

SWADLINCOTE AREA MEETING

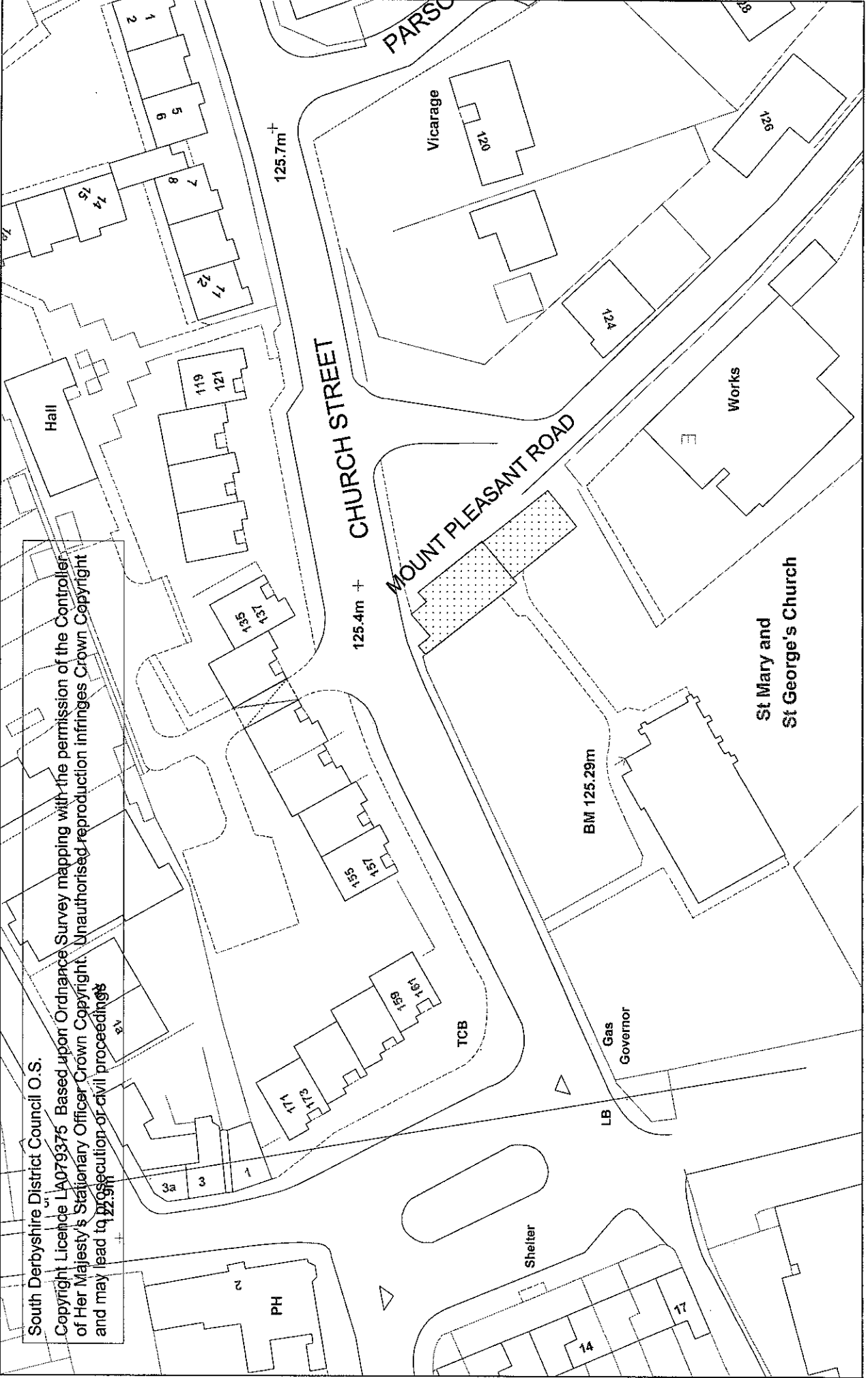
**AGENDA
AND
REPORTS**

TUESDAY, 4TH NOVEMBER 2003

**ST. GEORGE & ST. MARY'S PARISH ROOMS,
CHURCH STREET,
CHURCH GRESLEY**

7.00 p.m.

