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MELBOURNE AREA MEETING

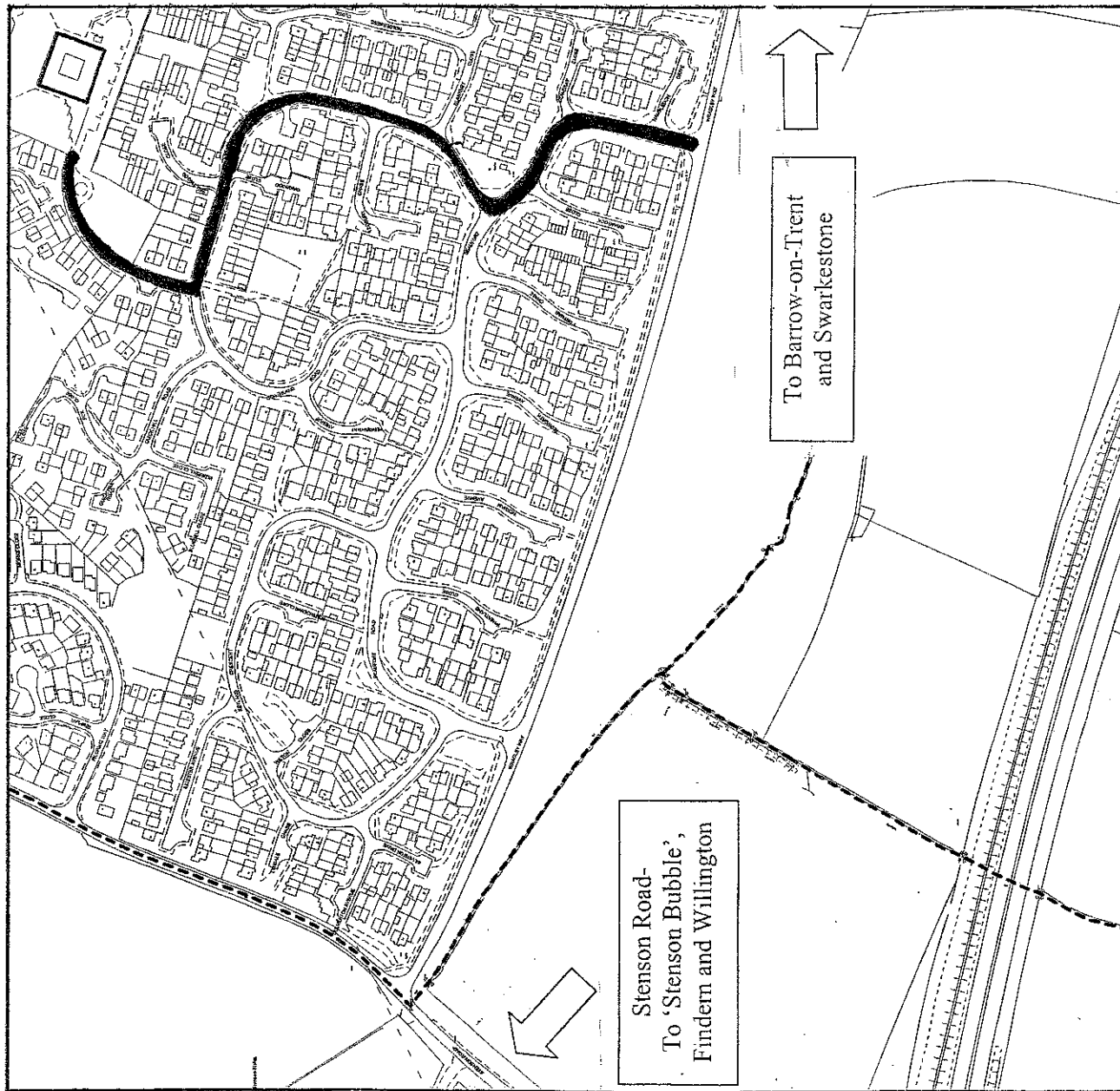
**AGENDA
AND
REPORTS**

WEDNESDAY, 22ND OCTOBER 2003

**STENSON FIELDS PRIMARY COMMUNITY SCHOOL,
HEATHER CLOSE,
STENSON FIELDS**

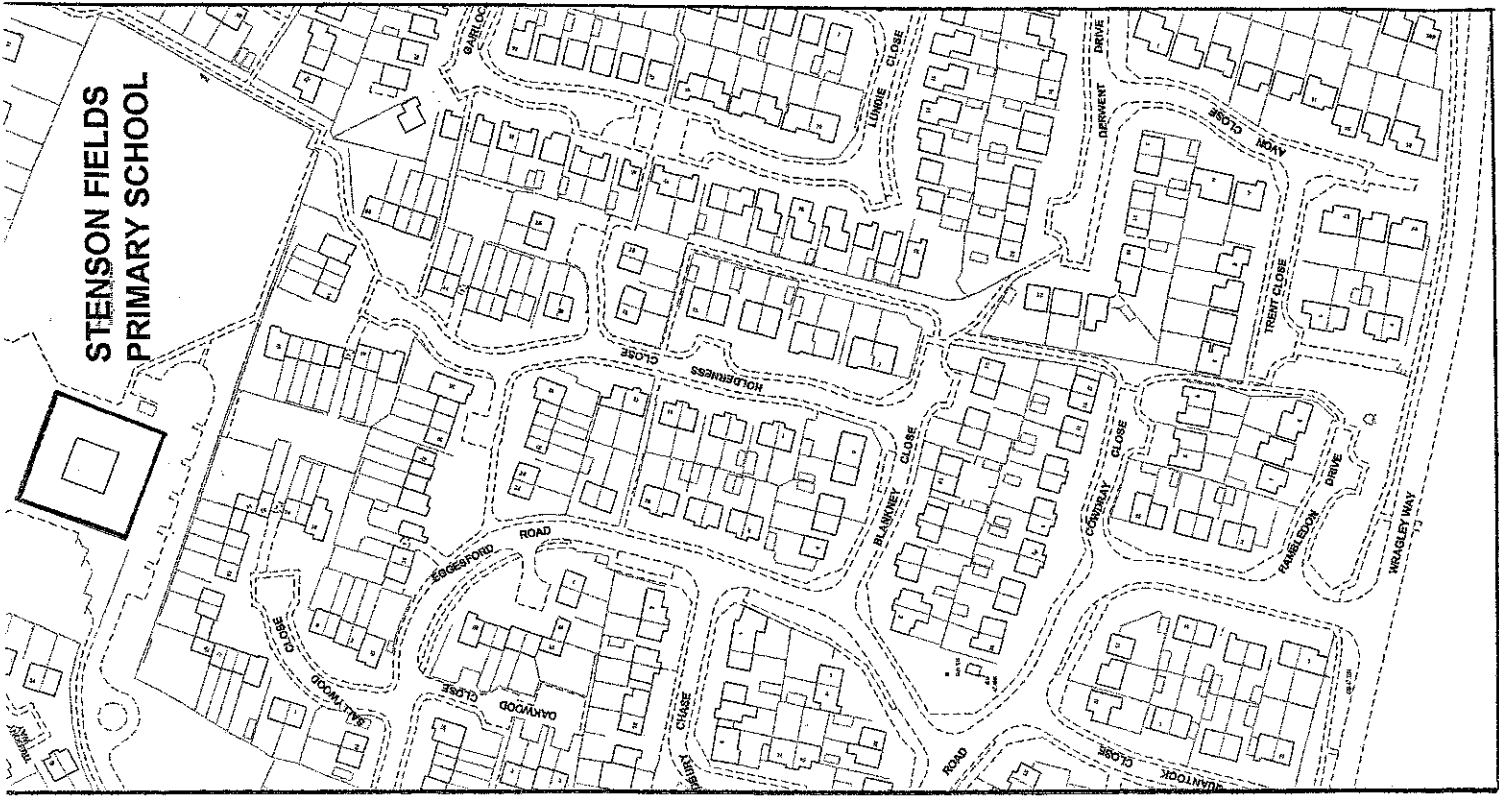
7.00 p.m.

STENSON FIELDS, SOUTH DERBYSHIRE



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STENSON FIELDS
PRIMARY SCHOOL



SOUTH DERBYSHIRE DISTRICT COUNCIL

MELBOURNE AREA MEETING

(Covering Aston-on-Trent, Barrow-on-Trent, Calke, Elvaston, Foremark, Ingleby, Melbourne, Shardlow & Great Wilne, Smisby, Stanton-by-Bridge, Stenson Fields, Swarkestone, Ticknall, Twyford & Stenson and Weston-on-Trent)

Meeting to be held at the
Stenson Fields Primary Community School,
Heather Close,
Stenson Fields
22nd October 2003
at 7.00 p.m.

(Light Refreshments will be available at 6.30 p.m.)

Members:

District Councillors: Councillor Carroll (Chair), Councillor Harrison (Vice-Chair) and Councillors Atkin, Bell, Bladen, Jones, Nalty, Pabla, Renwick, Shepherd and Mrs Wheeler.

County Councillor: Councillor Harrison.



BUSINESS

1. Apologies for absence.
2. To note the Minutes of the Meeting held on 6th August 2003 (copy herewith).
3. Chair's Announcements (if any).
