
Land at Egginton Road, Etwall

Planning Statement

August 2015

**Land at Egginton Road,
Etwall**

**Planning Statement submitted on behalf of
Taylor Wimpey UK Ltd**

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1.0 INTRODUCTION

1.1 Barton Willmore LLP has been instructed by Taylor Wimpey UK Ltd (hereafter referred to as 'the Applicant') to prepare and submit two planning applications concurrently to South Derbyshire District Council for the construction of up to 120 residential dwellings on land at Egginton Road, Etwall (hereafter referred to as 'the Site'). The two application red line boundaries are enclosed at Appendix 1 and 2 respectively.

1.2 For ease of reference, planning permission is sought for the following works:

Application 1: PP-04351464

"Outline planning application with means of site access from Egginton Road to be determined (all other matters reserved for subsequent approval), for the erection of up to 120 dwellings (Class C3); earthworks; drainage works; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works"

and

Application 2: PP-04351472

"Outline planning application for the delivery of: earthworks; drainage works including balancing ponds and a pumping station; structural landscaping; informal open space including pedestrian linkages; site remediation; and all other ancillary and enabling works"

1.3 The proposed development is for up to 120 dwellings and is located to the south of the village of Etwall west of Egginton Road, on a site measuring 7.95ha (combined). The proposals as a whole will provide for a mix of housing, including a proportion of affordable housing, which will meet the housing needs of local residents. An appropriate access from Egginton Road will be secured and the scheme will also incorporate: a landscape buffer to the sewage treatment works and adjacent dwellings; formal and informal open space; and drainage infrastructure, including balancing ponds and a pumping station. A copy of the two outline application masterplans are enclosed at Appendix 3 and 4 respectively, whilst the detailed access proposals are enclosed at Appendix 5.

1.4 The application has been split in to two separate parcels, in an approach agreed with the Council during the pre-application stage. The eastern parcel will deliver the residential element of the scheme, with associated land uses including formal open space provision, and the western parcel will deliver the informal open space, landscape buffer and sustainable drainage works.

- 1.5 The proposals take account of the surrounding areas by offering linkages through the site in to adjacent areas of open space and, as a result of the technical work carried out to inform the proposals, preserve the best features of the existing site. In addition, the proposed development will make appropriate contributions to local infrastructure by way of a S106 agreement to ensure that the needs of the development can be met without adversely impacting on the provision of local services and facilities.
- 1.6 In Section 2.0 of this statement (Site Description and Surroundings) the physical characteristics of the application site and its immediate surroundings are discussed.
- 1.7 Section 3.0 (Planning History) explains the history to the application site, detailing previous planning records and pre-application discussions with South Derbyshire District Council.
- 1.8 Section 4.0 (Statement of Community Involvement) outlines details of the consultation which took place prior to submission of both applications and provides a review of the responses received from members of the public.
- 1.9 Section 5.0 (The Development Proposals) provides details of the proposal.
- 1.10 Section 6.0 (Relevant Planning Policies) makes reference to the relevant policies which directly relate to the proposed development.
- 1.11 Section 7.0 (Five Year Housing Land Supply) sets out South Derbyshire District Council's current Five Year Housing Land Supply position against the Development Plan and national guidance.
- 1.12 Section 8.0 (Planning Issues) provides a response to the Development Plan policies, which directly relate to the Site and the development proposal.
- 1.13 Section 9.0 (Conclusion) states that the application should be approved on the grounds that the development is in accordance with national and local planning policies.

2.0 SITE DESCRIPTION AND SURROUNDINGS

The Application Site

- 2.1 The application site is located on the western side of Egginton Road towards the south of the village of Etwall in South Derbyshire. The Site is currently utilised as arable agricultural land with trees and hedgerows limited to the site and field boundaries.
- 2.2 The red line boundaries for the two sites are split between: the proposed residential area, with associated land uses; and the wider areas of open space, sustainable urban drainage and landscape buffers. However, for ease of reference, we refer to the Site as the two parcels of land combined.
- 2.3 It is noted that the Site is contained by the existing built-form of Etwall and/or logical and permanent physical boundaries along the northern, eastern and western boundaries. Egginton Road runs along the eastern boundary of the Site, with existing residential dwellings located on both sides of the road. The residential development located on Chestnut Grove and The Bancroft forms the northern edge of the site. The Sewage Works and Etwall Brook border the Site to the west, with access to a Sustrans link located further to the west. The southern boundary of the residential site is largely formed by a hedgerow that runs across the site; the A50 is located further to the south.
- 2.4 There are two existing vehicular accesses into the site, for Severn Trent Water and agricultural purposes. The Severn Trent Water access point and route through the site will be retained for their use, whilst the agricultural access will be extended marginally to the north, however this will not impact the operation of the agricultural land beyond the site to the south. Pedestrian linkages will be incorporated into the site and, as part of this, will provide potential linkages to the Sustrans route to the west.
- 2.5 Following a review of English Heritage's online register, it is noted that there are no listed buildings located within, or directly adjoining the Site. The nearest listed buildings are located over 0.6km from the Site and are not directly viewable.
- 2.6 The site area for the proposed residential units is located within Flood Zone 1, an area which has the lowest possible risk from flooding (i.e. less than a 0.1% chance). The site area for the proposed open space is partly located within Flood Zone 2 and Flood Zone 3; however, none of the proposed uses within this area are classified as above 'less vulnerable' in the Flood Risk Vulnerability Classification and consequently a sequential test is not required for these uses.

Surrounding Area

- 2.7 The surrounding area is mixed in character: to the east and north the wider area is characterised by residential uses; to the south the wider area is characterised by agricultural land, however this is interrupted by the A50; and to the west the land is in agricultural use.
- 2.8 Two regular bus services operate within Etwall close to the proposed development site. Service numbers V1 and V2 operate along Egginton Road and Hilton Road to the north of the site and provide an hourly weekday link between Burton and Derby. The nearest bus stops to the site are located to the east of the site on Egginton Road opposite The Bancroft and can be accessed from the site via existing footways along Egginton Road. This stop is currently served by the V1 service and is unmarked.
- 2.9 Willington Rail Station is the nearest station to the site and is situated approximately 5km to the south east of the site. Willington Station can be accessed via bus service V1 and V2 and provides services to a number of significant locations, including Derby, Nottingham and Birmingham.
- 2.10 Etwall Primary School is located approximately 0.6 km north of the Site and John Port Secondary School is located approximately 0.80km north of the Site.

3.0 PLANNING HISTORY

Site History

- 3.1 There is no relevant planning history relating to this site in terms of planning applications. However, it should be noted that the site is being promoted for release through the Local Plan (Part 1) process and written and oral representations have been made at both the consultation stages and at the Examination in Public in this regard.

Pre-application process

- 3.2 The first pre-application meeting with South Derbyshire District Council was held on 9th May 2013 to discuss the proposed development on the site and the Council's Local Plan timetable. Key features of the site and proposals were discussed with Officers, with subsequent meetings held on 19th September 2014 and most recently on 28th May 2015.
- 3.3 At the most recent meeting the Council confirmed that they did not have a five-year supply of deliverable housing land and the approach of splitting the applications in to two separate red line areas was agreed with Officers.
- 3.4 Officers were also informed of the consultation process and the ongoing discussions with Etwall Parish Council, to whom the Applicant's consultant team presented the proposals in October 2014 at a public meeting. This meeting was supplemented by a public exhibition in June 2015, as detailed in section 4.0.

Strategic Housing Land Availability Assessment

- 3.5 It is noted that the Site has been submitted to the Council for consideration as part of the Strategic Housing Land Availability Assessment. The document does not allocate land for development but is used by the Council to assess the land within the District in terms of its suitability, availability and achievability for residential development.
- 3.6 The site is considered to be; potentially suitable, available and achievable. The only constraint is linked to the classification of the site as an area protected by Countryside Policy (Policy EV1), the flood risk and the gradient to the west of the site. As set out above, none of the residential parcel is within an area impacted by flood zones 2 or 3 and the gradient does not cause a constraint to the proposed development area. Whilst Policy EV1 is clearly relevant to the supply of housing and thus is rendered out-of-date against the requirements of paragraph 49 of the NPPF due to the housing land supply shortfall.

4.0 STATEMENT OF COMMUNITY ENGAGEMENT

- 4.1 In accordance with national and local planning policy, public consultation was undertaken with local residents to gain their views and opinions on the proposals. Given the scale of the proposed development, the most appropriate form of consultation was considered to be a public meeting which included a questionnaire for residents to complete. This approach was confirmed by South Derbyshire District Council to be acceptable during the pre-application discussions.
- 4.2 As such, on 22nd May 2015 over 750 leaflets were posted to local residents. This included residents along Egginton Road as well as the adjoining areas of housing to the north and east.
- 4.3 The invite to the event included a brief introduction to the proposals and copies were also sent directly to Etwall Parish Council, Councillor Lisa Brown and Councillor David Muller.
- 4.4 The event itself was held at the Frank Wickham Hall on 8th June 2015, with a preview session held for local stakeholders between 3pm and 4pm, followed by an event open to the public until 7pm. The event was very well attended, with 134 persons visiting the event. A copy of the consultation boards and feedback form are enclosed at Appendix 6 and Appendix 7 respectively.
- 4.5 In total 52 responses were received, with the results detailed below.

