

Presentation to Ashover Neighbourhood Plan Steering Group – Nov 2015

Emerging Policy Proposals/Framework



How are we doing ?

- Good Progress
- Developing the evidence base
 - Established a Steering Group comprising members of the Parish Council and the community
 - Gathered social, economic and environmental data
 - Survey of all residents
 - Consultation events
 - Notified Stakeholders
 - Discussions with NEDDC
 - Meeting with developers
 - Builds on existing Parish Plan
- Started to bring this together into an Plan



Context/Challenges

- High quality built and natural environment
- Very popular place to live (and visit)
- Strong wish to protect and enhance this environment
- Development pressures, mainly housing but others
- The Plan must be in 'general conformity' with national planning policy i.e. NPPF – 'pro growth'
- In conformity of approved Local Plan – produced 2005 & out of date
- Draft Local Plan produced in 2015 but since effectively withdrawn (but must still have some regard to it)



General Principles

- Supports sustainable development
- The Plan recognises that development can sometimes brings benefits – jobs, support services & more diverse communities
- Need to meet local development needs locally
- Making its full and proper contribution to meeting national and district wide housing and other requirements
- Development must maintain and wherever possible enhance the special character of Ashover Parish
- The Plan adds value e.g. does not duplicate other policies



General Policies/Statements

- For the avoidance of doubt – local means the Parish of Ashover Parish unless otherwise specified
- Policies need to be read in their entirety not in isolation
- General statement about supporting the principle of sustainable development
- Where there are no policies in this Plan relevant to a development proposal, the provisions of approved national and district-wide (e.g. North East Derbyshire planning policies) apply
- Focus of development should be on the main identified settlements



Limits to Development

- Within the Limits to Development defined for Alton, Fallgate, Littlemoor, Kelstedge & Ashover, as defined on the proposals map, there will be a presumption in favour of sustainable development where in conformity with other relevant policies in this Plan and approved district and national planning policies.
- Areas outside the Limits to Development as shown on the proposals map will be treated as open countryside where development will only be permitted in exceptional circumstances where in accordance with other relevant policies in this Plan and approved district and national planning policies.



Housing

- Location and its attractiveness make Ashover a popular place to live
- Strong pressure for more housing
- Affordability an issue
- Some evidence imbalance in the housing stock – more larger properties
- Ageing population
- Need to contribute to district wide housing requirement – 6,755 new homes (2011-2015)
- Growth distribution plan in draft Local Plan (since ‘withdrawn’ saw Ashover as having an above rate of housing growth – 40%)



Housing Principles

- The Plan recognises that there may be benefits from new housing
- The need to contribute to district wide targets
- Community supports some new housing where meets local need and generally small scale less i.e. 5 or less
- Agreeing what is a suitable and appropriate target not straightforward
- No up to date Local Plan, and housing growth distribution strategy contained in the draft Local Plan being reviewed
- In the absence of one, and the need to progress the Plan proposed to adopt the district average housing growth target
- Risk though should the final local Plan come up with a different one



Housing Provision

- Having regard to number of dwellings already constructed and existing sites with planning permission between 2011 and 2015, the remaining housing requirement for Ashover will be a minimum target of about 90* new dwellings over the period 2015 to 2031, which will be met by sites allocated in accordance with policy H2 and windfall sites in accordance with H3.
- *indicative



Windfall Sites

- Windfall sites are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a planning document. These sites often comprise redundant or vacant buildings including barns, or a small gap between existing built up frontages properties in a built up area.
- Such sites have made a regular contribution towards the housing supply in the Parish over between 3 and 4 dwellings a year.
- A trend which is expected to continue



Windfall Sites

- Small scale development proposals for infill and redevelopment sites will be supported where
- It is normally within the existing built up areas as defined by the Limits of Development;
- it helps to meet an identified local housing need;
- it respects the shape and form of the relevant village in order to maintain its distinctive character and enhance it where possible;
- it is of an appropriate scale which reflects the size, character and level of service provision within the relevant Village;
- it retains existing important natural boundaries such as trees, hedges, walls and streams, which either contribute to visual amenity or are protected for their ecological value;
- it respects important views;