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SOUTH DERBYSHIRE DISTRICT COUNCIL

SWADLINCOTE AREA MEETING

(Covering Church Gresley and Swadlincote)

Meeting to be held at
St. George & St. Mary's Parish Rooms,
Church Street,
Church Gresley
on Tuesday, 4th November 2003
at 7.00 p.m.

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

Members:

District Councillors: Councillor Southerd (Chair) Councillor Stone (Vice-Chair) and Councillors Harrington, Isham, Lane, Murphy and Taylor.

County Councillor: Councillor Southerd.



BUSINESS

1. Apologies for absence.
2. To note the Minutes of the Meeting held on 13th 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 – 21st January 2004. The Meeting will be held at the Sharpes Pottery Centre.

Community Items

7. Policing Issues.
8. Problems with Litter.
9. Draft Revision of Supplementary Planning Guidance: Housing and Design.

SWADLINCOTE AREA MEETING

13th August 2003

PRESENT:-

District Council Representatives

Councillor Southerd (Chair) and Councillors Lane, Murphy, Stone and Taylor.

F. McArdle (Chief Executive), E. Julian (Community and Leisure Development), P. Spencer (Democratic Services) and B. Jones (Helpdesk).

Derbyshire County Council Representative

Councillor Southerd.

Member of Parliament

M. Todd M.P.

Sharpes Pottery Centre

J. Oake.

Derbyshire Dales and South Derbyshire Primary Care Trust

S. Elliott.

Members of the Public

M. Barsby, E. Bird, M. Brotherhood, R. Causer, M. Forbes, N. Forbes, J. Grew, W. Hardwick, R. Harvey, T. Harvey, M. Hudson, S. Jackson, W. Jackson, M. Lunn, D. Mayo, J. Mayo, D. Staley, D. Sutton, G. Sutton, L. Webster and J. Williamson.

APOLOGIES

Apologies for absence from the Meeting were received from District Councillors Harrington and Isham, R. Jameson and representatives of the Derbyshire Constabulary.

SA/1. APPOINTMENT OF VICE-CHAIR

It was agreed that Councillor R. Stone be appointed Vice-Chair of the Area Meeting for the ensuing year.

SA/2. MINUTES

The Minutes of the Area Meeting held on 4th February 2003 were noted.

SA/3. CHAIR'S ANNOUNCEMENTS

The Chair advised that construction of the BMX track was now well underway and he paid tribute to those involved in the scheme. A local Member asked about measures to prevent the site being occupied by travellers. It was felt that the more frequent use of this site, coupled with improved lighting should act as a deterrent. Ultimately, it was hoped to provide CCTV.

The Chair gave an update on the adoption of the Thorpe Downs Estate in Church Gresley. He understood that the roadway was now completed to an adoptable standard, but there were some problems with street lighting. This matter was being pursued by Derbyshire County Council and the Deputy Chief Executive of the District Council. A resident informed that a section of road outside his property was in need of repair and the Member of Parliament sought an update about construction of the emergency access to the estate.

SA/4. **REPORT BACK ON ISSUES RAISED AT THE LAST MEETING**

The Chair reviewed those items raised at the last Meeting and gave an update. Derbyshire County Council had considered the request for a central reservation near to the entrance to the Thorpe Downs Estate in Church Gresley. The proposal might deter on-street parking in this area, but it could cause further road safety problems and so the request had been declined. There was a need to enforce the current traffic orders and it was understood that the presence of a traffic warden was helping the situation. The problems caused by vehicles unloading at the front of the “One-Stop Shop” at the estate entrance had also been investigated. There was no planning requirement for vehicles to deliver goods to the rear of the store. It was felt that the main reason goods were delivered to the front of the store was the difficulties posed by the rear car park and its slope.

SA/5. **PUBLIC QUESTION TIME AND SUGGESTIONS FOR FUTURE LOCAL DISCUSSION ITEMS**

The Chair referred to the problems experienced following alterations to the Swadlincote Bus Station. He read a prepared statement and commented on the seating “perches”, which had been provided elsewhere in the County. Derbyshire County Council was considering installing some additional seating. The Chair gave an update on those unfinished works and felt it regrettable that a South Derbyshire resident had suffered an accident.