Question 1: What type of housing do you think is needed in Etwall? (1-2 / 2-3 / 3-4 / mix)

- 4.6 There were 47 responses to this questions, 5 respondents did not comment:
- 1 in favour of solely Smaller starter houses (1 bed/2 bed properties);
 - 6 in favour of solely Smaller family houses (2 bed/3 bed properties);
 - 2 in favour of solely Larger family houses (3 bed/4 bed properties);
 - 7 in favour of a mix of the above;
 - 6 in favour of a mix of (1 bed/2 bed and 2 bed/3 bed properties);
 - 1 in favour of a mix of (2 bed/3 bed and 3 bed/4 bed properties);
 - 3 in favour of bungalows and houses for the elderly; and
 - 21 responses with none of the above.

- 4.7 There is no clear trend, although there is a preference towards a mix of dwellings and 2/3 bed properties. Some of the respondents ticked multiple options as summarised above.

Question 2: If housing were to be provided in Etwall, do you consider this is a suitable site? (Yes / no / don't know)

- 4.8 Of the 52 respondents, 9 people answered 'yes', 38 people answered 'no', 4 people answered 'don't know' and 1 person answered 'no' and 'yes', with supplementary comments made as outlined below:

- A smaller development may be more suitable;
- Problems with noise from the A50;
- Sewage Works;
- Flooding;
- Access to the site is not suitable;
- Inevitable traffic accidents; and
- Lack of elderly housing.

- 4.9 In summary of the additional comments made, the increase in traffic flows due to development were most common within the responses received.

Question 3: Are there any specific local issues that you think we should take into account?

- 4.10 The supplementary comments made at this point can be summarised as follows:
- Lack of school places in both Primary and Secondary schools;
 - Medical/health centre could not cope with additional demand;
 - The road network will not cope, with the increase in traffic and narrow roads into Etwall;
 - The site may be prone to flooding along Etwall Brook;
 - Plots are in close proximity to current residential dwellings frontages;
 - Light and privacy impact on existing residents;
 - Amenities will not be able to cope;
 - Concerns raised in regards to the smell emanating from the sewerage works;
 - Looking for more elderly appropriate housing; and
 - Prioritising affordable housing for those families currently renting.

Question 4: An area is shown on the illustrative layout that could be used for community uses (e.g. GP surgery, allotments); are there any particular community uses that you would like to see delivered this area?

4.11 Of the 52 respondents, 14 people answered that a GP surgery would be a community use they would like to see delivered; this equates to 27% of all answered received. The biggest answer proportionally was the 20 people who stated that a community benefit was not deliverable and not necessary in this location, which equates to 38% of responses received.

4.12 A summary of further responses are summarized below:

- Youth club;
- Allotments;
- Cemetery;
- Funding for additional primary and secondary school places;
- Community centre;
- Linking up existing cycle and pathways;
- Playground; and
- Picnic and seating area.

Question 5: Do you have any further comments to make?

4.13 Of the 52 respondents, 12 people responded with no additional comments to those previously made. Of those who did respond, their comments can be summarised as follows:

- The need for additional health facilities;
- The opportunity for current dwellings adjacent to the site to increase their property ownership;
- Potential to increase the buffer;
- Concerns about the loss of 'village feel';
- Increase in traffic movement;
- Reductions in Primary and Secondary school places;
- Buses should be re-routed close to the development;
- Wildlife impacts; and
- This is a positive location for development.

Summary

The views of all participants have been taken into consideration and, where possible, amendments have been made to the scheme. These include the following:

- Amending the landscape buffer to ensure that there is a 5m buffer along the eastern boundary of the site, which was a point raised by Officer's during the pre-application consultation and public exhibition; and
- Despite an area being identified for potential community uses, this suggestion received limited public support and this area has been removed from the application red line, as discussed at the pre-application meeting with Council Officers.

4.14 Where participants have had concerns with matters of fact or principle, additional information has been submitted to alleviate local resident's concerns. For example the Flood Risk Assessment and Drainage Strategy respond to issues of flooding and a Transport Assessment has been submitted to consider any potential impacts on the local highway network.

4.15 This Planning Statement outlines the need for the development proposals and explains how the Site is a suitable and sustainable location for the future growth of Etwall in the context of South Derbyshire.

5.0 THE DEVELOPMENT PROPOSALS

- 5.1 The proposed development seeks the construction of up to 120 residential dwellings at land west of Egginton Road, Etwall. As highlighted in section 1.0, this is to be separated between two planning applications: firstly for the construction of the residential dwellings, access, formal open space and associated landscaping; and secondly for the delivery of the landscaping, informal open space and sustainable urban drainage provision.
- 5.2 Access is to be formed from Egginton Road and will service the entire development. Two areas of formal open space are proposed within this area, with the areas shown indicatively on the outline masterplan; these areas will include the provision of children's play facilities. The masterplan also contains areas of informal open space, which will assist in preserving a rural context to the development site and aid movement through the site on foot.
- 5.3 The proposed development will provide a mixture of private (70%) and affordable accommodation (30%), with the private dwelling mix to provide a mix of dwellings and consider the requirements of the Derby HMA SHMA. Indicatively the following market housing mix is proposed at this time:
- 1 & 2 bedroom dwellings - 25%;
 - 3 bedroom dwelling - 45%; and
 - 4 bedroom dwelling - 30%.
- 5.4 An Affordable Housing Delivery Plan has been submitted with the application, and proposes a mixture of 1, 2 and 3 bedroomed dwellings; the mix will be agreed with the Council during the determination period and can be secured via the accompanying S106 agreement.
- 5.5 The existing southern access track for agricultural purposes will be retained as will the existing access route to the Severn Trent Water Sewage Works. It will not be possible for private car users to utilise these access points, which is consistent with the current operation of these access points.
- 5.6 In accordance with the proposed development outlined in Section 1.0, a second application has been submitted to deliver the associate land uses, including informal open space, sustainable urban drainage provision and landscaping.

- 5.7 The landscaping will secure both an appropriate stand off from the Sewage Works and will also ensure that the existing residents to the east of the site are respected in terms of their residential amenity.
- 5.8 The informal open space will aid pedestrian movement through the site and will allow for a connection to be made to the Sustrans route to the west of the site.

6.0 RELEVANT PLANNING POLICIES

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, applications for development which are in accordance with the plans should be allowed unless material considerations indicate otherwise. At the time of writing, the adopted South Derbyshire Local Plan 1998 (saved policies) comprises the Development Plan in terms of Section 38(6) of the Planning and Compulsory Act 2004. In accordance with paragraph 215 of the NPPF, due weight should be given to relevant policies of the plan according to the degree of consistency with policies in the NPPF.

National Planning Policy

National Planning Policy Framework (adopted March 2012)

- 6.2 The National Planning Policy Framework (NPPF) was adopted in March 2012 and replaced previous Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs). It is a material consideration in determining planning applications.
- 6.3 At the heart of the NPPF is the presumption in favour of sustainable development. Paragraph 14 advises that the presumption in favour should be seen as the golden thread inherent in both plan-making and decision-taking.
- 6.4 In determining planning applications the NPPF states that the presumption means:

“approving development proposals that accord with the Development Plan without delay; and

where the Development Plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:

- **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or**
- **specific policies in this Framework indicate development should be restricted.”**

- 6.5 The NPPF includes a set of 12 core land-use planning principles (paragraph 17). The achievement of these principles and the delivery of sustainable development are explained in more detail through the topic-based policy guidance in the NPPF.

- 6.6 The NPPF states that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. There is however recognition that opportunities to maximise sustainable transport solutions will vary in different areas (paragraph 29).
- 6.7 All proposals for development that generate significant amounts of movement will need to be supported by a Transport Statement or Transport Assessment. Decisions should take into account whether opportunities for sustainable transport have been taken to reduce the need for major transport infrastructure; safe and suitable access to the site can be achieved for all people; and improvements within the transport network can be undertaken to effectively limit the significant impacts of the development (paragraph 32).
- 6.8 Importantly, development should only be prevented or refused on transport grounds where the residential cumulative impacts of development are “severe” (paragraph 32).
- 6.9 Paragraph 47 states that in order to boost significantly the supply of housing, LPAs should use their evidence base to ensure their Local Plan meets the full, objectively assessed needs for housing, as far as can be achieved whilst being consistent with the policies set out in NPPF.
- 6.10 Furthermore, Council's should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a persistent under delivery of housing, local planning authorities should increase the buffer to 20%.
- 6.11 The NPPF states that planning applications for housing should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable sites (paragraph 49).
- 6.12 In facilitating the delivery of a wide choice of high quality homes, broadening opportunities for home ownership and creating sustainable, inclusive and mixed communities, LPAs should:
- plan for a mix of housing. This should be based on current and projected demographic change, market trends and the needs of different groups;

- identify the size, type, tenure and range of housing required in particular locations, reflecting local demand; and
- set policies for meeting the identified need for affordable housing. Such policies should be sufficiently flexible to respond to changing market conditions. (paragraph 50)

- 6.13 Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development. It is “indivisible” from good planning and should contribute positively to making places better for people.
- 6.14 Importance is placed upon planning positively for the achievement of high quality and inclusive design for all development. This includes development of individual buildings, public and private spaces and “wider area development schemes” (paragraph 57).
- 6.15 Paragraph 100 of the NPPF explains that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Paragraph 101 provides further clarity, stating that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.
- 6.16 The NPPF states that planning should contribute to and enhance the natural and local environment. This includes: protecting and enhancing valued landscaped, geological conservation interests and soils; recognition of the wider benefits of “ecosystem services”; limiting impacts upon and, where possible, providing net gains in biodiversity; and preventing new development from contributing to or being adversely affected by unacceptable risk from levels of soil, air water or noise pollution or land instability (paragraph 109).
- 6.17 When determining planning applications, LPAs should aim to conserve and enhance biodiversity.
- 6.18 Paragraph 186 of the NPPF states that:

“LPAs should approach decision-taking in a positive way to foster the delivery of sustainable development.”

