



Vision Statement

Main Aims

- To ensure that the Parish of Repton continues to be a vibrant, pleasant, sustainable and safe place in which to live, with facilities that meet the needs and aspirations of the people who live and work there.
- To ensure that all development, as identified in the Local Plan, is provided in the right location and scale to be in sympathy with the area's rural aspect and heritage, respecting the area's character and environment.
- The preservation of the separate villages of Repton and Milton, so that the individual identity of each community is not lost.

Additional Aims

- To view the parish as a whole.
- To preserve and enhance the landscape setting and internal historic character of the villages within the Parish, by minimising any negative visual impact of new development.
- To provide new housing which is high-quality in plan, size and materials, adapted to the expected results of climate change and suitable for the whole life needs of residents.
- To create lay-outs for new development in which groups of dwellings are arranged around open spaces interspersed with trees.
- To create a Parish that has minimum impact on the natural environment, promotes bio-diversity, encourages wildlife, works towards being carbon neutral and mitigates the expected effects of climate change.
- To sustain the vitality, health and safety of the community and to allow long-term residents the opportunity of remaining part of it.
- To contribute towards the emergence of a sustainable economy and to meet local employment needs.
- To reduce the need to use private motor vehicles, to encourage alternative means of travel and to ensure that circulation within the villages is appropriate and secure.
- To ensure integration of the various neighbourhood areas within the villages through appropriate pedestrian and cycle links.

Housing Policies

Policy H1

Repton and Milton village development area boundaries should be preserved and the conservation area observed - We recognise the Local Plan suggestions to alter the boundaries slightly, which is being consulted on. These boundaries need to be formalised and then upheld for the full planning period. Therefore Repton should remain as a village and Milton a hamlet (rural village).

Policy H2

Development sites in Repton should be limited to less than 10 dwellings. Infilling should be encouraged for up to 2 dwellings. Vacant or derelict property should also be preferentially re-developed. Applications for small residential developments on infill and redevelopment sites within the Parish will be supported, subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan, and where such development:

- a. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings.
- b. is not considered to be unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality
- c. meets the good design policies in this plan

Policy H3

Development in Milton shall be limited to in-filling and re-use of redundant building, in keeping with the locality.

Policy H4

Tenancy Mix; Proposals for development shall consider local housing need. Where appropriate to the scale of development, the following considerations must be taken into account:

- a. Aging demographic and the need to provide housing for elderly people
- b. Affordable housing for starter homes and particularly to allow people with a strong connection to the parish to remain within the community. Housing to be allocated on a preferential basis to such people.

Policy H5

The Dales should be re-developed consistent with previous plans, enabling approximately 40 units for elderly people. These should be prioritised for Repton residents, thus freeing up family homes for sale.

Policy H6 – Fisher Close

The Fisher Close area is to be retained for sheltered accommodation for the elderly.

Policy H7

Identity and character are to be maintained in a manner consistent with the Village Design Statement. Proposals for all forms of new development must plan positively for the achievement of high quality and innovative design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the wider Parish.

Policy H8

Each new house development must have parking for at least two vehicles

Open Spaces/Environment Policies

Policy OS1

There is to be no building on designated Local Green Spaces.

This includes those areas already shown on the Local Plan Part 1 Appendix D; i.e.

The land adjacent to Milton Road, by Saxon Croft
Mathew's Farm, between High Street and Pinfold Close
The Crescent

The following are to be designated as Local Green Spaces:

The arboretum on Pinfold Lane
The land opposite the arboretum on Pinfold Lane
The land adjacent to the brook near the United Reformed Church on Pinfold Lane
The wooded area adjacent to the existing open space at Mathew's Farm, up to the plot containing a derelict bungalow
Cinder Track off Milton Road
The playing field off Mitre Drive
The field adjacent to the playing field off Mitre Drive
The wide verge opposite Milton Village Hall and the orchard adjacent to it

Policy OS2

Development which impinges on the skyline or which results in significant blocking of views of the historic centre of Repton, including St Wystan's church and The Cross, is not to be permitted.

