

**AREA
MEETING

REPTON**

**AGENDA
AND
REPORTS**

Thursday, 23rd October 2003

**NEWTON SOLNEY VILLAGE HALL,
REPTON ROAD,
NEWTON SOLNEY**

7.00 p.m.

Repton Area Meeting Village Hall

Newton Solney

Newton Solney Village Hall

Newton

Solney



South Derbyshire District Council

Economic Development

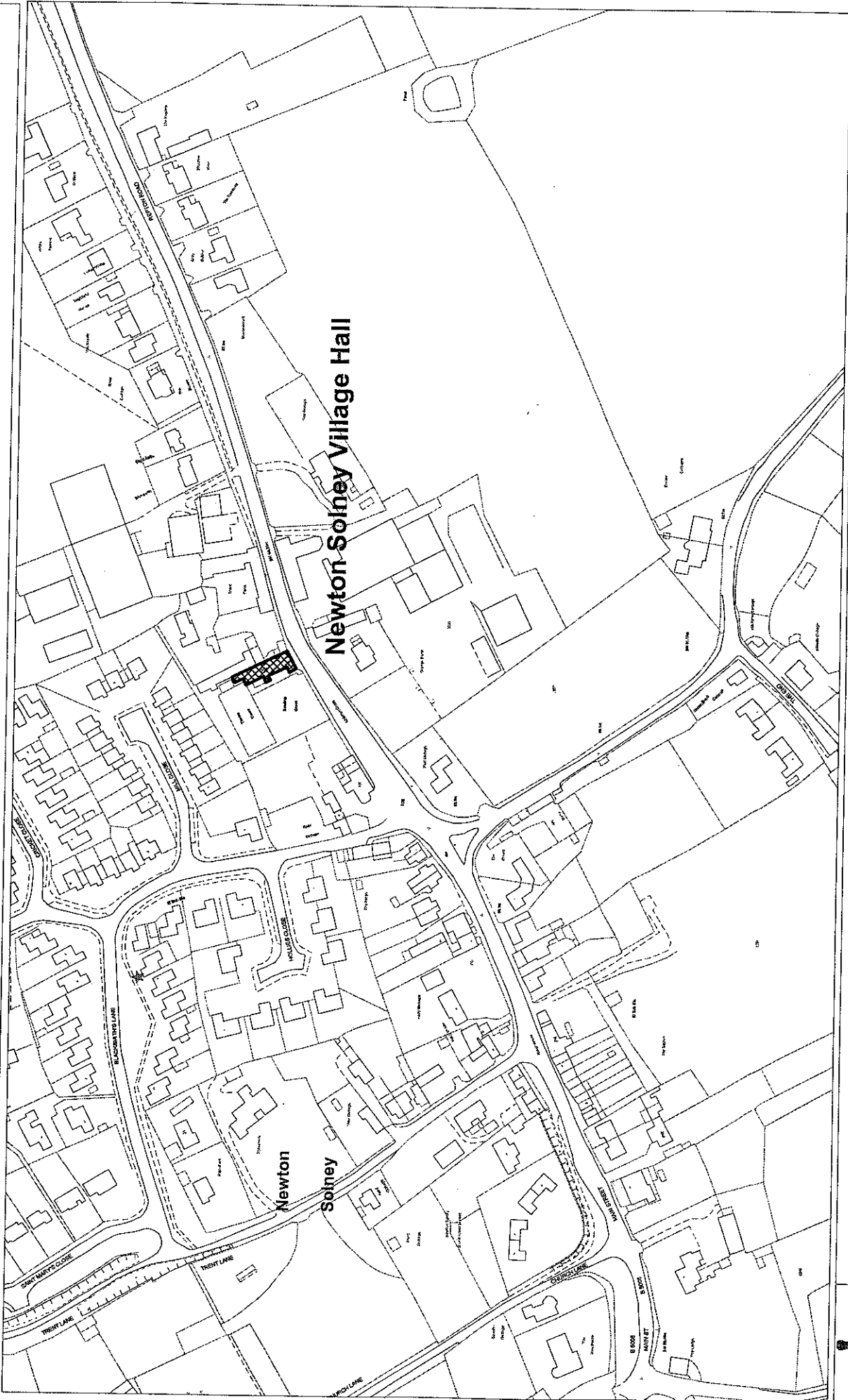
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Date Plotted 10/1/2003

