

Housing

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Introduction

- 3.1 In 1981, the population of South Derbyshire was 68,500. By 1997, it had risen to 79,000, an increase of 15.3%. This was the largest rate of increase amongst districts in Derbyshire and was mainly due to net inward migration from neighbouring urban areas. The same trend is expected to continue to 2001, to give a population of over 80,000.
- 3.2 The main centre of population is Swadlincote. In 1981, some 26,590 people resided in the urban core, defined as Castle Gresley, Church Gresley, Midway, Newhall, Swadlincote and Woodville. Continued inward migration stimulated by development trends in the local housing market has led the population to rise to about 31,600 by mid 1996. The availability of land at a lower cost than surrounding areas with minimal servicing costs has been a significant factor and has enabled new housing to be built which has been attractive to newly forming households and "first-time" buyers. Such development has also provided the opportunity to improve the environmental quality of Swadlincote and to increase the level of services and facilities that are available.
- 3.3 The population of South Derbyshire demonstrates a relatively "youthful" age structure, with some 40% of the total being under 30 years of age.

<u>POPULATION BY AGE IN SOUTH DERBYSHIRE</u>	<u>% of Total Population</u>
Pre-School (0-4 years)	6.0
School Age (5-14 years)	12.5
Working (15-59/64 years)	64.9
Retired (60+/65+ years)	16.6

(Source: OPCS Mid 1995 Provisional Rebased Population Estimates)

By 2001, the population of school age is projected to decline slightly with a commensurate increase in the percentage of retired people. Although average household size continues to decline from 2.82 in 1981 to about 2.56, the 1991 Census shows that the number of people living alone (i.e. 21.5% of all households) is the lowest in Derbyshire. It is expected, however, that this figure will rise as the number of elderly people increases. These demographic changes, trends towards smaller households generally and community based care schemes are likely to strengthen the need for specialised forms of housing. There is a particular need to ensure that the requirements of all sections of the community are met, particularly disabled people.

- 3.4 At present, there are approximately 30,700 dwellings in the district. The majority (85%) are either owner occupied or privately rented. A further 13.0% are rented from the District Council with the remainder in Housing Association control.
- 3.5 Between April 1987 (which is the base date for the Derbyshire Structure Plan) and March 1995 (which is the base date for this Local Plan) 3,622 houses were built in South Derbyshire, of which 353 were for the District Council or Housing Associations. The total represents an average of 453 houses a year, compared with 412 a year during the 1980's. In the same 8 year period, 2,043 houses were constructed in the Swadlincote area (defined in the Derbyshire Structure Plan as Swadlincote, the Southern Parishes, and the Parishes of Hatton, Hoon, Repton, Newton Solney, Bretby, Hartshorne and

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Woodville) with approximately 79% (1,626) in the urban core. Elsewhere in the district, 1,579 houses were completed of which about 40% (653) were at Stenson Fields.

- 3.6 At 31st March 1995, some 496 dwellings were under construction in the district. Some 3,154 dwellings had the benefit of planning permission on sites of 5 or more but had not yet been started. This gives a total potential availability of 8,034 dwellings. However, it is acknowledged that 1,000 of these dwellings are unlikely to come forward by 2001. A further 762 dwellings are expected to be completed by 2001 at Church Gresley, Elvaston, Newhall and on unidentified sites of 5 dwellings or less. Appendix A examines existing commitments in more detail.
- 3.7 The design of residential areas is viewed with great importance as housing developments are major land users and because people spend a great deal of time around their homes. Consequently, where new development is permitted a high standard of design and layout will be sought. For major or locally significant sites, a planning brief will be prepared.
- 3.8 On first impressions, the condition of the existing housing stock appears to be good - the 1991 Census, for example, indicates that less than 1% of households are without the exclusive use of an inside WC and a bath/shower. These statistics, however, conceal significant deficiencies. A survey of the public sector stock has revealed that extensive works (probably in the order of £20 million) are needed to maintain the property in good repair and to an acceptable standard and condition for letting. There are also problems with dwellings constructed to non-traditional methods, particularly in Swadlincote and some will need to be demolished.
- 3.9 The private sector paints a similar picture. In Swadlincote and some of the larger villages, there is a considerable amount of 19th Century housing requiring attention by improvement, and in some instances, clearance. Although a detailed survey has not yet been completed, current estimates suggest these are about 1,600 unfit properties in the district, with a further 2,500 in need of renovation. The District Council is working to develop an increased awareness amongst owners of the need not only for improvement, renovation and maintenance of older properties but also for small scale, routine works on newer properties. Of the 1,600 unfit properties, the majority are capable of being made fit at the present time. Lack of work on these properties will inevitably lead to an acceleration in their deterioration, eventually to a point where clearance would become the most appropriate course of action. In order to restrict the decline of the housing stock as far as possible, the Council actively encourages the submission of applications for mandatory renovation grants.
- 3.10 Many of the older housing areas also suffer from poor environments with a lack of amenity areas, open spaces and off-street car parking; from proximity to industrial concerns; and, inadequate traffic circulation arrangements. At Gresley, the District Council has completed a scheme with Neighbourhood Revitalisation Services to secure housing and environmental improvements over a wide area. A similar type of project, under the auspices of "Estate Action", has also been completed by the Council for the Goseley Estate, Hartshorne, which is an area of predominantly Council owned stock.
- 3.11 The District Council's Housing Strategy Statement 1998-99 details proposals for the provision of new social housing, house renovation (both in the private sector by grant aid and in the public sector by direct action), clearance of unfit properties, environmental works and the management of the Council's existing stock. It is the Council's aim to provide every household in the district with a separate dwelling of a reasonable standard, at an affordable price. The Statement makes clear the Council's commitment to developing its relationship with Housing Associations and developers to ensure the continued provision of new housing of whatever tenure and to maximise the effectiveness

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of public investment. The Statement also recognises the important contribution which older dwellings can make towards satisfying local housing needs and the need for their improvement and maintenance.

- 3.12 The Swadlincote and Southern Parishes Local Plan (1986) sought to direct major new development to Swadlincote (within the general area bounded by the A50, the A444, the South Derbyshire Green Belt and the County Boundary) in order to stimulate improvements in services and facilities, secure environmental improvements and strengthen the identities of the main communities of the town. It was recognised that land between Church Gresley and the A444 provided a major area of land supply to meet the development needs of the town in both the short and the long term.
- 3.13 In the rural area, the Plan sought to limit development in villages to that which could be satisfactorily accommodated without extending the settlement's form or being detrimental to its scale and character. A similar, restrictive approach was adopted in the Northern Parishes Village Development Policy Statement (1982). A particular concern was to protect the appearance, identity and character of the area's many attractive, historic villages and settlements.
- 3.14 In the rural areas in general, and the Northern Parishes in particular, there has been a constant demand to release additional land for housing. Such proposals can have a significant impact upon the countryside and the character of villages, especially where they introduce urban building styles and layout. Many villages have now reached a point where further development, particularly on a large scale, would substantially alter their character and appearance and cause prominent intrusion in the countryside.

