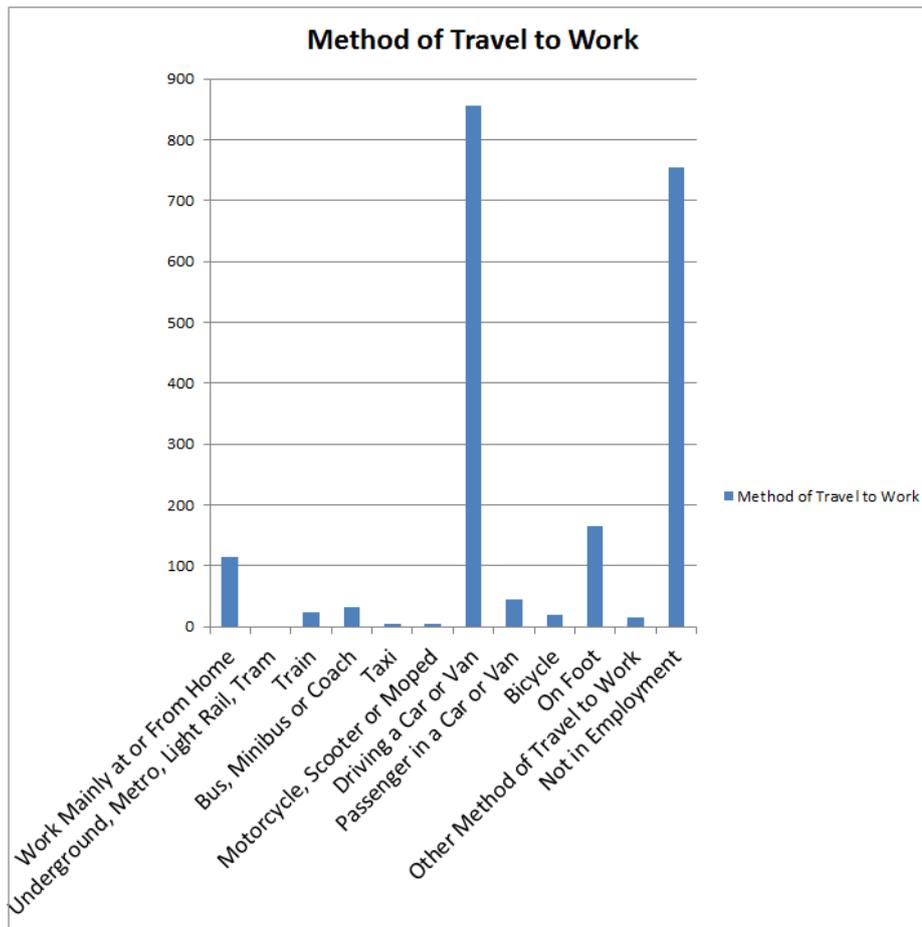
## **Milton**

See map section 4.1.2.

Milton is still farming based but in line with the current agricultural trend, farms have become larger and currently there is one working farm in Milton. However Milton remains predominantly agricultural, with the major part of Milton's approximate 1300 acres being farmed by local long established farming families from within the parish. This creates continuity of husbandry and local agricultural tradition. In addition there are 2 smallholdings and several dwellings with land attached which is often used for equine pursuits. There are some small businesses in Milton, but apart from the public house these are generally individuals working from home and do not offer any additional employment. The majority of residents work in nearby villages, towns and cities, yet Milton retains a strong rural character and a proud sense of community.

The major employment is found in Derby and or Burton upon Trent, but with the nearby road links of the A38 and A50, the areas in which people travel to work is very wide. With limited public transport, this does mean a high car use and the consultation highlighted a worry that any new housing increases an already excessive traffic density.

## 4.1.5 Travel & Transport



### Repton

See map section 4.1.2.

There are five road routes into the village and it is served by an hourly bus service during the day, which reduces in frequency in the evening and on Sunday. There is a mainline train station in the neighbouring village of Willington, about a mile and a half away, with seven trains per day, except on Sundays. Nottingham East Midlands Airport is situated approximately ten miles east of the village. There is an extensive network of footpaths, both within the village and across the surrounding farmland.

Repton lies within two miles of the junction between two major trunk routes, the A50 and A38. Adjacent to this junction is the Toyota car plant, at Burnaston. The proximity of these, and the location of the bridge over the river Trent at Willington (the only one for five miles in either direction), have led to a substantial increase in road traffic through the parish in recent years.

Repton is a very old settlement and the street layout, with little or no off-street parking, so does not easily accommodate the high levels of traffic. Two particular issues are evident. The first is the narrowness of the High Street, Milton Road and Burton Road in the vicinity of The Cross. This leads to severe congestion at times of high traffic density. The situation is compounded here and in other areas of the village, including the junction of Milton Road and Springfield Road, by the various school runs. The street layout around The Cross also affects pedestrians, due to the narrowness or absence of pavements, and crossings.

The other significant issue occurs on the outskirts of the village. The transition from open countryside to build-up area is not abrupt, leading to a tendency for speed limits to be exceeded.

The Trent Villager bus service runs to both Derby and Burton via the villages in between. The bus stops are located at Repton Cross, which is more than a mile from houses at the south-eastern end of the village, and on Burton Road, which is also a considerable distance from the majority of housing. There is also a free weekly bus, which is run by, and to, the Tesco supermarket in Ashby.

There is a perceived risk to cyclists from other vehicles on the causeway from Willington, where the traffic speeds tend to be higher and the road is relatively narrow, making overtaking difficult.

Repton is unusually well provided with footpaths both within the village environment and in the neighbouring farmland. These are extensively used, the accessibility encouraging people to walk from home. A network of hidden footpaths and 'jitties' criss-cross Repton and provide pleasant car-free links between different parts of the community.

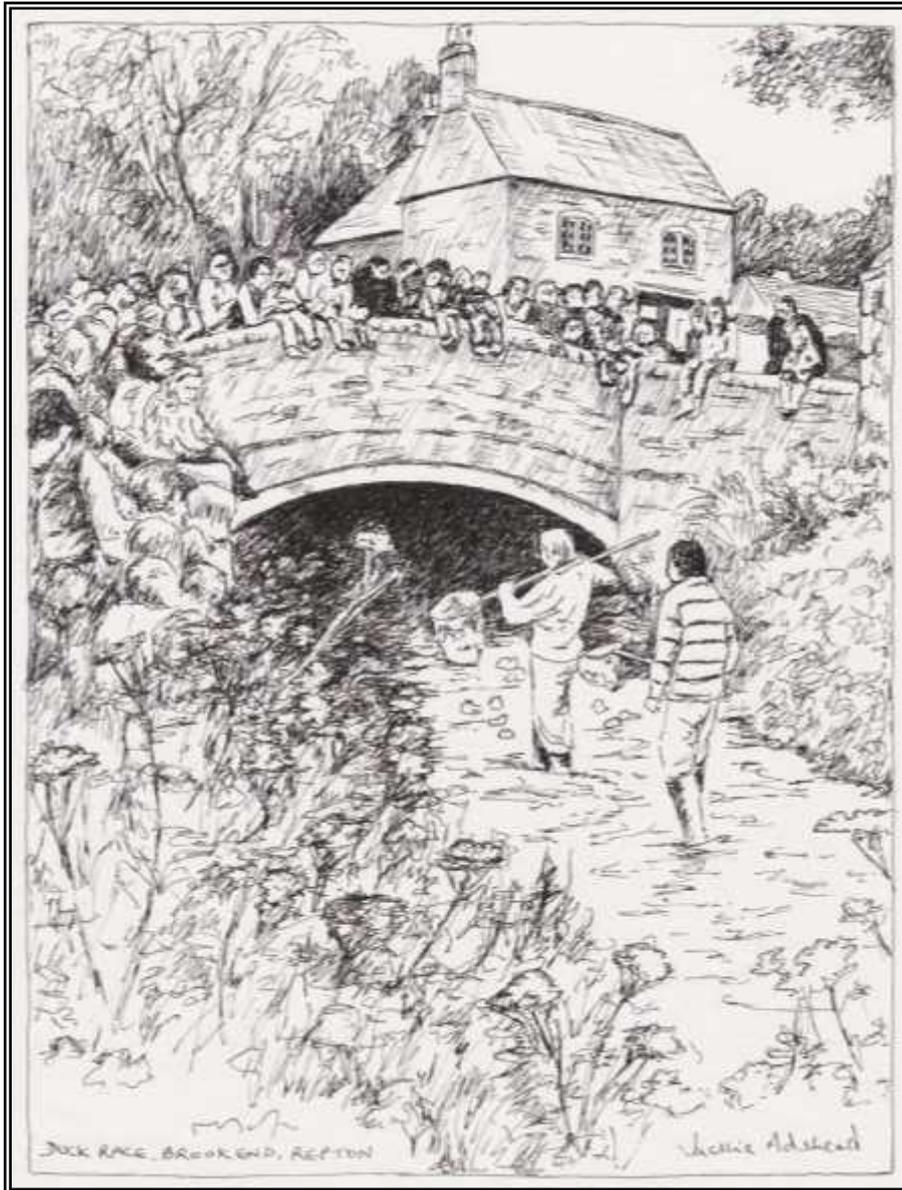
## **Milton**

See map section 4.1.2.