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SOUTH DERBYSHIRE DISTRICT COUNCIL

AREA MEETING

(covering Bretby, Hartshorne,
Newton Solney, Repton, Willington
and Woodville)

REPTON

Meeting to be held at
Newton Solney Village Hall,
Repton Road,
Newton Solney
on Thursday, 23rd October 2003
at 7.00 p.m.

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

Members:

District Councillors: Councillor Taylor (Chair), Councillor Bladen (Vice-Chair) and
Councillors Bell, Ford, Mrs. Hood, Isham, Jones and Mrs. Wheeler

County Councillor: Councillor Jones.



BUSINESS

1. Apologies for absence.
2. To note the Minutes of the Meeting held on 31st July 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 – Tuesday, 27th January 2004.

Community Items

7. Presentation on the Local Improvement Finance Trust (LIFT) Project – Mr. S. Elliott, Assistant Director, Commissioning Service Improvement, Derbyshire Dales and South Derbyshire Primary Care Trust.
8. Draft Revision of Supplementary Planning Guidance: Housing and Design (attached).

REPTON AREA MEETING

31st July 2003

PRESENT:-

District Council Representatives

Councillor Taylor (Chair) and Councillors Bladen, Ford and Mrs. Wheeler.

F. B. McArdle (Chief Executive), Sergeant S. Wilson (Police Liaison Officer), D. Cook (Democratic Services Officer) and B. Jones (Helpdesk).

County Council Representative

Councillor Jones.

Member of Parliament

Mr. M. Todd.

Parish Council Representatives

D. Adams (Hartshorne Parish Council), H. Bowcott (Willington Parish Council), D. Brookfield (Newton Solney Parish Council), J. Burley (Hartshorne Parish Council), S. Evans (Repton Parish Council), C. Jerram (Repton Parish Council), D. Oatley and R. Statham (Woodville Parish Council).

Members of the Public

A. Atkin, A. Baker, T. Baker, C. Bould, B. Bowman, S. Brookfield, Mr. and Mrs. J. R. Cownie, R. Cownie, D. J. Deboo, R. Dennis, S. Ellis (Newton Solney Parish Council), K. Gibbs (Willington Parish Council), A. Gillespie, A. Hardman, H. D. Harrison, S. Harrop (Burton Mail), K. Henning, D. Hicklin, A. Kimber, C. Manifold, R. Morrow, J. Newman, R. Paulson, R. Russian, A. Skipper, P. Smith, G. Varty, K. Vincent, M. S. Vorley, R. H. Young.

RA/1. **APPOINTMENT OF CHAIR**

The Meeting noted the appointment of Councillor Taylor as Chair at the Annual Council Meeting.

RA/2. **APOLOGIES**

Apologies for absence from the Meeting were received from Councillors Bell, Mrs. Hood and Isham (South Derbyshire District Council), S. Smith (Woodville Parish Council), D. Roberts (Repton Parish Council) and A. Gifford.

RA/3. **APPOINTMENT OF VICE-CHAIR**

Councillor J. Bladen was appointed Vice-Chair of the Meeting for the ensuing year.

RA/4. **MINUTES**

The Minutes of the Meeting held on 28th January 2003 were noted.

RA/5. REPORT BACK ON ISSUES RAISED AT THE LAST MEETING

The Chair invited the Democratic Services Officer to provide an update on matters raised at the previous Meeting. She advised that responses had been received from Derbyshire County Council on various highways issues.

With regard to the speed limit on the Repton to Willington Road the County Council had advised that the speed limit schedules were being prepared and would be with the County Council shortly. It would then take approximately two weeks to organise a newspaper advert and the posting of Notices on the street, prior to the limits being implemented.