Derbyshire Structure Plan

- 3.15 Strategic policies seek to ensure that the county maintains the advantage of being a competitively priced housing area by making adequate provision in places where people wish to live, so far as this is compatible with the conservation of the environment. Emphasis is placed upon the full and effective use of vacant land within and on the edge of towns, in locations which are well related in scale and location to existing development. In villages, development will be generally contained within the built framework or the wider physical confines formed, for example, by a natural feature such as a river, or man-made feature such as a road, providing it is in keeping with the scale and character of the settlement. Restrictive policies will be applied elsewhere. There is a policy, however, to permit low cost housing on land that would not normally be released for development subject to safeguards.
- 3.16 The Plan makes provision for 7,000 houses in South Derbyshire in the period 1987-2001. This level of provision represents a rate of development in excess of that previously experienced in the district. No locational guidance is contained in the policy so that maximum flexibility is possible to avoid environmental damage, particularly in the Northern Parishes.

Development Options

- 3.17 During the preparation of the Local Plan, various options were identified and evaluated for the location of this provision. It was considered that a large amount of new development should be directed to Swadlincote and Hilton (on the site of the former Ministry of Defence vehicle depot) in order to consolidate existing development in the main centre of the district, make full and effective use of vacant and under-used land and preserve the identity, character and environmental quality of South Derbyshire's villages.

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- 3.18 It was established that land at Church Gresley could accommodate up to 1,000 new houses (over and above the provision made in the Swadlincote and Southern Parishes Local Plan), along with generous amounts of open space, a new primary school and the retention of important features of natural history interest. Of these some 150 houses are proposed within the Plan period. Some 1,100 houses could be accommodated on the Hilton depot site (as part of the redevelopment proposals) together with open space and education provision, and a further 300 dwellings could be accommodated on adjoining land at Hilton. Of those 1,400 dwellings some 720 will be built during the Plan period and 680 will be built beyond the Plan period. At Stenson Fields land for 300 houses was identified to complete the major development on the boundary with Derby City, though the Development Brief for the site now provides for 220 houses. There were also opportunities for consolidation and redevelopment on smaller sites in Swadlincote that would not involve the loss of high quality agricultural land and valuable amenity areas, or result in a prominent intrusion in the countryside.
- 3.19 The Southern Derbyshire Health Authority confirmed that Bretby, the Pastures (Mickleover) and Aston Hall Hospitals would close during the plan period and the reuse of their sites would provide further scope for new housing. These closures have been effected and planning permission for redevelopment at Aston Hall has been granted. An application for the redevelopment of the Pastures has been submitted. In addition, land south of Church Gresley in the vicinity of Albert Village and at Boulton Moor, Elvaston could provide the potential for development in the long term if additional need were to arise.
- 3.20 In view of the potential availability of land, it was felt there was no general need to allocate additional areas of land in villages in order to meet Structure Plan housing requirements. However, the existing "built framework" of villages was reviewed to ensure compliance with the revised village development policy of the Derbyshire Structure Plan which states: "In villages, new housing development and conversion of other buildings to housing use will be restricted normally to that which can be accommodated within the built framework or wider physical confines of villages, providing that such development is in keeping with its scale and character".
- 3.21 In practice, the new "confines" have had to be drawn fairly tightly in a number of villages to retain the scale and character of the settlement. In smaller settlements, such as Ingleby, where the definition of a "confine" would be inappropriate, it is proposed to limit new development to infilling only, generally comprising no more than two dwellings in a substantially built up frontage. These revisions will allow development in villages and settlements to continue broadly at the rate experienced during the 1980's, although it is acknowledged that towards the end of the plan period, there may be a limited supply of sites in some locations.
- 3.22 The proposed breakdown of provision for the period 1987-2001 throughout South Derbyshire is therefore as follows:-

Completions April 1987 to March 1995	3,622
Under construction at March 1995	496
Planning permission for 5 dwellings or more	3,154
Development at Church Gresley by 2001	150
Post March 1995 permission at Elvaston and Newhall	132
Unidentified sites of 5 dwellings or less	480
	<u>8,034</u>

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Less:

Dwellings to be built beyond 2001 at Hilton	680
Allowance for sites not coming forward	<u>320</u>
	<u>1,000</u>

Total 7,034

3.23 It is considered that existing commitments and new allocations allow the demand for new housing to be satisfied on a choice of sites in a variety of locations. The availability of land will be carefully monitored to ensure Structure Plan requirements are not exceeded and if necessary, planning permissions will not automatically be renewed.

3.24 Circular 13/96 advises that local authorities not only have a duty to allocate sufficient land for housing in their development plans but must also ensure that there is an appropriate mix, both of housing and other uses and of different types of housing to meet the needs of different types of households and encourage the development of mixed communities. The community's need for affordable housing is a material consideration which may properly be taken into account in formulating development plan policies.

Objectives of the Local Plan

3.25 The objectives of the Local Plan are:-

- (i) To ensure that an adequate supply of land is available to meet the demand for new housing;
- (ii) To direct the major proportion of new housing development to Swadlincote and Hilton (extended village) in order to:
 - (a) build upon the progress which has been made in Swadlincote in environmental and service provision and consolidate existing built development without detriment to environmental quality;
 - (b) channel demand away from sensitive locations such as the historic villages of the Trent Valley and the urban fringe of Derby;
 - (c) preserve the identity, character and environmental quality of the South Derbyshire villages;
 - (d) protect the open countryside and conserve and enhance features of heritage and ecological interest;
 - (e) utilise vacant, under-used and derelict land, particularly where infrastructure provision is available;
 - (f) minimise the impact upon the best and most versatile agricultural land;
- (iii) To secure a high standard of layout and design; and
- (iv) To meet the need for affordable housing.