Milton has road links to Repton, Ticknall and Swarkestone bridge (via Foremarke). Traffic levels are high at certain times of the day as the hamlet is used as a through route. There is no longer a public transport service in Milton. The majority of residents rely on their own transport or that of neighbours. This dependence upon the motor car brings with it the problem of car parking because many residents have no garage or driveway facilities and, of necessity, have to park on the main street.

There is a web of footpaths and bridle paths linking Milton across open fields with outlying farmsteads and settlements and with adjacent villages. These are used extensively by walkers, cyclists and horse riders, both residents and visitors.

## 5 Vision Statement & Core Objectives



The Village Design Statement was written in 2006 and updated for points of factual accuracy during 2016. When originally written, it endeavoured to describe Repton and Milton and their surroundings as they were at that time; highlighting the individual and collective characteristics that make the settlements distinctive. It was compiled by local residents, through a process of public consultation, with help and advice from officers of South Derbyshire District Council and support from Repton Parish Council and Repton Village Society.

The Village Design Statement added local guidelines for Repton and Milton to the overall policies on housing, environment etc. contained in the South Derbyshire Local Plan. The Local Plan and Supplementary Planning Guidelines (including Conservation Area Character Statements) were the first references addressed in a planning application, but the Village Design Statement supplemented them with those aspects particular to Repton and Milton. The purpose of the document was to ensure changes that took place in the future fitted in with what was best in Repton and Milton. It laid down what residents felt was important and was readily available to residents, developers and local planners, to help inform the planning process.

The steering committee and the working group all agreed that we should use such a comprehensive document as the base of the Neighbourhood Development Plan, bringing it up to date using information generated from the consultation process. It was the starting point for developing the Vision Statement and core objectives. Additional significant inputs have been; issues raised by members of the public at Parish Council meetings, the surveys undertaken at the Village Party (CEF11) and SDDC Local Plan Part 1. The vision and objectives have been further refined following consultation with the community. Details are provided in the Consultation Statement (CEF3) and the Evidence Paper for Each Theme (CEF31).

## **5.1 The Vision Statement**

**To ensure that the parish of Repton continues to be a vibrant, pleasant, sustainable and safe place in which to live, with facilities that meet the needs and aspirations of the people who live and work there.**

## **5.2 Guiding Principles**

The set of principles that provide a means of delivering the vision are:

**The preservation of the separate villages of Repton and Milton, so that the individual identity of each community is not lost.**

To preserve and enhance the landscape setting and historic character of the villages within the parish, by minimising any negative visual impact of new development.

To ensure that all development, as identified in the SDDC Local Plan, is provided in the right location and the scale to be in sympathy with the area's rural aspect and heritage, respecting the area's character and environment.

To create a parish that has minimum impact on the natural environment, promotes bio-diversity, encourages wildlife, works towards being carbon neutral and mitigates the expected effects of climate change

To sustain the vitality, health and safety of the community and to allow long-term residents the opportunity of remaining part of it.

To reduce the need to use private motor vehicles, to encourage alternative means of travel and to ensure that travel within the villages is appropriate and secure.

## 5.2.1 Looking at the principles in more detail:

### **The preservation of the separate villages of Repton and Milton, so that the individual identity of each community is not lost:**

The two villages are very different in size, and nature.

Repton is a village with a long history. Of particular note are the buildings around the Cross, some of which date back to the Saxon period. In addition to the oldest buildings that form the core to the village, there has been subsequent building over many centuries that provide a wide variety of different styles. These create different aspects within the village, including open spaces and mature trees, with the whole tending to blend harmoniously together. Further details are provided within SDDC Conservation Area document (CEF7) and the Historical Assets Register (CEF8). It is imperative that this is taken into consideration during planning, as the results of all decisions made will have an impact on this important aspect of the village. Repton has a range of amenities, including a bus service, retail, sports and leisure facilities. These provide residents with services that are reasonably accessible, although some of them would certainly benefit from enhancement and augmentation.

Milton is a hamlet, established well over 1,000 years ago, a totally separate community from Repton. It does not have the services and facilities found in Repton. Nevertheless, it too has a distinctive character, with many attractive buildings and a more rural aspect. Given the differences to Repton, it is appropriate that the planning policies affecting it are different.

### **To ensure that all development, as identified in the SDDC Adopted Local Plan, is provided in the right location and scale to be in sympathy with the area's rural aspect and heritage, respecting the area's character and environment - and - To preserve and enhance the landscape setting and internal historic character of the villages within the parish, by minimising any negative visual impact of new development:**

The two communities benefit from an attractive semi-rural character derived from open fields, abundant trees and hedgerows and a wide variety of building styles and features reflecting the long history of the parish. The rural character is strengthened by grass verges, and green spaces which are both located on the four major roads in Repton and in the majority of housing developments. This is unfortunately not the case for the housing developments of 2015 and 2016. Its location, accessibility, scale and appealing countryside setting, combined with its strong community spirit, makes the parish of Repton a place where people desire to live. The area of the Cross and Church in Repton are obvious landmarks, but the character of the village is much more diverse and will affect, and be affected by, changes in the buildings, roads and related features. As described in detail in the Village Design Statement (CEF9) and SDDC Conservation Area documents (CEF7) and Historical Assets Registers (CEF8), Repton and Milton have a significant and attractive built environment, which is valued and should be preserved and enhanced.

### **To create a parish that has minimum impact on the natural environment, promotes biodiversity, encourages wildlife, works towards being carbon neutral and mitigates the expected effects of climate change:**

Hedgerows, trees and woodland throughout the rural parish visually enhance the countryside, as well as providing an important habitat for wildlife. The natural environment is integral to the

character of the parish. Enhancing it will encourage healthy activities such as walking. Transport is also an important theme. Opportunities should be taken to reduce the use of motor vehicles and avoid queuing stationary traffic, so as to minimise pollution.

**To sustain the vitality, health and safety of the community and to allow long-term residents the opportunity of remaining part of it:**

There is widespread recognition that the population is ageing and there is an increasing requirement for suitable housing provision for older people, many of whom do not want to leave the parish when they no longer feel able to live in their current home. In addition, residents of all ages need access to health-promoting leisure facilities.

**To reduce the need to use private motor vehicles, to encourage alternative means of travel and to ensure that circulation within the villages is appropriate and secure:**

The parish needs to ensure the integration of the various neighbourhood areas within the villages through appropriate pedestrian and cycle links. It is important that good public transport, walking and cycling access are provided.



## 5.3 The Core Objectives

The core objectives are grouped under five headings:

Housing

Open space & Environment

Amenities & Services

Community, Leisure & Employment

Travel & Transport

At the consultation there were comments about the main issues, and the core objectives were developed from these. See the Consultation Statement (CEF3) and the Evidence Paper for Each Theme (CEF31) for details of this process.

### Housing

Main comments raised by local people during the consultation included:

Residents did not want to see any more large developments. Having had 148 houses built in the last two years in one area of Repton, they felt any new housing needed to be integrated into the village and on smaller sites.

That The Dales, which had provided residential care in the parish but had been closed and was lying empty, should be redeveloped for housing provision for the elderly. In addition the existing housing for the elderly at Fisher Close should be retained and enhanced.

A lack of affordable housing in both villages.

Residents expressed an appreciation of the historical nature of both villages and a desire to preserve this.

Objective: Integrate small new housing developments within the villages

Objective: Develop The Dales site for supported elderly care accommodation and retain Fisher Close for the same reason.

Objective: Provide some affordable housing for local people

Objective: Retain the historical built environment

## **Open Spaces & Environment**

Main comments raised by local people during the consultation include:

Retention of the separation and integrity of the two villages

Retaining hedgerows and encouraging biodiversity

Landscape and the rural aspects were one of the reasons people chose to live in the villages

Providing open spaces and grass surroundings in keeping with a rural setting, on new developments

Retention and improvement of the present open spaces

Problems regarding increased flooding

Objective: Ensure that the village boundaries remain as in Local Plan 1

Objective: Encourage tree and hedge retention and planting

Objective: Ensure new building does not adversely impact on views and the rural landscape

Objective: New developments to provide appropriate open spaces

Objective: Improve existing open spaces

Objective: Ensure new build does not increase potential flooding

## **Amenities & Services**

Main comments raised by local people during the consultation include:

Lack of health provision in the parish

The importance of the Village Halls

Objective: Address the lack of health facilities within the parish

Objective: Ensure the Village Halls remain fit for purpose

## **Community, Leisure & Employment**

Main comments raised by local people during the consultation include:

Present play facilities not easily accessible

Repton Village Hall in very poor condition with no disabled facilities

Milton Village Hall is an important asset

Need to retain existing retail businesses

To be able to work from home would be an advantage

Small businesses to be encouraged

Objective: Provide play facilities near to new developments

Objective: Rebuild Repton Village Hall with appropriate facilities and retain Milton Village Hall

Objective: Retain the number and mix of shops

Objective: Support new small businesses

## Travel & Transport

Main comments raised by local people during the consultation include:

The amount of traffic through both villages

The lack of parking and inappropriate parking

Enjoy the footpaths through the villages

Want to encourage more cycling and walking

Better links with Willington where health and retail provision is sited

Objective: Ensure new housing developments have good pedestrian, cycle and bus connections

