



South Derbyshire Local Development Framework

LDF

core
strategy

**South
Derbyshire**
District Council
Planning Services



INVESTOR IN PEOPLE

South Derbyshire Local
Development Framework
(LDF)

Core Strategy Topic Paper

HOUSING
ECONOMY
RETAIL & LEISURE
TRANSPORT
INFRASTRUCTURE
CLIMATE CHANGE & RENEWABLE ENERGY
WATER & FLOODING

Built Environment

SPATIAL VISION & STRATEGY



January 2010

South Derbyshire Changing for the better

Derby Housing Market Area Core Strategies

Built Environment Topic Paper

1.0 Purpose and Scope of Topic Paper

1.1 This topic paper is number eight of a set of nine. The topic papers are:

1. Housing
2. Economy
3. Retail and Leisure
4. Transport
5. Infrastructure
6. Climate Change and Renewable Energy
7. Water and Flooding
8. Built Environment
9. Spatial Vision and Strategy

1.2 The topic papers have been prepared to support the development of options for consultation as part of the preparation of the Core Strategy. The topic papers bring together relevant policies, evidence base and previous consultations that need to inform the Core Strategy. More information about the Core Strategy evidence base can be found online at:

www.south-derbys.gov.uk

1.3 The topic papers have been prepared in collaboration with Amber Valley and Derby City who are also developing Core Strategies. The topic papers therefore include information and analysis common to the Derby Housing Market Area as well as content that is specific to South Derbyshire.

1.4 Also supporting the preparation of the Core Strategy is the Sustainability Appraisal. An initial Sustainability Appraisal Scoping Report was published in July 2008 and is available online at www.south-derbys.gov.uk. The key sustainability implications of the Core Strategy will be considered more fully as the Core Strategy progresses.

1.5 Finally, a series of Area Profiles have been produced. The profiles are ward based but in some cases profiles are made up from a number of aggregated ward areas which share similar characteristics. The Area Profiles can be viewed online at: www.south-derbys.gov.uk.

2.0 DERBY HOUSING MARKET AREA CONTEXT

2.1 The Derby Housing Market Area (HMA) covers the administrative areas of Amber Valley Borough Council, Derby City Council and South Derbyshire District Council which collectively cover an area of around 68,000ha, with a population of just under 450,000.

2.2 Aligned Core Strategies are being prepared by Amber Valley, Derby City and South Derbyshire District Councils. The need for this approach is largely being driven by the fact that Derby's long-term housing growth requirement cannot be accommodated solely within the City's boundary and some development will need to be located in adjoining districts.

- 2.3 The Regional Spatial Strategy (RSS), which is also known as the Regional Plan sets out a requirement for 36,600 dwellings over the period 2006-2026 within the Derby HMA. Most new homes (21,400 or 58.4%) within the HMA are likely to be built within, or as urban extensions to Derby City. The remainder of new homes are likely to be mainly located within the Sub Regional Centres of Swadlincote in South Derbyshire, or around all, or some, of the main towns of Alfreton, Belper, Heanor, and Ripley in Amber Valley.
- 2.4 In addition to the issues around the management of physical development across administrative boundaries, there will be an obvious need to co-ordinate the planning and delivery of supporting infrastructure and services, both to meet the needs of existing residential areas and new communities.
- 2.5 The proposed scale of development within the Derby HMA will have significant implications for the built environment.

Built Development Context

- 2.6 The built environment consists of all man-made structures that make up the cities, towns, villages and rural settlements, in which we live and work. The existing quality of the built environment within the HMA is mixed with a wealth of historic assets that create a distinctive character for the southern part of Derbyshire. There are 66 conservation areas and a total of 1856 statutory listings that account for over 2000 buildings and structures of special architectural or historical interest. There is also a World Heritage Site (Derwent Valley Mills) located in Derby City and Amber Valley, which was inscribed by UNESCO (United Nations Educational, Scientific and Cultural Organisation) in 2001.
- 2.7 South Derbyshire is predominantly rural in character and located at the centre of the National Forest. The gently undulating landscape is largely agricultural with many pockets of woodland.
- 2.8 The District has a large number of buildings and settlements of historic and architectural interest spanning many centuries. The use of natural local materials taken or manufactured from the land have been used in traditional methods of construction to create the local vernacular - giving the District its own distinctive and cohesive traditional character. The diverse local geology gave rise to a varied vernacular tradition of stone, red brick, timber framed buildings and plain clay tiles. In 2010, the District had 22 Conservation Areas and over 700 Listed Buildings. These included a number of sites of national or regional importance including Calke Abbey, Elvaston Castle and Swarkestone Causeway.
- 2.9 The largest settlement of Swadlincote has a character that is dominated by the Victorian and Edwardian architectural periods, the pottery industry, coal mining and steep gradients that provide dramatic views across the town. The Victorian and Edwardian character of the town centre is being enhanced with newly paved streets and a public square. The contemporary design will use the traditional materials of sandstone, pink and grey granite and Staffordshire blue bricks.

- 2.10 Due to the District's location within the National Forest and with a programme of new woodland planting that is gradually greening the District - a woodland character is becoming increasingly dominant.
- 2.11 New residential districts within South Derbyshire are urbanising the rural agricultural character of many areas. These are largely located on the edge of large settlements, such as Swadlincote and Derby.

3.0 EXISTING NATIONAL, REGIONAL, SUB-REGIONAL AND LOCAL POLICIES

National Policies (PPGs and PPSs).

- 3.1 These policies set out the Government's overarching aims on different aspects of spatial planning, for example, housing, economic development, transport, sustainable development and climate change. However, it is not necessary or appropriate for the Core Strategy to reiterate national Planning Policy Statements (PPS). The Core Strategy should instead interpret national policy, reflecting unique local circumstances and the distinctiveness of the local area.

Planning Policy Statement 1: Delivering Sustainable Development (2005)

- 3.2 PPS1 sets out the Government's aims on achieving sustainable development. It is supplemented by guidance on '*Planning for Climate Change*'. The Government expects climate change considerations to be integrated into all aspects of spatial planning and not considered separately. PPS1 states that Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning. Good design should:
- Address the connections between people and places by considering the needs of people to access jobs and key services;
 - Be integrated into the existing urban form and the natural and built environments;
 - Be an integral part of the processes for ensuring successful, safe and inclusive villages, towns and cities;
 - Create an environment where everyone can access and benefit from the full range of opportunities available to members of society;
 - And, consider the direct and indirect impacts on the natural environment.