4. Report back on issues raised at the last Meeting.
5. Public Question time and suggestions for future local discussion items.
6. Date of Next Meeting.

Community Items

7. Presentation by the Derbyshire Gypsy Liaison Group.
8. Draft Revision of Supplementary Planning Guidance: Housing and Design.

MELBOURNE AREA MEETING

6th August 2003

PRESENT:-

District Council Representatives

Councillor Carroll (Chair), Councillors Atkin, Harrison, Nalty, Pabla, Mrs. Renwick and Mrs. Wheeler.

I. Reid (Deputy Chief Executive), S. Batchelor and E. Julian (Community and Leisure Development), P. Spencer (Democratic Services) and B. Jones (Helpdesk).

Derbyshire County Council Representative

Councillor Harrison.

Member of Parliament

Mr. M. Todd M.P.

Parish Council Representatives

A. Keefe and S. Graham (Aston-on-Trent Parish Council), F. Mitchell (Elvaston Parish Council), L. South (Smisby Parish Council), I. Baker (Stenson Fields Parish Council) and Mrs. E. Robbins (Weston-on-Trent Parish Council).

Members of the Public

T. Blatch, L. Brooks, P. Dagley, R. Dennis, C. Ford, P. Garratt, E. Gregson, Mr. and Mrs. Hinds, R. Knibb, S. Madeley, C. Peck, R. Saxby, V. Shaw, T. Cyster, M. Thornton, P. Watson, K. Whewell and A. Wood.