Objective: Consider ways to provide new parking within both villages

Objective: Retain and improve footpaths

Objective: Improve connections to surrounding destinations



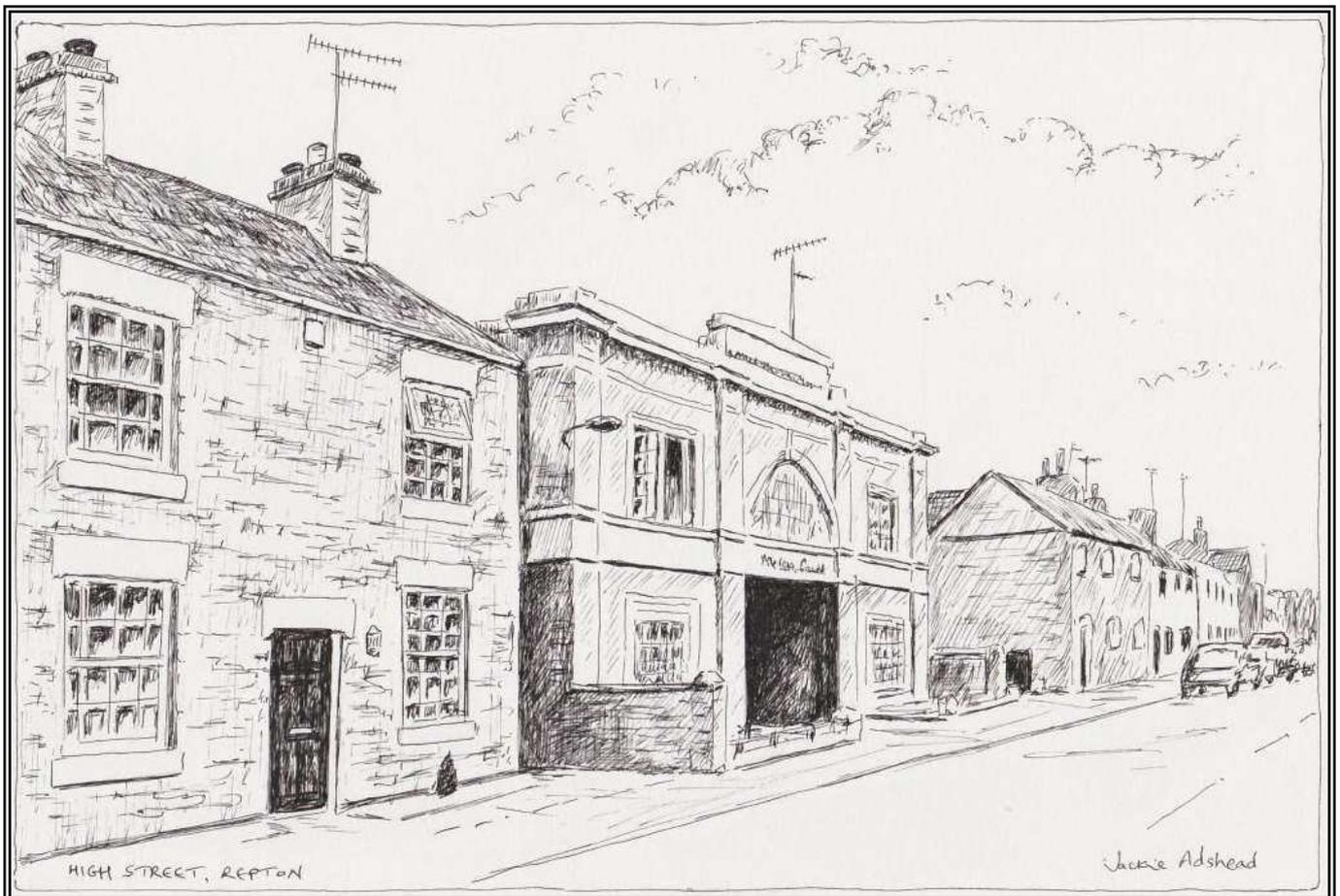
## 6 Section 2 - Neighbourhood Plan Policies

This section describes the policies that will help enable the parish meet the objectives stated in section 5 of this document. In the following section brief justifications are provided for each policy. A more detailed explanation of the evidence and reason for the policies can be found in the following documents:

Consultation Statement (CEF3), the Basic Conditions Statement (CEF4), Detailed Justification of Policies (CEF5), Justification of Policies with Links to Existing Planning Documents (CEF5a), Evidence Paper for Each Theme (CEF31), Analysis of Questionnaires by Theme (CEF28) and Spreadsheet of Comments from Questionnaire (CEF29). These are the principal documents that cover the process of the identification and generation of the policies but within these documents are references to other documents that are also pertinent.

The Neighbourhood Plan policies are important in order to safeguard the parish from inappropriate development and to avoid overloading existing infrastructure and community provision, but extend those where possible and appropriate. These policies should be implemented to ensure a linked and joined up approach to villages, community and environmental development.

### 6.1 Housing



Our ambition is to promote a balanced and vibrant community where the parish has the services and housing sufficient to meet the needs of residents at all stages of their lives. The Neighbourhood Plan supports regeneration and re-development opportunities that help achieve

social and environmental objectives in the parish. Our aim is to ensure Repton and Milton are attractive, environmentally healthy and sustainable villages to live in, whilst retaining their very distinct characters. When recognising the heritage and history of the parish, the Housing policies seek to protect and enhance the historic built environment of Repton and Milton, whilst also securing its place in the future. Our design ambition for homes is to promote high quality design and materials in the development of buildings which will result in improvements to the lives of residents and visitors to the parish and to the built environment. The Neighbourhood Plan supports housing development that fosters more sustainable means of transport, reflecting the predominantly rural and residential character of the area.

### **6.1.1 Repton and Milton limits of development**

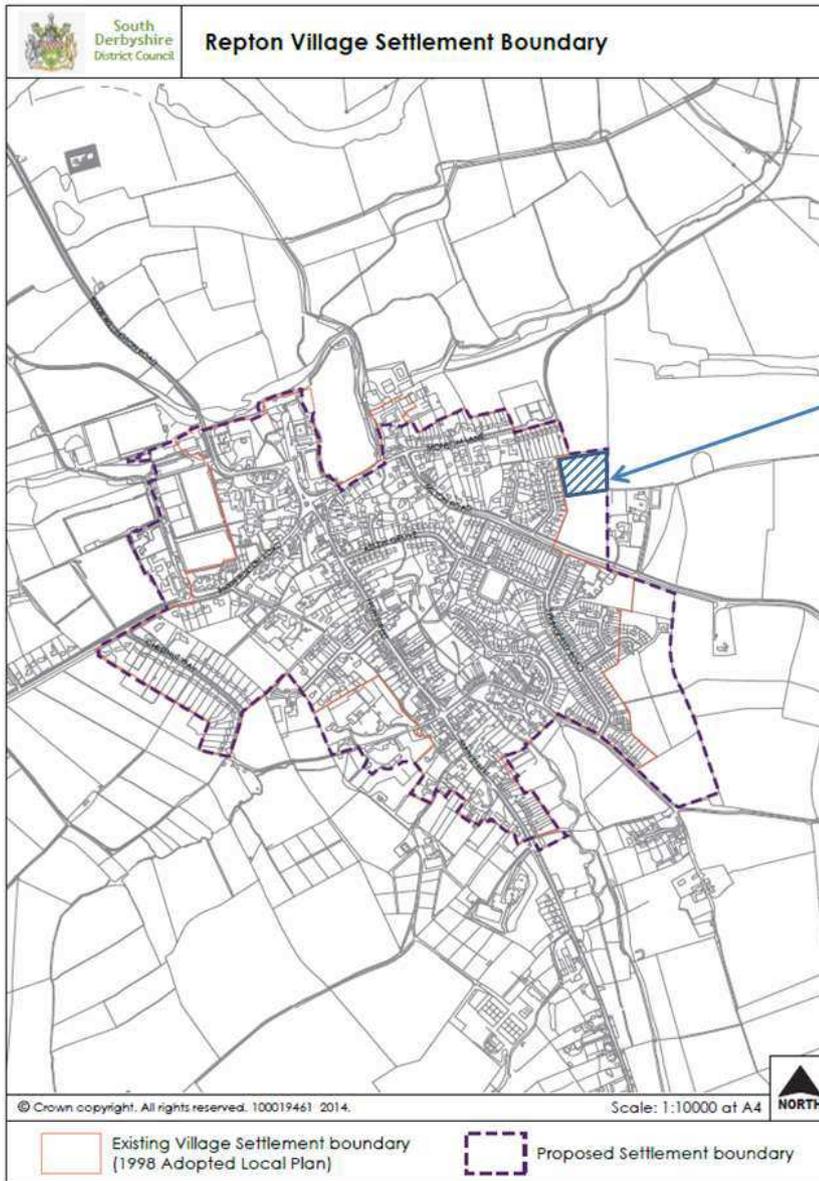
The Neighbourhood Plan proposes to designate the limits to development for the parish which will maintain the existing boundaries of both the villages of Repton and Milton. The villages are quite different and there is strong community support that this should be preserved. Repton is a large village with a range of amenities while Milton is a small rural hamlet. In many cases people have chosen to settle in each village because of the specific characteristics each offer. It would be detrimental for the two to merge, thus resulting in a loss of identity. In addition, the physical separation with open countryside enhances the rural nature of both communities and provides residents with immediately accessible leisure opportunities through the linking network of footpaths.

