

Repton Parish Neighbourhood Development Plan



What is a Neighbourhood Development Plan?

Q: What is a Neighbourhood Plan?

A: A Neighbourhood Development Plan gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. For example, to say where they want new homes, shops and offices to be built; what those new buildings should look like and what infrastructure should be provided. Where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area, neighbourhood planning helps to ensure communities receive the right types of development for their residents.

Q: Why does it matter?

A: Neighbourhood planning enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. Decisions on planning applications must be made using both the Local Plan (which covers a wider area) and the Neighbourhood Development Plan, so it carries real weight. Neighbourhood planning provides the opportunity for communities to set out a vision for how they want their community to develop over the next 10, 15 or 20 years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision.

What a Neighbourhood Plan Can and Cannot Do

A Neighbourhood Plan can...

- Decide where and what type of development should happen in the neighbourhood.
- Promote more development than is set out in the Local Plan.
- Include policies, for example regarding design standards, that take precedence over existing policies in the Local Plan for the neighbourhood - provided the Neighbourhood Plan policies do not conflict with the strategic policies in the Local Plan.

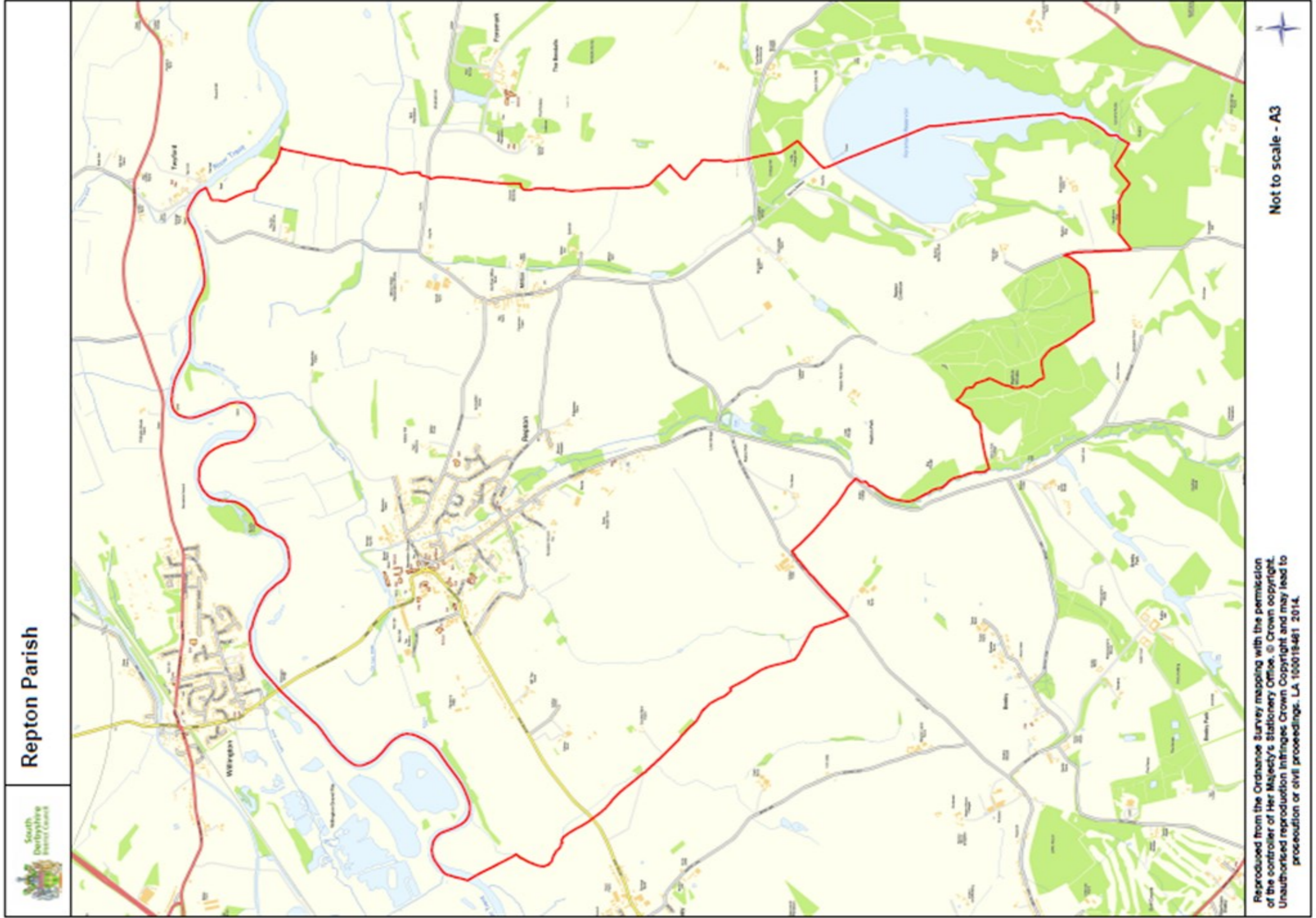
A Neighbourhood Plan cannot...