- 6.19 Paragraph 187 adds:

“LPAs should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. LPAs should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”.

- 6.20 Paragraph 197 states that when assessing and determining planning applications, LPAs should apply the presumption in favour of sustainable development.
- 6.21 Paragraph 214 of the NPPF explains that for 12 months from the date of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the NPPF. Following this period, paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater weight may be given).

Planning Practice Guidance (adopted March 2014)

- 6.22 The DCLG published the Planning Practice Guidance (PPG), a web based resource to reflect and support the NPPF, on 6th March, 2014. It is noted that the PPG is separated into individual topics, which are discussed in greater detail below:

Design

- 6.23 The PPG states that good quality design is an integral part of sustainable development and that as a core planning principle, plan makers and decision takers should always seek to secure high quality design. Furthermore, achieving good design is about creating places, buildings or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations (paragraph 001 ref. ID: 26-001-20140306).
- 6.24 At paragraph 015 (ref. ID: 26-015-20140306), the PPG explains that well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well-designed places should:
- Be functional;
 - Support mixed uses and tenures;
 - Include successful public spaces;
 - Be adaptable and resilient;
 - Have a distinctive character;
 - Be attractive; and

- Encourage ease of movement.

6.25 With regards to ease of movement, the PPG states that the ability to move safely, conveniently and efficiently to and within a place will have a great influence on how successful it is. Furthermore, a place should have an appropriate number of routes to and through it, not too many to make it anonymous but enough to allow easy legitimate movement.

Determining a planning application

6.26 Paragraph 010 (ref. ID: 21b-010-20140306) of the PPG explains that the NPPF represents up-to-date Government planning policy and must be taken into account where it is relevant to a planning application. If decision takers choose not to follow the NPPF, clear and convincing reasons for doing so are needed.

Housing and economic land availability assessment

6.27 At Paragraph: 035 (re. ID: 3-035-20140306), the PPG sets out clear guidance on how local authorities should deal with the past under supply of housing sites. The guidance states that:

“Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the ‘Duty to Cooperate’.”
(Paragraph: 035 Reference ID: 3-035-20140306)

Travel plans, transport assessments and statements in decision-taking

6.26 Paragraph 009 (ref. ID: 42-009-20140306) of the PPG furthers the guidance set out within paragraph 39 of the NPPF regarding the types of development which will require a Travel Plan to be provided. When required, Travel Plans should identify the specific required outcomes, targets and measures, and set out clear future monitoring and management arrangements all of which should be proportionate. They should also consider what additional measures may be required to offset unacceptable impacts if the targets should not be met.

6.27 At paragraph 015 (ref. ID: 42-015-20140306), the PPG sets out the scope and level of detail which will be need to be included within a Transport Statement.

Flooding

- 6.28 The PPG provides further guidance on the sequential, risk-based approach and the circumstances in which it should be used by local authorities. In particular it states that the approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible (Ref ID: 7-018-20140306).
- 6.29 The aim of this is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding) (Ref ID: 7-019-20140306).

Local Planning Policy*South Derbyshire Local Plan (adopted 1998 – Saved Policies)*

- 6.30 Upon the enactment of the Planning and Compulsory Purchase Act 2004, the policies of the adopted South Derbyshire Local Plan were automatically 'Saved' for a three year period under the terms of the Act. To ensure a continuing planning policy framework, the Secretary of State made provision for selected policies to be saved beyond this date until such time as they were replaced by policies within the Local Development Framework. Any policies which were not saved by the Secretary of State's Direction have been deleted and no longer comprise part of the Development Plan. Any policies referred to below, therefore, have been saved.
- 6.31 The South Derbyshire Local Plan was adopted in 1998 and covered the period 1987 to 2001. Work on a replacement Local Plan was subject to independent examination, before being formally withdrawn in 2005 in order to commence work on a Local Development Framework.
- 6.32 The adopted Plan identified housing proposals to meet the housing requirements as set out at that time in the Derbyshire Structure Plan; these policies are therefore significantly out of date. Following a review of the Proposals Map which accompanies the Local Plan, it is noted that the site adjoins, but is located wholly outside the existing settlement boundary of Etwall. As such, the following Local Plan policies are considered to be most pertinent to both planning applications.
- 6.33 Policy H5: Village Development – In the context of the scale of housing required for the period to 2001, Policy H5 defines 'village confines' for a number of villages including Etwall. The policy seeks to restrict new housing development to the defined village

confines and requires that development should be in keeping with the scale and character of the settlement. This policy is considered to be out-of-date insofar as it relates to the supply of housing as a consequence of the lack of a five-year supply of deliverable housing land.

- 6.34 Policy H8: Housing Development in the Countryside states that outside settlements, new housing development will be permitted providing it meets a number of specific circumstances. Whilst the application proposals do not meet any of these requirements, this policy is relevant to the supply of housing and is consequently rendered out of date by virtue of the lack of a five-year supply of deliverable housing land.
- 6.35 Policy H9: Affordable Housing - states that the proportion of affordable housing within new developments will be subject to negotiation between the local planning authority and developers. The proposed development offers 30% affordable housing, in accordance with the emerging policy position in the Local Plan (Part 1).
- 6.36 Policy H11: Layout and Design - seeks to ensure that developers aim for high quality of design and landscaping in new developments. This includes providing reasonable amenities in terms of light, air and privacy as well as provision of private amenity space and adequate public open space. The Outline Masterplan provides the framework within which an appropriate layout and design can be achieved at the detailed stage.
- 6.37 Policy EV1, Development in the Countryside sets a presumption against development in the countryside. Again, this policy is relevant to the supply of housing and is consequently rendered out of date by virtue of the lack of a five-year supply of deliverable housing land.
- 6.38 Policy EV8: Open spaces in villages and settlements safeguards open space, gaps and landscape features which make a valuable contribution to the character of the environment. The best features of the site have been retained as part of a sensitive design of the site, with opportunities to create appropriate formal and informal areas of open space within the site set out on the Outline Masterplan.
- 6.39 Policy EV9: Protection of Trees and Woodland sets a presumption against development which would lead to the loss of areas of woodland or specimen trees of value to their landscape setting. As set out in the Arboricultural Report, the trees and hedgerows have been assessed and where possible have been retained and utilised in the design framework for the site.
- 6.40 Policy EV14: Archaeological and Heritage Features seeks to ensure that development does not result in significant disturbance to archaeological / heritage features of major

significance. Subject to appropriate planning conditions, we do not anticipate a significant impact on matters of archaeology or heritage.

- 6.41 Policy T6: New Development - seeks to ensure that major new development is sited close to the principal road network and seeks to ensure that traffic movements are appropriately managed. It also seeks to ensure that developments provide adequate provision for access (including public transport where appropriate), parking, manoeuvring and off-street servicing. The Transport Assessment considers these matters in full, with access to be dealt with as a detailed design consideration as part of this application.
- 6.42 Policy T7: Pedestrians and People with Disabilities and Policy and TP8: Cycling - seek to ensure that suitable provision is made for pedestrians within new development proposals, and where opportunities and resources allow, that provision is made for cycle routes. The proposed development framework incorporates appropriate cycling and pedestrian facilities and seeks to ensure linkages to the surrounding network, including the SUSTRANS route to the west of the site.
- 6.43 Policy RT4: Provision of Outdoor Playing Space in New Housing Development - requires adequate provision in accordance with the National Playing Fields Association Standard of 2.4ha per 1,000 population. The level of play provision is set out in detail within the Design and Access Statement, it is intended to provide play provision and informal open space on the site. The S106 will secure appropriate management and contributions for formal sport provision, which it is not appropriate to provide for on-site.

Emerging Planning Policy

South Derbyshire Local Plan (Part 1)

- 6.44 The Pre-Submission Local Plan (Part 1) has reached the Examination stage. It was submitted to the Secretary of State in August 2014 alongside a Schedule of Proposed Minor Modifications. The Local Plan (Part 1) underwent a period of examination between 25th November and 5th December 2014.
- 6.45 The Examination has been on hold whilst the Council and their HMA partners (Derby City Council and Amber Valley Borough Council) produce additional evidence pertaining to housing needs and supply across the HMA. It is anticipated that the Examination will recommence in late 2015/early 2016, however, no specific dates have yet been published.