With regard to the signage on the A50 inter-change, Officers of the County Council had advised that this inter-change was on the boundary of three managing agents and was not maintained by the County Council. Officers at the County Council had spoken to A. M. Scott (south bound A38 slip-off) and Connect (roundabout itself) and they had agreed to review the signage on the slip road and the destination markings on the roundabout. If any action was required then there would need to be liaison between these two parties. B. Morrow of Willington advised that action taken had involved merely painting over the wrong road markings and this had worsened the situation.

With regard to increased traffic at the Toll Gate road traffic island, Officers at the County Council had advised that a count was being arranged for September following the return of the schools.

With regard to various traffic problems in Woodville, Officers of the County Council had advised that these were related to congestion at the Toll Gate Island. To improve this would be extremely difficult and expensive and would involve the purchase of substantial areas of land and the demolition of several properties and businesses. A sum of £80,000 had been included in the County Council's budget for works in Woodville. These consisted of a crossing at Hartshorne Road and the County Council were currently investigating a crossing point at Lincoln Way. D. Oatley advised that at the previous Meeting, concerns had been expressed regarding the speed of traffic from Boundary and parking on the High Street, Woodville (since the new block of shops on High Street had been opened) she expressed concern that Officers of the County Council had not responded to these matters. General concern was expressed that the matters raised had not been addressed fully by Derbyshire County Council and accordingly it was agreed to write to the County Council again to ask for more detailed responses on specific highway issues.

RA/6. PUBLIC QUESTION TIME AND SUGGESTIONS FOR FUTURE LOCAL DISCUSSION ITEMS

Mr. Paulson of Repton Parish Council had given notice of a question regarding the transportation of vehicles from Toyota at Burnaston. In a recent press article it had been announced that approximately 160 cars per day were to be moved by road to Southampton. He questioned whether local authorities or Central Government could seek the provision of a rail link into Toyota to reduce lorry movements on the local road network. The comments were noted by the Meeting and the Member of Parliament, Mark Todd, MP advised that there were practical problems associated with this proposal

nevertheless, it was an issue worth pursuing but felt that people should not be too aspirational about it happening in the near future.

Prior to the Meeting, Mr. M. S. Vorley had submitted questions about the Council's financial plans including costs per unit for services delivered, capital spend in the financial year and exposure to financial risks, efficiency monitoring, cost reduction initiatives, environmental issues, Council publications, Government targets and their impact on Council taxes and the use of E-technology. The Chief Executive responded to Mr. Vorley in detail referring to costs per unit for services delivered being outlined in the Council's Best Value Performance Plan. He provided Mr. Vorley with the said document. He advised that capital spending amounted to £3,587,678 which was an underspend of £513,488 on the programme of £4,101,166. This was mainly as a result of work on housing repairs schemes carrying over to 2003/04.

The major items of capital expenditure in 2002/03 were renovation of Council dwellings (£2,119,682), Private Sector Housing Grants (£694,344). Other significant items included parks and recreational facilities (£121,684) and payments on three deferred purchase schemes (£197,040). The Major Repairs Allowance (£2.12 million) was the major source of funding for the programme. The remainder was funded from Government grants and Borrowing Approvals (£955,000), Capital Receipts (£414,000) and Planning Agreements (£98,000). The Council's available capital resources at 31st March 2003 stood at £2.687 million of which £1.2 million related to Section 106 Planning Agreements.

Mr. Vorley was advised that the areas the Council had identified which were exposed to financial risk included commutation adjustment, insurance costs, legal costs, capital financing costs, income shortfalls, pension costs and a delay in opening a new tipping facility near Moira.

With regard to efficiency monitoring, the Chief Executive referred Mr. Vorley to the Council's Best Value Performance Plan.