It should be noted that the settlement boundaries described below are consistent with those currently proposed in SDDC Local Plan Part 2, with one important exception. Community consultation (see CEF28 and CEF29) has shown residents accept the merit of minor alterations to the boundaries of both Repton and Milton to reflect the existing built area, in many cases long established. Residents also accept the housing development in Repton adjacent to Mount Pleasant is currently underway, so it is reasonable to encompass this within the boundary. It should be noted that there was considerable opposition to this development and it is non-strategic, being outside the allocation designated in SDDC Local Plan Part 1.

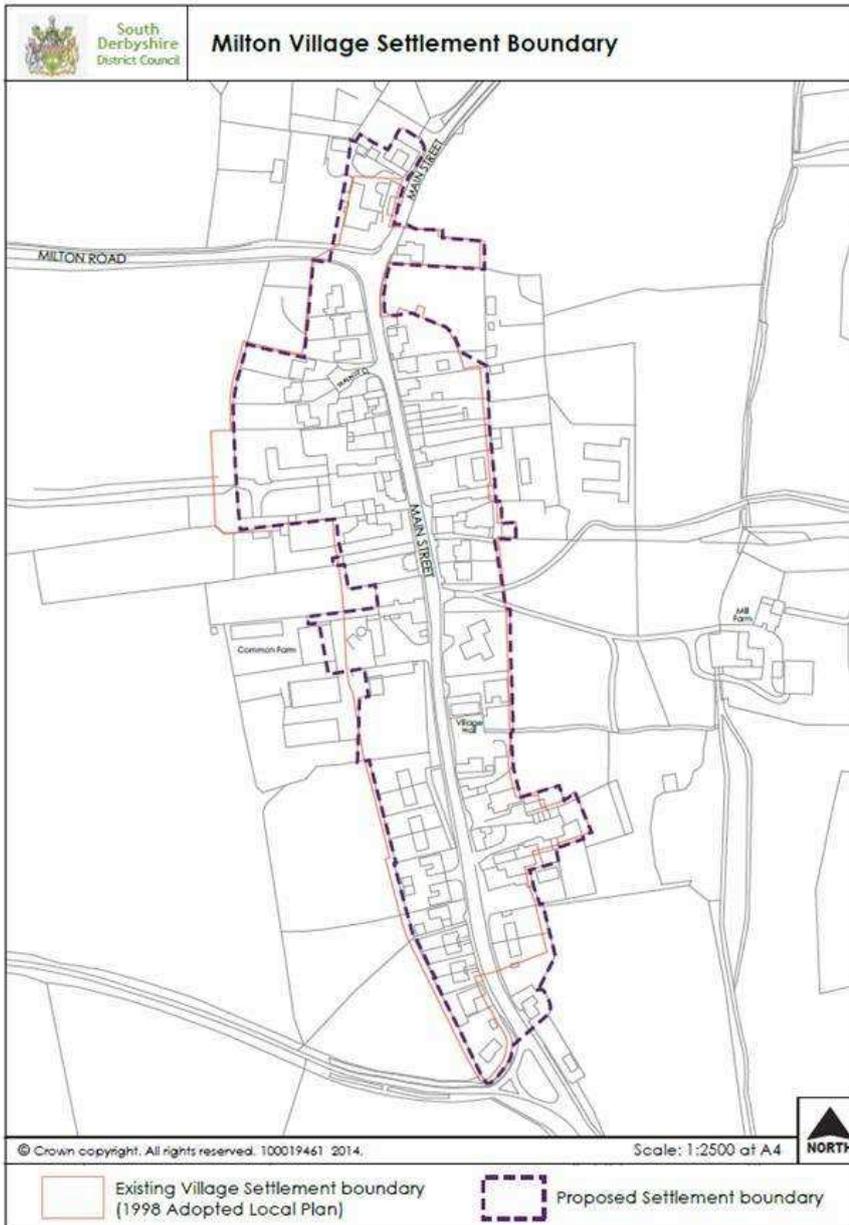
Residents are not accepting of proposals to expand the boundary of Repton to incorporate significant housing developments in the countryside. In particular, it is very clear there is a high level of opposition to the proposal to build 25 houses off Milton Road (SDDC Local Plan Part 2 Policy H23G – Non Strategic Housing Allocations - Milton Road, Repton - S/010). Reasons for opposition to this cited by residents include:

- Lack of sustainability due to distance from services
- More appropriate brown-field locations in the district
- Increased risk of flooding
- Pressure on over-stretched services
- Traffic congestion
- Impact on significant views

**6.1.2 POLICY H1: THE LIMITS OF DEVELOPMENT:** The limits of development for the villages of Repton and Milton will be maintained as identified on the proposal maps for each village, shown below.



Policy H1 – Repton settlement boundary as proposed in SDDC Local Plan Part 2 – Examination Draft April 2017, with the exception of hatched region where boundary to preclude the higher part of the field above the public footpath.



Policy H1 – Milton settlement boundary as proposed in SDDC Local Plan Part 2.

### 6.1.3 Development within the settlement confines

Consistent with SDDC Local Plan Part 1, development is permissible within the designated settlement boundaries. It should be recognised that the appropriateness of specific development proposals must be assessed against planning policies and guidelines, including those contained in this document.

The following areas are specifically recognised, accounting for strategic sites identified in SDDC local Plan Part 1:

- 24 houses at Mount Pleasant Road, Repton (SDDC S/088).
- Small residential sites, provided such proposals are well designed and meeting all relevant requirements set out in other policies in this plan, and where such development:
  - a) fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings.

- b) is not considered to be unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality.
- Vacant or derelict properties should be preferentially re-developed.

**6.1.4 POLICY H2 DEVELOPMENT WITHIN SETTLEMENT CONFINES: Development should take place within the limits of development for Repton and Milton as defined in policy H1 above. A development proposal for infill development and the conversion of existing buildings will be supported where it has been demonstrated that:**

- The scheme is small scale and reflects the size and character of the village:
- The proposal is well designed and considers the distinctive qualities of the village
  - The proposal is infilling in a small gap in the existing frontage or
  - The proposal is formed by a site that is closely surrounded by buildings.
  - The development does not adversely affect neighbouring properties by reason of noise, unsuitable access, loss of privacy, loss of daylight, or visual intrusion that would affect the amenity of adjoining properties.

**6.1.5 Provision for elderly accommodation**

The parish has an ageing population that wishes to remain within the parish. This is supported by statistical evidence, as well as the results of the 2015 survey. This will only be possible with the provision of suitable housing and services. Recent substantial development off Milton Road and Longlands totalling well over 100 houses has not addressed the identified needs of an ageing population. The retention of The Dales and Fisher Close for this group seeks to redress the balance. It is very clear from the collated responses of residents that this provision should be retained and enhanced (see CEF28 and 29). This is consistent with NPPF paragraphs 50 and 51.

**6.1.6 POLICY H3: Retention of The Dales Site and Fisher Close for Elderly Accommodation**

- The Dales, Repton should be redeveloped for elderly accommodation, consistent with aim of previous plans.
- Fisher Close, Repton should be retained for sheltered accommodation for the elderly.
- The Dales and Fisher Close areas should be considered in a holistic manner to provide comprehensive elderly provision with excellent access, due to their central location within the village.

**6.1.7 Housing mix**

There are challenges to accommodate the needs and desires of residents in two key areas. The first is the recognition that the population is ageing but wishes to remain part of the community. The second is the provision for people starting off in the housing market. Often these will be at the younger end of the age spectrum. Policy H3 aims to address the first of these issues to some extent, but there is more that can be done. Limited affordable homes have been built in recent years and there remains a gap between the desires of some potential home owners, often those who have grown up in the parish, and the availability of suitable housing stock.

**6.1.8 POLICY H4: HOUSING MIX: New housing development proposals should provide for a recognised housing need in the parish. The provision of affordable smaller homes, especially for young families and young people, and for older people, will be supported. Affordable housing will be preferentially allocated to those who can demonstrate a strong connection to the parish.**

#### **6.1.9 Design of new development to be of high quality**

As described in detail in the Village Design Statement, Repton and Milton have a significant and attractive built environment, which is valued and should be preserved and enhanced. The 2015 survey shows strong support for these principles. This is consistent with NPPF sections 7 and 12. Any development that takes place should ensure the identity and character of the villages are to be maintained in a manner consistent with the Village Design Statement (CEF9), the SDDC Conservation Area Statements (CEF7) and the Historical Assets Register (CEF8). Proposals for all forms of new development must plan positively for the achievement of high quality and innovative design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the wider parish.