- 6.46 The Local Plan sets out the Council's strategy for the growth of the district up to 2028. It details the amount of new housing that will be required and also identifies preferred strategic locations where the majority of this development will be accommodated.
- 6.47 Policy S1 originally set out a housing requirement of at least 13,454 dwellings over the 2008 to 2028 period. As a result of further work undertaken in relation to the HMA's objectively assessed housing need, the Inspectors concluded that the Derby HMA requirement for the revised plan period of 2011-28 was 33,388 dwellings (an increase of 1,474 dwellings). As there are currently circa 400 dwellings that are unaccounted for, the HMA authorities are undertaking further work to justify the distribution of housing across the HMA – and it is possible that South Derbyshire's housing requirement could increase further.
- 6.48 However the latest position is that the South Derbyshire target will be 12,341 dwellings (2011-2028) which equates to 726 dwellings per annum, which is the target utilised by the Council in assessing their housing land supply.
- 6.49 Etwall is identified as a Key Service Village in the Policy H1 Settlement Hierarchy – the second tier in the hierarchy after the Urban Areas. The settlement hierarchy has been informed by a comprehensive assessment of all settlements together and their capacity to accommodate development by virtue of the range of services and facilities they offer. The classification of Etwall in the hierarchy is a clear indication of its sustainability credentials.
- 6.50 Policy S1: Sustainable Growth promotes sustainable growth to meet the identified objectively assessed housing need and ensuring that economic, social and environmental objectives are met. We consider that the proposed development complies fully with these aspirations.
- 6.51 Policy S2: Presumption in Favour of Sustainable Development states that the Council will take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development as set out in the NPPF. We consider that the proposed development complies fully with these aspirations.
- 6.52 Policy S6: Sustainable Access aims to minimise the need to travel, make the most efficient use of transport infrastructure and services and encourage a modal shift away from the private car towards walking, cycling and public transport. This will be achieved by seeking patterns of development that enable travelling distances to be minimised. The Transport Assessment and accompanying Travel Plan set out in detail how modal shift will be encouraged through measures implemented alongside the proposed development.

- 6.53 Policy H19: Housing Balance aims to provide a mix of housing type, tenure, size and density. The Applicant is committed to providing a mix of both market and affordable housing, which takes account of evidence produced by the Council and local housing needs.
- 6.54 Policy H20: Affordable Housing seeks to secure up to 30% of new housing as affordable dwellings on sites over 15 dwellings. The proposals will secure the provision of 30% affordable housing via a S106 agreement.
- 6.55 Policy SD1: Amenity and Environmental Quality states that the Council will support development that does not lead to adverse impacts on the environment. The proposed development have been informed by full technical assessments in terms of the environmental aspects of sustainable development and we are satisfied that potential adverse impacts have been suitably mitigated and benefits secured.
- 6.56 Policy SD2: Flood Risk confirms that the Council will follow a sequential approach to flood risk management giving priority to the development of sites with the lowest risk of flooding in accordance with national policy and guidance. Suitable measures to deal with the drainage of surface water are required on all sites. The Flood Risk Assessment considers this matter fully, however the residential development is located entirely within Flood Zone 1.
- 6.57 Policy SD3 Sustainable water supply, drainage and sewerage infrastructure aims to ensure that South Derbyshire's future water resource needs, wastewater treatment and drainage infrastructure are managed effectively. Contact has been made with the relevant statutory undertakers and can confirm that there are no issues for meeting the needs of the development proposals.
- 6.58 Policy BNE1: Design Excellence explains that all new developments will be expected to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people's quality of life. The Outline Masterplan provides the framework within which these objectives can be achieved at the detailed design stage.
- 6.59 Policy BNL3: Biodiversity states that the Council will support development which contributes to the protection, enhancement, management and restoration of biodiversity or geodiversity and deliver net gains in biodiversity wherever possible. The proposed development have been informed by full technical assessments in terms of biodiversity and we are satisfied that potential adverse impacts have been suitably mitigated and benefits secured.

- 6.60 Policy BNL4: Landscape Character and Local Distinctiveness confirms that the character, local distinctiveness and quality of South Derbyshire's landscape will be protected and enhanced through the careful design and sensitive implementation of new development. The Landscape and Visual Impact Assessment considers fully the scale of any impacts and the appropriate mitigation, the basis for which is secured in the Outline Masterplan.
- 6.61 Policy INF1: Infrastructure and Developer Contributions explains that new development that generates a requirement for infrastructure will normally be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is already in place or can be secured through planning obligations, subject to viability. An appropriate S106 agreement shall be entered into, to comply with this policy.
- 6.62 Policy INF2: Sustainable Transport sets out that planning permission will be granted for development where: the travel generated by the development will have no undue detrimental impact on local amenity, the environment and highway safety; appropriate provision is made for safe and convenient access for all transport modes; and car travel generated by the development is minimised. The Transport Assessment assesses fully the access proposal and highways impact that the proposed development will have, whilst the Travel Plan details the support for modal shift.
- 6.63 Policy INF6: Community Facilities requires development that increases the demand for community facilities and services to provide the required facilities as part of the development or to make appropriate contributions towards providing new facilities or improving existing facilities. An appropriate S106 agreement shall be entered into, to comply with this policy.
- 6.64 Policy INF7: Green Infrastructure seeks to conserve, enhance and wherever possible extend the green infrastructure offer in the District. The Outline Masterplan incorporates substantial areas of open space in order to provide green connections and link to the wider rural environment, including via the Sustrans route.
- 6.65 Policy INF9: Open Space, Sport and Recreation states that the Council will work with partners to provide sufficient high quality green space and recreation facilities, including sports pitches and built facilities, allotments, woodland creation, cemeteries and publicly accessible green space to meet the needs of new residential development, and where possible, to meet the needs of the existing population. An appropriate S106 agreement shall be entered into, to comply with this policy alongside on-site provision.

South Derbyshire Local Plan (Part 2)

- 6.66 South Derbyshire District Council has signalled an intention to started work on the Local Plan (Part 2), however, this will follow the adoption of the Local Plan (Part 1). This document will include additional allocations in sustainable settlements where they are required to meet the housing requirement.

Neighbourhood Plan

- 6.67 It is understood that the Site is not within an adopted, or emerging, Neighbourhood Plan area.

7.0 FIVE YEAR HOUSING LAND SUPPLY

7.1 The following section outlines the Council's current housing land supply against the requirements of the Development Plan and national guidance.

7.2 The NPPF advises that local planning authorities should:

“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward later from in the plan period) to ensure choice and competition in the market for land.” (paragraph 47, second bullet)

7.3 Paragraph 47 of the NPPF goes on to state that:

“Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a more realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.” (paragraph 47, second bullet point)

7.4 It should be noted that South Derbyshire District Council most recently considered this matter in June 2015 and covers the period 1st April 2016- 31st March 2021. The Council reported that they had a 4.48 years' worth of deliverable supply based on a 20% buffer and using the housing target of 12,341 dwellings (2011-2028) (726dpa).

7.5 As it is agreed that the Council cannot demonstrate a deliverable five-year supply of housing land we do not seek at this time to further critique the methodology or the deliverable supply, however the Applicant reserves the right to do so at an appropriate time.

7.6 The lack of a five-year housing land supply renders, in accordance with paragraph 49 of the NPPF, policies relevant to the supply of housing out-of-date. Housing applications should be considered in the context of the presumption in favour of sustainable development.

8.0 PLANNING ISSUES

8.1 Section 38(6) of the Planning and Compulsory Purchase Act, 2004 requires the determination of this application to be made in accordance with the Development Plan, unless material considerations indicate otherwise. This chapter considers the principal planning issues in the context of the relevant planning policies outlined in section 6.0.

8.2 Whilst the proposals relate to two separate planning applications, the majority of planning issues will be shared by the two schemes. As such, a single review of the planning issues for both proposals has been undertaken.

Principle of Development

8.3 In accordance with the existing Development Plan, the application site is located outside the defined 'Limits to Development' as set out by policy H5 and EV1 of the adopted Local Plan (saved policies). Within such locations development will be strictly controlled to developments necessary to a rural-based activity (Policy H8).

8.4 Whilst the development proposal does not fall within the guidance of Policies EV1, H5 or H8, it is noted that the Local Plan only sets out a housing strategy to 2001. As such, it is considered that the existing limits to development should not be considered 'up-to-date'. Furthermore, given the shortfall in housing land supply it is clear that all policies relevant to the supply of housing, which these are, should be considered out-of-date.

8.5 Therefore, in accordance with paragraph 49 of the NPPF, it is considered that the application for housing should be considered in the context of the presumption in favour of sustainable development.

8.6 In defining sustainable development, the NPPF requires development proposals to be sustainable in terms of its economic, social and environmental roles. As such, Table 1 outlines how the proposals accord with the definition of 'sustainable development' as set out within paragraph 7 of the NPPF.

Table 1 – Key economic, social and environmental gains of the Proposed Development in response to paragraph 7 of the NPPF

SUSTAINABLE DEVELOPMENT	KEY ECONOMIC, SOCIAL AND ENVIRONMENTAL BENEFITS OF THE PROPOSED DEVELOPMENT
An economic role/ economic benefits	• The construction of the Proposed Development would support construction jobs directly related to the development. • The provision of 120 dwellings will generate additional convenience, comparison and leisure services expenditure in the local area. • The Council will gain a direct contribution through the New Homes Bonus, provided by the Department for Communities and Local Government. • The Proposed Scheme will generate additional Council Tax payments to the Council.
A social role/ social benefits	• The provision of 120 new homes will support the creation of strong, vibrant and healthy communities. • The provision of 30% affordable housing will increase the District's supply of affordable homes and help to reduce inequalities, amounting to 36 dwellings of the proposed 120 dwellings being delivered as affordable housing. • The development of the Site for residential uses would contribute towards the Council's shortfall in the five-year supply of deliverable housing land, in a sustainable location. • The Proposed Development incorporates formal and informal open spaces which are within easy walking distances of the new homes and will encourage the development of healthy communities as well as ensuring positive linkages with the existing community in Etwall. • The Site is in an accessible location with connections to pedestrian routes (including the Sustrans route), which link to the key services and facilities located within Etwall.
An environmental role/ environmental benefits	• The Proposed Development includes retention of key existing ecological assets and the enhancement of biodiversity including the areas of planting and trees across the Application Site and the provision of new green infrastructure in accordance with the landscape strategy. • The site adjoins the existing built up boundary of Etwall, which has been identified as a Key Service Village as part of the emerging Local Plan (Part 1). As such a number of shops and services are located either within walking distance or via existing bus routes thus reducing the need for the private car.