- Conflict with the strategic policies in the Local Plan prepared by the local planning authority.
- Be used to prevent development that is included in the Local Plan.
- Be prepared by a body other than a parish or town council or a neighbourhood forum.
- Change planning decisions that have already been taken.

Typical Things That a Neighbourhood Plan Might Include

- The development of housing, including affordable housing (affordable housing is housing that is not normally for sale on the open market), and bringing vacant or derelict housing back into use.
- Provision for businesses to set up or expand their premises.
- Transport and access (including issues around roads, cycling, walking and access for disabled people).
- The development of schools, places of worship, health facilities, leisure and entertainment facilities, community and youth centres and village halls.
- The restriction of certain types of development and change of use, for example to avoid too much of one type of use.
- The design of buildings.
- Protection and creation of open space, nature reserves, allotments, sports pitches, play areas, parks and gardens, and the planting of trees.
- Protection of important buildings and historic assets such as archaeological remains.
- Promotion of renewable energy projects, such as solar energy and wind turbines.

Repton Parish - Boundary of Plan



Objectives of Plan

- . 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.
- . To promote sustainable access and transport to and within the area.
- . To ensure that the Parish area maintains flourishing retail, commercial and manufacturing sectors.
- . To promote tourism and a flexible use of agricultural land.
- . To ensure housing meets the needs of all sections of the community.
- . To support the requirements of residents within the educational, health, leisure, heritage and sporting sectors
- . To maintain and protect the natural environment as well as the availability of green spaces.
- . To respect the areas character and natural and heritage environment.
- . The preservation of the separate villages of Repton and Milton, so that the individual identity of each community is not lost.



Village Design Statement

The Village Design Statement was produced in 2006 and adopted by South Derbyshire District Council as supplementary planning guidance.

The Village Design Statement (VDS) endeavours to describe Repton and Milton and their surroundings as they are were then (2006), highlighting the individual and collective characteristics that make the settlements distinctive. The VDS has been compiled by local residents, through a process of public consultation, with help and advice from Officers of the South Derbyshire District Council and support from the Repton Parish Council and Repton Village Society.

How does it work?

The VDS adds local guidelines for Repton and Milton to the overall policies on housing, environment etc. contained in the South Derbyshire Local Plan. As such the VDS does not cover all the policies and requirements to be met by a development, alteration or tree felling in the conservation area. The Local Plan covers many issues, some applicable to Repton and Milton, such as; policies and definition of the development boundaries, conservation areas, environmentally sensitive areas (e.g. the Old Trent and the Osier beds on Main Street), areas of open spaces and undeveloped land (e.g. The Crescent, Saxon Croft field, Matthew's Farm and near the Mitre), as well as policies on developments in villages and the countryside and listed buildings.

The Local Plan and Supplementary Planning Guidelines (including Conservation Area Character Statements) should be the first references addressed in a planning application. The VDS supplements them with those aspects particular to Repton and Milton. Some aspects such as density of housing and parking requirements are set in national Planning Policy Guidance Notes (PPG's).



Village Design Statement - Guidelines

The separation of Repton, Milton and Newton Solney should be maintained, so the individual identity of each community is not lost.

The approaches and entrances to Repton should retain their open nature with development restricted to one side of the road.

High-density developments on the edge of the villages are to be avoided to preserve the traditional open approaches to the settlements.

Open spaces have been built upon (e.g. Saxon Croft) and it is important to retain the remainder (e.g. The Crescent, Matthew's Farm and similar spaces) in order to preserve the character of the village.

New buildings or extensions should not encroach significantly, visually or physically, upon open spaces or fill gaps that afford views of the surrounding landscape and rural skyline.

Signs, lighting, street furniture and hard landscaping should complement, not intrude on, the character of the locality.

New developments should include open spaces and play areas.

Tree planting should be encouraged where it will soften and help to integrate new developments.

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.

Developments and alterations that adversely affect the well-being of wildlife should be avoided. It is essential that habitats and areas which are environmentally significant be protected and ecological diversity maintained.

Where new developments are undertaken, footpaths should be incorporated whenever possible.

Alterations to the landscape should retain the local character through the use of local stone, bricks, tiling and paving where appropriate.

Developments requiring significant movements of large vehicles through the settlements must take into consideration the impact on the character of the area as well as safety, noise and environmental aspects.

The names of developments should relate to the history of the immediate locality.



Village Design Statement - Building Guidelines

New developments and alterations in the Conservation Area should reflect and enhance those elements that contribute to its character.

The development confines of Repton (as set out in the SDDC's Local Plan) should be retained and respected.

New developments and alterations should respect and enhance the character and form of their immediate environment and surroundings.

Large or tall buildings must be in balance with the surrounding area and not unduly dominate the nearby buildings.

Development should reflect existing buildings alignment and aspect.

Proposals for frontage and boundary features should be incorporated at the planning approval stage.

Distinctive boundaries such as stonewalls are to be retained when new development takes place, in order to maintain the character of the area.

Developments should not be inward looking and separate from the rest of the community. This separation can be reinforced by the use of gates at the entrance of a development.