PPS1 Supplement – Sustainable Construction

- 3.3 This document requires that Local Development Frameworks (LDFs) include policies that support innovation and investment in sustainable buildings. It further states that Planning Authorities should not deter novel or cutting-edge developments unless there are exceptional reasons. Where local approaches for protecting landscape or townscape are to be included in the LDF this supplement requires that any approach is consistent with PPS22 and does not preclude the supply of any type of renewable energy other than in the most exceptional circumstances.

Planning Policy Statement 3: Housing (2006)

3.4 The main objectives of this Planning Policy Statement is to promote housing that:

- Is in suitable locations, which offers a range of community facilities and good access to jobs, services and infrastructure supports a wide variety of householders in rural and urban locations
- Reflects demand and the profile of householders
- Has an element of affordable housing that reflects the size and type required
- Is easily accessible and well-connected to public transport
- Seeks to adapt to and reduce the impact of, and on, climate change
- Makes efficient use of land without compromising the quality of the local environment
- Creates or enhances, a distinctive character, provision of car parking space, that is well integrated with a quality public realm
- Has streets that are pedestrian, cycle and vehicle friendly

Planning Policy Statement 4: Planning For Sustainable Economic Growth (2009).

3.5 This replaces *Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms* (PPG4) published in November 1992; *Planning Policy Statement 6: Planning for Town Centres* (PPS6) published on 21 March 2005; and the economic development sections of *Planning Policy Statement 7: Sustainable Development in Rural Areas* (PPS7) published on 3 August 2004. It sets out the Governments economic development objectives for B Class development (commercial and industrial uses), public and community uses and main town centre uses. The policies also apply to other developments, which provides employment opportunities, generates wealth or produces or generates an economic output or product.

Planning Policy Statement 7: Sustainable Development in Rural Areas (2004).

3.6 PPS7 states that planning authorities should take a positive approach to innovative, high-quality contemporary designs that are sensitive to their immediate setting and help to make the countryside a better place for people to live and work. It further states that to encourage good design Local Planning Authorities should utilise tools such as Landscape Character Assessments.

Planning Policy Statement 9: Biodiversity and Geological Conservation (2005).

3.7 Planning policies should include environmental characteristics which detail the relevant geological resources of an area. The form and location of development should take a strategic approach to the conservation, enhancement and restoration of geology.

Planning Policy Guidance 13: Transport (2001)

- 3.8 This Planning Policy Guidance note states how new development should put people before traffic, creating places that encourage walking, cycling and the use of public transport. Designs and layouts are encouraged which minimise the need for long distance commuting; focus mixed use development involving large amounts of employment, shopping, leisure and services in city, town and district centres, and near to major public transport interchanges and encourage a mix of land uses, including housing, in town, suburban and local centres.

Planning Policy Guidance 15: Planning and the Historic Environment (1994)

- 3.9 This PPG sets out government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. It explains the role of the planning system in their protection.

Planning Policy Guidance 16: Archaeology

- 3.10 This document sets out the Government's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside. It gives advice on the handling of archaeological remains and discoveries under the development plan and control systems, including the weight to be given to them in planning decisions.

Planning Policy Guidance 17: Planning for Open space, Sport and Recreation (1991)

- 3.11 This PPG details how local networks of high quality and well managed open space help to create urban environments that are attractive, clean and safe and can play a major part in improving people's sense of well being.

Consultation paper: Planning Policy Statement 15: Planning for the Historic Environment

- 3.12 The draft PPS15 was published in July 2009. It intends to bring together and revise the provisions contained within Planning Policy Guidance Notes 15 and 16 relating to built heritage and archaeology. Its aim is to remove the distinction between the two and introduce an integrated approach to the historic environment based upon identified "heritage assets" of recognised historic, archaeological, architectural, or artistic interest.

- 3.13 The main elements of the draft are:

- Bringing together of buildings, monuments, sites and landscapes as "heritage assets" to be afforded protection within the planning process, whether currently statutorily designated or not
- A focus on an understanding and evaluation of the "significance" of the heritage asset in guiding policy and decision making
- Promotion of opportunities for proactive enhancement in development proposals
- Extending policy guidance in respect of individual elements within Conservation Areas and World Heritage Sites
- Expanding guidance upon design issues and the setting of heritage assets

World Heritage Site Circular

- 3.14 The purpose of this circular is to provide updated policy guidance on the level of protection and management required for World Heritage Sites (WHSs). WHSs are places of outstanding and exceptional cultural and/or natural significance.
- 3.15 Planning authorities must have special regard to these sites and their setting when devising policies or specific proposals. For example, this could include identifying a buffer zone around a site or identifying which parts of a WHS are suitable for development.
- 3.16 Policies to be included in the Core Strategy should reflect the fact that all these sites have been designated for their outstanding universal value, and those policies should place due weight on the need to protect sites for the benefit of future generations as well as our own. Effective management of World Heritage Sites is therefore concerned with identification and promotion of change that will conserve and enhance their outstanding value, authenticity and integrity and with the modification or mitigation of changes that might change those values. In bringing forward new policies the Circular requires that local planning authorities satisfy the following principles:
- Protecting the World Heritage Site and its setting, including any buffer zone, from inappropriate development
 - Striking a balance between the needs of conservation, biodiversity, access, the interests of the local community and the sustainable economic use of the World Heritage Site in its setting
 - Protecting a World Heritage Site from the effect of changes which are relatively minor but which, on a cumulative basis, could have a significant effect
 - Enhancing the World Heritage Site where appropriate and possible through positive management
 - Protecting World Heritage Sites from climate change but ensuring that mitigation is not at the expense of authenticity or integrity

By Design

- 3.17 Published in April 2000, the aim of this guide is to promote higher standards in urban design. It encourages better design and is intended as a companion to the National Policy set out in PPSs and PPGs in bringing forward the better design of buildings and spaces, landscapes and transport systems.

Better Places to Live

- 3.18 Published in 2001 the purpose of this guide is to help deliver higher quality development. It does not set out new policy; rather it is a companion to National Policy set out in PPSs and PPGs. It is a guide to better practice, it aims to prompt greater attention to the principles of good design, not constrain thought. It complements *By Design* by drawing together the principles of good urban design as they relate to the residential environment. Its focus is the urban design principles and approaches which underpin successful housing.

Better Places to Work

- 3.19 Published in 2005 the purpose of this guide is to help deliver higher quality development. It does not set out new policy; rather it is a companion to

National Policy set out in PPSs and PPGs. It is a guide to better practices. Better Places to Work is concerned with those elements of the design and development of workplaces that the planning system can influence. It explores issues around location, the public realm, architecture and accessibility.

