

POLICY CLE4: SUPPORT WILL BE GIVEN TO THE EXPANSION OF EXISTING AND THE INTRODUCTION OF NEW BUSINESSES: Proposals for redevelopment or change of use of premises to employment uses will be permitted provided that:

There would be no adverse impact on amenities of neighbouring businesses or residential properties

The development is supported by sufficient car parking and access arrangements

The expansion proposed is of a scale suitable for the village and rural environment. i.e. No large-scale business development will be permitted, neither will large-scale expansion of existing businesses - i.e. businesses that have 15 or more employees or which cover more than 0.2 hectares or are expanded by this amount.

The proposed use does not adversely affect the environmental qualities of the area

The proposed use would enhance the vitality and viability of the Repton

Agree with policy		Disagree with Policy	
Comment			

Travel and Transport

POLICY T1: NEW DEVELOPMENT TO PROVIDE PARKING ON SITE FOR OCCUPANTS AND VISITORS; Proposed development should demonstrate they will provide adequate on site car parking.

Agree with policy		Disagree with Policy	
Comment			

POLICY T2: SHOULD AN OPPORTUNITY ARISE, TO ENSURE THAT SUFFICIENT LAND IS MADE AVAILABLE IN ORDER TO ENHANCE/IMPROVE PARKING FACILITIES IN REPTON.

Agree with policy		Disagree with Policy	
Comment			

POLICY T3 ENCOURAGE BETTER PLANNING OF PUBLIC TRANSPORT: Repton Parish Council will liaise with South Derbyshire District Council and Derbyshire Highways agencies and the bus and rail operators to encourage better planning of public transport.

Agree with policy		Disagree with Policy	
Comment			

POLICY T4: IMPROVE EXISTING PEDESTRIAN AND CYCLE CONNECTIONS WITHIN AND BETWEEN THE VILLAGES AND TO SURROUNDING AREAS: A strategy for improvement for pedestrian and cycle connections should be provided to include provision of new networks which connect to new destinations and the countryside. In particular a cycle path to Willington is supported.

Agree with policy		Disagree with Policy	
Comment			

NAME - (optional)

When you have completed your comments, please return it

by email to np@reptonvillage.org.uk (will not be anonymous)

drop it on one of our collection boxes: Repton Post Office, The Greedy Pig Butchers, Mulberry Beauty Salon, Swan Inn Milton

For further information please see the neighbourhood plan website link from <http://www.reptonvillage.org.uk/>

To make sure your comments are taken into account, please return your completed comments by 20th March 2017.



Parish of Repton

Neighbourhood Development Plan 2016 - 2028

Pre-Submission Consultation Draft Policies

Detailed wording and justification is in the Neighbourhood Development Plan (NDP) (on the reptonvillage.org.uk website).

Please note that many traffic considerations cannot be included in the NDP as they are a Derbyshire County Council responsibility not a South Derbyshire District council matter.

Housing

POLICY H1: THE LIMITS OF DEVELOPMENT: The limits of development for the villages of Repton and Milton will be maintained as identified on the proposals maps for each village.

Agree with policy		Disagree with Policy	
Comment			

POLICY H2 DEVELOPMENT WITHIN SETTLEMENT CONFINES: Development should take place within the limits of development for Repton and Milton as defined in policy H1 above.

Agree with policy		Disagree with Policy	
Comment			

POLICY H3: Retention of the Dales Site and Fisher Close for Elderly Accommodation

Agree with policy		Disagree with Policy	
Comment			

POLICY H4: HOUSING MIX: New housing development proposals should provide for a recognised housing need in the parish. The provision of smaller homes, especially for young families and young people, and for older people, will be supported. Affordable housing will be preferentially allocated to those who can demonstrate a strong connection to the parish.

Agree with policy		Disagree with Policy	
Comment			

POLICY H5: DESIGN OF NEW DEVELOPMENTS TO BE OF HIGH QUALITY: Proposals for new housing must be of high quality and designed to reflect the character and distinctiveness of the villages of Repton and Milton.

Agree with policy		Disagree with Policy	
Comment			

POLICY H6 DESIGN OF ADEQUATE CAR PARKING TO FITS IN WITH THE CHARACTER OF THE PROPOSED DEVELOPMENT: New housing and extensions to existing properties will include adequate car parking provision that minimises the visual impact on the buildings and landscape.

Agree with policy		Disagree with Policy	
Comment			

Open Spaces

POLICY OS1: PROTECTION OF EXISTING OPEN SPACES: Within the areas of Local Green Space described above and shown in dark green on the proposals maps below, development will be ruled out other than in very special circumstances.

Agree with policy		Disagree with Policy	
Comment			

POLICY OS2: THE VISUAL IMPACT OF NEW DEVELOPMENT ON VIEWS FROM THE COUNTRYSIDE MUST BE MINIMISED: An assessment of views to and from a proposed development should be provided to show how the negative visual impact will be minimised through the design of the site location, layout, buildings and landscaping.

Agree with policy		Disagree with Policy	
Comment			

POLICY OS3 IMPORTANT TREES AND HEDGEROWS: Trees and hedgerows of good arboricultural, biodiversity and amenity value should be protected from loss or damage as a result of development .

Agree with policy		Disagree with Policy	
Comment			

Amenities/Services

POLICY AS1 CONTRIBUTIONS ARE REQUIRED FROM DEVELOPERS OF NEW HOUSING TO FUND ADDITIONAL HEALTH CARE FACILITIES: Financial contributions will be required from developers of new housing sites to fund additional healthcare facilities.

Agree with policy		Disagree with Policy	
Comment			

Policy AS2 IMPROVED ACCESS TO HEALTH CARE FACILITIES, EITHER THROUGH THE PROVISION OF SOME SERVICES IN REPTON PARISH OR A BETTER TRANSPORT SYSTEM:

The provision of a medical centre will be supported. Any planning application to change the use of an existing building to a facility that is capable of serving the local community will be supported.

Agree with policy		Disagree with Policy	
Comment			

POLICY AS3 DEVELOPER CONTRIBUTIONS WILL BE SOUGHT FROM ALL NEW HOMES TOWARDS THE FUNDING OF A COMMUNITY FACILITY OR FOR ITS IMPROVEMENT: The expectation is that the facilities on the existing sites will be enhanced.

Agree with policy		Disagree with Policy	
Comment			

Policy AS4 RETENTION, EXPANSION, ENHANCEMENT OR REDEVELOPMENT OF THE VILLAGE HALLS IN REPTON AND MILTON WILL BE SUPPORTED, CONSISTENT WITH THEIR ROLE AS COMMUNITY ASSETS.

Agree with policy		Disagree with Policy	
Comment			

Community, Leisure and Employment

POLICY CLE1: IMPROVE PLAY FACILITIES: Developer contributions will be sought from new residential development to fund sport and play facilities.

Agree with policy		Disagree with Policy	
Comment			

POLICY CLE2: RETAIN AND ENCOURAGE SMALL SCALE BUSINESSES: Proposals for the redevelopment or change of use of existing business uses to non-employment uses will only be permitted if the existing use is no longer economically viable and the site has been marketed at a reasonable price for at least a year without restriction.

Agree with policy		Disagree with Policy	
Comment			

POLICY CLE3: RETAIN AND ENHANCE PRIMARY AND SECONDARY RETAIL FRONTAGES: The vitality of the Repton is dependent on primary retail frontages and so it is important that the retail frontages be retained and enhanced and are supported by improved car parking and servicing facilities.

Agree with policy		Disagree with Policy	
Comment			