APOLOGIES

Apologies for absence from the Meeting were received from Councillors Bell, Bladen, Harrington and Shepherd (South Derbyshire District Council), Mrs. C. Barker (Barrow-on-Trent Parish Council), Mrs. S. Spencer (Derbyshire Gypsy Liaison Group) and B. Lythgoe.

MA/1. **APPOINTMENT OF VICE-CHAIR**

It was agreed that Councillor J. Harrison be appointed Vice-Chair of the Melbourne Area Meeting for the ensuing year.

MA/2. **MINUTES**

The Minutes of the Melbourne Area Meeting held on 21st January 2003 were noted.

MA/3. **REPORT BACK ON ISSUES RAISED AT THE LAST MEETING**

The Chair reviewed those items raised at the last Meeting and provided a report back on the request for reciprocal leisure arrangements. She explained that Siobhan Spencer of the Derbyshire Gypsy Liaison Group (DGLG) had telephoned earlier in the day and was unable to give a presentation on the work of the DGLG to this Meeting. It was agreed to invite her to make the presentation to the next Meeting. County Councillor

Harrison gave an update on a number of highway issues in Elvaston, Ingleby and Swarkestone. Responses were still awaited regarding the request for traffic lights on the A514 at Cuttle Bridge and for improved cycling facilities at Elvaston. These items would be pursued and a further report made to the next Meeting.

MA/4. **PUBLIC QUESTION TIME AND SUGGESTIONS FOR FUTURE FOR LOCAL DISCUSSION ITEMS**

Mr. Watson of Ingleby complemented the Council's "Clean Team", which provided a responsive service to remove fly-tipped waste. He felt that some small companies disposed of waste in this way because they were unable to use Civic Amenity facilities. Given the costs of providing the "Clean Team", he questioned whether it more be more efficient to allow such small companies to dispose of their waste at Civic Amenity sites. Use of Civic Amenity facilities in neighbouring authority areas was also raised.

Ian Reid, Deputy Chief Executive at the District Council explained that companies had to pay for commercial waste disposal. There was a principle that "the polluter paid". He recognised the cost of clearing fly-tipped waste but stressed that fly-tipping was an offence that was regulated by the Environment Agency (EA). Where the offender could be identified, residents could inform the EA using its free telephone "hot-line". The EA also regulated the transfer of waste and people using unlicensed vehicles could be prosecuted. There were a limited number of offenders and this had to be balanced against the cost of providing a "free" commercial waste disposal service. Mr. Reid then explained the on-going discussions with Derby City and Derbyshire County Councils to provide reciprocal arrangements for Civic Amenity sites.

A resident referred to specific cases of fly-tipping and explained that whilst evidence had been provided, a prosecution was not made. Mark Todd M.P. confirmed the powers available to the Environment Agency but noted that the Police and the District Council had similar enforcement powers. He felt that if briefed thoroughly, the District Council could prosecute on the Environment Agency's behalf. He spoke of some successful prosecutions and the need for further prosecutions with appropriate publicity to provide a deterrent. Ian Reid advised that there was a national protocol and it was the Environment Agency that prosecuted offenders caught fly-tipping. Through the Crime and Disorder Partnership, covert CCTV was being used in known problem areas to gather evidence to help secure prosecutions.

Mr. Blatch complained about the cardboard recycling bank that had been placed on the Melbourne public car park. Melbourne was a popular tourism destination and it was felt that the recycling bank should have been placed elsewhere, as it was occupying several parking spaces. The Chair spoke of the Council's recycling efforts but accepted that this was a large unit. Councillor Harrison commented that until recently the car park had been under used, but he recognised the commercial needs of the Town. It was suggested that an alternate site be found for the unit. The Deputy Chief Executive spoke of the pressure for cardboard recycling points, the problems caused by excessive packaging and the low residual value of cardboard. Assistance would be needed in identifying a suitable alternate site and it was suggested that Officers liaise with the Melbourne Parish Council and Melbourne Business Association. Traditionally, car parks had been used as

recycling centres as they were owned or managed by the District Council and accessible to the public.

Mr. Bates of Stenson Fields Parish Council advised that the site of the former tractor service depot on Stenson Road was falling into disrepair. There were a number of abandoned vehicles at this location. Councillor Pabla understood that some enforcement action had been taken previously and it was agreed to investigate this matter.

A number of questions were submitted about recycling initiatives. Mr. Watson asked that if the kerbside collection scheme was implemented, sealed containers be used. With regard to the compost scheme, a resident complained that the fortnightly collection of refuse was inadequate and unhygienic. Problems were experienced with smell and food decomposing inside the bins. Mr. Reid explained the Council's aims to recycle and overall, the composting scheme had been successful. He recognised the problems caused in periods of hot weather and the scheme was dependent upon the co-operation of residents in managing their waste. If a weekly refuse collection service was provided, it could cost an additional £300,000 each year for the areas currently receiving composting collections.

A view was expressed that residents might be willing to pay for an enhanced service. The Chair felt that many residents would object to the increased cost and if the service improvements were achieved without additional costs to residents, there would have to be corresponding savings elsewhere. Personally, she had not experienced problems of smell nuisance or with the capacity of the wheeled bins. Councillor Harrison recognised residents' dissatisfaction and suggested that the Council's Community Scrutiny Committee could be asked to look at options for improving the refuse collection element of the composting scheme.