Safer Places

- 3.20 Planning Policy Statement 1, the overarching PPS setting out the Government's planning objectives, has at its heart the need to plan for safe and sustainable communities. The purpose of this guide is to provide guidance on designing out crime and designing in of community safety.
- 3.21 This guidance sets out a number of considerations which can have a bearing on crime and safety in new developments including reducing conflict between different uses; access and movement; surveillance, ownership; physical protection; activity and management and maintenance.

Code for Sustainable Homes

- 3.22 The Code for Sustainable Homes (the Code) is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building. The Code became operational in April 2007 in England, and having a Code rating for new build homes mandatory, from 1st May 2008.

Building a Greener Future: Towards Zero Carbon (2007)

- 3.23 This document sets out the Government's ambition to require all new homes in England and Wales to be 'zero carbon' by 2016 (equivalent to Code level 6), with interim reductions in CO₂ emissions of 25% below current Building Regulations (code level 3) by 2010 and 44% (code level 4) by 2013. There are similar ambitions to cut carbon emissions from new non-domestic buildings by 2019. The government has also identified that the planning system has a key role to play in supporting the delivery of this timetable for reducing carbon emissions from domestic and non-domestic buildings by providing evidence for and helping to secure the delivery of low or zero carbon development, in areas that will be subject to significant levels of development in the coming years. The measures needed to deliver this ambition could have a significant impact on the design of new buildings and could lead to greater demand for onsite energy generation apparatus within our towns and cities.

Urban Design Compendium

- 3.24 English Partnerships published the Urban Design Compendium in 2000 in partnership with the Housing Corporation. This set out the key principles of urban design, how they can be applied and the processes, which lead to successful places along with guidance and case studies.
- 3.25 This guidance sets out a number of considerations which are integral to well designed places including bringing forward places for people which:

- Are safe, comfortable, varied and attractive;
- Encourage a distinctive response that arises from and complements its setting, securing spaces that are easy to get to and integrated physically and visually with their surroundings.
- Strike a balance between the natural and man made environment and utilise each site's intrinsic resources
- Meet a variety of demands from a range of users,
- Are economically viable, well managed and maintained
- Are flexible enough to respond to future changes in use, lifestyle and demography.

Building for life standards

3.26 The Building for Life standard is the national benchmark for well-designed housing in England. It is awarded to house builders and housing associations that demonstrate a commitment to high design standards, good place making and sustainable development.

3.27 The Building for Life standard scores the design quality of planned or completed housing developments against the 20 Building for Life criteria based on character, roads, parking and pedestrianisation, design and construction and environment and community. A guide to the Building for Life standard, explaining the 20 criteria and the policy guidance that has informed them is available to download at <http://www.buildingforlife.org/>

Delivering Great Places to Live

3.28 This document is a detailed guide explaining the 20 criteria used for the Building for Life standard. Its purpose is to inform developers writing development briefs, speed up planning applications and supporting local authorities to achieve high standards of design. Delivering Great Places to Live provides a valuable tool to assess design quality in new housing schemes.

Manual For Streets

3.29 The *Manual for Streets* is a joint publication produced by the Department for Transport (DfT) and Communities and Local Government. Its purpose is to inform the the design, construction, adoption and maintenance of new residential streets, but it is also applicable to existing residential streets subject to re-design. It aims to assist in the creation of high quality residential streets that:

- Build and strengthen communities
- Balance the needs of all users
- Form part of a well connected network
- Create safe and attractive places that have their own identity
- Are cost effective to construct and maintain.

Lifetime Homes

3.30 The concept of Lifetime Homes was developed in the early 1990s by a group of housing experts, who were concerned about how inaccessible and inconvenient many homes were for large sections of the population. The principles of Lifetime Homes have supported the growing demand for choice, flexibility and independence among disabled people of all ages, as well as

promoting high quality and thoughtful housing design for the general population.

- 3.31 Lifetime Homes are ordinary homes that incorporate 16 design criteria that can be universally applied to new homes at minimal cost. These criteria cover a range of issues such as car parking, access to the property including approach gradients and wheelchair access, house layout, window specification and controls fixtures and fittings. A list of all criteria and detailed information on the Lifetimes Homes Standard can be found on the Lifetime Homes website: <http://www.lifetimehomes.org.uk/>

World Class Places

- 3.32 This is the Government's strategy for improving the quality of place. Published in 2009, the strategy recognises that quality of place matters and that poor design result in places which attract crime, deter investment and harm the environment resulting in places that are underused and in need of re-development, ultimately leading to more cost to put the issues right. The strategy recognises that the quality of place is made up of 4 elements:



- 3.33 The action plan that accompanies the strategy, includes 7 strategic objectives. Of most relevance to the Core Strategy are objectives 2 “Encourage local civic leaders and local government to prioritise quality of place” and 6 “Encourage higher standards in market-led development”, this objective includes the action to “encourage local authorities to set clear quality of place ambitions on their local planning framework. The Action Plan confirms the Governments intention to combine and revise PPG15 with PPG16 and elements of PPS7, PPS9 with PPG17.

Regional and Sub-Regional Policies

- 3.34 The East Midlands Regional Spatial Strategy (RSS) adopted in March 2009 sets out the development strategy for the East Midlands from 2006 - 2026. The RSS Vision sets out that a key way of delivering its ambitions is through the integration of a rich, diverse and attractive natural and built environment

and cultural heritage. The regional core objectives also refer to the built environment with objectives c, i and k seeking to protect and enhance the environmental quality of urban and rural settlements; tackle climate change by promoting sustainable design and construction and minimising the adverse environmental impacts of new development and promote optimum social and economic benefits through the promotion of sustainable design and construction techniques.

3.35 The policies contained within the East Midlands Regional Plan relate to the Built Environment on both a regional and sub regional level. Policies include:

Policy 2, Promoting Better design.

3.36 This policy identifies that new development should constantly be improving, for example through a reduction in CO₂ emissions; the adoption of design led approaches that consider surrounding developments and environments; sensitive lighting; consideration of building orientation; making the most efficient use of land; design which reduces the fear of crime and supports community safety; the provision of access to open space and the enhancement of biodiversity and landscape quality.

Policy 12, Development in the Three Cities Area

3.37 Requires that any development support the continued growth and regeneration of Derby, Leicester and Nottingham ensuring that provision is made for a mix of uses; enhancement of transport links and the regeneration of deprived urban areas and outer estates. It also requires that development respect environmental constraints, in particular the Derwent Valley Mills World Heritage Site.

Policy 13a Regional Housing Provision.

