

CEF 51 – Pre-Submission Draft Consultation Process

Introduction

The regulations require that the pre-submission draft NDP is subjected to public consultation for at least six weeks. Following the success of the previous consultation and engagement with the community and other stakeholders, it was decided by the NDP Working Group that a similar process would be followed. The details are given below.

It should be noted that two formal consultations were held, one in 2017 and one in 2018/2019. The reason for this was the decision in August 2018 to undertake a revision to the NDP prior to a formal referendum, to better reflect the status of the SDDC local plan and changes to NPPF.

2017 Consultation

Time for Consultation

The consultation began on 30th January 2017. The date for comments was set as 20th March 2017. During the consultation SDDC was approached for advice and they suggested that individual landowners should be written to in relation to local green spaces. Letters were set on 20th March 2017 and landowners were given till 28th April to reply.

Methods Employed

The approaches previously adopted were used again. These were:

- On-line:
 - Repton Village Website: http://www.reptonvillage.org.uk/n_p/np_home.html
 - NDP Facebook Page: <https://www.facebook.com/ReptonPlan-593651984071472/>
 - Repton Parish Council Facebook: <https://www.facebook.com/pages/Repton-Parish-Council/644128622364423>
 - SDDC Planning Website: http://www.south-derbys.gov.uk/planning_and_building_control/planning_policy/neighborhood_development_plans/repton/default.asp
 - Repton NDP Twitter
- In print:
 - Copies of the NDP held at Repton Parish Council and SDDC offices.
 - Repton Parish Magazine
 - Articles were written and included in both the February 2017 and March 2017 editions encouraging people to view the NDP and participate in the consultation. – See CEF 42.

- Letter to owners of land proposed as local green spaces: DCC (M Ashworth), SDDC, D Sandhu, N Hodgkinson, N Alexander – Example below:

Neighbouring parishes were also contacted to make them aware of the NDP status and encourage them to review the documents. This was achieved by the clerk to Repton Parish Council writing to all Parish Councils adjacent to Repton. It followed up on a previous email sent to the same Parish Councils at an earlier stage of the NDP production.



REPTON PARISH COUNCIL

Parish Council Office
40 High Street
Repton
Derbyshire
DE65 6GD

Tel/Fax: 01283 701309 or 01332 553842
Email: reptoncouncil@btinternet.com
Web: www.repton-pc.gov.uk

Office Hours: Monday 1.00 – 4.00pm
Wednesday 2.00 – 6.00pm

Dear «First_name» «Last_name»

Proposed Allocation of Local Green Spaces

Repton Parish Council is currently consulting on its Draft Neighbourhood Development Plan. The Draft Plan includes proposing areas of land to be designated as Local Green Space. **I am writing to notify you that land believed to be within your ownership or responsibility is currently proposed to be allocated as Local Green Space in the Draft Neighbourhood Development Plan.**

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Once designated as Local Green Space, the land would have a similar level of protection to that of Green Belt, but otherwise there are no new restrictions or obligations on landowners. Furthermore the designation would not give any Right of Way or any other access over or onto the land that does not exist at present.

The Neighbourhood Development Plan contains the proposed Local Green Spaces in policy OS1, one of which either in whole or in part is believed to fall within your ownership or responsibility.

Full details are available by following the link from the Repton village website:
<http://www.reptonvillage.org.uk/>, or directly here:
http://www.reptonvillage.org.uk/n_p/np_home.html

A paper copy is also available at the Parish Council Office.

Should you wish to comment on the proposed designation and have not already made the response you wish to through the Neighbourhood Development Plan consultation, please do so by email to np@reptonvillage.org.uk or by post or email at the address above. I would be grateful to receive your response by **Friday 28th April**.

Yours sincerely,

Ewan Thompson (Vice Chair – Repton Parish Council)

- Posters:
 - Displayed at prominent positions around the parish





Response Form

A form was prepared to understand the level of support for the proposed policies and gather any comments (CEF51a). The form was available, along with a paper copy of the NDP at the following locations: Repton; The Post Office, The Greedy Pig, Mulberry Beauty Salon. Milton; The Swan. Collection boxes were provided to post completed forms into. An on-line version was also provided that could be emailed back to the Working Group.



Parish of Repton Neighbourhood Development Plan 2016 - 2028 Pre-Submission Consultation Draft Policies

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 H7: 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			

Repton Parish Neighbourhood Development Plan © Repton Parish Council 2017

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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			

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

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POLICY H8 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 COUNTRY SIDE 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			

Repton Parish Neighbourhood Development Plan © Repton Parish Council 2017

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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 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 T3: 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			

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 31st March 2017.

Repton Parish Neighbourhood Development Plan © Repton Parish Council 2017

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Responses

In total 25 completed forms were returned. There were 11 from Milton and 14 from Repton. Details of the responses were collated into a spreadsheet (CEF51b).

The responses received showed an overwhelming level of support for the policies. A notable exception was the comments from the agents for the developer regarding the land adjacent to Milton Road and Burdett Way – Policy H1. The Working Group recognised this issue as a sensitive one and changes were made to the final NDP. The only other comment that resulted in a change to a policy was in relation to the landscape survey and policy OS1. Further details are provided in CEF53a.

There were no responses from SDDC or DCC.

There were no responses from landowners of areas proposed as local green spaces.

2018/2019 Consultation

Time for Consultation

The consultation began on 11th November 2018. The date for comments was set as 6th January 2019.

Methods Employed

Given the changes to NDP were limited to revisions to policy H1 – The limits of development - and the incorporation of the recommendations of the formal examination undertaken in 2018, it was decided that a similar but somewhat simpler consultation method was appropriate. In general the approaches previously adopted in 2017 were used again. Email or written responses via the parish council offices were invited.

The methods used were:

- On-line:
 - Repton Village Website: http://www.reptonvillage.org.uk/n_p/np_home.html
 - NDP Facebook Page: <https://www.facebook.com/ReptonPlan-593651984071472/>
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- Repton NDP Twitter
- In print:
 - Copies of the NDP held at Repton Parish Council and SDDC offices and Etwall library.
 - Repton Parish Magazine
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