

Summary Leaflet

South Derbyshire Draft Local Plan

PART 2

The Local Plan is being prepared in two parts; Part 1 was adopted on 13th June 2016 and identifies strategic allocations and key Development Management Policies. Whilst Part 2 is concerned with non-strategic housing allocations and more detailed Development Management Policies

This consultation is about the Draft Local Plan Part 2 and we welcome your comments.

Policies

The Local Plan Part 2 contains the following policies:

Settlement Development

SDT1: Settlement Boundaries and Development

Housing

H23: Non-Strategic Housing Allocations

H24: Replacement Dwellings in the Countryside

H25: Rural Workers Dwellings

H26: Residential Gardens within the Countryside

H27: Residential Extensions and Other Householder Development

H28: Residential Conversions

Built and Natural Environment

BNE5: Development in the Countryside

BNE6: Agricultural Development

BNE7: Marina Development

BNE8: Trees, Woodland and Hedgerows

BNE9: Local Green Spaces

BNE10: Advertisements and Visual Pollution

BNE11: Heritage

BNE12: Shopfronts

BNE13: Former Power Station, Drakelow

Retail

RTL1: Swadlincote Town Centre

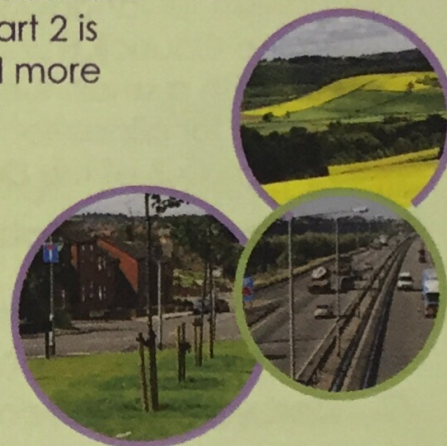
RTL2: Swadlincote Town Centre Potential Redevelopment Sites

RTL3: Local Centres and Villages

Infrastructure

INF11: Telecommunications

INF12: Provision of Education Facilities



June 2016

South Derbyshire Changing for the better

Policy H23: Non-Strategic Housing Allocations

The Local Plan Part 2 will allocate non-strategic housing sites (less than 100 dwellings) for a minimum of 600 dwellings across the District. This is part of the overall strategy for the District (see policy S4 of the Local Plan Part 1)

The housing allocations have been selected from sites held on the Strategic Housing Land Availability Assessment (SHLAA) database. This is an ongoing mechanism for landowners, developers and agents to submit and promote sites to the Council. Hundreds of SHLAA sites have been submitted to the Council with a small number allocated within the Local Plan Part 1 and suggested for allocation in the Local Plan Part 2. To view all the SHLAA sites please see Appendix B of the Draft Local Plan Part 2 or the County Councils website.

The proposed allocations are as follows:

- A** Moor Lane, Aston (S/0271) - around 40 dwellings
- B** Jacksons Lane, Etwall (S/0284) - around 52 dwellings
- C** Derby Road, Hilton (S/0023) - around 40 dwellings
- D** Station Road, Melbourne (S/0109) - around 22 dwellings
- E** Station Road, Melbourne (S/0256) - around 24 dwellings
- F** Acresford Road, Overseal (S/0250) - around 70 dwellings
- G** Valley Road, Overseal (S/0022) - around 64 dwellings
- H** Milton Road, Repton (S/0101) - around 40 dwellings
- I** Mount Pleasant Road, Repton (S/088) - around 24 dwellings
- J** Off Kingfisher Way, Willington (S/0266) - around 50 dwellings
- K** Oak Close, Castle Gresley (S/0239) - around 55 dwellings
- L** Linton Road, Rosliston (S/0154) - around 20 dwellings
- M** Linton Road, Rosliston (S/0160) - around 14 dwellings
- N** Midland Road, Swadlincote (S/0133) - around 57 dwellings
- O** Cadley Hill, Swadlincote (S/0161) - around 99 dwellings
- P** Land north of Scropton Road, Scropton (S/0291) - around 10 dwellings
- Q** Montracon Site, Woodville (S/0292) - around 60 dwellings
- R** Stenson Fields (S/0206) - around 50 dwellings

() refers to SHLAA number

Maps of the allocations can be seen from page 7 of the Draft Local Plan Part 2.

The sites are not anticipated to require significant on-site infrastructure due to their size. However, contributions will be sought towards healthcare, education, open space as well as other requirements where appropriate.

At this stage, the sites are suggested for allocation based on information already gathered. Further information will continue to be collected to ensure that the sites put forward as part of the submitted plan are demonstrably deliverable.

BNE9: Local Green Spaces (LGS's)

The Draft Local Plan Part 2 identifies areas of LGS. This is a way of providing special protection against development for green areas of particular importance to local communities. They are not a tool to simply prevent unwanted development, indeed Government policy is clear that designation will not be appropriate for most green areas.

LGS's have been identified in the following settlements:

Aston on Trent	Boundary	Etwall	Findern
Hartshorne	Hatton	Hilton	Melbourne
Milton	Netherseal	Overseal	Repton
Rosliston	Shardlow	Ticknall	Willington

Maps of the LGS's can be seen at Appendix C of the Draft Local Plan Part 2.

Many sites were suggested to us through the initial consultation, some of which have been included. If you have further information on a site already suggested or would like to propose a new site explaining how it meets the LGS criteria below, please submit the information and we will give these due consideration.

The LGS Criteria used are as follows:

- Not an extensive tract of land
- Not Local Authority/Parish Owned/Fields in Trust
- Is demonstrably special and holds significance
 - Tranquillity
 - Richness of Wildlife
 - Beauty
 - Historic
 - Recreational
- Reasonably close to community it serves

SDT1: Settlement Boundaries and Development

Settlement Boundaries define the built limits of a settlement and distinguish between it and the countryside. Areas outside of settlement boundaries are considered to be countryside. There is a presumption on favour of development (subject to meeting other material considerations) within settlement boundaries whereas in the countryside other policies apply, such as BNE5, BNE6 in the Part 2 and E7 of the Local Plan Part 1.

Comments are invited on the proposed settlements boundaries which can be seen within Appendix A of the Draft Local Plan Part 2.

This leaflet is a summary, please refer to the consultation document for further information, which is available at: www.south-derbys.gov.uk/localplanpart2

How to respond....

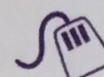
Comments on this consultation need to be made in writing.

Questionnaires are available:

- From the District Council Offices
- To download from: www.south-derbys.gov.uk/localplanpart2
- At all South Derbyshire libraries and the following libraries outside of the District: Burton on Trent, Chellaston, Mickleover and Sinfin



You can respond by email to: planning.policy@south-derbys.gov.uk



Or you can write to: **Planning Policy, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH**



If you would like to find out more about this consultation before responding please ring the planning policy team on: **01283 228735**



**Please submit your comments by
5pm on 15th August 2016**

What happens next....



Local Plan Part 2 Consultation - December 2015 - February 2016



Draft Local Plan Part 2 Consultation - June 2016



Pre-Submission Local Plan Part 2 Consultation - October 2016



Submission - December 2016



Public Examination - date to be confirmed following submission



Adoption - Mid 2017