Details of the buildings (materials, eaves, external doors porches, windows etc.) should complement those that create the distinctive character of the local area.

Developments should incorporate the three dimensional effect of recessed doors and windows.

Brick detailing should be in balance with the surrounding buildings and area.

Care needs to be taken that the character of an older building is not spoilt by the use of inappropriate materials when replacing windows and doors.

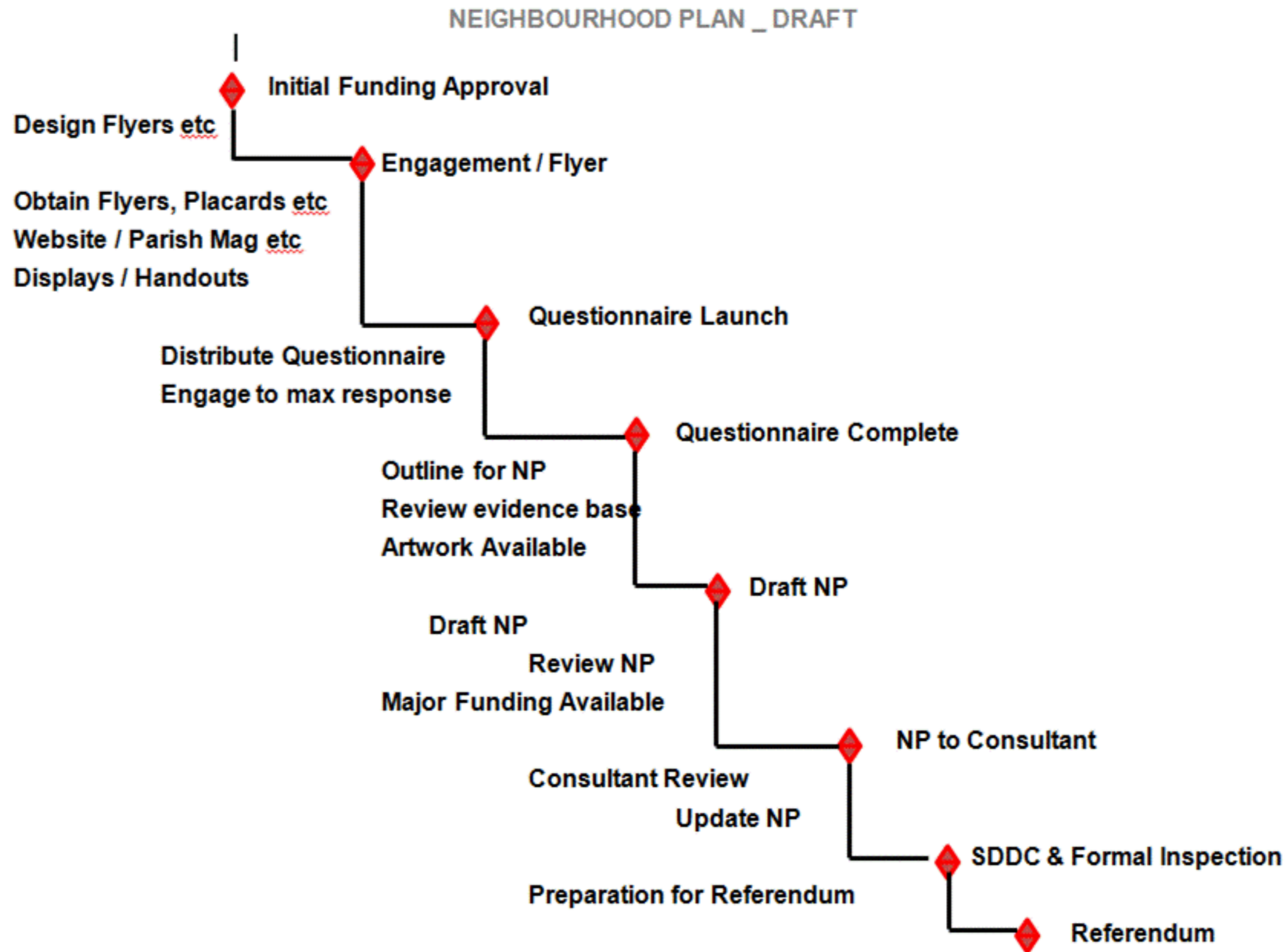
Any new industrial developments should be sympathetic to the nature of the area.

New developments should not exacerbate on street parking difficulties.

Existing buildings that add to the character of the area should be retained even when a change of use is required.

Local traders and small businesses should be encouraged, whilst minimising any adverse impact on the character of the community. Consequently, disused farm buildings should be used for businesses, rather than converted to residential use, where practical.

Project Plan



What You Can Do

- **Complete the questionnaire and encourage people you know to do the same**
- Once the responses have been collated a draft plan will be produced and distributed:
 - **Read the draft**
 - **Respond with comments**
- The plan will be refined and go for formal examination
- Once the independent inspector has examined the plan, SDDC will organise a referendum
 - **Cast your vote - All residents have the opportunity to vote**

If You Care About Your Parish - Get Involved