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HOUSING POLICY 1 : NEW DEVELOPMENT, HILTON

- 3.26
- A. RESIDENTIAL DEVELOPMENT OF 720 DWELLINGS IS PROPOSED ON TWO SITES AT HILTON CONSISTING OF 52 HECTARES (129 ACRES) OF LAND AT THE FORMER MINISTRY OF DEFENCE VEHICLE DEPOT AND 16 HECTARES (40 ACRES) OF LAND BETWEEN THE A516, THE A5132 AND LUCAS LANE AS DEFINED ON THE PROPOSALS MAP.
 - B. THE COUNCIL WILL NEGOTIATE PLANNING OBLIGATIONS UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO SECURE A CONTRIBUTION TO THE COST OF THE EXPANSION OF THE EXISTING PRIMARY SCHOOL TO TWO FORMS OF ENTRY AND THE PROVISION OF 0.85 HECTARES (2.1 ACRES) OF LAND TO ENLARGE THE SITE AND TOWARDS ANY NECESSARY, ADDITIONAL INFRASTRUCTURE WORKS, COMMUNITY FACILITIES OR TRAFFIC MANAGEMENT MEASURES, INCLUDING THE CONSTRUCTION OF A NEW LINK ROAD FROM THE A5132 TO THE A516 AND THE CONSTRUCTION OF A NEW ACCESS ROAD TO THE A516 WEST OF HILTON AS SHOWN ON THE PROPOSALS MAP AND HIGHWAY IMPROVEMENTS IN THE VICINITY OF EGGINTON JUNCTION (A5132), THE NEED FOR WHICH ARISES FROM THE DEVELOPMENT.
 - C. DEVELOPMENT OF THE LAND BETWEEN THE A516, THE A5132 AND LUCAS LANE WILL ONLY BE PERMITTED IN CONJUNCTION WITH THE REDEVELOPMENT OF THE FORMER DEPOT SITE AND THE COUNCIL WILL SEEK TO ACHIEVE BY LEGAL AGREEMENT A CONTRIBUTION TO:-
 - (i) COMPLETE THE CONSTRUCTION OF THE LINK ROAD FROM THE A5132 TO THE A516 AS SHOWN ON THE PROPOSALS MAP AS SOON AS POSSIBLE AFTER THE A516 IS DETRUNKED FOLLOWING THE PLANNED OPENING OF THE FOSTON-HATTON-HILTON BYPASS AND BEFORE MORE THAN 400 DWELLINGS ARE COMMENCED (OR EQUIVALENT TRAFFIC GENERATION) ON THE OVERALL DEVELOPMENT;
 - (ii) ANY NECESSARY INFRASTRUCTURE, COMMUNITY FACILITIES OR HIGHWAY MEASURES, THE NEED FOR WHICH ARISES FROM THE DEVELOPMENT.
 - D. DEVELOPMENT OF BOTH SITES WILL BE REQUIRED TO PROVIDE FOR THE RETENTION AND PROTECTION OF SITES OF LOCAL NATURE CONSERVATION INTEREST AND OUTDOOR PLAYING SPACE IN ACCORDANCE WITH RECREATION AND TOURISM POLICY 4.

Justification

- 3.27 The former Ministry of Defence Depot at Hilton is no longer required by the Ministry. The depot occupies a site of 10 hectares immediately to the south of the village, about 4km.

from Toyota. Access is from the A5132 to the north and east and there are rail sidings into the site off the main Derby-Crewe line. On the site at present are storage sheds, providing 207,000 square metres of covered accommodation, together with other buildings, offices, hard-standings and internal roads. About one-third of the site is undeveloped, including quite extensive perimeter and other tree plantations which effectively 'contain the area'. The site has an established use for storage/warehousing.

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- 3.28 The comprehensive redevelopment of the site for a mixture of housing, industrial/business development, open space, recreation and community facilities has the following benefits:-
- (i) It would provide a comprehensively planned settlement capable of meeting the demands for new housing in a variety of ways and in a high quality environment.
 - (ii) It would utilise a "developed" site where considerable infrastructure provision is readily available. It would make full and effective use of an obsolete facility.
 - (iii) The site is both accessible locally and nationally and well related to the existing pattern of development and areas of new economic activity.
 - (iv) The development could be assimilated into the countryside with little or no intrusive impact. It could also be grafted onto the existing community with a minimum of disruption, whilst bringing distinct social and economic benefits.
 - (v) It would help to channel demand away from other sensitive locations, such as the urban fringe, or the historic villages of the Trent Valley where there is considerable local opposition to further major development.
- 3.29 The land between the A516, the A5132 and Lucas Lane is land that would not normally be released for housing since it is not development within the wider physical confines that would represent a small extension in-keeping with the scale and character of Hilton. Moreover provision is made within the Ministry of Defence land and other sites to meet the requirements of the Structure Plan without the development of this land. However, the development of this site is proposed in order to facilitate the redevelopment of the depot site and to secure the provision of the new road link between the A516 and the A5132, which will be a necessary feature in the new road network for the area, within a timescale which would ensure the overall viability of the development of the Ministry of Defence land. Development of this land will only proceed as part of a comprehensive package of redevelopment proposals for the former depot.
- 3.30 The development of these sites is likely to extend beyond the Local Plan period providing a further 680 dwellings to bring the total to 1,100 dwellings on the former depot and 300 dwellings west of Lucas Lane.
- 3.31 A high standard of design and development will be sought to reflect the attractive semi-rural setting of the site.

Implementation

- 3.32 Through the use of development control powers and by the District Council entering into planning obligations under Section 106 of the Town and Country Planning Act 1990. Traffic and drainage studies will be undertaken to assess the detailed implications of the proposal. A development brief/master plan including a phasing plan has been prepared.

HOUSING POLICY 2 : NEW DEVELOPMENT, CHURCH GRESLEY, SWADLINCOTE

- 3.33 RESIDENTIAL DEVELOPMENT OF 150 DWELLINGS IS PROPOSED WITHIN AN AREA OF 58 HECTARES (143 ACRES) OF LAND SOUTH OF CHURCH GRESLEY AS DEFINED ON THE PROPOSALS MAP. THE COUNCIL WILL NEGOTIATE PLANNING

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OBLIGATIONS UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO SECURE:

- (i) OUTDOOR PLAYING SPACE IN ACCORDANCE WITH RECREATION AND TOURISM POLICY 4;
- (ii) A SITE OF 1.8 HECTARES (4.5 ACRES) FOR A ONE-AND-A-HALF FORM ENTRY PRIMARY SCHOOL;
- (iii) THE PROVISION OF / UNDERTAKING OR CONTRIBUTIONS TOWARDS ANY NECESSARY, ADDITIONAL INFRASTRUCTURE WORKS, COMMUNITY FACILITIES OR HIGHWAY MEASURES;
- (iv) THE RETENTION AND PROTECTION OF HALL WOOD, AN ANCIENT WOODLAND, AND THE SITES OF LOCAL NATURE CONSERVATION INTEREST, THE NEED FOR WHICH ARISES FROM THE DEVELOPMENT.