Residents questioned where responsibility lay for these problems and it was noted that two contractors had been used by the County Council. Mr. Harvey felt that the “perches” were inferior to the former seating provided. The Chair explained that the “perches”, coupled with improved lighting tended to deter improper use of bus shelters. Another resident questioned whether the old shelters could have been improved rather than being replaced. The litter bins were now placed outside the shelters, which was likely to cause litter problems. The Chair explained that the money provided for the new bus shelters was “ring-fenced”, which meant that if it had not been spent in South Derbyshire it would have been reallocated elsewhere. Swadlincote was a gateway site for the District and its residents deserved the improvements made.

The Member of Parliament had received a number of complaints at a recent surgery. The main problem reported was that the “perches” were at the wrong height. This was probably due to the Bus Station being situated on a slope and with the perches being kept level, they were either too low or too high for some users of the Bus Station. Mrs. Staley felt that the replacement shelters were inferior and Councillor Taylor added that complaints had been

made by young people as well as the elderly. The Chair agreed to refer these views back to Derbyshire County Council.

Mrs. Mayo complained about litter problems in the Town Centre. She referred to a recent television programme and was aware that in some areas anyone caught dropping litter received a fine. She asked whether a scheme could be introduced in Swadlincote and also felt there were insufficient litter bins within the Town Centre.

Frank McArdle, Chief Executive of the District Council advised of the “Clean Team”, which provided a responsive service to such problems. Other residents referred to litter problems in Church Gresley and criticised the methods used to collect litter. It was questioned when the cleansing contract was due for renewal and requested that the mechanical sweeper be used in some additional areas. Councillor Taylor thought there was a need to review service levels. Following the boundary changes, parts of the Woodville Ward, were now unparished and did not receive the lengthsman service. It was agreed to include an item on the agenda for the next Area Meeting to enable further discussion of litter problems.

A resident referred to the pedestrian crossing on Market Street in Church Gresley. Improved street lighting was sought to make pedestrians on the crossing more visible. The resident suggested specific lighting types and the Chair agreed to refer this request to Derbyshire County Council.

A complaint was submitted that cyclists were using the pedestrianised area of Swadlincote Town Centre. This problem had been raised at a number of previous Area Meetings and it was unfortunate that no police officers were present, as they were responsible for enforcing the traffic orders. Residents felt that the removable bollards should be kept locked in place to prevent certain vehicles accessing the Town Centre. However, it was explained that there were exceptions to the traffic orders, with some vehicles being permitted access throughout the day. Residents complained that the police were not seen patrolling the Town Centre and referred to recent vandalism problems. There was a discussion about the Beat Officers for the Swadlincote area and it was understood that these Officers were employed on a part-time basis. Mark Todd M.P. stated that policing levels were at their highest for many years and he gave an outline of the roles of the responsive Officers, Beat Officers and the CID. It was agreed to invite Inspector Hargreaves to attend the next Area Meeting to discuss policing matters.

Councillor Taylor voiced his concerns over highway problems in Swadlincote Road, Woodville. The Chair agreed to speak to Councillor Taylor on these problems after the Meeting. Residents of Brook Street, Swadlincote reported problems with fireworks being discharged and were urged to report this to the police. The Chair confirmed that reports would be provided to the next Meeting on litter problems, tidying areas of waste land and policing issues.

SA/6. **DATE OF NEXT MEETING**

The date of the next Swadlincote Area Meeting would be confirmed in due course. The suggested venue was the St. George and St. Mary’s Parish Rooms in Church Street, Church Gresley.

SA/7. **PROVISION OF LOCAL HEALTH SERVICES**

The Chair introduced Steve Elliott, Commissioning Manager for the Derbyshire Dales and South Derbyshire Primary Care Trust (PCT). Mr. Elliott reminded those present of the proposals discussed at an Area Meeting in the Autumn of 2002. The PCT was mindful of the growing population of the area and the current shortage of general practitioners and dentists. He explained the objectives for the former Ambulance Station Site in Civic Way to provide a range of community services. The PCT had targets to prevent certain health problems such as heart disease. It wished to work in partnership and over the last nine months had undertaken consultation on the services required locally. Mr. Elliott praised the Council for Voluntary Services for its assistance in providing contact with various local groups. Feedback had been sought through a variety of mechanisms including focus groups and stakeholder events.