It was noted that compared to other similar areas, South Derbyshire residents generated a larger volume of waste. It was unclear whether there was general unhappiness with the refuse collection service provided. Mr. Reid confirmed that the composting scheme was suspended during the winter months and he suggested some possible options to vary current service levels.

Mr. Watson of Ingleby referred to a County Council road safety campaign. Parish councils had been asked to help by displaying signs and there was criticism over the timing of the campaign and the number of posters provided for this small parish. Councillor Harrison agreed to refer these comments to the County Council.

MA/5. **DATE OF NEXT MEETING**

It was agreed provisionally that the next Melbourne Area Meeting be held on 22nd October 2003. The date and venue would be confirmed in due course.

MA/6. **BUDGET CONSULTATION**

A verbal report was made by the Deputy Chief Executive who reminded that for the last two years the Council had tried to seek the views of local people on spending priorities. Whilst resources were limited, the Council sought to allocate some new monies each year to deliver service improvements. It

wanted to ensure that these resources were used to reflect the priorities of local people. Last year, the consultation had identified four main priorities, being economic development, caring for the environment, providing Best Value services and “managing our business”. These were supported secondary priorities of providing decent homes, community and leisure development, leading the community and supporting the National Forest. This year, the Council was trying to gather further information and residents were asked to complete a short questionnaire to provide feedback.

In response to a question, further information was provided about community and leisure development initiatives that sought to reduce burglaries. Mr. Reid provided information on the Council’s Financial Strategy. This was based on the likely levels of Council Tax and the estimated Government grant availability. It sought to balance priorities and shape where available funds were directed. A former Member referred to the Council’s financial crisis and the efforts that were being made to reintroduce services over time.

In response to a further question, information was provided about the Local Strategic Partnership (LSP) and its role to develop the Community Strategy. Details were provided of the organisations represented on the LSP board and there was a discussion about its composition.

MA/7. **CRIME AND DISORDER PARTNERSHIP UPDATE**

The Area Meeting received a presentation from Stuart Batchelor and Emma Julian of the Council’s Community and Leisure Development Division. By way of background, Mr. Batchelor outlined the duties introduced by the 1998 Crime and Disorder Act, including the establishment of local partnerships and the production of a crime audit and strategy every three years. The strategy for 2002-05 contained a mixture of priorities from Government, public service agreement and local targets. Specific elements were discussed. Mr. Batchelor spoke of the staffing and financial resources available to the Partnership. Emma Julian gave examples of the initiatives undertaken from covert police operations to partnership working, crime reduction projects to sports and arts development. Statistics were provided which showed the success of the Partnership, particularly in relation to house burglary and auto crime. In Newhall, a 60% reduction had been achieved in house burglary rates. The partnership’s future proposals included the establishment of a community police office in Newhall, making use of CCTV and establishing mediation services. Other target areas were reducing domestic abuse, a home security project and establishing local crime reduction groups, through Neighbourhood Watch. The disposal of abandoned vehicles, providing a BMX/ skateboard park and environmental improvements were further objectives.

Mrs. Shaw acknowledged the low level of reported crime in Weston-on-Trent, but she was concerned that the local Beat Officer was not attending Parish Council Meetings. The Chair offered to pursue this with the Constabulary. Councillor Mrs. Wheeler explained that the Crime and Disorder Partnership had a budget for low cost initiatives. Residents were urged to contact Officers at the Council to bring forward specific ideas. There was a discussion about the BMX/skateboard park being provided at Woodville. Young people had lobbied for this facility and been involved throughout its design. A number of parishes were now considering some small scale

provision in their areas. Other related issues discussed were the need for site supervision, the installation of close circuit television and the hope that anti-social behaviour would be reduced by providing diversionary activities.

Mr. Mitchell of Elvaston sought further information about the role of Neighbourhood Watch with regard to crime reduction groups. Officers explained the purpose of this initiative and the need for support from the Crime and Disorder Partnership and the Constabulary.

MA/8. **COMPREHENSIVE PERFORMANCE ASSESSMENT**

A presentation was made by Ian Reid, the Council's Deputy Chief Executive. He advised that the Comprehensive Performance Assessment was effectively a successor to Best Value. It was a Government initiative to help councils find out what the public wanted, to focus on the community's priorities and to improve services. The Council had produced a self assessment and was now asking people what they thought. It had identified some issues that the Council thought should be its priorities, called "key challenges". An external group had been asked to challenge the self assessment and this was known as a "Peer Challenge". The key corporate challenges were to agree with the community a shared vision and then deliver that vision through high quality, customer focused services. The Council needed to manage its resources effectively, to listen and respond to its customers and improve service quality. It would be required to produce plans that delivered the improvements. The Peer Challengers felt that the Council was soundly managed and pragmatic. It was improving in many areas with a "can do" culture and making a difference to the people of South Derbyshire. However, the Council needed a more strategic focus and to act with greater confidence. A questionnaire had been circulated prior to the Meeting and residents were asked to complete and return it at the end of the Meeting.

MA/9. **OVERVIEW AND SCRUTINY**

It was reported that, as part of a local government review, the Scrutiny process had been introduced to District Councils. The arrangements in South Derbyshire had been praised and were considered an exemplar for other authorities in the East Midlands. A leaflet had been circulated to provide further information about the Scrutiny process. In South Derbyshire, it was delivered by an Overview Committee, supported by two Scrutiny Committees for Corporate and Community Services. The Deputy Chief Executive expanded on the functions performed by the Scrutiny Committees.