Windfall Sites - More

- does not adversely affect neighbouring properties by way of privacy, daylight, visual intrusion or amenity;
- protects the physical and visual separation of neighbouring villages and settlements;
- is sensitive to the landscape setting of the Village;
- preserves and where possible, enhances Ashover Conservation Area in which it is situated or adjacent to, where relevant;
- preserves and where possible, enhances the setting of any heritage asset including Listed Buildings, where the setting of that heritage asset would be affected by the proposal;
- does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the existing and future occupiers of the dwelling;



And more

- If it involves two or more dwellings, provides for at least one home with three or fewer bedrooms for every one large dwelling (i.e. four or more bedrooms);
- provides for a safe vehicular and pedestrian access to the site and enables suitable footpath links to services and facilities within the settlement and
- Where development would result in the number of completions plus outstanding permissions exceeding the identified target, regard will be given to:
 - the degree by which the requirement is exceeded;
 - the likelihood of delivery of the outstanding permissions;
 - evidence of community support; and
 - the benefits arising to the community from the development.



Housing Needs

- Housing development proposals should provide a mixture of housing types and sizes specifically to meet identified local needs in Ashover. Priority should be given to smaller homes (e.g. 3 bedrooms or less), especially those suitable for young families and older peoples' (who wish to downsize) and self build proposals to meet a recognised need.



Affordable Housing

- Development proposals for new housing should provide high quality affordable housing on site to meet identified local needs and in accordance with district wide planning policies.
- Priority should be given to the provision of self build and smaller homes (e.g. 3 bedrooms or less), especially those suitable for young families and older peoples' (who wish to downsize) to meet an identified need.
- All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given wherever possible to people with a local connection to Ashover Parish (i.e. including living, working or with close family ties in the Parish).



Affordable Housing

- In exceptional circumstances, where it can be demonstrated to NEDDC and the Parish Council that it is not possible or appropriate to build affordable homes on site, in which case the development will provide a financial contribution towards the future provision of affordable housing in the Parish of 'broadly equivalent value' to that which would have been provided on site.



Working and Employment

- Consultation shows that there is support for retaining existing employment sites and supporting new small scale employment related development, but the Parish is not suitable for new major employment development.
- Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be permitted unless it can be demonstrated that the site or building is not viable or no longer suitable for employment use and has been actively marketed for over a year.
- Small scale employment related development for new or the expansion of existing employment uses will be supported, where it will not generate unacceptable noise, fumes and smell; they respect and are compatible with local character and uses and where appropriate protect residential and environmental amenity.



Shops and Shopping

- Development proposals that result in the loss, or have a significant adverse effect on, an existing shopping use will not be permitted unless it can be demonstrated that its continued use for shopping is no longer viable and the site has been actively marketed for over a year.
- Proposals to create new shop units within the defined Limits of Development will be viewed positively.



Community Facilities

- Development proposals that result in the loss of, or have a significant adverse effect on, an important community facility will not be permitted, unless the building or facility is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that the service or facility is not viable or is no longer required by the community.
- Development proposals to enhance the provision of community buildings to meet an identified local need will be viewed positively.



Assets of Community Value

- Development that will result in the loss of, or has a significant adverse effect on, a designated Asset of Community Value will not be permitted unless in special circumstances, such as the Asset is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that is not viable or no longer required by the community.



Built and Natural Environment

- Good quality built environment
- Conservation Area
- Numerous Listed Buildings
- Important geological and archaeological sites
- Important habitats and green spaces



Archaeology and Geology

- Development proposals that may adversely affect a known important geological feature will not be permitted unless effective mitigation and/or compensatory measures can be ensured. An archaeological assessment or field evaluation will be required to be submitted with the planning application.



Heritage Sites

- Development proposals that affect a known heritage site (including Listed Buildings and Ashover Conservation Area) will be required to conserve and enhance its site and setting in accordance with other relevant policies in this Plan and approved district and national planning policies

Design

- Development proposals, including extensions, should satisfy the following design principles:
- Should enhance and reinforce the local distinctiveness of an area and proposals should show clearly how the general character, design and layout and landscaping of the site, building or extension fits in with the “grain” of the surrounding area within Design and Access Statements, where required;
- Should be of a scale and design which responds positively to the characteristics of the site and its surroundings;
- Proposals should not feature designs specific to a generic “scheme” and demonstrate how they have taken account of the locally distinctive character of the area in which they are to be sited within a Design and Access Statement, where required;



Design

- Buildings and extensions to existing buildings should follow a consistent design approach in the use of materials, design and the roofline. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment; and
- Development proposals in Ashover Conservation Area especially should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure and in accordance with the Ashover Conservation Area Appraisal.