Mr. Elliott spoke of the opportunity for further service developments in the future, on other sites. The PCT would shortly commence formal consultation on its proposals for the clinic site and these would supplement existing services. The draft proposals included extra general practitioners, expanding the number of dental clinics, providing more district nurses and health visitors. There might be capacity within the new building to accommodate other organisations like social services and the voluntary sector. The District Council had identified this site for one of its information points. The consultation to date had identified the wish for an X-ray service on site. Mr. Elliott spoke of the likely timetable for the construction of the new facility and it was hoped to be completed by 2005.

It was questioned whether as part of the plans the existing clinic would be demolished. Residents felt that the building was in a poor condition and it seemed almost certain that a new building would be provided. Use of the facility by Social Services was questioned, as there were existing Social Services offices further along Civic Way. The PCT wished to avoid any duplication in service provision, but recognised the benefits of joint working. In response to a question from Mr. Barsby, an explanation was given of the acronym "LIFT". Councillor Murphy welcomed the extra services and he asked whether the capacity of the new Centre would be sufficient to meet the needs of the increasing population of the District. He explained that the South Derbyshire Mental Health Association (SDMHA) was a voluntary organisation and currently occupied a Council property on Midland Road, Swadlincote. He understood that the organisation was overstretched and asked whether this Group could be accommodated within the plans for the new Centre. It was confirmed that there had been an ongoing dialogue with the SDMHA. Mr. McArdle added that a range of organisations had been involved in the LIFT project. Relocation of the SDMHA might provide the opportunity to redevelop the premises it currently occupied generating a capital receipt and helping to safeguard the Group's future. Councillor Murphy felt there was some urgency as the SDMHA's lease expired shortly. Councillor Taylor referred to the shortage in dental services, but understood that NHS treatment could be provided in Burton or Derby. Mr. Elliott confirmed that temporary arrangements could be made and advertised for residents of South Derbyshire. The PCT had worked with the District Council to forecast the growth in population, so that service need could be planned for the longer term. The Chair thanked Mr. Elliott for the presentation.

SA/8. **BUDGET CONSULTATION**

A verbal report was made by Frank McArdle, the Council's 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.

SA/9. **COMPREHENSIVE PERFORMANCE ASSESSMENT**

A presentation was made by Frank McArdle, the Council's 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.

SA/10. **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 Chief Executive expanded on the functions performed by the Scrutiny Committees and he urged residents to attend them. He also spoke about the value of the Area Meetings, referring to the BMX/skateboard track currently being provided at Woodville. This issue had first been raised at a Swadlincote Area Meeting, where young people had identified a need for a facility. He explained that Members and others had pursued this project and once a suitable site and funding had been identified it had been provided.

SA/11. **CRIME AND DISORDER PARTNERSHIP UPDATE**

The Area Meeting received a presentation by Emma Julian of the Council's Community and Leisure Development Division. By way of background, Miss Julian 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. Emma Julian spoke of the staffing and financial resources available to the Partnership and 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.

The Chair explained that for the partnership to be effective, it needed public participation. A resident sought further information about the home security project and those eligible to receive assistance. This project was based on a model used in Derby City where all victims of burglary and others referred by Social Services were entitled to receive a burglar alarm. In South Derbyshire there had been no repeat victims of crime following the installation of burglar alarms. Residents discussed the success of Operation Night which had achieved a 60% reduction in burglary rates in Newhall. Crime Reduction Groups were discussed and Councillor Murphy explained that there were two for the Swadlincote Area. To be successful, each would need the public's participation. There was a discussion about abandoned vehicles and it was noted that revised guidance had been issued, which enabled local authorities to deal with such vehicles more speedily. Emma Julian was thanked for the presentation.