J. CARROLL

CHAIR

The Meeting terminated at 9.10 p.m.

AGENDA ITEM NO. 4

SOUTH DERBYSHIRE DISTRICT COUNCIL

MELBOURNE AREA MEETING

(Covering Aston-on-Trent, Barrow-on-Trent, Calke, Elvaston, Foremark, Ingleby, Melbourne, Shardlow & Great Wilne, Smisby, Stanton-by-Bridge, Stenson Fields, Swarkestone, Ticknall, Twyford & Stenson and Weston-on-Trent)

Wednesday, 22nd October 2003

REPORT BACK ON ISSUES RAISED AT THE LAST MEETING

At the last Area Meeting held on 6th August 2003 at the Aston Memorial Hall, a number of issues were raised. These issues are listed below, together with the progress made to date:-

ISSUES	PROGRESS	RESPONSIBLE OFFICER
1. Presentation by Derbyshire Gypsy Liaison Group.	Item included on the Agenda.	Chief Executive (P. Spencer)
2. Highway Issues:- a) A514 Cuttlebridge – request for traffic lights. b) Improved cycling facilities – Elvaston.	County Councillor Harrison will provide an update.	County Councillor Harrison
3. Cardboard Recycling Point - Melbourne.	An update will be provided.	Deputy Chief Executive (G. Coates)
4. Untidy Site – Stenson Fields area.	A report will be provided on the action taken.	Deputy Chief Executive (R. Shirley)
5. Composting Scheme and Refuse Collection arrangements.	A Working Group has been formed to consider this issue. An update will be given.	Deputy Chief Executive
6. Request for Beat Officers to attend Parish Council Meetings.	A letter was sent to Derbyshire Constabulary asking for liaison with the Parish Council on this.	Chief Executive (P. Spencer)

**DRAFT REVISION OF SUPPLEMENTARY PLANNING GUIDANCE:
HOUSING AND DESIGN**

Supplementary Planning Guidance (SPG) is used by Local Planning Authorities to add detail to, and aid in the application of, policies contained in the Local Plan. The Council is required to consult widely as to the format and content of such guidance prior to adoption, in order to ensure that the guidance will carry weight when applied either in the determination of planning applications or as a material consideration set before inspectors on appeal. SPG's are a material consideration when applications are considered.

This SPG, which has formed the basis on which planning decisions have been taken by the Council for a considerable time, requires revisions due to the relatively recent publication of a revised Planning Policy Guidance Note No. 3 on "Housing". The basic thrust of the PPG is that new development should be located within urban areas, wherever possible, and in sustainable locations, wherever possible and have a particular regard to local distinctiveness.

The PPG also places greater insistence, at the local level, that new housing layouts should be more intensive, in terms of the number of houses per hectare, and that there should be a higher quality of design and layout promoted both by Local Planning Authorities and site developers. The draft SPG seeks to interpret this and to direct developers towards a form of layout that is likely to be acceptable to this Council. However, the draft SPG moves away from the traditional stance of the Council, whereby it has sought to ensure that the spaces about and between dwellings are at a set level, to a position where only existing dwellings are protected from intrusive and over bearing forms of new development. This would have the effect of allowing developers within new housing areas to accommodate a larger number of houses whilst freeing them to come up with innovative and interesting designs whilst maintaining existing standards for the occupiers of existing dwellings.

Additionally, the draft SPG reflects the stance of the PPG and the latest revision to the Local Plan in promoting lower levels of car parking provision for each new dwelling. This reflects the government's intention to reduce the reliance on the private motor vehicle.

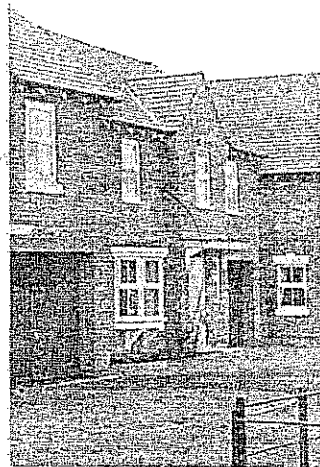
The Council would welcome any comments on the draft guidance within 28 days of today addressed to The Planning Services Manager.

Should you require help with any technical detail set out in the document please contact Tony Sylvester on 01283 595743.

South Derbyshire District Council



Planning Services



Housing Design & Layout

supplementary planning guidance

Purpose of the Guidelines

The Supplementary Planning Guidance (SPG) has been prepared in accordance with the requirements of Policy 11 of The South Derbyshire Local Plan (Policy ENV 21 of the reviewed Local Plan). It updates the previous SPG and has specifically been amended in light of the advice of the revised Planning Policy Guidance Note (PPG) No.3 on "Housing" and the advice contained in PPG 13 "Transport".

The advice is intended to act as a guide to the design and layout of all new housing. Where new housing is proposed next to existing dwellings, the advice has particular regard to the protection of the amenity of the people who already live there.

This guidance will be applied along side all relevant policies of the Development Plan and any changes made to the Development Plan. In all cases the policy advice contained in the Plan will be the most important.