Policy OS3

Hedgerows, trees and woodland should be retained, consistent with Local Plan Policy BNE8.

Amenities/Services Policies

Policy AS1

Improved access to health care facilities, either through a better transport system or the provision of some services in Repton Parish. 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. This support will be subject to any application ensuring that sufficient parking and safe access can be provided at the site.

Policy AS2

Adequate provision of pre-school and primary education within the Repton Parish. Additional school buildings will be permitted within their present site boundaries. Any significant loss of playing fields will need to be re-provided in an alternative location that is accessible to pupils on foot, but does not decrease the land space between Repton and Milton.

Policy AS3

Existing public land and roadsides should be improved by naturalistic planting of trees, shrubs and flowers where they add to the character of the area, and tree planting should be encouraged where it will soften and help to integrate new developments.

Policy AS4

Ensure the village halls in both Repton and Milton remain fit for purpose and can provide the community facilities needed. Both village halls should be retained and enhanced as community assets. Future developments of the village hall buildings should aim to increase the provision for active use activities and sports.

Community, Leisure & Employment Policies

Policy CLE1

If housing developments of significant size occur then play equipment targeted at children must be provided. Such play equipment must be sited to maximise usage by the whole community. Where the development of such facilities on site is not physically possible due to the size or configuration of the site, a financial contribution towards new provision or improvements to existing facilities elsewhere will be required.

Policy CLE2

Retail development including shops, pubs and food outlets will only be allowed where it can be demonstrated that parking adequate to usage has been provided.

Policy CLE3

Existing business premises should be retained. A change of use to residential will only be considered if it can be shown that the current use is no longer viable. Any claim that the business is not viable should be supported by documentary evidence to show that the current use is no longer viable, alternative business uses have been seriously considered and adequately marketed for a continuous period of at least 12 months. Change of use to residential will not be allowed unless the following criteria can be met: the commercial premises or land in question has not been in active use for at least 12 months; and the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses.

Policy CLE4

Small business use of existing buildings, including home working, will be permitted if there is no adverse affect on the neighbouring area. This will specifically include the provision of adequate parking. In addition, to encourage home working, all new development must be served by a superfast Broadband connection installed on an open access basis, when available. All other new buildings should be served with this standard of connection when available, unless it can be demonstrated through consultation with Next Generation Access Network that this would not be possible, practical or economically viable - in which case the District or Parish Council may utilise Community Infrastructure Levy (CIL) monies or seek an equivalent developer contribution, toward off-site works that would enable those properties access to super-fast broadband, either via fibre-optic cable or wireless technology, in the future.

Policy CLE5

No large-scale business development will be permitted - i.e. businesses that have 10 or more employees or which cover more than 0.2 hectares.

Travel & Transport Policies

Policy T1

Traffic Impact - Developments both within and outside of the Parish should, through CIL or Section 106 agreements, be required to make significant contribution to assisting schemes that help reduce congestion within the Parish of Repton in time to meet the needs of the existing and new (local) population as the strategic sites envisaged by the Local Plan part 1 are developed.

Policy T2

Developers should take into account the concerns of the Parish of Repton when considering schemes that have the ability to impact traffic flows through the Parish. Planning applications for developments that do not take into account the impact of traffic on the surrounding road network particularly within the Parish of Repton should be turned down.

Policy T3

A 20mph speed limit should be introduced within the settlement boundaries of Repton and Milton.

Policy T4

Parking provision for new developments – any new development, including expansion of a business, should include adequate off-street parking provision.

Policy T5

Parking - To ensure that sufficient land is made available in order to enhance / improve parking facilities within Repton. Additional land should be made available to encourage off-road parking for both residents and visitors alike. Additional parking restrictions should be considered but alongside that any restrictions should be actively policed.