3.38 This policy sets out a requirement for 12,000 homes to be built in South Derbyshire between 2006-2026. This represents an annual apportionment of 600 homes per annum.

Policy 19, Regional Priorities for Regeneration.

3.39 This policy identifies that regeneration should be focused on areas of greatest identified need.

Policy 26, Protecting and Enhancing the Regions Natural and Cultural Heritage.

3.40 The policy identifies that sustainable development should ensure the protection and enhancement of the regions natural and cultural heritage by:

- Applying the highest level of protection to the regions internationally and nationally designated natural and historical assets.
- Avoiding damage to historic assets and their settings as such assets are usually irreplaceable.

Policy 27, Regional Priorities for the Historic Environment.

3.41 This policy identifies that the environment should be understood, conserved and enhanced. Where development is required this policy requires that Local Planning Authorities:

- Identify and assess the significance of specific historic assets and their settings;
- Encourage the refurbishment and re-use of disused or under-used buildings of historic or architectural merit and incorporating them sensitively into regeneration schemes;
- Promote the use of local building materials

Policy 39, Regional Priorities for Energy Reduction and Efficiency

3.42 This policy requires that Local Authorities, energy generators and other relevant public bodies should promote a reduction in energy usage and develop policies and proposals to secure a reduction in the need for energy through the location of development, site layout and building design.

Derbyshire's Sustainable Community Strategy 2006 – 2009

3.43 This strategy highlights priority areas for improvement and sets targets to make life better for everyone who lives in, works in, or visits Derbyshire.

Derbyshire's Sustainable Community Strategy 2009 – 2014 (Final Draft)

3.44 This draft Sustainable Community Strategy (SCS) is centred around 5 themes; Safer Communities, Children and Young People, Health and Well being, Culture and Sustainable Communities. Key priorities included in the SCS is to create sustainable communities by improving and protecting the natural environment so that local communities are more resilient to climate change and ensuring that Derbyshire's landscape and heritage are protected for future generations to enjoy.

South Derbyshire Local Policies

3.45 Better urban design in new development began to emerge as a key consideration and government priority in policy making around the turn of the Century. As such the Council's Local Plan, which was adopted in 1998, only contains limited design policies as it predates much of the current drive towards improving urban design and sustainability.

3.46 There are, however, a number of design orientated policies set out in the Adopted Local Plan. These are as follows:

Housing Policies 4-8. Housing Development

3.47 These policies deal with housing development in Swadlincote, in the District's villages, other rural developments, in redundant rural buildings and in the countryside respectively. The purpose of these policies is to ensure that the design and use of materials in new developments (and conversions) are in keeping with the character of their surroundings.

Housing Policy 11: Layout and Design

3.48 This policy specifies the need for new developments to provide:

- A reasonable environment for the public at large

- Reasonable amenities in terms of light, air and privacy for existing and new dwellings
- Safe functional and convenient layouts
- Adequate public open space
- For the development of any adjacent suitable land.

3.49 There is detailed design guidance on how this policy can be complied with set out in Supplementary Planning Guidance (SPG) adopted in 2004 entitled Housing Design and Layout. This is available at <http://www.south-derbys.gov.uk/>

Housing Policy 13, Residential Extensions

3.50 This policy requires that residential extensions are of a scale and character in keeping with the property and the general character of the area. There is detailed guidance on how this policy can be complied with set out in Supplementary Planning Guidance (SPG) adopted in 2004 entitled Extending Your Home. This is available at <http://www.south-derbys.gov.uk/>

Employment Policies 4, 5, and 7

3.51 These policies seek to control new employment provision in countryside and rural areas and through industrial regeneration requiring that developments are of a form, bulk and design that is in keeping with their surroundings. There is detailed design guidance on the design of employment developments set out in SPG entitled Industrial and Office Design and Layout (2004). This is available at <http://www.south-derbys.gov.uk/>

Environment Policy 12, Conservation Areas

3.52 This policy seeks to control the impact of development within and around conservation areas. It considers issues such as open spaces, siting and alignment, mass and height of new development and building materials in order that the character and appearance of conservation areas is not harmed by specific development proposals.

Environment Policy 13; Listed and Other Buildings of Architectural Importance.

3.53 This policy seeks to control the impact of development proposals on listed and other important historic buildings.

South Derbyshire District Council Corporate Plan 2009 –2014

3.54 This document sets out the District Council’s corporate priorities for the period 2009-14. Priorities relevant to the built environment include too undertake phase two works of the Swadlincote Town Centre Public Realm Improvements and Adopting ‘Building for Life’ criteria standard for new homes built within the District.

Sustainable Community Strategy South Derbyshire 2009 - 2029

3.55 South Derbyshire’s Sustainable Community Strategy (SCS) also includes a number built development related priorities. These sit under the Sustainable Community Strategy’s five overarching themes:

- Healthy Communities
- Safer Communities
- Vibrant Communities

- Sustainable Development
- Children and Young People

- 3.56 The SCS includes a specific objective to deliver high quality developments that minimise impacts on the environment.
- 3.57 Critical to the delivery of SCSs (along with LDFs) are Local Area Agreements (LAAs). Whilst the LDF will be important in delivering longer term physical development and infrastructure, LAAs set the priorities of Local Strategic Partners (LSPs) and the business plans of their member organisations to deliver on shorter-term specific priority targets and in turn the vision set out in the Sustainable Community Strategy. It is therefore critical that the Core Strategy specifically seeks to take forward the LAA priorities.
- 3.58 Common LAA targets have been agreed across all the councils in Derbyshire, although different targets apply in the City of Derby. There are a number of Local Area Agreement Indicators relevant to urban and sustainable design. These include NI47, which seeks to reduce the number of people killed or seriously injured in road traffic accidents. NI188 seeks to stimulate progress on assessing and managing climate risks and opportunities, and promote the incorporation of appropriate action into local authority and partners' strategic planning.