Introduction

Satisfactory design in residential development can only be achieved when the particular character of a site and its surroundings have been assessed fully and taken into account in the proposed design and layout. This assessment is now a requirement placed on housing developers by PPG3 and this Council considers the assessment of a site essential in view of the diverse character of the District. PPG3 also requires that the detailed design and layout of housing should be attractive and assist in promoting a sense of place. The Council will seek to ensure that new housing development, in terms of its detailed design, respects the best of the traditional design of South Derbyshire and promotes local distinctiveness. Poor, unimaginative designs will be resisted.

This leaflet provides general guidance on the form of new residential development. However, the Council acknowledges that in certain cases, for example in historic environments, some modification of these guidelines is necessary to reflect the particular character of such areas.

Experience shows that the most successful new developments will be those where there has been a dialogue between the Council and the designers prior to the submission of a formal application. The Council encourages this approach.

Other factors will also influence the final form of the development. These may include the need to provide a particular form of housing or a specific requirement of the building regulations. The Council acknowledges this. However, the overriding aims of the Council are:

- (i) to ensure the productive use of previously developed land,
- (ii) to achieve a pleasant environment in which to live that respects the character of the area in which it is situated,
- (iii) safe, functional, convenient and appropriate layouts,
- (iv) reasonable levels of amenity for occupants of existing and new dwellings,
- (v) appropriate levels of amenity around dwellings including the provision of areas of public open space and landscaping, and,
- (vi) Safeguards to ensure new development on adjoining sites is not unnecessarily prohibited.

The Guiding Principles

The Council is aware that it is national planning policy that new housing development should be directed towards existing settlements and, where it is possible, should seek to ensure the use of previously developed land.

These aims are the main planks of the government's programme of sustainable development. This Council welcomes those aims and will, wherever possible, ensure they are achieved.

These aims have the consequence of seeking to ensure housing densities are higher than previously sought and that former standards relating to private amenity space, privacy and parking provision may be relaxed. This is a change from the previous stance of the Council and specifically reflects the change in the policy of Central Government.

This Council supports these objectives and will seek, wherever it is appropriate, to pursue these policies. However, this will not be at the expense of seeking to ensure that new housing respects the local vernacular and distinctiveness of South Derbyshire.

The Layout of Residential Areas

In designing the layout of new residential areas there will be many factors that will need to be taken into consideration. Many of these will stem from the site character assessment that will be carried out by the developer.

This will inevitably lead to the development respecting the landform of the site, the form and nature of the surrounding development, the design and orientation of properties so as to maximise natural light to habitable rooms, and the use of materials that reflect local distinctiveness.

The Council recognises that the designing of residential streets around the functional requirements of cars, service vehicles and utilities, with inadequate attention being paid to other important amenity requirements, has been one of the greatest failings of much recent development and has resulted in the loss of local identity and distinctiveness. With this in mind, the Council will promote the urban design principles as set out in the companion guide to PPG 3 'Better Places To Live' and the other criteria set out earlier in this document. More specifically, the following will be encouraged:

- Layouts that give priority to the needs of pedestrians rather than the movement and parking of vehicles. This includes the use of secure rear courtyard parking which can remove the dominance of cars parked on property frontages;
- layouts which are safer for pedestrians by reducing forward visibility (and other such devices) that force drivers to proceed with caution, reduce their speed and make the experience anti-intuitive;
- Streets should display characteristics which convey an appropriate sense of place. For example, the main access road to a site could be treated as an avenue with tree planting on each side to give it a grander more spacious feel in marked contrast to the smaller more intimate enclosed streets or 'homezones' which it serves. Where possible, dwellings should be set back a minimum distance from the footway (or to the edge of the shared surface) and the street landscaped to encourage a more intimate environment and create enclosure in the street, a common feature in more historic streets in South Derbyshire.

In addition a number of other factors will need to be taken into consideration including crime prevention and the provision of public open space. These are considered to be particularly relevant to the policies of sustainability that are promoted by both central government and this Council. The Council has an adopted cycling strategy and new housing development may need to contribute to the delivery of that strategy either through on site or off site works.

In the interests of promoting crime prevention, pedestrian/cycle routes and areas of public open space should be overlooked, where possible, to avoid the creation of dark, intimidating areas and so reduce the potential for crime.

In some circumstances, particularly, in historic environments, the rigid application of guidelines may lead to an inappropriate form of development. In such cases the innovative nature of a design, which lends itself to the character of an historic area, such as the layout of

the roads, the orientation of properties and their position within the plots, requires particular consideration.

Further advice on many of the issues raised above can be found in additional publications to this one, which have also been adopted by the Council as SPG. These are detailed at the end of this document.

Building Design & Materials

Traditionally, buildings in South Derbyshire have been constructed with red brick walls (although stonework is evident in some locations) with plain clay tiles or natural slate roofs. However, this traditional approach has been eroded in some parts of the district by the use of non-traditional materials.

The Council is committed to improving the built environment of South Derbyshire in accord with the advice contained in the South Derbyshire Local Plan and PPG3. The site character assessment that will be produced should identify the design and materials used in the local area and the submitted scheme should include features that promote local distinctiveness. In some settings, for example, a traditional feature of South Derbyshire has been narrow gables and the use of plain eaves and verge details.

Inappropriate design that does not respect local distinctiveness will be resisted unless the applicant can demonstrate circumstances showing why a particular design has been chosen.

Particular attention to design will be applied in Conservation Areas and adjacent to listed buildings as detailed in the South Derbyshire Local Plan and as explained in the SPG "Historic South Derbyshire". In such cases, development will generally not be permitted unless full details of the proposal are submitted and they are considered appropriate to the setting.