Policy T6

To encourage the use of public transport an increase to the frequency, timing and routing of the existing bus service should be encouraged. As part of this, the use of smaller buses to provide greater public transport connectivity throughout the Parish of Repton and the administrative centres of Swadlincote, secondary school provision at Etwall and the Royal Derby Hospital should be considered.

Policy T7

Opportunities should be taken to provide within the Parish of Repton “safe” cycling and walking routes where, as far as possible, cyclists / pedestrians are separated from vehicular traffic. Any significant development either within the Parish of Repton or adjoining the Parish of Repton should include a scheme for provision of cycleways and a scheme for improvement of current routes to cater for cyclists and walkers alike. Cycleways and pathways within the Parish should be routed to connect with more established routes such as the National Forest Way and Cloud Trail. Support is given for a cycle path to Willington.

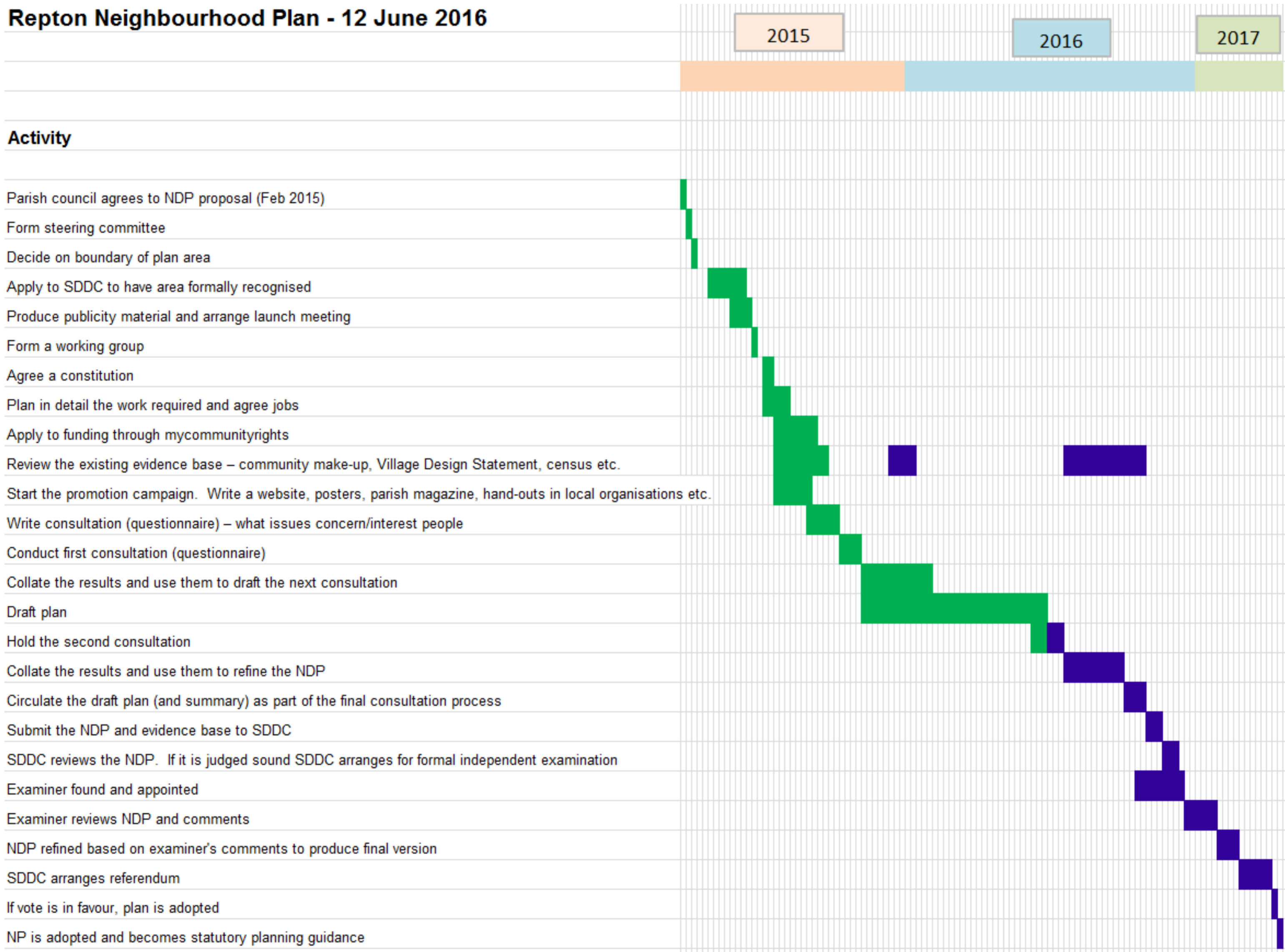
Policy T8

As part of the overall Transport Strategy for Derbyshire, and before strategic developments (for example the proposed railhead at Etwall) are granted planning permission, a scheme to alleviate the traffic problems generated by the growth of South Derbyshire, both from a housing and business perspective should be implemented. Into this category comes a by-pass for Repton and or additional Trent River crossing.



Repton Parish Neighbourhood Development Plan Timeline

Repton Neighbourhood Plan - 12 June 2016



South Derbyshire District Council - Local Plan Part 2



South Derbyshire Local Plan Part 2



June 2016

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HOUSING

At this time the sites have not been completely finalised so a generic housing policy has been written but consideration will be given as to whether a separate policy per site would be more appropriate following the consultation responses received to this document.