Swadlincote Town Centre: A Vision and Strategy – five years on. An update and monitoring report (2005)

- 3.59 The Masterplan is a 10-15 year package of improvements, to Swadlincote's main shopping streets and gateways to the town. The Masterplan includes extensive proposals for re-paving much of the town centre in high quality attractive materials, tree planting, street lighting and providing attractive street furniture whilst ridding the streets of unnecessary clutter. The aim of the project is to encourage business growth, create new jobs and regenerate vacant brownfield sites in and around the town centre through street improvements that enhance Swadlincote's historic character.
- 3.60 A monitoring report produced in 2005, five years after the implementation of the Swadlincote Town Centre: Vision and Strategy identifies the progress that has been made in implementing the range of measures and actions identified in the original Vision and Strategy document. It also identifies remaining actions identified in the Action Plan such as repaving and the redevelopment of town centre sites in order to improve the physical quality of the centre and extend its role in terms of shopping, commercial and leisure opportunities. More information on the Swadlincote Town Centre: Vision and Strategy can be found at <http://www.south-derbys.gov.uk>

Historic South Derbyshire (1991);

- 3.61 This document provides design guidance for residential and other small-scale developments in conservation areas or to building that are listed. This document was adopted as supplementary planning guidance (SPG) in November 1991. This is available at <http://www.south-derbys.gov.uk/>

National Forest Strategy 2004-2014

- 3.62 This document provides a framework for the creation of the National Forest. Its key principles are to create a coherent and identifiable new national forest

and transform the area through a purposeful conversion of land use on a significant scale and at an exceptional rate expanding wooded cover to about one-third of the national forest area. Around half of South Derbyshire falls within the National Forest.

National Forest: A guide for Developers and Planners

- 3.63 This document seeks to encourage the delivery of high quality development, which reflects the setting of the National Forest. In particular it promotes more innovative building design including using more timber in building construction, promoting more energy efficient heating such as wood fuel systems and Sustainable Urban Drainage Systems.

Summary of National, Regional and Local Policy Requirements

Based on an assessment of national, regional and local policy requirements The Core Strategy should seek to:

- Promote good design that ensures attractive, usable, durable and adaptable places (through Building For Life)
- Address the connections between people and places and ensure good access to jobs, services and infrastructure in rural and urban locations
- Ensure that new developments are integrated into the existing urban form and the natural and built environments;
- Ensure that new developments are flexible enough to respond to future changes in use, lifestyle and demography.
- Secure a reduction in the need for energy through the location of development, site layout and building design.
- Promote sustainable construction techniques
- Preserve and enhance the character of conservation areas, listed and other historic buildings
- Apply the highest level of protection to the regions internationally and nationally designated natural and historical assets.
- Deliver public realm improvements to Swadlincote Town Centre

4.0 EVIDENCE BASE / STUDIES

Regional and Sub-Regional Studies

Heritage at Risk, East Midlands

- 4.1 In the year to 2008, there was a significant net increase in the number of entries on the East Midlands Heritage At Risk Register with ten buildings at risk being added. Within South Derbyshire there are presently 10 grade I and II* buildings on the Heritage At Risk Register out of a total of 95 Grade I and II* buildings. Grade I buildings on the at risk register include the Muniment Room, and Pedestal & Four Seasons Vase both at Melbourne Hall and Swarkestone Bridge.
- 4.2 In addition to the 10 grade I and grade II* listed buildings at risk there are presently 47 grade II listed buildings on Derbyshire County Councils at risk register out of a total of 616 listed buildings in South Derbyshire. A full list of buildings at risk is available to view on the County Council's website at: <http://www.derbyshire.gov.uk/>
- 4.3 The 2009 East Midlands Heritage At Risk report also included details of conservation areas deemed to be at risk, following a survey of Local Authorities. In South Derbyshire 1 of the 22 designated conservation areas is considered to be at risk. The affected conservation area is located at Aston on Trent.

Environmental Audit for South Derbyshire

- 4.4 This document highlights the location and extent of conservation areas in South Derbyshire, and provides details of the number of listed buildings within the District. It further notes that there are 20 Scheduled Ancient Monuments (SAMs) in South Derbyshire District, including Swarkestone Bridge. It further highlights that there are 5 Historic Parks and Gardens to be found in South Derbyshire, covering 620.64 ha. These are Calke Abbey, Bretby Hall, Melbourne Hall, Swarkestone Old Hall and Elvaston Castle. A copy of the South Derbyshire Environmental Audit can be viewed on the Districts Council's website: <http://www.south-derbys.gov.uk>

Derby Housing Market Area Cleaner Greener Energy Study

- 4.5 This document provides an assessment of national and regional policy in respect of energy efficiency in new buildings and sets out measures, which could be pursued in new developments to meet the government's stated objective to deliver zero carbon homes by 2016 and zero carbon commercial buildings by 2019. This study also provides an analysis of existing energy usage across the Derby Housing Market Area and identifies opportunities for small and large scale zero and low carbon heat and power generation. Based on a review of baseline capacity and the potential for renewable energy generation this study outlines a number of recommendations. These include:

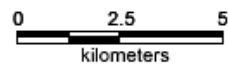
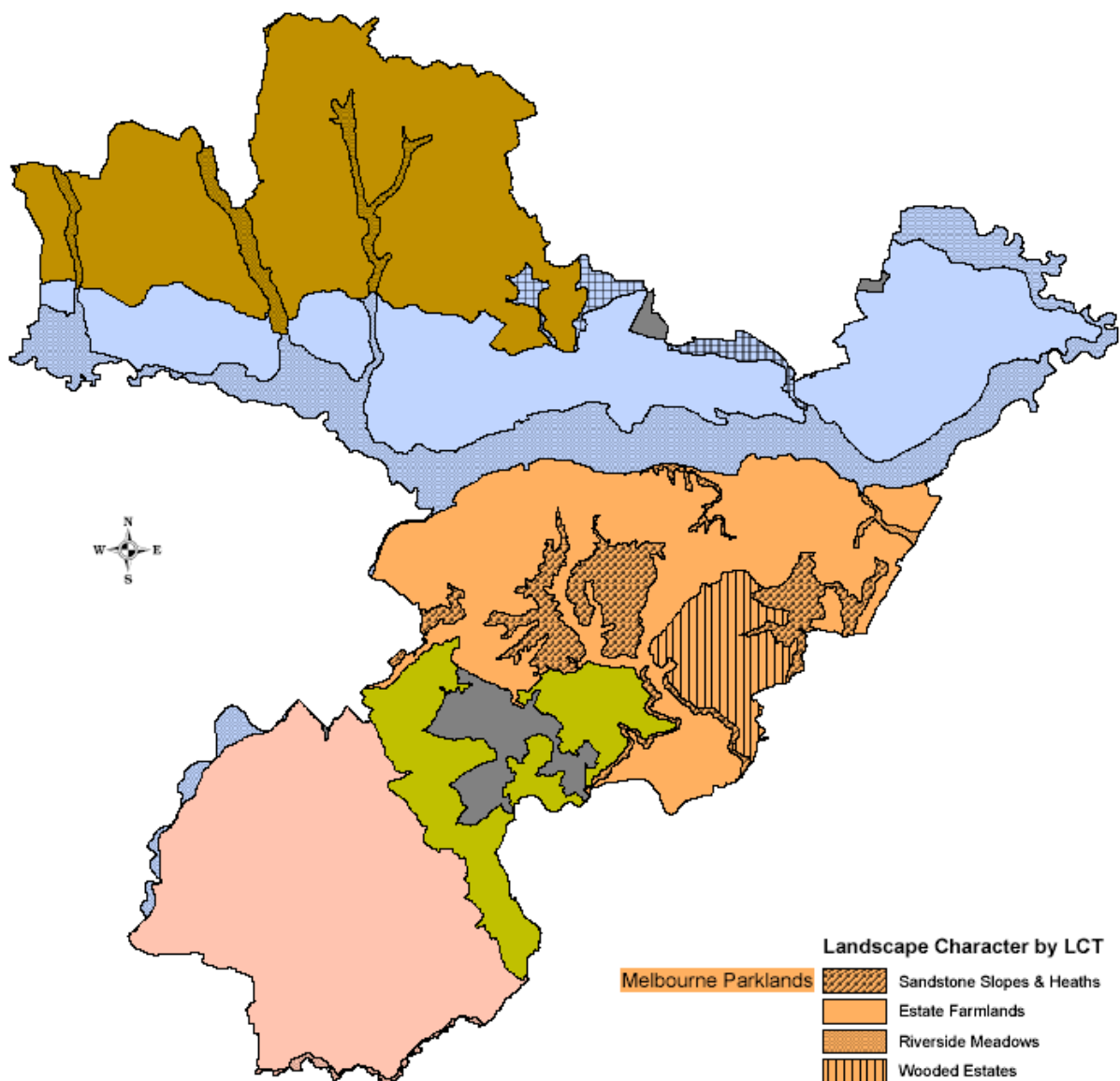
- To require developers to deliver a 20% reduction in regulated carbon emissions from onsite or offsite renewables increasing to 50% by 2016.
- Develop a clear criteria based planning policy for the key standalone generation technologies notably wind energy and bioenergy projects.