Justification

- 3.34 The Swadlincote and Southern Parishes Local Plan (1986) sought to direct major new development to Swadlincote in order to stimulate improvements in services and facilities, secure environmental improvements and strengthen the identity of the main communities of the town. The Plan recognised that the area between the existing edge of Church Gresley, Swadlincote Lane, the A444 and Castle Road provided a potential area of housing land supply to meet the needs of the town in both the short and long term. The site is well related to existing services and facilities and is contained within the broad envelope of the urban area and is well related to the town centre. Two sites were allocated within this general area and the proposal is intended to consolidate this commitment. Although the site can accommodate 1,000 dwellings when totally developed, it is likely that only about 150 will be constructed by 2001. Much will depend, however, on the rate of urban consolidation elsewhere in Swadlincote.
- 3.35 The development of the site will require the construction of a spine road linking Hearthcote Road and Castle Road, Church Gresley, including the widening of the northern most 400 metres (approximately) of Swadlincote Lane. The remainder of Swadlincote Lane will be unaffected. Prior to the construction of the first 200 houses, on the northern part of the site, it will be necessary to construct the junction with Hearthcote Road and carry out the widening of approximately 400 metres of Swadlincote Lane.
- 3.36 Features of natural history interest within the site will be protected.

Implementation

- 3.37 Through the use of development control powers, by the District Council entering into planning obligations under Section 106 of the Town and Country Planning Act 1990 and the preparation of a *comprehensive development brief*.

HOUSING POLICY 3 : NEW DEVELOPMENT, STENSON FIELDS

- 3.38 A. RESIDENTIAL DEVELOPMENT OF 220 DWELLINGS IS PROPOSED WITHIN AN AREA OF 10 HECTARES (25 ACRES) OF LAND NORTH OF GRAMPIAN WAY, STENSON FIELDS.
- B. THE COUNCIL WILL NEGOTIATE PLANNING OBLIGATIONS UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO SECURE:

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- (i) OUTDOOR PLAYING SPACE IN ACCORDANCE WITH RECREATION AND TOURISM POLICY 4 AND TO UNDERTAKE, OR CONTRIBUTE TO, ANY NECESSARY ROAD WORKS OR TRAFFIC MANAGEMENT MEASURES;
 - (ii) A COMBINED FOOTPATH / CYCLEWAY LINK FROM GRAMPIAN WAY TO THE RAILWAY BRIDGE OVER STENSON ROAD, THE NEED FOR WHICH ARISES FROM THE DEVELOPMENT.
- C. DEVELOPMENT WILL BE REQUIRED TO PROVIDE FOR THE RETENTION AND PROTECTION OF SITES OF LOCAL NATURE CONSERVATION INTEREST AND FOR A FOOTPATH LINK FROM GRAMPIAN WAY TO THE RAILWAY BRIDGE ON STENSON ROAD.

Justification

- 3.39 This site forms part of the Sinfin Master Plan proposals as originally approved by the former Derby County Borough's Estate and Development Committee on 7th October 1969. The Development Brief for Grampian Way, Sinfin, produced by Derby City Council provides for 220 dwellings on this site. The site contains three Wildlife Sites. These will be expected to be retained as far as is practicable in a state which protects their wildlife interest.

Implementation

- 3.40 Through the use of development control powers, by the District Council entering into planning obligations under Section 106 of the Town and Country Planning Act 1990 and by reference to the North West Sinfin Planning Brief 1989. Severn Trent Water Ltd have indicated that developers will be required to submit a requisition under Sections 98 to 101 of the Water Industry Act 1991 for the provision of sewerage to the development.

HOUSING POLICY 4 : HOUSING DEVELOPMENT SWADLINCOTE

- 3.41 RESIDENTIAL DEVELOPMENT WITHIN OR ON THE FRINGES OF THE BUILT-UP AREA OF CASTLE GRESLEY, CHURCH GRESLEY, MIDWAY, NEWHALL, SWADLINCOTE AND WOODVILLE AS DEFINED ON THE PROPOSALS MAP WILL BE PERMITTED, PROVIDED THAT THE SITE IS SUBSTANTIALLY SURROUNDED BY DEVELOPMENT AND:
- (i) DOES NOT RESULT IN A PROMINENT INTRUSION INTO THE RURAL LANDSCAPE OUTSIDE OF THE BUILT UP AREA;
 - (ii) DOES NOT INVOLVE THE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND;
 - (iii) DOES NOT CONSTITUTE RIBBON DEVELOPMENT OTHER THAN THE INFILLING OF A SMALL GAP IN A SUBSTANTIALLY BUILT UP FRONTAGE;
 - (iv) DOES NOT PLACE EXCESSIVE DEMANDS UPON PUBLIC UTILITY SERVICES;
 - (v) DOES NOT INVOLVE THE DEVELOPMENT OF OPEN SPACES, GAPS AND LANDSCAPE FEATURES WHICH MAKE A VALUABLE CONTRIBUTION TO THE CHARACTER OR THE ENVIRONMENTAL QUALITY OF THE AREA;

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- (vi) IS OF A SUITABLE SCALE AND CHARACTER; AND
- (vii) DOES NOT PREJUDICE THE CONTINUED VIABILITY OF ADJACENT INDUSTRIAL PREMISES OR COMMUNITY FACILITIES.

Justification

- 3.42 In addition to the development of the major sites, housing development which consolidates the existing Swadlincote urban area also provides a useful contribution to housing supply. The development of small sites encourages the development of vacant and under-used land, assists in the regeneration of the older housing areas and helps to reduce the demand for new land on the edge of Swadlincote. Sites will usually be surrounded by existing development and will not extend the urban form of Swadlincote, involve *productive agricultural land* or be of amenity value. Open spaces, clear breaks in development and landscape features contribute to the character and environmental quality of the Swadlincote urban area. These sites can often be visually or historically important and, if they are developed, the character of the urban area can be lost.
- 3.43 The long term development potential of land to the south and east of the Swadlincote urban area, including woodland and extensive areas of grassland between the A444 and Moira Road, would only be realised as part of a comprehensive scheme providing for substantial National Forest planting, and the maintenance of a clear separation between Church Gresley and that part of Albert Village which fronts Occupation Road.
- 3.44 The presence of ribbon development along the principal roads such as the A50, A444 and A514 which pass through the Swadlincote area, tends to extend urban development into the surrounding countryside. The consolidation of open gaps in this development pattern can often be detrimental to the local environment. Where such breaks do exist along these roads, infilling development will only be permitted if the gap is part of a substantially built-up frontage and generally can accommodate no more than two dwellings.
- 3.45 The Council will examine proposals carefully to ensure that they do not prevent existing industrial premises from operating effectively and economically because of the proximity of new dwellings which might be adversely affected by long standing noise emissions.

Implementation

- 3.46 By the use of development control powers.