#### **6.1.10 POLICY H5: DESIGN OF NEW DEVELOPMENTS TO BE OF HIGH QUALITY:**

**Proposals for new housing must be of high quality and designed to reflect the character and distinctiveness of the villages of Repton and Milton. They must demonstrate how they meet the following:**

- **Reflect the design principles in the Village Design Statement**
- **Identify with the local character to create a sense of place appropriate to the location**
- **Consideration of context and character**
- **Appropriateness of the building styles to the historic context as a listed building and/or within the Conservation Areas**
- **Quality for residents**
- **Integration of new proposals into the village and landscape setting**
- **Ensure they have appropriate grass verges or open spaces.**

#### **6.1.11 Design of adequate car parking to fit in with the character of the proposed development**

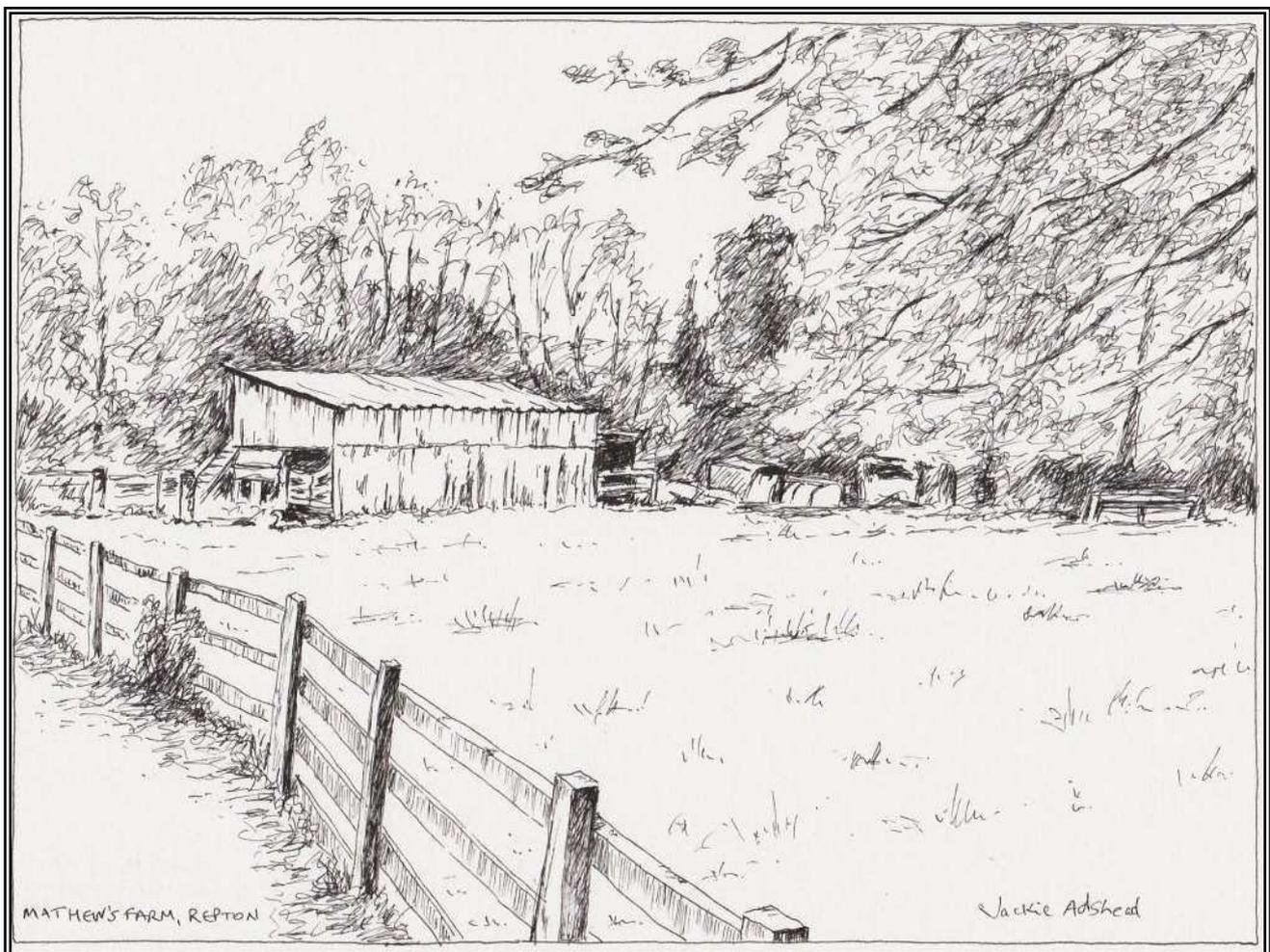
Parking is a significant issue within the parish. There are recent examples where inadequate provision has led to on-road parking, causing distress, disruption and congestion. This should be avoided in future developments. The way in which car parking is designed into new development will have a major effect on the quality of the development. Whilst it is desirable that a suitable amount of car parking is provided in relation to the size and scale of the development, it should be provided in a way that has minimal visual impact on the overall appearance of the development. The Neighbourhood Plan proposes that each new housing development must have off-road parking consistent with the size of accommodation, as defined by the number of bedrooms. Houses with up to 2 bedrooms should have at least 1 parking space, those with 3 to 5 bedrooms should provide at least 2 parking spaces and those with 6 or more bedrooms should provide at least 3 parking spaces.

Electrical charging points are supported to encourage the use of more sustainable vehicles.

**6.1.12 POLICY H6 DESIGN OF ADEQUATE CAR PARKING TO FIT IN WITH THE CHARACTER OF THE PROPOSED DEVELOPMENT:** New housing and extensions to existing properties will include adequate car parking provision that minimises the visual impact on the buildings and landscape and adheres to the following principles:

- Provision to be in the form of a garage or parking space.
- Provision to be appropriate to the size of the house, as defined above.
- If a garage is proposed it should be large enough to be useable with internal dimensions of a minimum of 6.5m x 3m.
- Garages designed to reflect the architectural style of the house.
- Minimise visual impact of frontage/street scene parking by landscaping that is an integral part of the overall landscaping of the development proposal.

## 6.2 Open Spaces/Environment



Open spaces are cherished areas which enhance the built environment of the parish. They provide areas for recreation as well as adding to the visual appeal, and there is strong support for both their retention and enhancement. The views both into and out of the villages are a highly significant and much appreciated feature of the parish. They should be retained by avoiding inappropriate locations for new buildings.

## 6.2.1 Local Green Spaces

It is very apparent that the residents of the parish appreciate the rural nature of their communities and feel strongly this should be preserved. This is reflected in the responses to potential development beyond the village settlement boundaries, as well as the retention and enhancement of existing open spaces. It is also noteworthy that this theme features very prominently in the 'likes' section of the survey which also said that the rural appearance should be enhanced through further planting of trees (see CEF28 and CEF29).

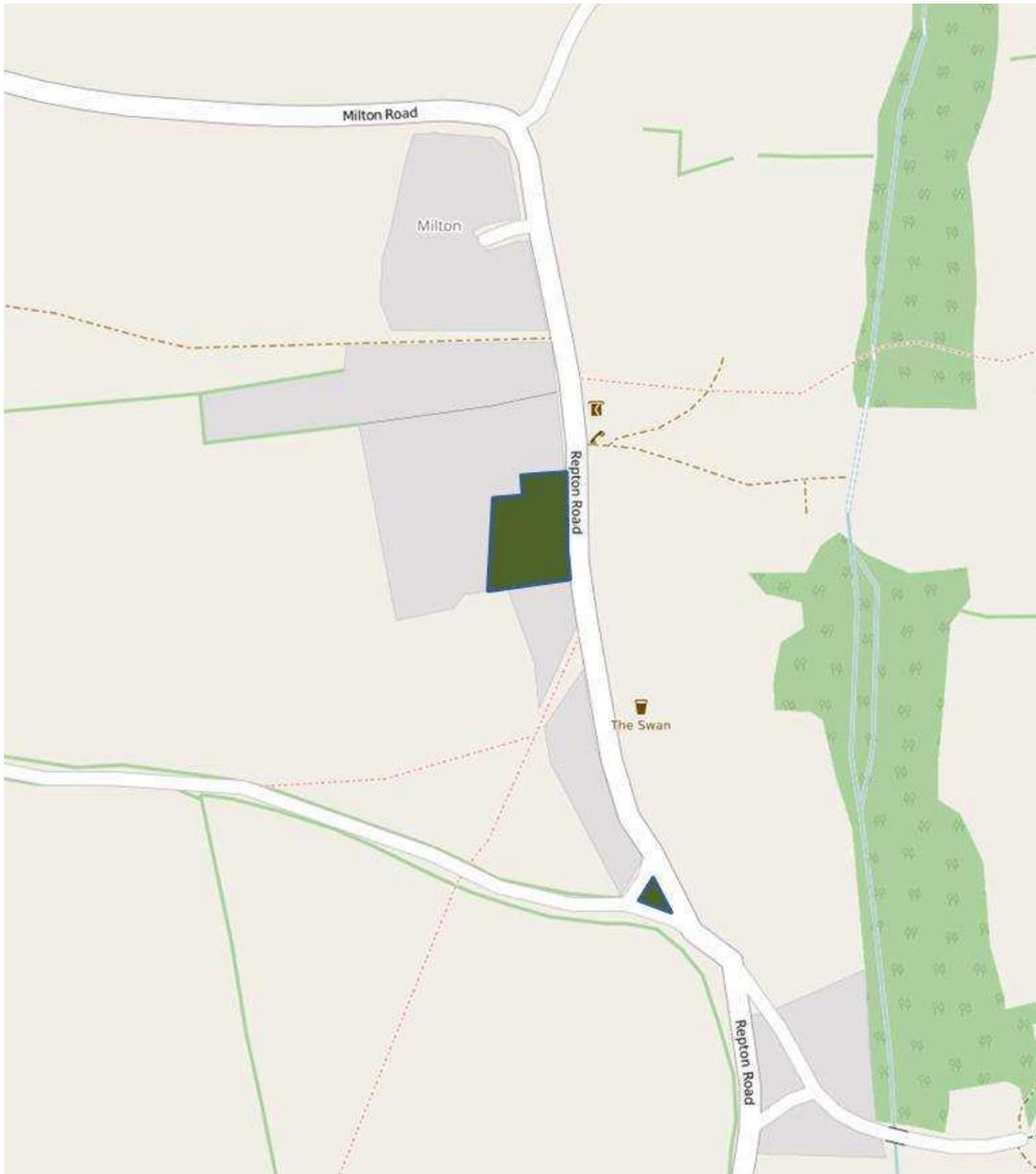
The following Local Green Spaces are designated, consistent with NPPF paragraphs 76 and 77.