As these sites are non-strategic and are therefore under the threshold of 100 dwellings, it is not anticipated that any of the sites will be required to provide significant infrastructure to enable development to proceed. However, contributions will be sought towards healthcare, education, open space, as well as other requirements where appropriate.

Policy H23 Non Strategic Housing Allocations

- A Moor Lane, Aston (S/0271) - around 40 dwellings
- B Jacksons Lane, Etwal (S/0284) - around 52 dwellings
- C Derby Road, Hilton (S/0023) - around 40 dwellings
- D Station Road, Melbourne (S/0109) - around 22 dwellings
- E Station Road, Melbourne (S/0254) - around 24 dwellings
- F Acresford Road, Overseal (S/0250) - around 70 dwellings
- G Valley Road, Overseal (S/0022) - around 44 dwellings
- H Milton Road, Repton (S/0101) - around 40 dwellings
- I Mount Pleasant Road, Repton (S/088) - around 24 dwellings
- J Off Kingfisher Way, Willington (S/0266) - around 50 dwellings
- K Oak Close, Castle Gresley (S/0237) - around 55 dwellings
- L Linton Road, Rosliston (S/0154) - around 20 dwellings
- M Linton Road, Rosliston (S/0140) - around 14 dwellings
- N Midland Road, Swadlincote (S/0133) - around 57 dwellings
- O Cadley Hill, Swadlincote (S/0161) - around 99 dwellings
- P Land north of Scropton Road, Scropton (S/0291) - around 10 dwellings
- Q Montracon Site, Woodville (S/0292) - around 60 dwellings
- R Stenson Fields (S/0206) - around 50 dwellings

The key considerations to be made for each of the above sites are as follows:

- i) Transport impacts – including vehicular access points, visibility, pedestrian and cycle links and impact on the existing road network.
- ii) Impact on the surrounding landscape and townscape
- iii) managing flood risk
- iv) Impact on nearby heritage assets that are designated and non-designated
- v) Biodiversity impacts
- vi) The design and layout of the site
- vii) Sustainability and location in relation to existing settlements

Explanation

Whilst the Authority does not have detailed information on the likely design and layout of all the identified non-strategic allocations, the policies included in the Part 1 Local Plan and proposed in the Part 2 Local Plan will ensure that allocations are designed to reduce the effects of development on local communities and the natural and built environment.