HOUSING POLICY 5 : VILLAGE DEVELOPMENT

- 3.47 A. NEW HOUSING DEVELOPMENT IN THE FOLLOWING VILLAGES WILL BE RESTRICTED TO THAT WHICH CAN BE ACCOMMODATED WITHIN THE VILLAGE CONFINES AS DEFINED ON THE PROPOSALS MAP.

ASTON-ON-TRENT	MELBOURNE/KINGS NEWTON
BARROW-ON-TRENT	MILTON
BURNASTON	NETHERSEAL
CALDWELL	NEWTON SOLNEY
CHURCH BROUGHTON	OVERSEAL
COTON-IN-THE-ELMS	REPTON
COTON PARK	ROSLISTON
EGGINTON	SCROPTON
ETWALL	SHARDLOW

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FINDERN
HARTSHORNE
HATTON
HILTON
LEES
LINTON
LONG LANE
LULLINGTON

SMISBY
STANTON BY BRIDGE
SUTTON ON THE HILL
SWARKESTONE
TICKNALL
WALTON-ON-TRENT
WESTON-ON-TRENT
WILLINGTON

B. DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE SCALE AND CHARACTER OF THE SETTLEMENT.

Justification

- 3.48 The First Derbyshire Structure Plan 1980 sought to restrict development in villages to sites within the built framework. The Swadlincote and Southern Parishes Local Plan and the Northern Parishes Village Development Policy Statement defined village frameworks for the larger villages in the district, which have subsequently been used as a means of implementing the Structure Plan policy.
- 3.49 The current Structure Plan includes a revised policy for the control of development in villages by introducing the possibility of development within the "wider physical confines" of the village. The Structure Plan Explanatory Memorandum states that there may be circumstances where small extensions beyond the existing built framework but within its wider physical confines, formed for example by a natural feature, such as a river, or a man-made feature such as a road - are acceptable. In such cases housing development is permitted provided that it is in keeping with the scale and character of the village.
- 3.50 A comprehensive review of the existing village frameworks has therefore been undertaken in the context of the Structure Plan policy. Each village has been examined to identify whether any physical features existed just beyond the edge of the village framework as described in the Structure Plan. Where such features existed and it was considered that development of the site could be considered to be a small extension and would be in-keeping with the scale and character of the village then the site has been incorporated within the new limit for development shown on the Proposals Map and called "the village confine". In many cases the extension of a village to the nearest physical feature would obviously result in a large scale extension to the village and be completely out of scale with the existing village.
- 3.51 The general criterion for establishing the extent of confines is the boundary of curtilages, particularly domestic gardens. In some instances, such curtilages are extensive and project well beyond the general line formed by adjoining properties. In such cases no obvious boundary to the confine exists. Where development would intrude into countryside beyond the settlement, the garden or other land within curtilages has been excluded by drawing a line which divides such properties so as to preserve the overall alignment of the confine as defined by reference to adjoining properties.
- 3.52 In addition a number of the smaller villages which previously did not have village frameworks have now had confines defined. This reflects the Structure Plan which states that the policy should apply to villages. Only the very small hamlets of dispersed form, ribbon development and small villages in the Green Belt, where more restrictive policies apply, remain covered by the infilling policy - Housing Policy 6.
- 3.53 The major housing allocations of the plan at Hilton, Church Gresley and Stenson Fields will meet the Structure Plan requirements for housing supply in the district to 2001. There

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is therefore no need to find large, additional areas of land in the villages to meet the Structure Plan requirement. Proposals for large scale development on the edge of villages would also have a significant impact upon the character of villages and upon the countryside. Many villages in the district have reached a point either where any further development would alter their scale and character, or beyond the fringes of which no readily definable physical features exist within the terms described in the Structure Plan Explanatory Memorandum.

- 3.54 Although the inclusion of land within a village confine will normally imply a presumption in favour of housing development, there are other considerations which will be taken into account. There is a need to protect important open gaps and landscape features generally as set out in Environment Policy 8, and in respect of conservation areas and the setting of listed buildings, their protection will be secured by Environment Policies 12 and 13. The normal development control considerations such as the need for adequate access will also apply.
- 3.55 Sewerage capacity at Smisby will be limited until an improvement scheme (proposed for 1999) has been carried out.

Implementation

- 3.56 By the use of development control powers.

HOUSING POLICY 6 : OTHER RURAL SETTLEMENTS

- 3.57 IN OTHER RURAL SETTLEMENTS, NEW HOUSING DEVELOPMENT WILL BE PERMITTED PROVIDED IT REPRESENTS THE INFILLING OF A SMALL GAP, FOR NORMALLY NOT MORE THAN TWO DWELLINGS WITHIN SMALL GROUPS OF HOUSES, AND IT IS IN KEEPING WITH THE SCALE AND CHARACTER OF THE SETTLEMENT.

Justification

- 3.58 The definition of a village confine is not considered appropriate for the very small rural settlements which are of a dispersed form, for ribbon development or for settlements which are "washed over" by the South and South-East Derbyshire Green Belts. It is recognised that in certain circumstances the development of individual plots may be appropriate. In such cases, development will be limited to infilling only comprising normally of not more than two dwellings within small groups of houses. Sewerage capacity at Trusley will be limited until an improvement scheme (proposed for 1998) has been carried out.

Implementation

- 3.59 By the use of development control powers.

HOUSING POLICY 7 : RESIDENTIAL CONVERSION

- 3.60 A. WITHIN VILLAGES AND OTHER RURAL SETTLEMENTS, THE CONVERSION OF EXISTING BUILDINGS TO A RESIDENTIAL USE WILL BE PERMITTED, PROVIDED THAT THE PROPOSAL IS IN KEEPING WITH THE ORIGINAL BUILDINGS AND IS NOT DETRIMENTAL TO THE CHARACTER OF THE SETTLEMENT.

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B. OUTSIDE SETTLEMENTS THE CONVERSION OF BUILDINGS TO PROVIDE RESIDENTIAL ACCOMMODATION WILL BE PERMITTED PROVIDED:

- (i) THE BUILDING IS OF A FORM AND BULK AND GENERAL DESIGN IN KEEPING WITH ITS SURROUNDINGS; AND
- (ii) THE BUILDING IS SUITABLE FOR CONVERSION WITHOUT EXTENSIVE ALTERATION, REBUILDING AND/OR EXTENSION; AND
- (iii) THE CONVERSION IS IN KEEPING WITH THE CHARACTER OF ITS SURROUNDINGS.

