

ACTION PLAN - DEVELOPMENT & HOUSING

OBJECTIVE ONE	ACTION	BY WHEN
Ascertain under what circumstances the questionnaire respondents may accept new housing within or close to the village	Analyse data from survey	Done

OUTCOME

An assessment of the collective views of the questionnaire respondents indicated that about half would consider the addition of some new housing to ensure the continued viability of the settlement, particularly to ensure the continuation of the school and of younger families in the village.

Some 47% of respondents would not oppose the principle of a modest amount of new housing development. The prime reason for this is that without the injection of younger people and the future provision of some affordable housing, the village community is at risk of becoming an increasingly expensive and exclusive place.

However, all respondents who supported new housing wished to ensure that it would be modest in scale and must be of high quality design that would both relate to and enhance the existing 'sense of place', i.e. it needs to fit in to its surroundings.

'Packaged' designs common to urban housing developments would almost certainly not be appropriate because such development would fail to be in keeping with the essentially rural character of the area and the mixed style of existing development in and around Church Broughton.

Given that the majority of existing properties are large and expensive it is likely that residents would look more favourably on any application for smaller scale new development that would appeal to and meet the needs of younger people with a more limited budget.

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OBJECTIVE TWO	ACTION	BY WHEN
In circumstances where data analysis supports new housing, ensure that future proposed development complies with identified spatial and design criteria	Describe the important factors that <u>any</u> new building must satisfy (eg size, scale, location, appearance, type etc) to ensure compliance with village and adopted local plan criteria	Done

OUTCOME
<p>New development must be -</p> <ol style="list-style-type: none"> 1. Very high standard of design and comply with South Derbyshire District Council adopted design policy and published design guidance 2. It must relate well to site and surroundings in terms of character and appearance of the area. 3. It must contribute to and enhance the existing sense of place in both spatial and built form. 4. Design must take account of existing gardens and green spaces within and adjacent to the village. It must be in keeping with the setting of existing development 5. New development must not be detrimental to the privacy or residential amenities of neighbouring or nearby residents. It must not dominate or overbear main windows or private outdoor spaces. 6. New development that is larger than than a single dwelling must positively benefit the community (e.g. provide green areas, footpaths, play areas, tree planting, etc), be affordable and modest in scale to provide homes for families and young people.

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OBJECTIVE THREE	ACTION	BY WHEN
In conjunction with the Parish Council, monitor and advise the village community of proposals for any new residential or industrial developments or expansion of existing sites.	Propose process for sharing and circulating information	Done

OUTCOME

The WG met with the Parish Council who agreed to make residents aware of the key criteria set out in Objective 2 that must be considered to 'test' the suitability of any new development in or near the village. The P.C. promised to alert residents of any proposed development to permit an opportunity for individual residents to comment to SDDC as appropriate.

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OBJECTIVE FOUR	ACTION	BY WHEN
Provide opportunity and channel for the village community to comment on scale, setting and appearance of any proposed new development	Establish mechanism to transmit views to District Council decision maker (likely via Parish Council)	As soon as possible after discussion with by Parish Council and CLP Planning Group

OUTCOME

Agree a standard mechanism with Parish Council for alerting the village of all development proposals.

We propose that the Parish Council are requested to advise the village by means of the website how to deal with future proposed developments. As a guideline for villagers we recommend that the criteria set out in Objective Two of this Action Plan are included. This would assist residents in their individual consideration of particular development proposals and would help to avoid unhelpful and/or inappropriate objections such as 'the development would spoil my view' or 'it would be harmful to the value of my property'. Such comments cannot be considered under planning law. Objections must be wholly objective and devoid of subjectivity or emotion.

Residents need to be made aware that they need to provide individual responses to planning applications rather than relying on the Parish Council to convey their views.

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OBJECTIVE FIVE	ACTION	BY WHEN
Compare the preceding objectives with statutory development control policies already adopted by the District Council and those in part 2 of the Local Plan open to public consultation	List key planning policies set out in the Local Plan that must be satisfied for all new development within or close to the village	Done

OUTCOME

Housing Policy H1 of the adopted Part 1 of the new Local Plan for South Derbyshire explains how new housing development is to be distributed throughout the District. The majority of development is to be located on the edge of Derby and Burton, in larger key settlements and named local service villages.

Church Broughton is one of a list of rural villages where this policy can permit a maximum number of 15 dwellings within or close to the settlement boundary. In all cases this would only occur subject to any development being very carefully sited such that it complied with all other development control policies, some of which are set out in more details in Part 2 of the new plan.

Part 2 of the Local Plan was adopted in November 2017. Other relevant policies in that section of the Plan includes policy SDT1, which lists villages with settlement boundaries, including Church Broughton.

Normally, no new development would be permitted outside development boundaries but where, in exceptional circumstances, it is permitted, policy BNE5 describes very strict control criteria which must be satisfied. An example of this type of development is affordable housing as part of a cross subsidy scheme. Policy H21 in Part 1 of the Plan provides some explanation relating to affordable housing.

Policy BNE8 protects significant trees and hedges. Policy BNE5 protects important green spaces within settlement

These are the main policies that could have a bearing on development in Church Broughton and would be operated by control officers in accordance with the South Derbyshire's separately prepared Design Guidance Documents.