A further consideration that will be made but is not listed is consideration of affordable housing. The policy for determining the affordable housing has already been set in Part 1 of the plan in policy H21 and will be used to determine the contribution of each site.

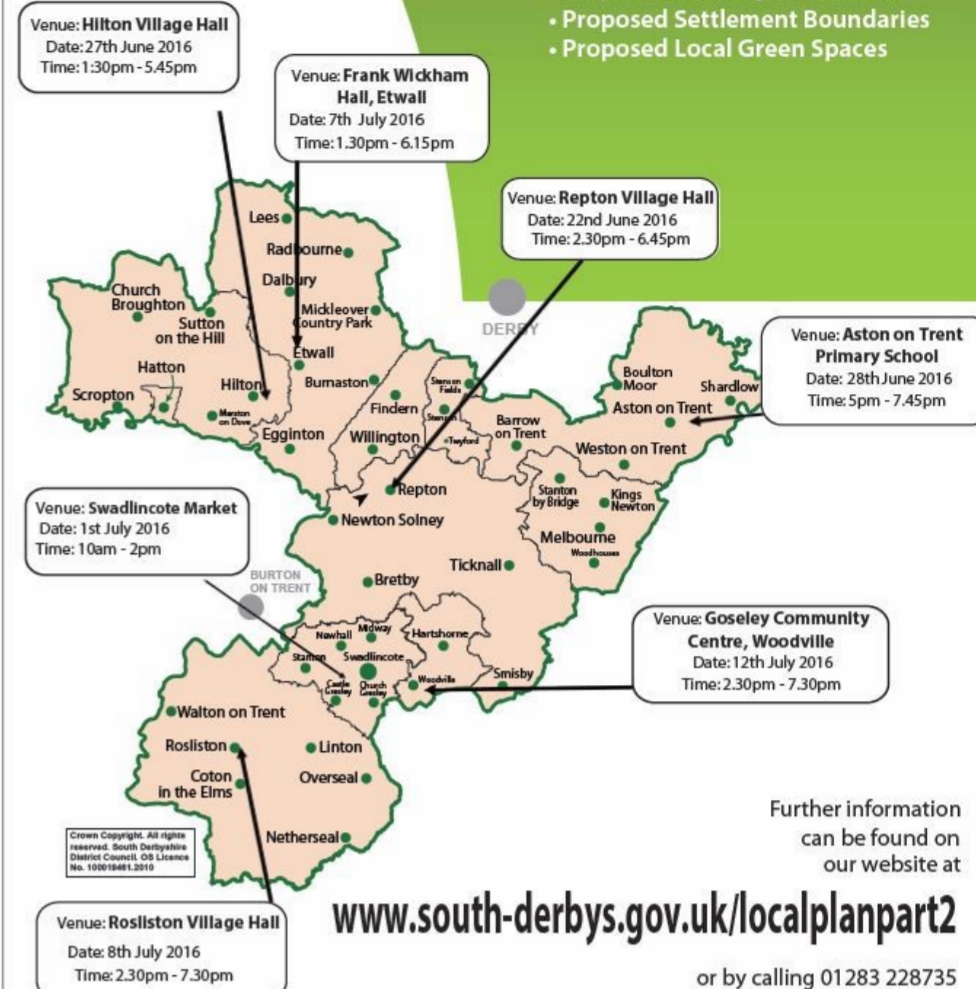


Local Planning Consultation

The District Council is holding a series of 'drop in' events during June and July 2016 to talk to people about the Draft Local Plan Part 2.

The Draft Part 2 consultation covers:

- Proposed Local Plan Part 2 Policies
- Proposed Housing Allocations
- Proposed Settlement Boundaries
- Proposed Local Green Spaces



Further information can be found on our website at

www.south-derbys.gov.uk/localplanpart2

or by calling 01283 228735

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