Justification

3.61 The conversion of buildings to a residential use in villages and other rural settlements allows change to be assimilated in a settlement without being detrimental to the existing character. The utilisation of older buildings in this way can also bring environmental benefits and provide a source of housing accommodation without releasing new land for development. PPG7 "The Countryside and the Rural Economy" advises that in the countryside the conversion of buildings to residential use should be strictly controlled to prevent intrusion and protect the character of the area. Buildings which have become so derelict as to require rebuilding will not qualify under this proposal.

Implementation

3.62 By the use of development control powers, having regard to the Council's supplementary guidance: 'Historic South Derbyshire'.

HOUSING POLICY 8 : HOUSING DEVELOPMENT IN THE COUNTRYSIDE

3.63 A. OUTSIDE SETTLEMENTS NEW HOUSING DEVELOPMENT WILL BE PERMITTED PROVIDED THAT:-

- (i) IT IS NECESSARY TO THE OPERATION OF AN ESTABLISHED, VIABLE, LONG TERM RURAL BASED ACTIVITY;
- (ii) IT CAN BE DEMONSTRATED THAT A COUNTRYSIDE LOCATION IS NECESSARY TO THE EFFICIENCY OF THE ACTIVITY;
- (iii) THE SITE IS WELL RELATED TO EXISTING FARM BUILDINGS OR OTHER DWELLINGS; AND,
- (iv) THE DWELLING IS OF A SIZE COMMENSURATE WITH THE FUNCTIONAL REQUIREMENT OF THE ACTIVITY.

B. PLANNING PERMISSION WILL BE GRANTED FOR THE REPLACEMENT OF EXISTING DWELLINGS OUTSIDE SETTLEMENTS PROVIDED THAT:

- (i) THE FORM AND BULK OF THE NEW DWELLING DOES NOT SUBSTANTIALLY EXCEED THAT OF THE ORIGINAL;
- (ii) THE DESIGN AND MATERIALS ARE IN KEEPING WITH THE CHARACTER OF THE SURROUNDINGS;

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- (iii) THE NEW DWELLING IS ON SUBSTANTIALLY THE SAME SITE AS THE OLD; AND,
- (iv) THERE IS NO INCREASE IN THE NUMBER OF DWELLING UNITS.

Justification

- 3.64 New house building away from established settlements where Housing Policies 1-6 apply must be strictly controlled in order to protect the character and appearance of the countryside. One of the few circumstances in which isolated residential development in the countryside may be acceptable is when accommodation is required to enable farm or other workers employed in rural based activities, such as forestry, to live at or in the immediate vicinity of their place of work. Whether this is essential will depend upon the needs of the farm or enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved. The District Council will require the applicant to submit a detailed assessment, undertaken by ADAS or another qualified professional in this field, indicating why it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times and demonstrating that the enterprise is sustainable. In some cases, the Council will seek independent advice to corroborate the evidence provided.
- 3.65 Where permission is granted, it will be subject to a condition restricting occupation of the dwelling, which should be of a size commensurate with the functional requirements of the activity, to a worker employed in agriculture or the enterprise concerned. Such conditions will not normally be removed unless satisfactory evidence is provided of attempts to sell the dwelling at a price reflecting its restricted use. Alternatively, the conditions may be varied to allow occupation that would meet other, genuine local housing needs.
- 3.66 The rebuilding of an existing dwelling which is demolished is normally acceptable if the replacement dwelling is in keeping with the character of its surroundings and does not substantially increase the form and bulk of the original. The Council will expect the dwelling to be substantially on the same footprint as the original. The policy will not apply to dwellings which have been abandoned.

Implementation

- 3.67 By development control powers.

HOUSING POLICY 9 : AFFORDABLE HOUSING IN RELATION TO HOUSING POLICIES 1-5 AND COMMUNITY FACILITIES POLICY 3

- 3.68 DEVELOPMENT IN ACCORDANCE WITH HOUSING POLICIES 1-5 AND COMMUNITY FACILITIES POLICY 3, WILL BE SUBJECT TO NEGOTIATION BETWEEN THE LOCAL PLANNING AUTHORITY AND DEVELOPERS TO PROVIDE A PROPORTION OF AFFORDABLE HOUSING FOR RENT OR SALE. THE COUNCIL WILL IMPOSE CONDITIONS ON PLANNING PERMISSIONS OR WILL NEGOTIATE PLANNING OBLIGATIONS UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO SECURE THE BENEFITS OF AFFORDABILITY FOR SUBSEQUENT / SUCCESSIVE OCCUPIERS OF THE DWELLINGS PROVIDED.

Justification

- 3.69 The term 'affordable housing' encompasses both low-cost market and subsidised housing (irrespective of tenure, ownership or financial arrangements) that will be available to people who cannot afford to occupy houses generally available on the open market.

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Circular 13/96 advises that local authorities must ensure that there is an appropriate mix, both of housing and other uses and of different types of housing to meet the needs of different types of households and encourage the development of mixed communities.

- 3.70 The pressure for development in South Derbyshire in recent years has led to an increase in property prices to the extent that the cost of housing is beyond the reach of people on low incomes. The position is made more difficult by the fact that the supply of rented accommodation from the District Council (especially family housing) is diminishing and Housing Associations and other agencies find it difficult to increase the supply of other affordable housing because of high land values. This policy will assist in bringing forward land for the provision of affordable housing for the groups which are considered to have particular difficulties in gaining access to the housing market, including young couples or newly formed households, single people, the elderly, people with disabilities, people requiring rented houses and people living in unfit or unsuitable accommodation. Other policies in the Local Plan such as Housing Policy 7 : Residential Conversion will also assist in meeting affordable housing needs through, for example, conversion of larger houses into smaller units. Higher densities may also be appropriate as a means of facilitating affordable housing provision.
- 3.71 The Council's local knowledge and experience since 1987 indicates that a minimum of some 50 affordable dwellings a year are required in the district, which equates to approximately 10% of annual completions. It is the Council's intention to undertake a needs survey during 1997/98 which will be followed by the preparation of supplementary planning guidance, including public consultation. The survey will take into account factors such as local market house prices and rents, local incomes, the supply and suitability of existing local affordable housing (including both subsidised and low-cost market housing), the size and type of local households, and the types of housing best suited to meeting local needs. Arrangements will also be put in place to monitor the situation on a regular basis.
- 3.72 Development in accordance with Housing Policies 1-5 and Community Facilities Policy 3 will be subject to negotiation between the Council and developers to provide a proportion of affordable housing for rent or sale. Provision has been made within the context of Housing Policies 1-3 for between 135-165 affordable dwellings.
- 3.73 In relation to Housing Policies 4 and 5 and Community Facilities Policy 3, the following factors will be taken into account in determining the location and level of provision:
- (i) site, size, suitability and the economics of provision,
 - in settlements of less than 3,000 population affordable housing will be sought on sites of 1 hectare or more (25 dwellings) and in larger settlements, including the urban area of Swadlincote, on sites of 1.5 hectares or more (40 dwellings),
 - the proximity of local services and facilities and access to public transport,
 - site development costs and the relationship to other planning objectives.
 - (ii) the need to achieve a successful housing development in terms of a mix of affordable housing types and the proposed implementation and management of the affordable housing element.