The Council will, where appropriate, adopt further Supplementary Planning Guidance in the form of village design statements and development briefs. These will set out what the Council consider is the local character of certain areas of South Derbyshire. Where these are published they will be material considerations in the determination of planning applications.

New built development should also be sympathetic to the landscape in which it is situated. A landscape character assessment has been undertaken and prospective house developers are advised to consult the relevant information prior to the submission of an application and take account of the advice in any planning submission.

Overlooking & Overshadowing

The Council is committed to the intensive re-use of both previously developed land and to the development of green field sites, where it is deemed necessary to achieve the aims of the Development Plan. In view of this the Council no longer intends to rely on restrictive guidance on the space about and between dwellings **within** new housing schemes. However, whilst minimum standards will not be applied, the Council will expect a high standard of design incorporating an imaginative use of space and the provision of attractive areas of open space to create a feeling of place for future residents.

Where new development abuts existing development the Council will seek to ensure that the privacy and amenity of existing occupiers is respected. The following guidelines will be used as a basis for ensuring this is maintained and will be applied where existing occupiers are affected by proposed development. The guidelines aim to secure a reasonable level of privacy is retained for existing occupiers in terms of both direct overlooking and over bearing.

In order to protect the occupiers of the existing dwelling from overlooking and to protect privacy, the primary windows of the existing dwelling should not fall within the minimum distance (as set out in the fig. 1) within the sector of view of the primary windows of the proposed dwelling. Secondary windows to either property will not

be considered by this methodology but on the particular merits of the case. Generally, however, such windows will not be protected.

In order to protect existing dwellings from over bearing and to protect outlook, the blank/non-habitable elevation of a proposed two-storey property should not breach the minimum distance within the sector of view of the relevant **ground** floor primary windows of the existing property. New single storey dwellings will be considered, in terms of their affect on existing dwellings, on their own merits.

Where lounge, dining room, kitchen or conservatory windows on a proposed dwelling (or rooms large enough to be considered as such) are located at first floor greater distances may be required. Such cases are not the norm and will be treated on their own merits.

Side windows to a conservatory will be treated as a secondary window.

The guidelines assume a relatively level topography and little or no screening. Where this is not the case, the minimum distances may be increased/decreased as appropriate.

Distance Guidelines

		NEIGHBOURING DWELLING				
PROPOSED EXTENSION	all distances in metres	lounge/dining room	kitchen	bedroom (first floor)	bedroom (ground floor)	conservatory
	lounge / dining room	21	18	15	18	21
	kitchen	18	15	15	15	18
	bedroom (first floor)	21	18	15	18	21
	bedroom (ground floor)	18	15	15	15	18
	conservatory	21	18	15	18	21
	blank elevation	12	9	no minimum	9	9

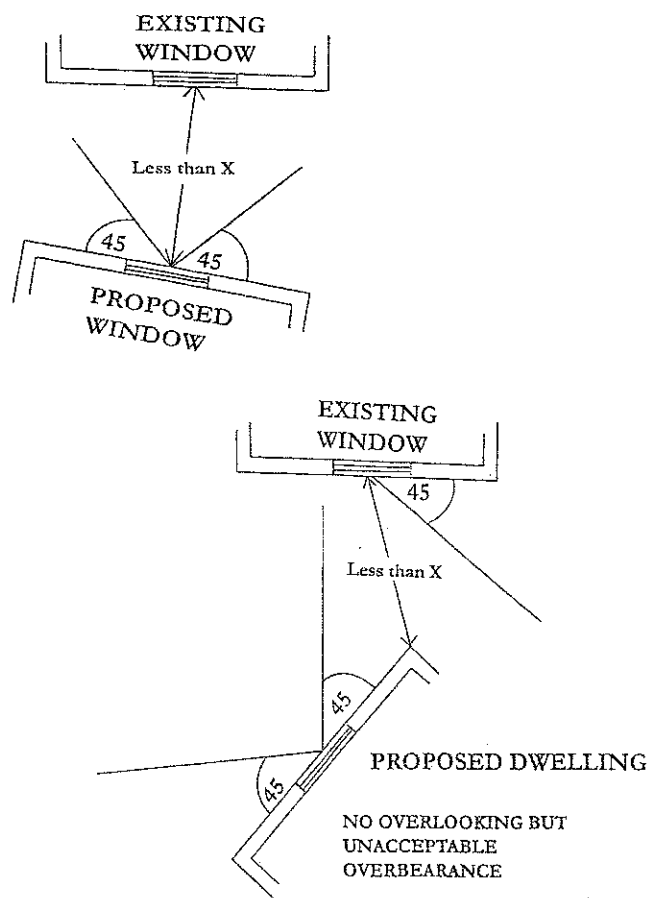
Sector of View (set out opposite)

Where an application is submitted in outline, the Council should be satisfied that the standards set out above could be met. This may require the submission of an indicative plan at the outline application stage.

For dwellings of three or more storeys, greater distances, of the order of 20% more, will be required based on the particular merits of the proposal.

Where there are opposing elevations, separated by public areas, such as a highway, and having regard to the overall character of the surrounding area, the guidelines may be relaxed.

Sometimes, the garden of existing dwellings will be of such a depth that the distances between dwellings will be met regardless of how close to the boundary the new property would be sited. In these cases, the presence of first floor primary windows in the new dwelling could lead to a significant loss of privacy to the entire private space of the existing property. In such cases, the Council will seek to ensure that the proposed dwelling is located an appropriate distance from the boundary of the existing dwelling, of the order of half the distances in the guidelines above.