	• The Site is well contained by existing built-form or permanent boundaries ensuring that the impact on the surrounding landscape is minimised. • Provision of Sustainable Urban Drainage Systems (SUDs) including onsite attenuation ponds and no adverse impact on flood risk. • A commitment to sustainable waste management and construction during development and occupation.
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- 8.7 Whilst the subsequent sections will detail how the proposed applications accord with other Development Plan policies, it is considered that the Site is a suitable and sustainable location for residential development which will contribute towards addressing the current shortfall in housing land supply.
- 8.8 It is imperative that the Council to bring sites forward for residential development in the intervening period until the Local Plan (Part 1 and Part 2) documents are formally adopted.
- 8.9 In short, it is considered that the application for 120 residential dwellings should be considered favourably against the context of the presumption in favour of sustainable development as South Derbyshire District Council cannot demonstrate a five year housing land supply and the proposals accord with the economic, environmental and social roles of sustainable development set out in the NPPF. However, even if there was not a shortfall in housing, the Site is a sustainable location to contribute towards the Council's five year housing requirement which meets the strategic aims set out within the emerging Local Plan (Part 1).

Landscape Setting

- 8.10 The Proposals Map which accompanies the adopted Local Plan shows that the Site is located within the countryside. Consequently a Landscape and Visual Impact Assessment has been submitted with the application.
- 8.11 The sensitivity of the landscape character within the Study Area has been shown to be of 'low-medium' sensitivity to this type of development and the magnitude of landscape effect is considered 'low-medium'. Therefore, it is anticipated that there will be slight-moderate adverse effects on the landscape generated by the scheme. These effects are adverse due to the loss of agricultural land and the introduction of development on previously undeveloped land, however, these impacts are localised and do not affect the wider landscape character within the Study Area.

- 8.12 Mitigation will be provided by, where possible, incorporating existing hedgerow and hedgerow trees within the proposed development layout. The introduction of new hedgerow and hedgerow trees along key boundaries and will help to reduce the localised landscape and visual impact. Furthermore, it should also be noted that the level of planting across the site will be substantially increased through the development, helping to preserve the rural character of the wider local area.
- 8.13 Consequently, it is considered that the proposals comply with the guidance set out within Policy H11, EV8 and EV9 of the adopted Local Plan and BNL4 of the emerging Local Plan (Part 1).

Transport

- 8.14 In accordance with paragraph 32 of the NPPF, a Transport Assessment has been submitted alongside the planning applications.
- 8.15 The report provides a description of the baseline conditions at the Site, including a review of the local highway network and existing traffic flows. A review of the road traffic accident records has identified no safety concerns in the local area.
- 8.16 Furthermore, the report explains how the proposed vehicular access accords to relevant design standards, satisfies all possible visibility requirements and has been subject to a Stage One Road Safety Audit.
- 8.17 Following a review of sustainable travel modes it has been concluded that the Site is accessible by a range of modes. Key local facilities and amenities, such as schools, leisure centre, GP Surgeries and shops, are within a realistic walk or cycle distance whilst local bus services represent a viable travel option. An associated Interim Travel Plan has also been produced and identifies measures to be introduced at the development to further encourage the use of sustainable travel modes; including associated highways and pedestrian improvements.
- 8.18 The traffic impact of the proposed development has also been considered. It has been shown that the development will not generate a material volume of additional vehicle trips, with at most a negligible increase in traffic forecast to occur at the main junctions in the agreed study area. The development is shown to have no material impact on the operation of any junction.
- 8.19 In summary, the submitted Transport Assessment has taken into full consideration the guidance contained within T6 and T7 of the adopted Local Plan. These policies seek to,

inter alia, ensure that new developments do not have an adverse impact on pedestrian, cycle or public transport users, seek to promote the use of modes of transport other than the private car and ensure that the new development is acceptable in access and layout terms. We consider that the proposed development complies fully with the policy requirements of the Council in this regard and offers suitable enhancements to infrastructure and mitigation to provide an appropriate access solution for both pedestrians and vehicles.

Ecology

- 8.20 Ecology has been a key consideration on the site throughout the design-phase of the site. Informed by a preliminary ecological appraisal, detailed survey work has been carried out in relation to bats and great crested newts, with appropriate mitigation strategies suggested.
- 8.21 The habitats on site are likely to support foraging bats, [REDACTED], amphibians including Great Crested Newts (GCN), hedgehog, polecat and breeding birds. [REDACTED]
[REDACTED]. No invasive species are located within the site. A nesting bird survey should be undertaken before any works on trees commences.
- 8.22 In accordance with paragraph 109 of the NPPF, it is noted that Local Authorities should look to minimise impacts on biodiversity and provide net gains in biodiversity wherever possible. With this in mind, it is noted that there are significant areas of landscaping proposed within the masterplan, which provide an opportunity for additional plant species to be delivered on the Site.
- 8.23 In light of, the retention of key ecological features and appropriate mitigation (which can be suitably conditioned by any consent), from an ecological perspective the proposed development is considered to have little impact on wildlife or habitats. As such, the scheme is considered to comply with paragraph 109 of the NPPF and local policies.

Flooding and drainage

- 8.24 As highlighted above, the site area for the proposed residential development is located wholly within flood zone 1 and it is only the land which forms part of the informal open space, landscape buffer and balancing ponds which is partly located within land at risk from flooding. Given that the proposed residential units are located outside of an area at risk from flooding, a Sequential Test is not required in support of the application in accordance with paragraph 100 and 101 of the NPPF. A detailed Flood Risk Assessment

has been submitted which demonstrates that the proposed residential development is at an acceptable level of flood risk, subject to the recommended flood mitigation strategies being implemented.

- 8.25 Hydraulic modelling of Etwall Brook has been undertaken as part of this report to accurately assess the extent of Flood Zones 2 and 3 adjacent to the site.
- 8.26 Soakage testing undertaken in July 2014 confirmed that the ground is unsuitable for infiltration drainage. It is therefore proposed to discharge surface water flows to two drainage ponds located to the north and south of the site. The basins will then make limited discharges to the Etwall Brook which flows to the west of the site. Attenuation will be provided within the site for storms up to the 1 in 100 year (+30% allowance for climate change) return period event.
- 8.27 Flows will be released at the Qbar greenfield discharge rate which will be applied for all rainfall events up to the 1 in 100 year (+30% climate change) critical rain storm so that up to 70% betterment will be provided compared with the run-off from the undeveloped site.
- 8.28 Due to the site topography the southern part of the development will drain to a new foul water pumping station. It is proposed that foul water flows will be pumped via a rising main either to the new foul water system within the north eastern part of the development (Option 1) or to the existing 150mm combined STW sewer network located in Egginton Road (Option 2).
- 8.29 In compliance with the requirements of the NPPF and subject to the mitigation measures proposed, the development could proceed without being at significant risk of flooding. Moreover, the development will not increase flood risk to the wider catchment area as a result of suitable management of surface water runoff discharging from the Site – with betterment achieved over greenfield discharge rates.

Noise

- 8.30 The proposed site is bound by the A50 dual carriageway to the south and by Egginton Road to the east. A Noise Assessment has been submitted with the planning application, which seeks to establish the existing sound environment at the site and determine any mitigation requirements by using a combination of on-site noise survey and noise modelling software.

- 8.31 Modelling results and assessment indicate that mitigation will be required to achieve internal and external noise level criteria in some areas of the proposed development. Consequently a modelling exercise has been undertaken to examine mitigation options and develop a feasible mitigation strategy for the site.
- 8.32 Model outputs show that, with careful consideration of the location, design and orientation of dwellings, LAeq, 16hour 55dB(A) in external living areas can be achieved. In addition the provision of suitably attenuated glazing and ventilation systems has been recommended to reduce internal sound levels at the proposed development to within the recommended values.
- 8.33 In summary, it is considered that, with mitigation, recommended external and internal noise levels for dwellings can be readily achieved in all areas of proposed residential use. The mitigation will include careful consideration of the dwelling and garden orientation and the selection of glazing, acoustically attenuated ventilation and building fabric.

Odour

- 8.34 Given the proximity of the existing sewage treatment works to the west of the site, an Odour Assessment has been submitted in support of the planning application. The assessment utilised field odour surveys undertaken over five days, during weather conditions conducive to odour migration from the STW towards the proposed site, at locations around the STW, in order to subjectively determine whether odour from the STW could be a constraint to the residential development.
- 8.35 During survey, odour was detected at three locations directly adjacent to the STW, and at 20m from the STW boundary, within the suggested 35m standoff from the proposed residential area. Odour was not detected at any other location, including the proposed residential areas, during survey or site walkover.
- 8.36 It is considered that, based on the field odour survey results above and the implementation of the a landscape area between the treatment works and the development proposals, the development will not result in an unacceptable odour impact from the STW sewage treatment works during normal operating and maintenance conditions.

Arboriculture

- 8.37 An Arboricultural Report, informed by a Tree Survey, has been submitted alongside the planning application. This details the mitigation to be provided on site to minimise the

effects on trees and hedgerows from the development. Significantly, the large landscape buffers that characterise key edges of the site will ensure that there is a significant increase in the level of planting within the site as a result of the proposed development.