Derby Housing Market Area Cleaner Greener Energy Study Sustainable Construction Guide

- 4.6 This guidance sets out the importance of sustainable construction, the business case to support its use and identifies that developers need to think about sustainable construction from the outset of the design process. It further details ways of making developments more sustainable through individual building design measures, wider site design measures, the incorporation of low and zero carbon energy generation technologies as well as other sustainability considerations such as waste and materials.

The Landscape Character of South Derbyshire

- 4.7 This document describes the key features and characteristic of the landscape in South Derbyshire. This has been achieved by undertaking a landscape character assessment of the County; a process of dividing up the landscape into parcels of land with common characteristics such as geology, landform, soils and human processes such as settlement, enclosure patterns and land cover.
- 4.8 The purpose of the Landscape Character Assessment is to help frame planning policies and ensure that new development respects and where practicable contributes to enhancing the local character and sense of place of the landscape.
- 4.9 Within South Derbyshire there are five National Landscape Character Areas. These are the Leicestershire and South Derbyshire Coalfield, the Needwood and South Derbyshire Claylands (split into 2 Landscape Character Types); the Mease and Sense Lowlands (split into 2 Landscape Character Types); Melbourne Parklands (split into 4 Landscape Character Types) and the Trent Valley Washlands (split into 3 Landscape Character Types).
- 4.10 The following map (over page) indicates the broad location of Landscape Character Types in South Derbyshire



Landscape Character by LCT

Melbourne Parklands		Sandstone Slopes & Heaths
		Estate Farmlands
		Riverside Meadows
		Wooded Estates
Mease/ Sence Lowlands		Village Estate Farmlands
		Riverside Meadows
Leicestershire & South Derbyshire Coalfield		Coalfield Village Farmlands
Trent Valley Washlands		Lowland Village Farmlands
		Wet Pasture Meadows
		Riverside Meadows
Needwood & South Derbyshire Claylands		Settled Farmlands
		Settled Plateau Farmlands
		Riverside Meadows
		Urban

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South Derbyshire Local Studies

Conservation Area Character Statements

- 4.11 Conservation Area Character Statements have been completed for all 22 conservation areas in the South Derbyshire. These are currently being edited for future publication. These appraisals provide a detailed analysis of each conservation area and summarise the individual components that together contribute to the special character of the area. The conservation area appraisals consider issues such as historic development, archaeology, views, open spaces, architectural quality, building materials and details, character areas, proposed alterations to the boundary and loss and damage.
- 4.12 Each building within every conservation area has also been photographed. This does not form part of the character statement but is available upon request and forms a valuable photographic archive.

Historic South Derbyshire

- 4.13 The Historic South Derbyshire guidance (1991), provides both factual observations and design guidance. The document provides an introduction to South Derbyshire's heritage, covering topics such as local building materials, traditional construction, architectural buildings and shop fronts. Design guidance and general information is then provided under the subject headings of Conservation Areas, Listed Buildings, Historic Agricultural Buildings, Historic Industrial Buildings and Shop Fronts and Advertisements.

Summary of Evidence Base Findings

- There are a significant number of heritage assets in South Derbyshire
- 8% of all listed buildings in South Derby are classified as being at risk - there are 3 Grade I and 7 Grade II* listed buildings on the 'at risk register'.
- Aston on Trent Conservation Area was considered to be at risk in a recent publication produced by English Heritage
- A recent energy study highlights the potential for 20% of energy on all sites to be derived from low or zero carbon energy between 2010 and 2013 with higher standards thereafter. This could have implications for the future design of developments
- Building design and orientation and sustainable construction could help reduce energy demand and environmental impact of new buildings
- There are a number of different landscape character types in South Derbyshire which need to be considered in delivering new development