Private Amenity Space

In order to encourage an increase in the density of housing on development sites the Council will set no minimum level of required provision. However, the design of the layout should reflect the need or otherwise for gardens. For example, the removal of the requirement for gardens does not necessarily mean they are not to be provided at all. As in all matters of design a variety of units using the site is considered the correct approach. Therefore, some units are still likely to have garden areas.

Additionally, the extra area within a site that would otherwise have been used to accommodate gardens will be available for the use in innovative design.

For blocks of flats some level of amenity area will be expected to be provided for the use of residents, for example, to facilitate the storage of a refuse bin and allow for the drying of washing.

Public Open Space & Play Areas

Small areas of open space and landscaping within a housing site can add significantly to the character and sense of place of that development and will be expected to be part of the submitted detailed design of the housing layout. Whether these areas can be counted against the provision of formal play space will depend on the site specific

circumstances. However, in accord with Recreation and Tourism Policy 4 of The South Derbyshire Local Plan, developers will be required to provide a more formal area of public open space to meet the needs of the development. This should be in accordance with the standards set out in the Council's Supplementary Planning Guidance "Provision of Outdoor Playing Space in New Developments". On occasion, commuted sums for the enhancement of existing facilities nearby in lieu of formal play space may be more appropriate. The Council will normally adopt recreation spaces (see SPG).

Unprotected gable areas adjacent to open spaces should be avoided as damage and nuisance can be caused by ball games played against such walls. Landscaping or some private space along the wall with a solid boundary will usually avert the problems.

Changes in level should be ramped as well as, or instead of, stepped to facilitate access for disabled people to these play areas and areas of open space.

Access & Parking

All roads and footpaths are to be designed in accordance with Derbyshire County Council's "Roads in Housing" document (under review at the time of going to press) as amended by the principles of PPG3.

PPG3 has also revised the average level of car parking to be provided within housing. The Council will, therefore, seek to ensure that an average of 1.5 parking spaces per dwelling are provided within new residential areas in accordance with the standards appended to the Local Plan. Notwithstanding this the Council will also seek to ensure that sufficient space is designed into the layout of new residential areas for visitor parking. Such parking should be integral to the scheme and should be well landscaped.

Landscaping

Landscaping plays an important role in enhancing the quality of the built environment. For all new housing developments a landscaping scheme will be required detailing all new planting and the retention of any existing vegetation on the site. The Council will encourage the retention of existing vegetation and expect it to become an integral part of the scheme.

Within the National Forest structural landscaping may be required in accord with the National Forest Strategy/Planting Guidelines. Regard should also be had to the County Council's Landscape Strategy in designing schemes.

Planning Obligations

Where necessary, to make a proposal acceptable from a land use point of view and to meet the needs of new residents, planning obligations under section 106 of the Town and Country Planning Act may be entered into either in partnership with the Council or on a unilateral basis. These obligations will often seek off site works and have the benefit of ensuring the wider aims of the Council are met and should be in accordance with Circular 1/97. One example may be assistance in fulfilling the Council's commitment to provide an integrated cycle network.

Examples of facilities that may be secured in this way include the following:

- (i) the creation of cycle routes,
- (ii) the provision of improvements to traffic calming,
- (iii) the provision of affordable housing,
- (iv) the provision and maintenance of public areas or play space,
- (v) financial contributions towards the provision of additional school places in local schools
- (vi) the provision of street furniture or other works of art, and,
- (vii) the provision of health facilities and other community services.

Additionally, much of the District lies within the National Forest. In areas that fall within the National Forest there will be a requirement that planting, is carried out either on or off site, or, as an alternative to both, through the provision of monies that will be put towards planting elsewhere in the forest within South Derbyshire. Details of the level of planting, or alternative provision, that will be required is contained in the National Forest Guide: "The National Forest: A Guide for Developers and Planners".

Other Matters

Other important considerations when designing housing schemes may include the following:

- the need to ensure that any new house is designed fully in accordance with the building regulations and particularly Part M "Access and facilities for disabled persons"
- the need to ensure the layout is consistent with the Council's aim to provide safe and secure residential areas
- the need for new housing to be sustainable allowing for new housing to be adapted to accommodate occupants of all ages
- the need to incorporate within the design of new houses facilities to allow for the re-use of renewable energy sources, such as solar power, and the re-use of other resources, such as water.

Definitions:

No Minimum: The application is to be considered on its merits.

Primary window: Main window to a lounge, dining room, kitchen, bedroom or conservatory.

Secondary window: Any subsidiary window to a lounge, dining room, kitchen, bedroom, or conservatory affording light to that room.

Blank elevation: An elevation with either no windows or with windows to rooms other than to a lounge, dining room, kitchen, bedroom or conservatory.

Further Advice

This leaflet is one of a series of leaflets (Supplementary Planning Guidance) published by South Derbyshire District Council Planning Service. Other documents in the series are as follows:

Car Parking Standards

(as appended to the South Derbyshire Local Plan)

Cycling Strategy

Historic South Derbyshire

House Extensions

Provision of outdoor playing space in new development

Protecting Trees

Satellite Dishes

Shardlow Article 4 Direction

Melbourne Article 4 Direction

If you require any further advice or require clarification on any of the issues raised or other planning matters please contact:

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