In answer to Mr. Vorley's question on cost reduction initiatives, the Chief Executive advised that the Council had planned carefully and had not needed to make significant cost reductions since the financial crisis. It did however have a detailed scoring system to assess all bids for new spending to prioritise these bids in line with Council aims and objectives.

The main challenges and opportunities with regard to environmental issues were outlined. With regard to Government targets and their impact on Council taxes the Chief Executive advised that the Council was planning on the basis of keeping Council Tax increases in line with the increases for previous years. These increases were some of the lowest increases within Derbyshire and indeed the whole Country. The Council's ability to maintain relatively low increases in its share of the Council Tax would depend on the grant that the Government provided and how that continued to recognise the extra cost the Council incurred in implementing new Government initiatives to a fast growing population. The Council had no control over the increases imposed by either the County Council or Police Authority.

Finally, the Chief Executive outlined the key issues for the use of E-technology. The Chief Executive thanked Mr. Vorley for his questions and

agreed to meet with him to discuss the items in further detail should that be his wish. Mr. Vorley advised that he wished to discuss the issue of brown bins and that in his opinion the Council did not empty refuse bins every week and were therefore breaching an 'agreement'. The Chief Executive talked about the Council's trial of composting schemes and the positive feedback it had received on such schemes. He talked about the recycling targets for the disposal of waste which the Authority must meet. The Chief Executive offered to provide Mr. Vorley with the documents referred to whilst answering his questions.

D. Oatley commended the Council's brown bin scheme and asked about the provision of cardboard recycling facilities for Woodville. The Chair advised that the Council intended to make this facility available as soon as possible and agreed to ask the Council's Recycling Officer to provide full details to Woodville Parish Council.

The Chair advised that a letter had been received from Mr. Deboo, who was present at the Meeting, regarding the County Council's "Pavements are for People" campaign and his concern that motorists continued to park on pavements. Sergeant S. Wilson advised that if a vehicle was parked on a pavement but no obstruction was caused then no offence had been committed. If a vehicle weighing over 7.5 tonnes parked on a pavement an offence was committed. He referred to the area of Repton which was of particular concern to Mr. Deboo and stated that as the pavements were large pedestrians could still pass. If the pavements were narrower, cars would park on the roads and pedestrians would still have the same width of path as a result. He advised that the police had difficulty prosecuting for parking on pavements because the Crown Prosecution Service required proof of unlawful obstruction at an unreasonable time etc. The Police would prosecute when it was right to do so on occasions when people parked on the pavement inappropriately. Sergeant Wilson also advised the Meeting that it was an offence to drive on a pavement for some time.

Mr. Deboo stated that he was not in agreement with the comments made by Sergeant Wilson regarding parking on pavements as he believed that the statement in the Police Training Manual, "A pavement was to be classed as part of a carriageway", was misleading. The Chair advised that it was difficult to know how to progress this matter further and accordingly the debate on parking on pavements was closed.

Mrs. Cownie expressed concern regarding parking outside Newton Solney Village Hall which she felt was hazardous. Sergeant Wilson agreed to pass this information on to the relevant Beat Officer. Mr. Cownie expressed concern regarding parking outside St. Wystans School at Repton but Councillor Bladen advised that it was the illegal parking outside The Cross at Repton which culminated in creating a problem at St. Wystans. Councillor Bladen felt that the parking outside of St. Wystans School providing a form of traffic calming measures.

A resident advised that the footway between Repton and Newton Solney required "making up". It was agreed to write to Derbyshire County Council regarding this matter. County Councillor A. Jones advised that this was 200 metres of path and the bid for making it up had fallen in the County Council's reserve list. Accordingly the work was unlikely to be carried out

this year. He advised the Meeting that he would seek to obtain finance for this work from the County Council's budget next year.

A resident expressed concern that the Willington Railway Station was not accessible to disabled people. Accordingly, it was agreed to write to the appropriate body in this regard.

A resident advised that the parking restriction sign in Castle Lane, Willington had been removed and the double yellow lines on the road needed repainting. It was agreed to write to Derbyshire County Council on this matter. Councillor Ford asked officers to monitor parking outside the Co-op in Willington and Sergeant Wilson agreed to pursue this matter.