Heritage / Archaeology

- 8.38 The supporting Archaeology and Cultural Heritage Assessment submitted with the planning application has established that no statutory designations would be physically impacted upon by the proposals. It has also been established that subject to proposed development proposals being in keeping (in height and massing) with adjacent residential development, that there would be no impact to the significance of nearby heritage designations.
- 8.39 In respect of buried archaeological, a geophysical survey of the land within the site boundary has been undertaken at the predetermination stage. Due to the results of the geophysical survey, which do not indicate the presence of remains of high importance, it has been established that trial trenching could be undertaken as a condition to outline planning consent. This would probably need to be undertaken alongside an earthwork survey of the extant ridge and furrow earthworks.

Agricultural Land

- 8.40 The proposed development would result in the permanent change of use of, approximately, 8 ha of moderate quality Subgrade 3b agricultural land.
- 8.41 No land at the site has been identified as being of a Best and Most Versatile Land quality and consequently it is not impacted by the requirements of paragraph 112 of the NPPF.

Layout, Scale and Appearance of Residential units

- 8.42 Whilst this application is in Outline, with access detailed and all other detailed matters of design reserved for subsequent approval, the accompanying Design and Access Statement outlines the proposed design principles for the development which takes into consideration adjoining residential dwellings. The design approach is to reflect the character of Etwall, which is defined by a mixture of formal blocks and informal clusters, set in a landscape strategy suitable for an edge of settlement location. The design approach has also sought to identify focal buildings, key vistas and open spaces that ensure legibility throughout the site. The approach, detailed in full in the DAS and set out broadly above, is considered to comply with the guidance set out within the adopted Local Plan and emerging Local Plan (Part 1).

- 8.43 Areas of public space are proposed to be provided within the site and to the north, enabling a link to the Sustrans route to the west. Furthermore, there are significant areas of informal open space that respect and help to retain the rural character of the area.

Planning Obligations

- 8.44 The proposed development will give rise to the need for planning contributions, made necessary by the development. In particular, the Council will seek affordable housing on sites of this scale. The proposed development incorporates 30% affordable housing, in accordance with the emerging Local Plan (Part 1).
- 8.45 All additional contributions which are sought by the Council will need to be justified in accordance with the three requirements of regulation 122(2) of the Community Infrastructure Levy (CIL) Regulations 2010 (reflected by paragraph 204 of the NPPF), being:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.
- 8.46 With this in mind, the contents of any S106 agreement will be the subject of more detailed negotiation and discussion as part of the planning application process. However, we would anticipate that the S106 will cover matters including:
- Open Space;
 - Affordable Housing;
 - Education;
 - Highways; and
 - Drainage.

9.0 CONCLUSION

9.1 Barton Willmore LLP has been instructed by Taylor Wimpey UK Ltd to prepare and submit two planning applications concurrently to South Derbyshire District Council for the construction of up to 120 residential dwellings on land at Egginton Road, Etwall.

9.2 Planning permission is sought for the following works:

Application 1: PP-04351464

“Outline planning application with means of site access from Egginton Road to be determined (all other matters reserved for subsequent approval), for the erection of up to 120 dwellings (Class C3); earthworks; drainage works; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works”

and

Application 2: PP-04351472

“Outline planning application for the delivery of: earthworks; drainage works including balancing ponds and a pumping station; structural landscaping; informal open space including pedestrian linkages; site remediation; and all other ancillary and enabling works”

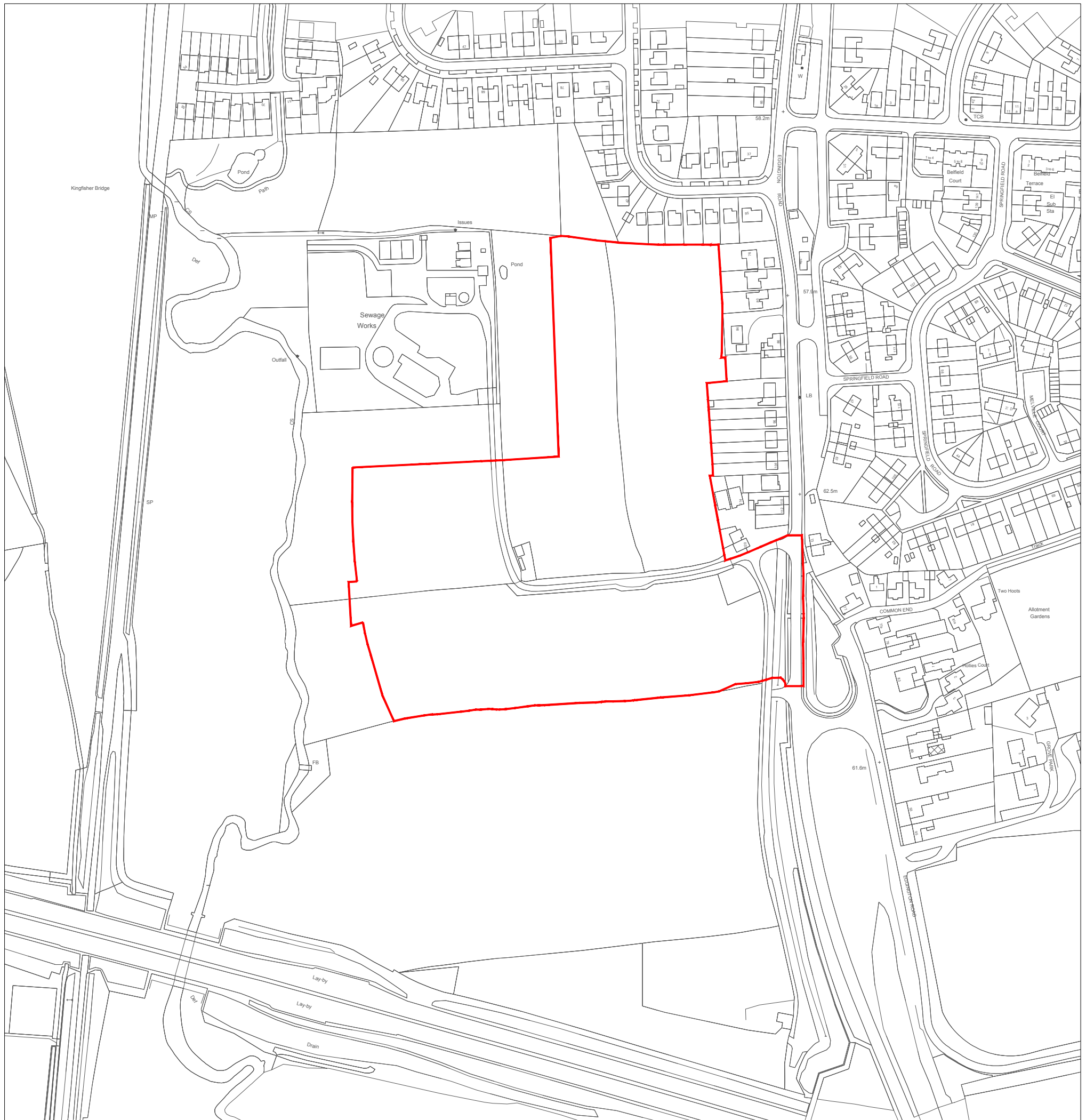
9.3 The latest published five year supply document from South Derbyshire District Council indicates that South Derbyshire District Council can only demonstrate 4.48 years of supply. As such, in accordance with paragraph 49 of the NPPF, the proposals should be considered in the context of the presumption in favour of sustainable development.

9.4 With this in mind the Site is considered to be a suitable and sustainable location for residential development which will provide much needed market and affordable housing. Moreover, there are no environmental constraints which would preclude development and the scheme will integrate well into the existing built-form of Etwall. The proposals are therefore considered to accord with the economic, social and environmental roles of sustainable development as set out within the NPPF (Paragraph 7).

9.5 It is considered imperative for the Council to bring sites forward for residential development in the intervening period until the Local Plan (Parts 1 and 2) are formally adopted. Even in the event that the Council could demonstrate a five year housing land supply, the Site accords with the strategic objectives of the emerging Local Plan (Part 1) and would contribute to the Council's annual housing requirement in a sustainable manner.

- 9.6 Overall, it is concluded that the application should be approved on the grounds that the proposals for the Site accord with national planning policy and adopted and emerging local guidance.