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- 3.74 Until the results of the housing needs survey are available, an indicative target of 10% affordable housing will be sought on appropriate sites coming forward under Housing Policies 4 and 5 and Community Facilities Policy 3 subject to the factors indicated above. On certain sites, it may be acceptable for a financial or other contribution to be made by the developer towards the provision of affordable housing on a different site in the district.
- 3.75 Provision has already been made for about 50 affordable houses on the Aston Hall and Pastures Hospital sites together with a further 120 as part of the Swadlincote Woodlands Regeneration Scheme.
- 3.76 With respect to securing affordable housing and controlling occupancy the following arrangements will apply. In situations where a registered social landlord is included:
- (i) where a site is being developed and a proportion of the units are to be transferred by the developer to a registered social landlord to manage, the Council may impose conditions or negotiate planning obligations which provide that:
 - (a) a specified proportion of the general market housing on the site cannot be occupied until the affordable housing element has been built and transferred to a registered social landlord,
 - (b) the affordable housing should only be used for the purposes of providing housing accommodation to meet the objectives of a registered social landlord,
 - (c) if funding for the affordable housing is not forthcoming by a certain date then a specified alternative arrangement can be used to provide affordable housing on the site.
 - (ii) where a registered social landlord develops and manages the housing the Council may impose conditions or negotiate planning obligations which provide that the affordable housing should only be used for the purposes of providing housing accommodation to meet the objectives of a registered social landlord.
- 3.77 In situations where a registered social landlord is not involved, the Council may impose conditions or negotiate planning obligations which provide:
- (a) that a specified proportion of general housing on the site cannot be occupied until the affordable housing element has been built and allocated in accordance with defined criteria,
 - (b) occupancy criteria to ensure adequate supply of suitable occupants. Eligibility will initially be restricted to local residents, people employed locally or people with local connections i.e.:
 - (i) First time households, either from the neighbourhood / parish or with local connection;
 - (ii) Households in the neighbourhood / parish currently in accommodation unsuited to their circumstances, lacking separate accommodation or living in socially unacceptable standards of accommodation;

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- (iii) Persons who are dependants of households living in the neighbourhood / parish or adjacent neighbourhood/parishes;
- (iv) Members of the same family who wish to return to the neighbourhood / parish to support existing residents who may be elderly, frail or disabled;
- (v) Retired or disabled people who have lived and worked in the neighbourhood / parish and who wish to return; and,
- (vi) Persons employed in the neighbourhood / parish or about to take up employment or require to live locally.

3.78 Should the housing remain vacant, the criteria will be extended to include people from a wider area. The Council will be guided by the advice of Parish Councils and other organisations and agencies active in this field.

Implementation

3.79 Through the use of development control powers, by the District Council negotiating planning obligations under Section 106 of the Town and Country Planning Act 1990 and/or through the involvement of registered social landlords and other organisations.

~~HOUSING POLICY 10 : AFFORDABLE HOUSING IN RURAL AREAS~~

3.80 ~~A. PROPOSALS FOR AFFORDABLE HOUSING ON LAND ADJOINING VILLAGES THAT WOULD NOT NORMALLY BE RELEASED FOR DEVELOPMENT WILL BE PERMITTED PROVIDED THAT:~~

- ~~(i) THE SCHEME WOULD MEET A GENUINE LOCAL NEED THAT WOULD OTHERWISE NOT BE MET,~~
- ~~(ii) THE PROPOSAL IS IN SCALE AND IN CHARACTER WITH ITS SURROUNDINGS AND IS WELL RELATED TO THE EXISTING BUILT FORM OF THE VILLAGE.~~

~~B. THE COUNCIL WILL IMPOSE CONDITIONS ON PLANNING PERMISSIONS OR NEGOTIATE PLANNING OBLIGATIONS UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO SECURE THE BENEFITS OF AFFORDABILITY FOR SUBSEQUENT / SUCCESSIVE OCCUPIERS OF THE DWELLINGS PROVIDED.~~

Justification

3.81 ~~The definition of and need for affordable housing in the district are contained in paragraphs 3.69 to 3.71 above. This policy allows land in rural areas, which would not normally receive planning permission for housing, to be released to secure the provision of affordable housing to meet local needs. Proposals should be well related to the existing built form of the village and in keeping with the style and character of nearby properties.~~

3.82 ~~Where a registered social landlord develops and manages the housing the Council may impose conditions or negotiate planning obligations which provide that the affordable housing should only be used for the purposes of providing housing accommodation to meet the objectives of a registered social landlord.~~

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~~3.83 In situations where a registered social landlord is not involved, the Council may impose conditions or negotiate planning obligations which provide occupancy criteria to ensure adequate supply of suitable occupants. Eligibility will initially be restricted to local residents, people employed locally or people with local connections as set out in Para 3.77.~~

~~3.84 Should the housing remain vacant, the criteria will be extended to include people from a wider area. The Council will be guided by the advice of Parish Councils and other organisations and agencies active in this field such as the Rural Housing Trust.~~

Implementation

~~3.85 Through the use of development control powers, by the District Council negotiating planning obligations under Section 106 of the Town and Country Planning Act 1990 and through the involvement of registered social landlords and other organisations, such as Parish Councils.~~

HOUSING POLICY 11 : LAYOUT AND DESIGN

3.86 PROPOSALS FOR NEW HOUSING DEVELOPMENTS WILL BE PERMITTED, SUBJECT TO THEM PROVIDING:

- (i) A REASONABLE ENVIRONMENT FOR THE PUBLIC AT LARGE;
- (ii) REASONABLE AMENITIES IN TERMS OF LIGHT, AIR AND PRIVACY FOR BOTH EXISTING AND NEW DWELLINGS;
- (iii) SAFE, FUNCTIONAL AND CONVENIENT LAYOUTS;
- (iv) PRIVATE AMENITY SPACE, AND SPACE FOR LANDSCAPING;
- (v) ADEQUATE PUBLIC OPEN SPACE;
- (vi) FOR THE DEVELOPMENT OF ANY SUITABLE ADJOINING LAND.