5.0 OUTCOME OF PUBLIC CONSULTATION

- 5.1 As part of developing the Core Strategy, all three HMA Authorities have undertaken a public consultation exercise. We consulted on South Derbyshire's Issues and Ideas document in January 2009.
- 5.2 This consultation produced a broad range of often contrasting responses in relation to the built environment. For example, whilst there was some support for development in rural settlements, many respondents considered that new development ought to be restricted to larger towns or around Derby City.
- 5.3 There were, however, certain issues where the large majority of respondents shared similar views. For example regarding the need to preserve the special character of towns, villages and countryside.
- 5.4 In respect of housing design it was generally suggested that densities should be higher where there is good connectivity to key services and facilities for pedestrians, cyclists and by public transport (this issue is considered in detail in the Transportation Topic Paper). It was also suggested by a number of respondents that housing densities should also relate to the density and character or context within which they are set. Any development not accessible by public transport, walking or cycling should be small scale (e.g. small rural housing development).
- 5.5 It was also considered by a number of respondents that space between buildings is very important and forms a vital element of the built environment (streets, squares, parks, gardens etc) – There were many responses that highlighted the importance of allotments, spaces for the younger generation, such as skate parks, football pitches, and the fact that children should be able to play outdoors together in public spaces - (including outside the house within which they live – 'on the street').
- 5.6 In respect of wider urban design issues the following have also been noted:
- There is a general feeling that places should be designed to encourage people to walk, cycle and use public transport. The health benefits of these modes of travel were highlighted by a number of respondents
 - There was also consideration that the importance of sustainable design in relation to Derby needs emphasising and the sustainable expansion of Derby City should be promoted through the Core Strategy
 - There were numerous comments about the need for a wider and more robust climate change and sustainability strategy that (penetrates all topic areas) and raises public awareness (about the benefits of purchasing low/zero carbon homes for example)
 - A general feeling that the (less special) areas of the natural environment could be improved further and agricultural heritage preserved
 - Higher standards of build quality and architecture are required
 - There is a need for housing to be designed with the ageing population in mind (lifetime homes or similar standard and mix of dwelling types)
 - There is a need to design out crime and anti-social behaviour

- 5.7 In terms of mechanisms to secure better design locally it was considered by some respondents that good design should be dealt with specifically within dedicated Development Plan Document (DPD) such as a development management policies DPD and a '*positive and proactive approach to development*' sought. Such proactive policies should cover key settlements and development opportunities with appropriate masterplans, development briefs, design briefs utilised wherever possible.
- 5.8 There was also some suggestion from a limited number of stakeholders that for locally and regionally important sites the Council should work with landowners and developers at an early stage of plan preparation or project design. And that it would be useful for the Council to prepare Development briefs, masterplans or design guides for such sites if they think special attention is required.
- 5.9 In dealing with specific sites, whether as part of a masterplan, or otherwise there was general support expressed for:
- Securing Building for Life and Code for Sustainable Homes standards through the Core Strategy
 - Promoting mixed use development where appropriate
 - The preservation and enhancement of historic buildings and conservation areas and other heritage assets (including mature trees)
 - The preparation of strategies setting out exactly how heritage assets will be managed and where and how enhancements could take place.
- 5.10 Specific locations where masterplanning could help secure improvements in the public realm include Swadlincote town centre and around Woodville. It was considered by a number of respondents that the vibrancy of Swadlincote town centre needed to be promoted through the Core Strategy with support for the enhancement of the town's employment, retail and daytime and evening leisure provision.

Summary of Issues and Ideas Consultation Responses Related to Built Design

- There is a need to ensure that new development preserves the special character of our towns, villages and countryside
- Mixed use developments should be secured where appropriate
- There is a need to build more energy efficient and environmentally sensitive homes to reduce carbon emissions and wider impact on the environment.
- Housing should be adaptable and built with an ageing population in mind in line with requirements set out in Lifetime Homes.
- The need to reduce crime and antisocial behaviour should be reflected in the design of spaces and buildings
- Spaces between building such as open spaces, allotments, children's play areas are a vital element of the built environment
- The Core Strategy should ensure the preservation and enhancement of historic buildings and conservation areas and other heritage assets
- There is a need for public realm improvements in a number of specific locations within the District.
- Masterplans or design briefs should be used to plan for, and deliver the implementation for locally or regionally important developments

6.0 WORKING TOWARDS OPTIONS

Key Issues for South Derbyshire

6.1 On the basis of the proceeding chapters of this topic paper the following flooding and water related key issues have been identified:

- There is a need to achieve a higher quality of design in future developments which reflect the local distinctiveness and the needs of local residents
- The District has many historic, cultural, landscape and archaeological qualities which require protection and enhancement
- The District's population is growing, ageing and diverse in its needs for housing and other services and facilities
- There is a need to deliver new homes and commercial buildings that are environmentally sensitive and energy efficient.
- There is a need to make efficient use of land without compromising the quality of the local environment

Strategic built development aims for South Derbyshire:

6.2 The built development issues listed above have been considered and the following aims have been set out to best deal with these issues in South Derbyshire:

- To deliver design excellence in new developments
- Protect historic, cultural, archaeological assets and landscape Character
- New homes should be designed to meet the needs of all residents and provide safe and vibrant places to live, work and play.
- The sustainability and energy efficiency of new homes and business premises should be maximised
- Make the most efficient use of land whilst responding to local housing market need and respecting local character and distinctiveness

6.3 The above issues and aims been considered alongside other issues and aims, which have been set out in the remaining topic papers. Following the consideration of the full range of issues and aims, overall objectives for both South Derbyshire and the Derby HMA have been drafted and are included in the main consultation document. These are set out below with those of less relevance to this topic greyed out:

(Draft) South Derbyshire Strategic Objectives:

6.4 The South Derbyshire strategic objectives are as follows:

SDSO 1

To ensure future development is locally distinctive and environmentally sustainable through the achievement of design excellence, addressing the threats and causes of climate change and reducing waste and pollution

SDSO 2

To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities

SDSO 3

To enable a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth

SDSO 4

To ensure the District's housing stock is decent, suitable and affordable and balanced with access to employment opportunities

SDSO 5

To ensure our communities can be safe, clean, vibrant, active and healthy

SDSO 6

To ensure sustainable, living and working rural communities

SDSO 7

To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.

SDSO 8

To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and accessible to our communities

SDSO 9

To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District

SDSO 10

To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest

SDSO 11

To make optimum use of previously developed and under-used land

SDSO 12

To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure

SDSO 13

To ensure growth in South Derbyshire is co-ordinated with development in adjoining areas both within and outside the Derby HMA

(Draft) Derby HMA Strategic Objectives:

6.5 The Derby HMA strategic objectives are as follows

HMASO1

To promote the principles of sustainable development and address the causes and mitigate and adapt to the impacts of climate change, including flood risk, particularly from rivers and surface water

HMASO2

To deliver economic success, making the Derby Housing Market Area an attractive location for major employers and inward investment, and address inequalities through the regeneration of deprived communities

HMASO3

To grow and strengthen the roles of Derby city centre and the Derby Principal Urban Area, Swadlincote sub-regional centre and, in Amber Valley, the market towns of Alfreton, Belper, Heanor and Ripley

HMASO4

To build on relationships within and outside of the HMA, particularly with the Northern, Greater Nottingham and Leicester and Leicestershire areas in the East Midlands and Burton-upon-Trent in the West Midlands