Natural Environment - Protection Of Local Green Spaces

- Development proposals that would result in the loss of, or has an adverse effect on, an identified Local Green Space will not be supported.



Biodiversity

- Development proposals that result in the loss of, or have a significant adverse effect on, a site of biodiversity value will be expected to protect and enhance its biodiversity value.
- Development proposals will be required to consider how they can improve the bio-diversity of the Parish, through for example the incorporation a range of native species including as part of a Design and Access Statement, where required.



Trees and Hedges

- Development proposals that damage or result in the loss of trees and hedges of good arboricultural, ecological and amenity value will not normally be permitted. Proposals should be designed to retain trees and hedges of arboricultural, ecological and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees.



Special Landscape Area

- Within the special landscape area as defined on the Proposal Map, development will only be permitted where:
- it would not significantly detract from the surrounding landscape, nor adversely affect the setting of any heritage or wildlife resources;
- the siting, scale, design, landscape treatment and the use and colour of materials in any building or engineering works are in keeping with the special character of the area; and
- it would not significantly disturb or detract from the visual amenity of an area by the attraction of large numbers of people or excessive traffic.
- In addition, new development or extensions to existing development on land adjoining a Special Landscape Area will be permitted provided it would not have a detrimental effect on the visual amenity, character and function of the Special Landscape Area.



Important Open Views and Vistas

- Development proposals that affect identified important views and vistas will be required to respect and enhance this by ensuring that the visual impact of development on these views is carefully controlled.



Renewable Energy and Low Carbon Technologies

- The Plan will seek to promote and encourage the development of renewable and low carbon energy resources.
- The Plan does not identify any areas suitable for the development of renewable energy installations especially due to the special nature of its landscape.
- Development proposals will be supported only where, following demonstrable consultation with local residents, the Parish Council and the District Council, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.



Renewable Energy and Low Carbon Technologies

- Development proposals where impacts (either in isolation or cumulatively) will be viewed positively where they:
 - do not have an unacceptably adverse impact on the amenity of local residents (such as noise, visual impact, shadow flicker, water pollution, odour, air quality, emissions);
 - do not have an unacceptably adverse impact on the location, in relation to visual impact and impact on the character and sensitivity of the surrounding landscape;
 - do not have a significant adverse effect on any Site of Special Scientific Interest, Regionally or Locally Important Geological Site, Site of Ecological Value, Special Landscape Area, Listed Building; Local Green Space or Conservation Area or their settings;
 - do not have an unacceptably adverse impact on Listed Building or heritage assets or their settings;



Renewable Energy and Low Carbon Technologies

- in the case of wind turbines, it can be demonstrated that the development would not result in an unacceptably adverse effect (either in isolation or cumulatively) on protected bird species, including important sites and migration routes;
- in order to address community concerns and in the interests of residential amenity and safety, there is a minimum separation distance of 800m between wind turbines over 25m to blade tip and residential properties;
- in the case of ground mounted solar panels, it can be demonstrated that they do not result in the loss of good quality agricultural land;
- operational requirements are addressed (including accessibility and suitability of road network, ability to connect to the grid underground, proximity of any relevant feedstock);
- measures are included for the removal of structures and the restoration of sites, should sites become non-operational; and
- potential benefits to the local economy and the local community, including agriculture and other land based industries, are considered and demonstrated.



Getting Around

- Good network of footpaths etc.
- Relatively strategically well located to main transport links/corridors – motorway corridors, rail etc.
- Internal links an issues
- Many roads not designed for modern traffic
- Issues of speeding and congestion especially in known ‘hot spots’



Transport

- Development proposals must demonstrate that the traffic generation and parking impact created by the proposal does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety.
- The Parish Council will work together with the Highway Authority, District Council, local schools and developers to bring forward traffic management measures to improve vehicular and pedestrian safety and movement especially in the village of Ashover and the surrounding area and encourage 'safe routes to schools' schemes, including through developer contributions.



Getting Around - Footpaths and Cycleways

- Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and cycle ways will not be supported.
- The Parish Council will actively seek to work with the County Council, District Council and other relevant agencies to encourage opportunities to secure improvements in the present network of footpaths, cycle ways and bridleways, including through developer contributions.



Questions, thoughts & next
steps