Mr. R. Young suggested that the Clock Island at Woodville should be replaced (referring to the £80,000 in the County Council's budget). The Chair agreed to seek clarification on the use of the said £80,000.

A resident requested that traffic be diverted around the village of Woodville and advised that in his opinion it would be more beneficial for residents if roads were constructed prior to the granting of planning permission for housing developments.

A resident referred to discussions at previous Meetings regarding rail passenger services. The Member of Parliament responded and stated that the Willington Station needed to be accessible but also better used but it was a "swings and roundabouts" situation. Mr. Morrow of Willington advised that Derbyshire County Council paid Central Trains to keep Willington Station open and in his opinion Central Trains would close Willington Station if allowed to do so.

Mr. Vorley asked what consultation should have taken place with the residents of Ladyfields, Midway before Lady Fields, Newhall was created and it was agreed to respond to Mr. Vorley separately on this matter.

RA/7. **DATE OF NEXT MEETING**

The Meeting was advised that details of the date and venue for the next Meeting would be confirmed in due course.

RA/8. **TWYFORD ROAD RECYCLING CENTRE**

Willington Parish Council had asked for this item to be placed on the agenda and made a request that glass and cardboard recycling bins be emptied more frequently. The Chief Executive advised that the banks were currently emptied every ten days and that should they require emptying earlier residents could call The Clean Team who would respond as soon as possible. It was agreed to advise the Council's Recycling Officer of the Parish Council's concern regarding the untidiness of the site.

RA/9. **COMPREHENSIVE PERFORMANCE ASSESSMENT (CPA)**

A presentation was made by Frank McArdle, 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 deliver 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.

Mr. Vorley queried public involvement in the CPA process and the Chief Executive advised that the Citizens Panel, Focus Groups and discussions with partner organisations had been held.

RA/10. **BUDGET CONSULTATION**

The Chief Executive introduced this item and explained that the Council wished to gather residents’ views to inform the Budget process. He advised 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 the for environment, providing best value services and “managing our business”. These were supported by 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.

RA/11. **OVERVIEW AND SCRUTINY**

The Chief Executive advised that as part of the Local Government Review the Scrutiny process had been introduced to District Councils. 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.

RA/12. **CRIME AND DISORDER PARTNERSHIP UPDATE**

The Area Meeting received a presentation from Sergeant Steve Wilson, the Police Liaison Officer seconded to the South Derbyshire Crime and Disorder Partnership. By way of background, Sergeant Wilson 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. Sergeant Wilson spoke of the staffing and financial resources available to the Partnership. He 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 the 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.

Mr. Deboo expressed concern regarding horses fouling roads. Concern was also expressed regarding the removal of abandoned vehicles and a resident asked that following the removal of a vehicle the area be swept and all debris cleared away.

D. Oatley queried the role of the Community Drugs Officer and was advised that it was to co-ordinate the work on drugs issues across the District and liaise closely with other organisations. The Partnership also funded other outreach and other rehabilitation work.

A resident expressed concern that the Neighbourhood Watch delegate in Newton Solney was having difficulty in contacting the Police and Sergeant Wilson agreed to action this matter following the Meeting. Councillor Ford asked how to book the mobile youth facility and was advised that this could be booked through the Youth Service/Crime and Disorder Partnership.

S. TAYLOR

CHAIR

The Meeting terminated at 9.10 p.m.