- The land adjacent to Milton Road, by Saxon Croft, Repton. This area of grass with scattered trees is surrounded by houses on all sides. It not only provides a well-established open space but it is also in regular use as a path from Milton Road to Monsom Lane.
- Mathew's Farm, between High Street and Pinfold Close, Repton including the wooded area adjacent to the existing open space up to the plot containing a derelict bungalow. This is a pair of fields bordering the brook. It also has mature trees on its edges and more extensive collection of trees on its southern edge. For many years it has operated as a small-holding. Often animals such as sheep and geese are located here. The land is crossed by two footpaths that are in very regular use, such that many residents benefit from this rural space right in the heart of the village.
- The Crescent, Repton. The green space is grass with scattered trees. The land provides an open aspect to the housing and an area where local children play.
- The arboretum on Pinfold Lane, Repton. This small space has been planted with a variety of native trees, typically by families in memory of loved ones.
- The land opposite the arboretum on Pinfold Lane, Repton. This area has been allocated by SDDC and Repton Parish Council as an extension to the arboretum, as demand has exceeded the capacity of the existing area.
- The land adjacent to the brook near the United Reformed Church on Pinfold Lane, Repton. This grassed area borders the brook and has a combination of mature willows and scattered trees. It provides an open aspect in a location surrounded by houses and is regularly used for games by local children.
- The playing field off Mitre Drive. This is the location of The Den (scout hut) and the main children's play equipment. As such it is used by children on a very regular basis. It is also the location for events such as the village party. The land, whilst surrounded by houses, is extensive enough to provide a significant open space with views out into the countryside. A footpath runs along one edge, adjacent to another field. This results in many people benefiting from this open area.
- The wide verge opposite Milton Village Hall and the orchard adjacent to it. This land is the open space right in the heart of Milton. The building line opens up here and there are views into the countryside. A bench allows residents to sit and appreciate this peaceful location. In addition the area is used by the community for local events.
- The Triangle (also known as The Village Green) in Milton at the bottom of Mount Pleasant Road. This small area has grass, trees and spring bulbs. It links the adjacent countryside with the village environment.

**6.2.2 POLICY OS1: PROTECTION OF EXISTING OPEN SPACES:** Within the areas of Local Green Space described above and shown in dark green on the proposals maps below, development will be ruled out other than in very special circumstances.



© [OpenStreetMap](https://www.openstreetmap.org/) contributors



© [OpenStreetMap](https://www.openstreetmap.org/) contributors

### 6.2.3 Visual impact of new development on views from the countryside

Repton is a rural parish and the relationship of the built environment with the countryside is important. The villages of Repton and Milton both sit in valleys, with a ridge in between. There is little skyline development, which, coupled with trees within the villages, help integrate both communities with the surrounding landscape. The area is criss-crossed with an extensive network of footpaths, which provide many with an opportunity to experience the countryside without the need to drive. In addition, the historic centre of Repton can often be glimpsed from many of these paths. The views both into and out of the villages are a significant and appreciated feature of the parish. They should be retained by avoiding inappropriate locations for new buildings resulting in unacceptable landscape impact. Development which impinges on the skyline or which results in significant blocking of views of the historic centre of Repton, including St Wystan's church and The Cross, should not be permitted.

A professional landscape survey has been conducted to understand, identify and justify the importance of the visual aspects of potential development in the context of the rural setting. Full details are provided in CEF6.

**6.2.4 POLICY OS2: THE VISUAL IMPACT OF NEW DEVELOPMENT ON VIEWS FROM THE COUNTRYSIDE MUST BE MINIMISED: An assessment of views to and from a proposed development should be provided to show how the negative visual impact will be minimised through the design of the site location, layout, buildings and landscaping and how it will be consistent with the findings of the Landscape Character and Visual Amenity Assessment (CEF6).**

#### **6.2.5 Hedgerows, Trees and Woodland**

Trees, woodland and hedgerows contribute positively to the character and amenity of an area, supporting both biodiversity, health, and well-being. Attractive surroundings encourage walking which in turn supports 'Healthier South Derbyshire'. Repton is on the edge of The National Forest with the potential for growth in tourism. The village itself is of historic interest with frequent groups visiting the church and surrounding area, and this potential needs to be supported. Hedgerows, trees and woodland should be retained and loss minimised, consistent with Local Plan adopted policies.

**6.2.6 POLICY OS3 IMPORTANT TREES AND HEDGEROWS: Trees and hedgerows of good arboricultural, biodiversity and amenity value should be protected from loss or damage as a result of development . Wherever possible, they should be integrated into the design of development proposals and their enhancement will be supported. Proposals should be accompanied by a tree survey that establishes the health and longevity of the trees.**

Informative: in considering applications for development the tree survey report should include the following:

A) Proposals that affect trees, hedgerows and woodland should clearly 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 protection measures are secured to ensure adequate protection zones and buffers around trees, woodland and hedgerows.

B) The felling of protected trees, groups of trees or woodland and removal of important hedgerows, will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species, size and in an appropriate location will normally be required.

C) Development proposals which will have a negative effect on trees, hedgerows or woodland must satisfactorily demonstrate a net biodiversity gain can be delivered through the delivery of 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 in built-up areas, consideration should be given to planting tree species which are known to contribute towards improving air quality such as Field Maple, Ash, Common Alder, Norway Maple, Silver Birch, Larch and Scots Pine.

E) Existing public land and roadsides should be improved by naturalistic planting of trees, shrubs and flowers where they are practical and add to the character of the area, and tree planting should be encouraged where it will soften and help to integrate new developments.



## 6.3 Amenities/Services

### 6.3.1 Provision of Health Care Facilities

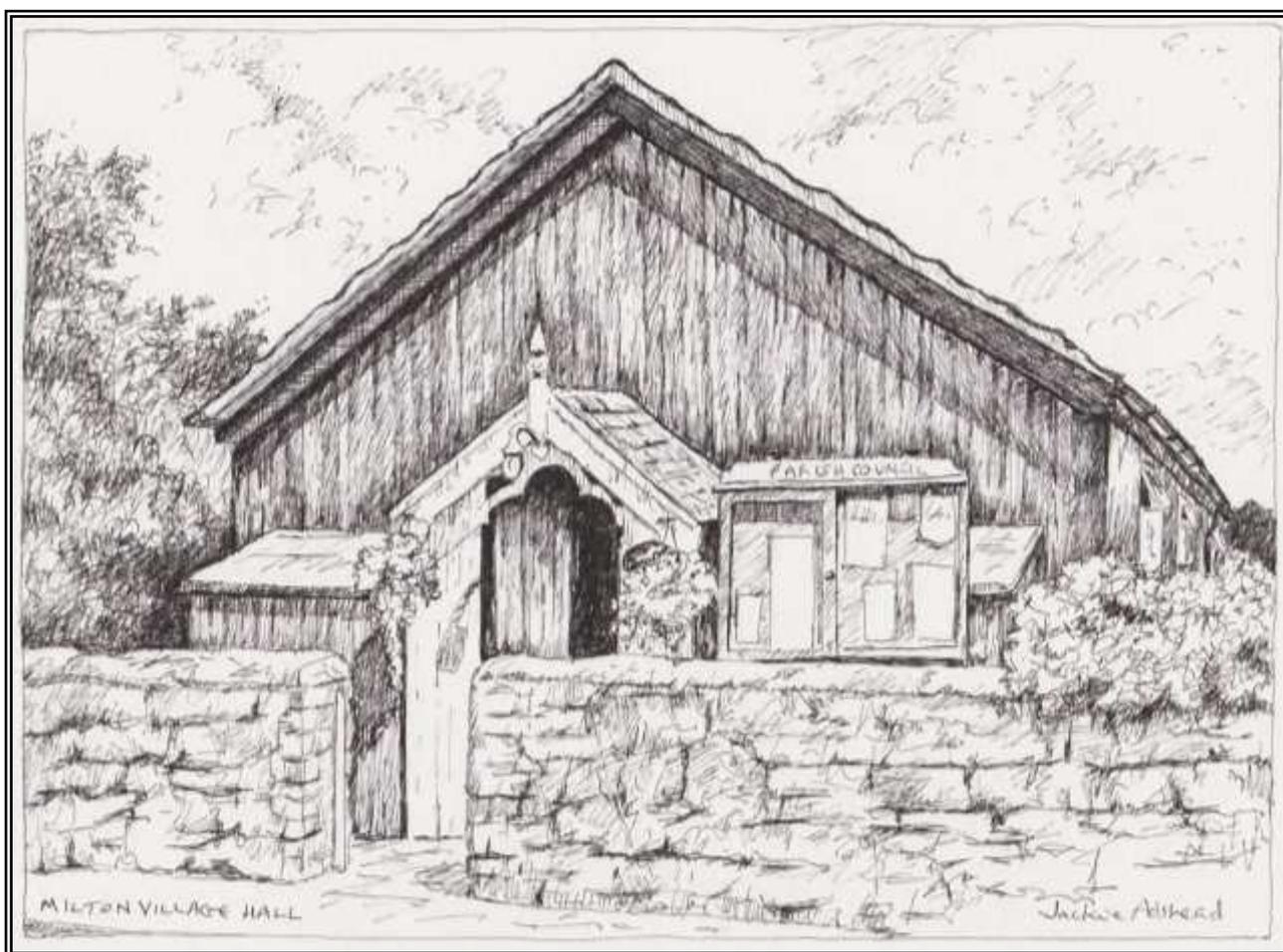
According to NPPF, the planning system should provide a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being. This is described in detailed in NPPF section 8 and the following policies reflect that intent. The population of the parish is ageing yet there is no effective health care provision within the parish. Most residents are forced to travel by car to access such facilities.