Justification

3.87 The design of residential areas is viewed with great importance, as housing developments are major land users and because people spend a great deal of time around their homes. Developers should aim for high quality design and landscaping in all new developments. A good scheme will produce buildings which are well designed for their purpose and for their surroundings. The District Council's design guidance has regard to a number of factors concerning residential development, including site development, space about buildings, roads and footpaths, car parking, landscaping and the provision of public open space.

Implementation

3.88 By the use of development control powers having regard to any relevant supplementary planning guidance which has been the subject of public participation. In particular, guidance will be prepared relating to car parking standards and residential design and layout. Development briefs may also be prepared to guide the development of some housing sites.

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HOUSING POLICY 12 : NON PERMANENT DWELLINGS

- 3.89 A. CARAVANS, MOBILE HOMES AND BOATS WILL BE PERMITTED PROVIDED THAT:
- (i) THERE IS EVIDENCE SUPPORTING THE REQUIREMENT FOR A DWELLING TO SUSTAIN AN ACKNOWLEDGED RURAL BASED ACTIVITY OUTSIDE A SETTLEMENT;
 - (ii) THE SITE IS SATISFACTORILY LOCATED IN RELATION TO OTHER DEVELOPMENT AND IS ACCEPTABLE IN ENVIRONMENTAL TERMS;
 - (iii) ADEQUATE PROVISION IS MADE FOR VEHICULAR AND PEDESTRIAN ACCESS, LANDSCAPING AND SCREENING; AND,
 - (iv) THE PERMISSION IS FOR A TEMPORARY PERIOD UNLESS MATERIAL CONSIDERATIONS DICTATE OTHERWISE.
- B. WITHIN SETTLEMENTS PROPOSALS FOR CARAVANS, MOBILE HOMES AND BOATS WILL BE PERMITTED PROVIDED THAT;
- (i) THE SITE IS SATISFACTORILY LOCATED IN ASSOCIATION WITH OTHER DEVELOPMENT AND IS ACCEPTABLE IN ENVIRONMENTAL TERMS; AND
 - (ii) ADEQUATE PROVISION IS MADE FOR VEHICULAR AND PEDESTRIAN ACCESS, LANDSCAPING AND SCREENING."

Justification

- 3.90 Caravans, mobile homes and boats can have an important role to play in providing low cost accommodation, especially for small households. However, they require the same services as conventional housing and they can create serious problems of amenity due to their design and materials used in construction. Their visual impact can be particularly prominent in rural areas where they are acceptable only in instances where evidence is inconclusive that a rural based enterprise requiring on-site living accommodation would be viable in the long term. In view of these considerations, proposals for such development will generally be treated in the same way as permanent dwellings. The need for this type of accommodation will have to be justified in countryside locations, in particular, that existing sites are insufficient or are unsatisfactory to meet the requirements of those seeking this form of accommodation. Development which is unduly obtrusive will also not be given favourable consideration.

HOUSING POLICY 13 : RESIDENTIAL EXTENSIONS

- 3.91 EXTENSIONS TO DWELLINGS WILL BE PERMITTED PROVIDED THE PROPOSALS ARE OF A SCALE AND CHARACTER IN KEEPING WITH THE PROPERTY AND ARE NOT DETRIMENTAL TO THE AMENITIES OF ADJOINING PROPERTIES OR THE GENERAL CHARACTER OF THE AREA.

Justification

- 3.92 Additional space created by the extension of a house is recognised as an acceptable means of meeting changes in household space requirements. Normally such extensions

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can be designed so as to fit in with the original building and the street scene in general without creating an overbearing effect and a loss of privacy. Generally a small extension designed to be in keeping with the main building, in respect of windows, facing materials and roof shape is the most satisfactory approach.

Implementation

- 3.93 By the use of development control powers having regard to the District Council's design guidance 'House Extensions', with the exception of section 6 relating to car parking. This section will be the subject of additional guidance to be prepared and subject to public participation.

HOUSING POLICY 14 : LAND USES ASSOCIATED WITH RESIDENTIAL AREAS

- 3.94 DEVELOPMENT ASSOCIATED WITH RESIDENTIAL AREAS, SUCH AS PUBLIC HOUSES, HOTELS AND HOSTELS WILL BE PERMITTED, PROVIDED THAT:-

- (i) THE DESIGN AND LAYOUT OF THE ACCESS, OFF-STREET PARKING AND SERVICING IS ADEQUATE;
- (ii) LOCAL AMENITY IS PROTECTED, INCLUDING AVOIDANCE OF UNACCEPTABLE TRAFFIC FLOWS THROUGH RESIDENTIAL AREAS, AND HIGH NOISE LEVELS;
- (iii) PROPOSED DEVELOPMENT RESPECTS THE SCALE AND CHARACTER OF THE HOUSING AREA WITHIN WHICH IT IS SITUATED.

Justification

- 3.95 It is necessary to balance the need to provide facilities that are normally and properly found in residential areas, with the wish to protect the amenities of residents from the adverse effects that such developments can produce.

Implementation

- 3.96 By the use of development control powers.

HOUSING POLICY 15 : GYPSY CARAVAN SITES

- 3.97 GYPSY CARAVAN SITES WILL BE PERMITTED PROVIDED THAT THE SITE IS:

- (i) IN AN AREA FREQUENTED BY GYPSIES; AND
- (ii) SATISFACTORILY LOCATED IN RELATION TO OTHER DEVELOPMENT; AND
- (iii) ACCEPTABLE IN ENVIRONMENTAL TERMS; AND
- (iv) REASONABLY ACCESSIBLE TO COMMUNITY SERVICES AND FACILITIES; AND
- (v) CAPABLE OF SYMPATHETIC ASSIMILATION INTO ITS SURROUNDINGS (INCLUDING LANDSCAPING AND SCREENING); AND

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- (vi) ADEQUATE PROVISION IS MADE FOR VEHICULAR AND PEDESTRIAN ACCESS.

Justification

3.98 South Derbyshire contains the following authorised gypsy caravan sites:

Local Authority Sites

Permanent Stay Site:-

Woodland Lane, Foston: 19 pitches, most of which accommodate 2 caravans

Short Stay Site:-

Lullington Crossroads: 9 pitches

Authorised Private Sites:-

Park Road, Overseal: 12 pitches, each of which accommodate 2 caravans
Coton Lane, Coton in the Elms: site for 2 residential caravans
Highbridge Lane, Egginton: site for 3 residential caravans

3.99 Occupancy surveys are undertaken for all sites within the district, both authorised and unauthorised, on a six monthly basis.

3.100 Department of the Environment Circular 1/94 gives local authorities the power to provide local authority-run sites but at the same time encourages the establishment of privately-run sites. This policy sets out the criteria against which any such proposal would be considered, having regard to other relevant policies in the Local Plan as appropriate.

Implementation

3.101 Through the use of development control powers.