SA/12. **SHARPES POTTERY CENTRE**

A presentation was made by John Oake on the restoration of the Sharpes Pottery Centre. Originally, as part of the Single Regeneration Budget Scheme it had been intended to provide a heritage facility on the Swadlincote Woodlands Forest Park. Ultimately, such a scheme was not considered sustainable and the Sharpes Pottery buildings in West Street were identified as a possible alternate location. Some works were undertaken to safeguard these listed buildings and bids were made to the Single Regeneration Budget and the District Council. A feasibility study was undertaken and a £950,000 scheme was devised for a modest Visitor Centre. This included an application to the Heritage Lottery Fund (HLF) for £600,000. The application was not approved, but the HLF felt that a more ambitious scheme should be submitted. A revised scheme costing £1.75 million was submitted and subsequently approved. Mr. Oake spoke of the requirement to achieve museum status and the premises were now open six days each week. He referred to the day to day funding for the Centre and it cost approximately

Swadlincote Area – 13.08.03

£60,000 per annum to run. The Sharpes Pottery Scheme had received two County Council Green Watch Awards and was projected to attract over 15,000 visitors in its first year. There was confidence that the Centre could meet its running costs without further District Council support.

The Chair congratulated Mr. Oake and others involved in the delivery of the Sharpes Pottery Scheme. Mr. Oake thanked the Council for its assistance and praised its approach to partnership working. The Chief Executive referred to potential future benefits for the Swadlincote area which should arise from the Morrisons retail development.

T. SOUTHERD

CHAIR

The Meeting terminated at 9.20 p.m.

SOUTH DERBYSHIRE DISTRICT COUNCIL

SWADLINCOTE AREA MEETING

(Covering Church Gresley and Swadlincote)

4th November 2003

REPORT BACK ON ISSUES RAISED AT THE LAST MEETING

At the last Swadlincote Area Meeting held on 13th August 2003 at the Sharpes Pottery Centre, the following issues were raised. The issues are listed below, together with progress made to date:-

ISSUES	PROGRESS	RESPONSIBLE OFFICER
1. Problems with refurbishment of Swadlincote Bus Station	The Chair has referred the comments made to Derbyshire County Council.	Councillor Southerd
2. Problems with Litter.	Item included on the Agenda.	Deputy Chief Executive (P. Evans)
3. Improved lighting for Pedestrian Crossing in Market Street, Church Gresley.	The Chair has referred this request to Derbyshire County Council.	Councillor Southerd
4. Policing Issues.	Item included on Agenda. Invited Inspector Hargreaves to attend Meeting.	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	NEIGHBOURING DWELLING				
	all distances in metres	lounge/dining room	kitchen	bedroom (first floor)	bedroom (ground floor)
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

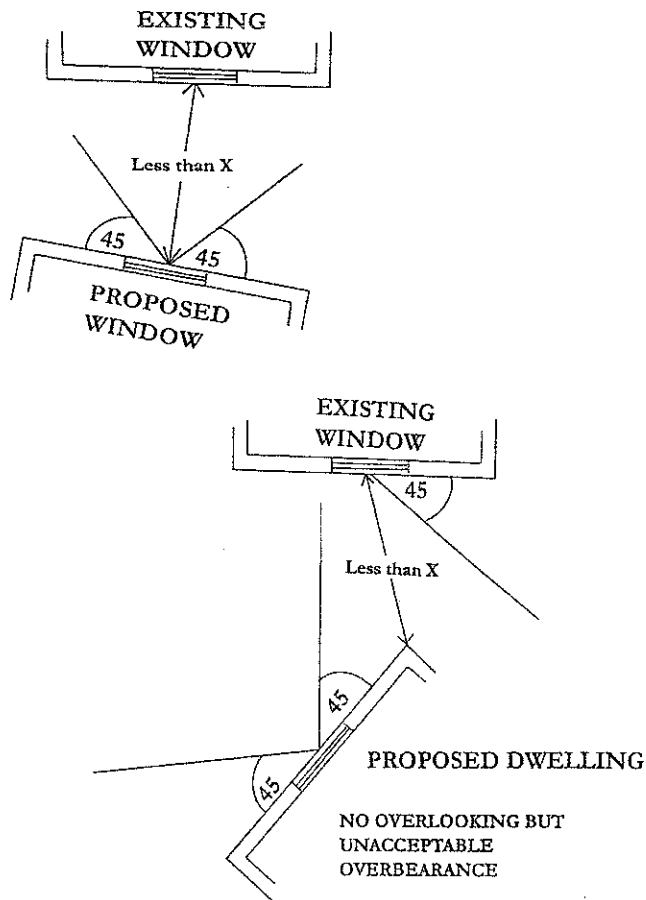
Sector of View (set out opposite)

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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