HMASO5

To give priority to making best use of previously developed land and vacant or under-used buildings in urban or other sustainable locations

HMASO6

To bring forward mixed use sustainable urban extensions to Derby Principal Urban Area and urban extensions elsewhere in the HMA

HMASO7

To provide sufficient housing to meet the needs of communities that is decent, suitable and affordable

HMASO8

To provide high quality, well designed and sustainable development, working towards zero-carbon development and Building For Life standards, minimising resource consumption and waste and maximising opportunities for renewable energy generation and recycling

HMASO9

To increase biodiversity and protect and enhance the strategic green infrastructure, open spaces, landscape and townscape character, cultural and heritage assets, and designated sites, including the Derwent Valley Mills World Heritage Site

HMASO10

To promote equality and community cohesion, healthy and active lifestyles and support improvements in community safety, particularly for children and young people

HMASO11

To make the best use of existing infrastructure and to fully integrate and coordinate new development with investment in and provision of new infrastructure, taking into account changes to our population including the needs of older people, children and young people

HMASO12

To enhance transport links and public transport accessibility to deliver an integrated transport system and achieve viable travel choice, reducing car use, especially commuting

Options

- 6.6 The purpose of the Core Strategy Issues and Alternative Options document is to set out options for how South Derbyshire could grow and change over the next 15-20 years. However, for the built development topic area several of our identified aims may not be fully considered in the in the Options Consultation. The reasons for this are varied and include; current gaps in knowledge/evidence base and/or the options not being considered as strategic matters. Where issues are not presently dealt within in the Options Consultation it is likely they will be dealt with in a later stage of the Core Strategy preparation process; will be subsumed into a broad-brush policy (which seeks to tackle a number of related issues) or in subsequent planning documents published after the Core Strategy. Aims that are not considered fully in the Issues and Alternative Options Consultation Document include the following:
- To protect historic, cultural, archaeological assets and landscape Character
- 6.7 We have, however, identified a number of built development aims, which are strategically important and are based on a sufficient level of evidence to allow some consideration of potential options. These aims are discussed below and the full alternative options are set out in the main options consultation document.
- ### **Design Excellence**
- 6.8 National and Regional Policy has significantly strengthened policy concerning the design of urban spaces and buildings in recent years and significant guidance is now available to help Local Authorities and developers bring forward developments which relate to the context they are set within, whilst reflecting local distinctiveness. The District Council regards the achievement of excellence, in new buildings and spaces as an essential part of place-shaping in line with its corporate aim of “Making South Derbyshire a better place to live, work and visit. Failure to secure design excellence in new development is considered not to represent a realistic option.
- ### **Relevant Options and Objectives:**
- 6.9 Given the information in this topic paper a design excellence approach to managing future development has been included in the Issues and Alternative Options document. Within the Core Strategy it is expected that this approach would take account of ensuring that new developments have regard to heritage assets and landscape or townscape character, but additional policies regarding these issues would need to be included in the Core Strategy or lower tier policy document.
- 6.10 The decisions made relating to design excellence may assist South Derbyshire and the Derby HMA in meeting several objectives, including:

- (Draft) Derby HMA Strategic Objective (HMAS) 1 and 8
- (Draft) South Derbyshire Strategic Objectives 1, 9 and 10

Meeting the needs of a growing, ageing and diverse population

6.11 There is increasing policy support for better-designed homes and neighbourhoods, which meet the needs of all parts of the community. For example the national government through Lifetime Homes encourages the delivery of housing that meets the needs of people as they grow older, and as their circumstances, options and preferences change. The Regional Plan seeks to deliver improvements to the health, and mental, physical and spiritual wellbeing of the regions residents through the delivery of good quality housing. The need to ensure housing meets the needs of different groups of people was also highlighted during the issues and ideas consultation with the needs of older residents and children and younger people in particular being flagged up.

Relevant Options and Objectives:

6.12 Given the information in this topic paper and the considerations immediately above a number of options to bring forward lifetime homes exist. These all consider the extent to which we should pursue lifetime homes (or a similar standard in delivering new homes).

6.13 The decisions made relating to lifetime homes may assist South Derbyshire and the Derby HMA in meeting several objectives, including:

- (Draft) Derby HMA Strategic Objective (HMAS) 1, 8 and 10
- (Draft) South Derbyshire Strategic Objectives 1 2 and 5

Environmentally sensitive and energy efficient buildings

6.14 The Government intends that all new homes should be zero carbon by 2016 with all non-domestic buildings reaching the same standard by 2019. The need to improve the energy efficiency of buildings within the District was also highlighted in a recent renewable energy study commissioned by the District Council and a number of partner authorities. The previous Issues and Ideas Consultation indicated general support for improving the sustainability and energy efficiency of new homes and business premises. Seeking not to improve the energy efficiency of new homes is not a realistic option.

Relevant Options and Objectives:

6.15 Given the information in this topic paper and the considerations immediately above a number of options to bring forward low carbon development. These all consider the extent to which we should pursue low carbon development.

6.16 The decisions made relating to low carbon development may assist South Derbyshire and the Derby HMA in meeting several objectives, including:

- (Draft) Derby HMA Strategic Objective (HMAS) 1 and 8
- (Draft) South Derbyshire Strategic Objectives 1, 9 and 10

Using land efficiently

6.17 National planning policy on housing establishes an indicative minimum density of 30 dwellings per hectare (dph) and this is re-affirmed in the Regional Plan. This reflects the fact that land is a scarce and finite resource which needs to

be used efficiently in planning for growth so as to reduce unnecessary land-take. Equally, Government's concern is that lower density housing developments are not as easily served by public transport and other day-to-day services and facilities.

- 6.18 During the Issues and Ideas consultation there was no indication that stated density requirements (of an average of 30 homes per hectare) could not be met in South Derbyshire. However there was suggestion that that the density and mix of housing schemes should relate, when appropriate, to the density and character of the area in which they are located.

Relevant Options and Objectives:

- 6.19 Given the information in this topic paper and the considerations immediately above a number of options to bring forward developments at an appropriate density have been identified. Building homes at a density of less than 30 dwellings per hectare across the whole district is unlikely to represent a realistic option given national density requirements. As such the options included in the Issues and Alternative Options document consider approaches to managing density requirements locally or across the whole district with the aim of achieving a minimum density of 30 homes per hectare.
- 6.20 The decisions made relating to density may assist South Derbyshire and the Derby HMA in meeting several objectives, including:
- (Draft) Derby HMA Strategic Objective (HMAS) 1, 5 8 and 11
 - (Draft) South Derbyshire Strategic Objectives 1, 9 and 11

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