It should be noted that, whilst there is a health centre in Repton, this serves as an administrative centre for health-care teams and provides little or none of the comprehensive health care the community requires. This forces people to travel, particularly to Willington, to the local doctors' surgery. The survey produced a strong level of support for improved facilities.

**6.3.2 POLICY AS1 CONTRIBUTIONS ARE REQUIRED FROM DEVELOPERS OF NEW HOUSING TO FUND ADDITIONAL HEALTH CARE FACILITIES:** Financial contributions will be required from developers of new housing sites to fund additional healthcare facilities.

**6.3.3 Policy AS2 IMPROVED ACCESS TO HEALTH CARE FACILITIES, EITHER THROUGH THE PROVISION OF SOME SERVICES IN REPTON PARISH OR A BETTER TRANSPORT SYSTEM:** The provision of a medical centre will be supported. Any planning application to change the use of an existing building to a facility that is capable of serving the local community will be supported. This support will be subject to any application ensuring that sufficient parking and safe access can be provided at the site.

#### **6.3.4 Village Halls**



The village Halls are key facilities that form the hub of both communities. They have a vital role to play in promoting social cohesion. In addition they allow sport and physical activities to be undertaken indoors, with associated health benefits, in line with strategic policies.

Repton has been designated a Key Service Village and Neighbourhood Hub which will offer a wider range of formal sport, physical activity and play opportunities. Some of the facilities exist but many will need to be developed or improved. One aspect is an indoor community facility for informal sport and physical activity, together with local community events. Repton Village Hall

needs to be redeveloped to provide these amenities. Repton Village Hall has poor access for the disabled and needs kitchen facilities upgrading for it to remain at the centre of the community. Milton Village Hall has been refurbished with excellent kitchen facilities and has good access for the disabled. The survey results showed a particular strength of feeling for the retention and enhancement of the Village Halls.

**6.3.5 POLICY AS3 DEVELOPER CONTRIBUTIONS WILL BE SOUGHT FROM ALL NEW HOMES TOWARDS THE FUNDING OF A COMMUNITY FACILITY OR FOR ITS IMPROVEMENT:** The expectation is that the facilities on the existing sites will be enhanced.

**6.3.6 Policy AS4 RETENTION, EXPANSION, ENHANCEMENT OR REDEVELOPMENT OF THE VILLAGE HALLS IN REPTON AND MILTON WILL BE SUPPORTED, CONSISTENT WITH THEIR ROLE AS COMMUNITY ASSETS.**



## 6.4 Community, Leisure and Employment



These three aspects are the core of village life and need to be sustained and enhanced. The development of community facilities is essential as residents do not have the same access to facilities that are easily available in towns and cities. It is community action that provides many leisure aspects that are essential to both physical and mental health. Employment is more problematic, in that a village cannot be expected to provide the means to provide a good choice of work. Employment in agriculture has waned and most residents have to commute some distance to their place of work. It is important to provide as much support as possible to appropriate local work initiatives.

### 6.4.1 Improved Children's Play Facilities

It is government policy to encourage healthy behaviours in children through physical activity. Appropriately sited play equipment allows this to happen without contributing to traffic problems. Expansion, enhancement or redevelopment of outdoor play equipment targeted at children will be supported. Such play equipment must be sited to maximise usage by the whole community. Where the development of such facilities on site is not physically possible due to the size or configuration of the site, a financial contribution towards new provision or improvements to existing facilities elsewhere will be required.

**6.4.2 POLICY CLE1: IMPROVE PLAY FACILITIES:** Developer contributions will be sought from new residential development to fund sport and play facilities. These may be enhancements to existing facilities, or the provision of new facilities, depending on the size and location of any new development.

### **6.4.3 Employment**

Economic activity within the community enhances it by the local provision of services. Furthermore, local employment allows the possibility of reduced transport needs. Reduced travel is a central planning aim to limit environmental effects and congestion.

Existing business premises should be retained. A change of use to residential will only be considered if it can be shown that the current use is no longer viable.

Traffic and parking are major issues for the community. Recent developments have highlighted the negative effect successful businesses can have on the villages due to lack of adequate parking provision. There is strong local opinion that these lessons should be learnt when considering future retail or leisure developments.

The intention is that small business use of existing buildings and expansion of existing businesses, including home working, will be supported if there is no adverse effect on the neighbouring area. This will specifically include the provision of adequate off-street parking. In addition, to encourage home working, all new development should be served by a superfast Broadband connection installed on an open access basis, when available. All other new buildings should be served with this standard of connection when available, unless it can be shown that this would not be practical.

Local employment is to be welcomed for the reasons cited above but this must be balanced against any effect on immediate neighbours. Parking is inadequate currently and has consistently featured as a major issue within Repton. Residents feel strongly that measures should be taken to address this shortcoming. Within the Derbyshire Local Traffic Plan one of the Key Projects is "Managing on-street parking to keep traffic flowing". In addition recent expansion of business activities have created significant parking problems. This situation should not be allowed to be repeated. It should also be noted that the rural nature of the parish makes large-scale developments inappropriate. This view is supported by evidence from the questionnaire (See CEF28 and CEF 29).

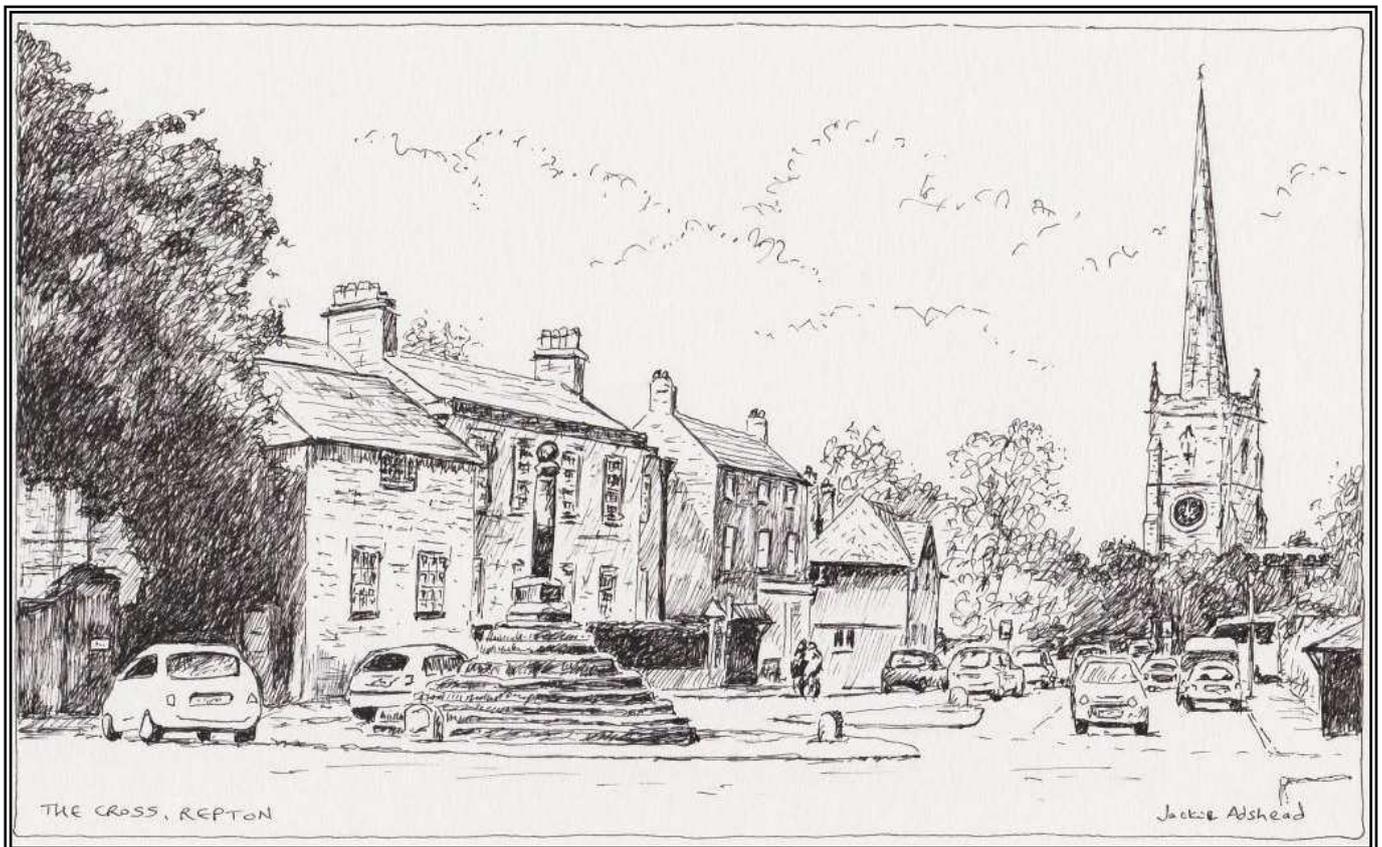
**6.4.4 POLICY CLE2: RETAIN AND ENCOURAGE SMALL SCALE BUSINESSES:** Proposals for the redevelopment or change of use of existing business use to non-employment uses will only be permitted if the existing use can be independently proved to be no longer economically viable and the site has been marketed at a reasonable price for at least a year without restriction.