SOUTH DERBYSHIRE DISTRICT COUNCIL

REPTON AREA MEETING

(Covering Bretby, Hartshorne, Newton Solney,
Repton, Willington and Woodville)

REPORT BACK ON ISSUES RAISED AT THE LAST MEETING

At the Repton Area Meeting held on 31st July 2003 at the Repton Village Hall, a number of issues were raised. These issues are listed below, together with progress made to date:-

ISSUES	PROGRESS	RESPONSIBLE OFFICER
1. Traffic Issues at Tollgate Island, Woodville.	Officers at Derbyshire County Council advised of comments made at the Meeting.	John Waite Derbyshire County Council
2. Provision of cardboard recycling for Woodville.	Officers at SDDC in the process of negotiating for a network of small cardboard banks with a local contractor. Hoped to have the banks in place within the next few months.	Gillian Coates Recycling Officer Tel. 595783
3. Hazardous parking outside Newton Solney Village Hall.	Information passed to beat officer.	Steve Wilson Police Liaison Officer Tel. 595894
4. Footway between Newton Solney and Repton requires 'making-up'.	Officers at Derbyshire County Council advised of comments made at the Meeting.	John Waite Derbyshire County Council
5. Willington Station not accessible to disabled people.	Letter sent to Central Trains.	Debbie Cook Democratic Services Officer Tel. 595709
6. Parking restriction sign at Castle Lane, Willington removed/double yellow lines need repainting.	Officers at Derbyshire County Council advised of comments made at the Meeting.	John Waite Derbyshire County Council

7. Parking outside Co-op, Willington to be monitored.	Information passed to beat officer.	Steve Wilson Police Liaison Officer Tel. 595894
8. Consultation on street naming for Ladyfields, Newhall.	Letter sent to Mr. Vorley in response to query.	Steve Powell Building Control Manager Tel. 595730

**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.

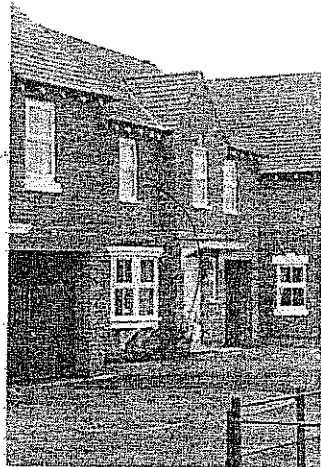
The Council would welcome any comments on the draft guidance within 28 days of today addressed to The Planning Services Manager.

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

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

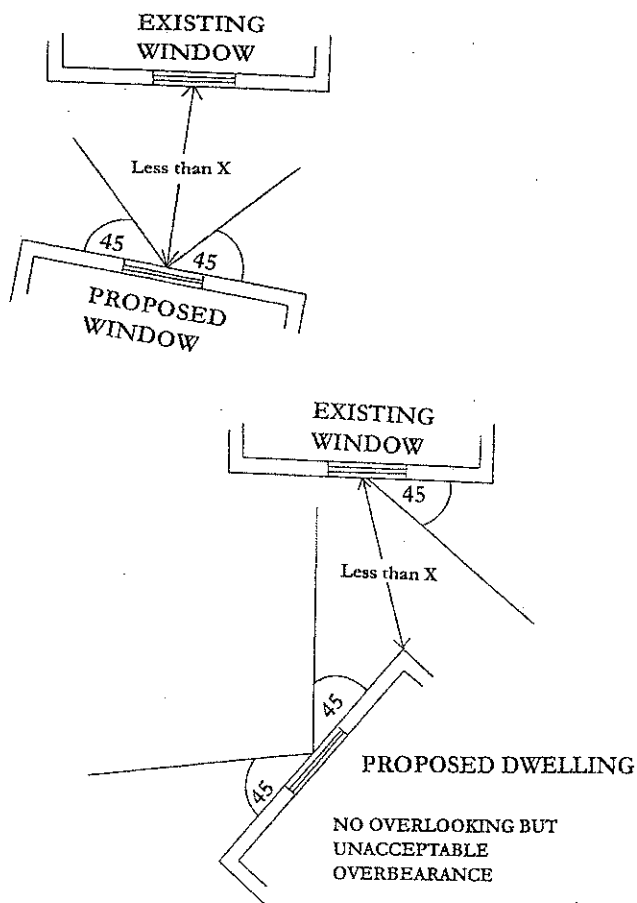
Sector of View (set out opposite)

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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