**6.4.5 POLICY CLE3: RETAIN AND ENHANCE PRIMARY AND SECONDARY RETAIL FRONTAGES:** The vitality of the Repton is dependent on primary retail frontages and so it is important that the retail frontages be retained and enhanced and are supported by improved car parking and servicing facilities.

**6.4.6 POLICY CLE4: SUPPORT WILL BE GIVEN TO THE EXPANSION OF EXISTING AND THE INTRODUCTION OF NEW BUSINESSES: Proposals for redevelopment or change of use of premises to employment uses will be permitted provided that:**

- There would be no adverse impact on amenities of neighbouring businesses or residential properties
- The development is supported by sufficient car parking and access arrangements
- The expansion proposed is of a scale suitable for the village and rural environment. i.e. No large-scale business development will be permitted, neither will large-scale expansion of existing businesses - i.e. businesses that have 15 or more employees or which cover more than 0.2 hectares or are expanded by this amount.
- The proposed use does not adversely affect the environmental qualities of the area
- The proposed use would enhance the vitality and viability of Repton

## 6.5 Travel and Transport



Issues related to transport and parking have featured strongly during the consultation process. There is a high level of dissatisfaction about increased congestion and parking problems. People feel some of the negative issues associated with an urban environment are now impacting on a rural parish, without the counter-balancing benefits a town would provide. The reality is that many journeys are made by car, as people perceive viable alternatives are limited. Opportunities should be sought to address parking problems and to minimise car journeys by the provision of local facilities and alternative transport options.

### **6.5.1 Parking**

Parking is inadequate currently and has consistently featured as a major issue within Repton. Residents feel strongly measures should be taken to address this shortcoming. Within the Derbyshire Local Traffic Plan one of the Key Projects is “Managing on-street parking to keep traffic flowing”. In addition recent expansion of business activities have created significant parking problems. The problems caused by recent developments should be avoided when planning future ones. Added to this, any viable opportunity should be sought to address the current situation.

**6.5.2 POLICY T1: NEW DEVELOPMENT TO PROVIDE PARKING ON SITE FOR OCCUPANTS AND VISITORS; Proposed development should demonstrate they will provide adequate on site car parking.**

**6.5.3 POLICY T2: Should an opportunity arise, to ensure that sufficient land is made available in order to enhance / improve parking facilities within Repton.**

### **6.5.4 Public Transport**

Enhanced public transport is an obvious way to reduce congestion and pollution associated with car journeys. Local Plan part 1 clearly supports “Improve accessibility by sustainable transport modes”. A number of respondents suggested that the current bus service is not adequate in frequency or routing. Bus stops are a distance away from new housing and current road widths and on street parking impede the possibility of further pick up points.

To promote the use of public transport, an increase to the frequency, timing and routing of the existing bus service should be encouraged. As part of this, the use of smaller buses to provide greater public transport connectivity throughout the parish of Repton and neighbouring towns and villages should be considered.

**6.5.5 POLICY T3 ENCOURAGE BETTER PLANNING OF PUBLIC TRANSPORT: Repton Parish Council will liaise with South Derbyshire District Council and Derbyshire Highways agencies and the bus and rail operators to encourage better planning of public transport.**

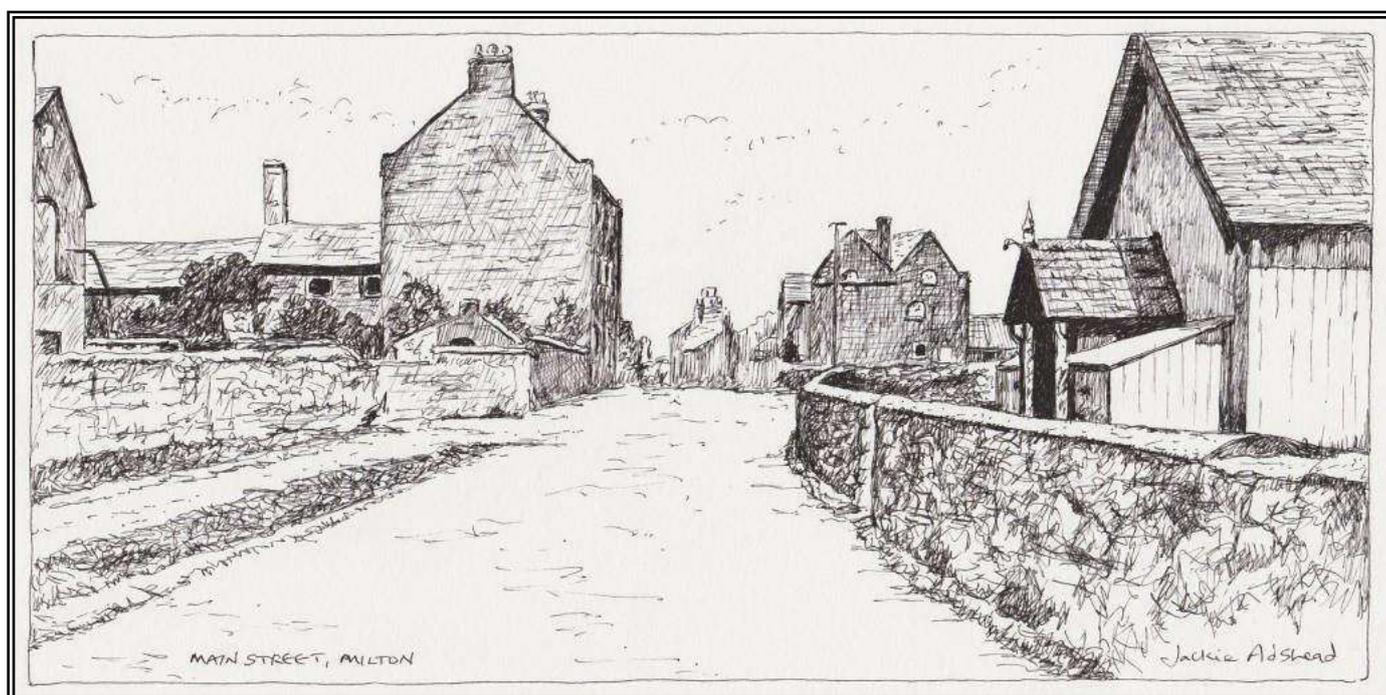
### **6.5.6 Safe cycling and walking routes**

Walking and cycling provide the dual benefits of improving the health of the community whilst going some way to addressing traffic problems. It is important to promote these activities through the provision of appropriate facilities. The Local Plan part 1 contains the following policy “Establish cycle-ways and multi-user trails as part of a wider route network”. It is apparent that a large number of respondents to the survey wish to encourage cycling and walking as safe options.

Opportunities should be taken to provide within the parish of Repton “safe” cycling and walking routes where, as far as possible, cyclists / pedestrians are separated from vehicular traffic. Any significant development either within the parish of Repton or adjoining the parish of Repton should include a scheme for provision of cycleways and a scheme for improvement of current routes to cater for cyclists and walkers alike. Cycleways and pathways within the parish should

be routed to connect with more established routes such as the National Forest Way and Cloud Trail. Support is given for a cycle path to Willington, either following the bridle-path from Brook End to the former ferry crossing at Willington (thus requiring a new bridge), or by a widening of the path on the B5008 causeway between Repton and Willington to allow shared pedestrian and cyclist use – See DCC Local Transport Plan 3. Support is also given to providing walking and cycling routes that link with public transport.

**6.5.7 POLICY T4: IMPROVE EXISTING PEDESTRIAN AND CYCLE CONNECTIONS WITHIN AND BETWEEN THE VILLAGES AND TO SURROUNDING AREAS: A strategy for improvement for pedestrian and cycle connections should be provided to include provision of new networks which connect to new destinations and the countryside. In particular a cycle path to Willington is supported.**



## 7 References

For other documents referred to in this Neighbourhood Plan see the Consultation Evidence File (CEF), referring to the relevant document number. This document is CEF1.