**Appendix 1 –
Application for residential development Red Line Boundary -
Dwg No: RGM-02-1 Rev. G**



Legend



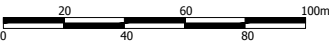
Residential Application Boundary (5.17Ha / 12.78Ac)

Project
**Land off Egginton Road,
Etwall, Derbyshire**

Drawing Title
Residential Application Boundary



Date	Scale	Drawn by	Check by
20.05.15	1:2500@A3	NO	AP
Project No	Drawing No	Revision	
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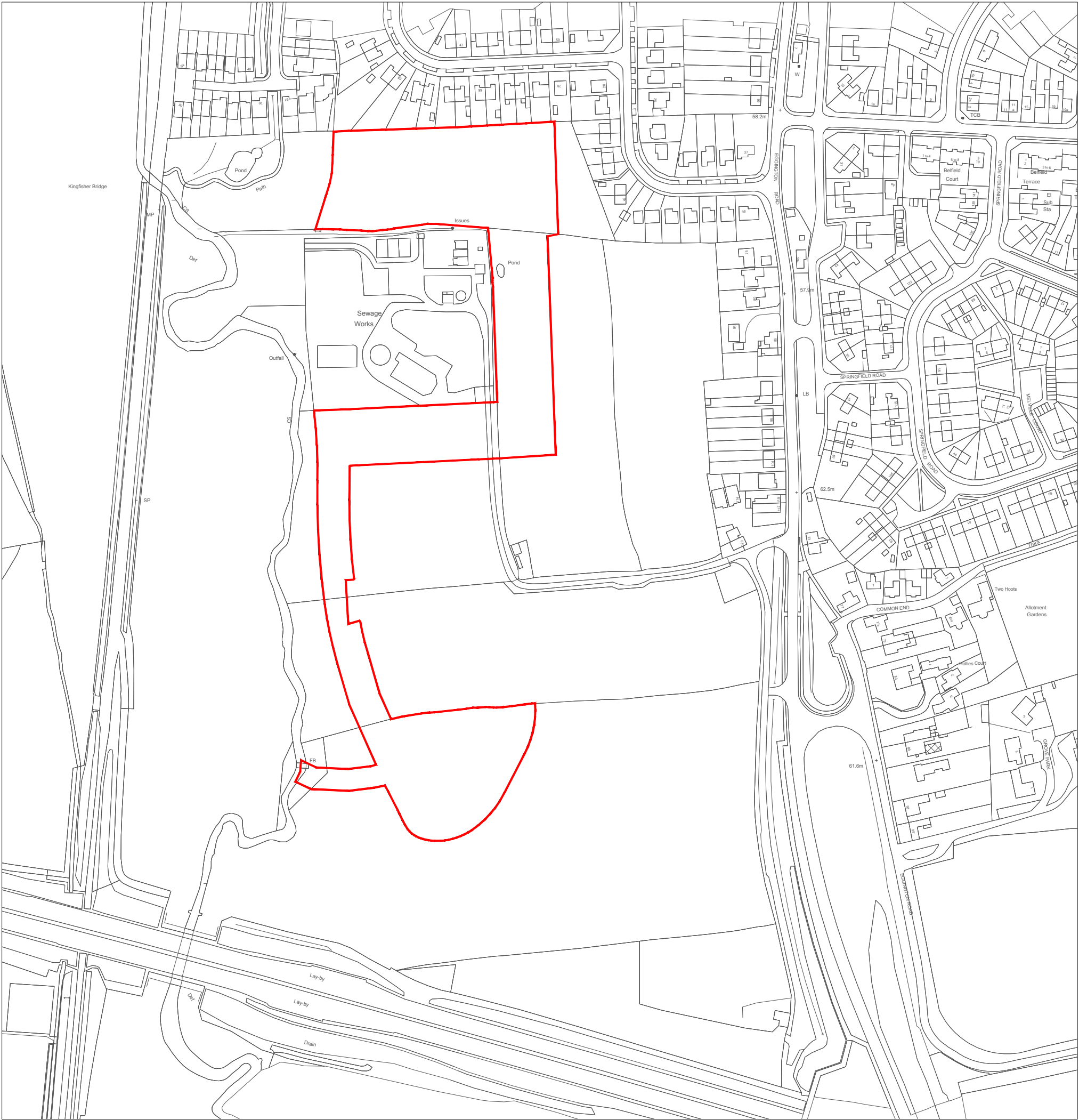
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**Appendix 2 –
Application for landscape development Red Line Boundary -
Dwg No: RGM-02-2 Rev. G**



Legend

Landscape Application Boundary (2.78Ha / 6.87Ac)

Project

Land off Egginton Road,
Etwall, Derbyshire

Drawing Title

Landscape Application Boundary

Date

20.05.15

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**Appendix 3 –
Outline Masterplan Residential development –
Dwg No: RGM-47 Rev. A**



- | | | | |
|--|--|--|--|
| | Residential Application Boundary (5.17Ha / 12.78Ac) | | Formal Open Space (Including Children's Play) |
| | Proposed Highway Enhancements to Existing Eginton Road | | Informal/ Natural Greenspace (Including retained hedgerows, Trees, Field Drains and Proposed SUDS Features and New Landscape Planting) |
| | Proposed Site Access Position | | Residential Development (Max 2 Storeys or 9m to Ridge Line) |
| | Retained Access for STW Sewage Works and Proposed Pedestrian Access | | Highway Embankment/ Large/ Landscape Buffer |
| | Proposed Pedestrian and Cycle Link to Existing Footpath and Sustrans Route to West | | 5m Wide Landscape Buffer (Max 2m High) with Controlled Maintenance Access |
| | Track Retaining Access to STW Sewage Works | | 5m Wide Landscape Buffer (Max 1.5m High) with Controlled Maintenance Access |
| | Retained Hedgerows and Trees | | Sewern Trent Access Track/ Pedestrian Link |
| | Retained Hedgerows to be Enhanced | | Access Retained to Existing Agricultural Track |
| | Indicative Main Internal Movement Route | | Approximate Location of Foul Water Pumping Station |
| | Maintenance Access Track | | Swale/ Outfall |
| | Linked Frontage Designed to Achieve Max 55dB in rear gardens | | |
| | Dwelling Orientated to Achieve 55dB in Rear Gardens | | |

Project
Land off Eginton Road, Etwall, Derbyshire

Drawing Title
Residential Application Master Plan

Date
23.06.15

Scale
1:2500@A3

Drawn by
NO

Check by
AP

Project No
22274

Drawing No
RGM-47

Revision
A

0 20 40 60 80 100m

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Environmental & Sustainability Assessment • Graphic Design

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**Appendix 4 –
Outline Masterplan Landscape development –
Dwg No: RGM-46 Rev. A**

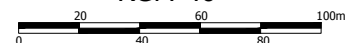


- Landscape Application Boundary (2.78Ha / 6.87Ac)
- Proposed Highway Enhancements to Existing Egginton Road
- Proposed Pedestrian and Cycle Link to Existing Footpath and Sustrans Route to West
- Track Retaining Access to STW Sewage Works
- Retained Hedgerows and Trees
- Retained Hedgerows to be Enhanced
- Indicative Pedestrian/ Cycle Route
- Indicative Line for Surface Water Attenuation and Swale/ Outfall
- Maintenance Access Track
- Informal/ Natural Greenspace (Including retained hedgerows, Trees, Field Drains and Proposed SUDS Features and New Landscape Planting)
- Highway Embankment/ Large/ Landscape Buffer
- Approximate Location of Foul Water Pumping Station

Project
**Land off Egginton Road,
Etwall, Derbyshire**

Drawing Title
Landscape Application Master Plan

Date	Scale	Drawn by	Check by
23.06.15	1:2500@A3	NO	AP
Project No	Drawing No	Revision	
22274	RGM-46	A	



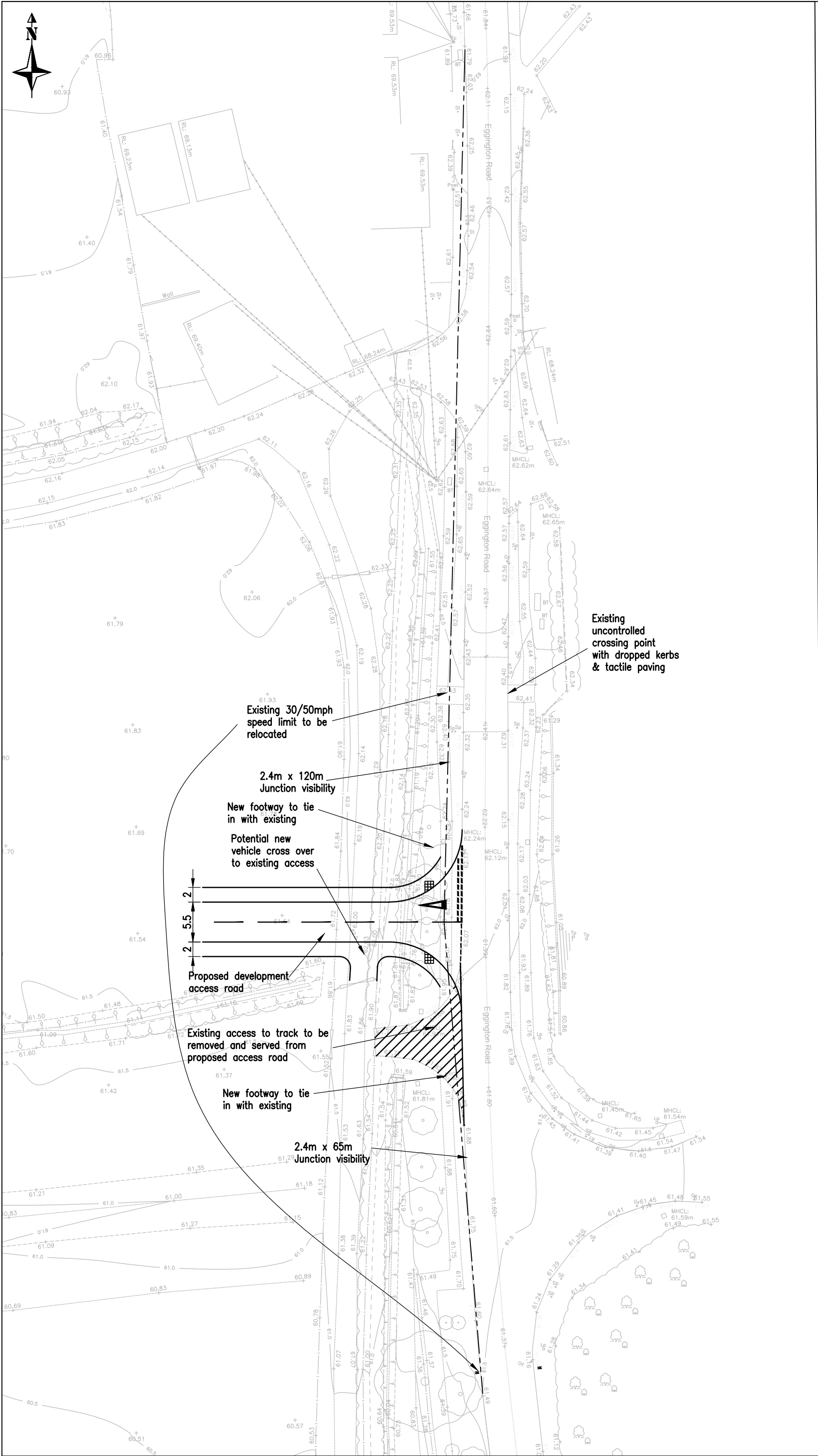
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**Appendix 5 –
Access Layout – Dwg No: 20390_03_001 Rev. D**



GENERAL NOTES

- 1. Do not scale this drawing. if in doubt, ask.
- 2. This drawing is to be read in conjunction with all relevant architect's, engineer's and specialist drawings and specifications.

THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION

85th% RECORDED SPEED
NORTHBOUND 36mph
SOUTHBOUND 44mph

Existing uncontrolled crossing point with dropped kerbs & tactile paving

Existing 30/50mph speed limit to be relocated

2.4m x 120m Junction visibility

New footway to tie in with existing

Potential new vehicle cross over to existing access

Proposed development access road

Existing access to track to be removed and served from proposed access road

New footway to tie in with existing

2.4m x 65m Junction visibility

D Right turn lane removed
C De-allocated access road width amended
S Survey added
A RTI Length amended

PT TR 21.11.15
PT KD 21.11.15
PT TR 27.1.17
PT AB 12.8.17

REV	AMENDMENTS	DRN	CHK	DATE
PROJECT: EGGINGTON ROAD ETWALL DERBYSHIRE				
DRAWING TITLE: ACCESS LAYOUT				
CLIENT: TAYLOR WIMPEY UK LTD				
DRAWING NUMBER: 2019000001				
REVISION: D	SHEET SIZE: A	DATE: 29.08.17		
DRAWN BY: PT	CHECKED BY: AB	SCALE: 1:500		

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**Appendix 6 –
Public Exhibition boards**

Taylor Wimpey: Egginton Road, Etwall

Welcome to the Taylor Wimpey public exhibition displaying proposals for plans to create a new residential scheme on the land bordering Egginton Road. We are currently in the process of developing proposals for this site for approximately 120 dwellings and are holding this public exhibition in order to provide the local community with the opportunity to engage in the planning process.

Today’s exhibition will provide you with an overview of the site, the village and our development proposals. Our intention is to discuss with you any comments, queries or concerns you may have that are related to the development and to discuss whether there are any community benefits that you would like to see delivered as part of the development.

Please take the time to submit a feedback form and provide your comments on our proposals. You can either leave this in our ballot box or take it home and return it via a freepost envelope. We would appreciate if you could return your comments by Friday 19th June.

Thank you for visiting.



Site Boundary



At the exhibition today:

Village analysis

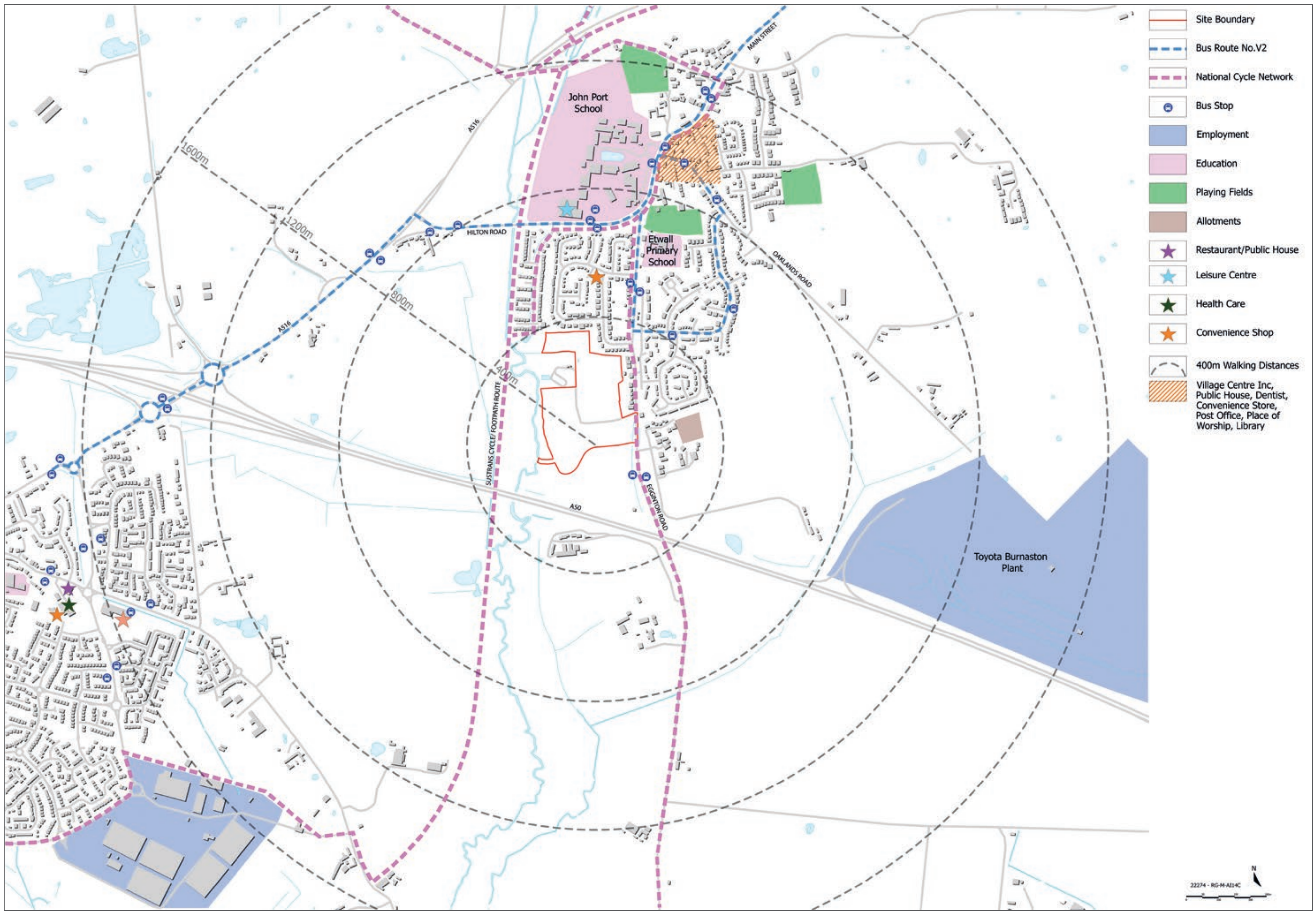
Site analysis

Development proposals

Next steps

Village analysis

This board provides an overview of facilities within Etwall and in the wider area. Overall, there is considered to be an excellent range of services and facilities within the village and access to higher-level facilities and employment within a sustainable distance of the site.



The Village	Wider context
Etwall provides an excellent range of facilities and services for the local community, many of which are located within 5 to 10 minutes walking distance of the site including a; primary school, secondary school, post office and convenience retail store. There is also a GP surgery 3.5km away from the site in Hilton, which also has additional retail provision to complement the offering in Etwall. Hilton can be reached via the Sustrans route, which runs to the west of the site. Bus service numbers V1 and V2 operate along Egginton Road and Hilton Road to the north of the site and provide an hourly weekday link between Burton and Derby.	Further afield retail provision is available in Hilton and on a larger scale in Burton-upon-Trent and Derby centres; which contain a full range of retail facilities. In addition there is also a large number of employment opportunities within a sustainable distance of the site. As well as employment in Etwall at the schools and businesses that currently operate, the Toyota factory at Burnaston and Nestlé factory at Hatton provide large-scale opportunities within approximately 6km of the site. Furthermore, there is more general employment associated with the urban areas of Derby and Burton-upon-Trent that can be reached via the aforementioned bus services.

Site analysis and constraints

This board provides an analysis of the site and some of the primary constraints that have been considered in the design approach for the site.

Topography

The site is generally flat within the developable area, although beyond it the land slopes down towards Etwall Brook and the south western corner of the wider-site. There is no constraint envisaged in this regard.

Landscaping

Views into the site are limited as a result of the existing development on the northern and eastern boundaries. A thick landscape belt will be provided adjacent to the Sewage works, which will provide screening for new and existing residents. Existing vegetation will be maintained wherever possible.

Flood risk and Drainage

As part of the detailed technical work the Etwall Brook has been modelled with a site specific hydraulic assessment. The developable element of the site will be wholly located within Flood Zone 1 and is therefore appropriate for residential development under National Planning Policy Framework (NPPF) guidelines. Existing ditches will be retained and overland flow routes will be conveyed through the development area to on-site drainage features and the Etwall Brook.

The proposed development will not lead to an increase in the risk of flooding elsewhere providing on site surface water attenuation facilities totalling 1500m³ and will provide betterment of up 70% over existing greenfield runoff rates

Foul sewage will in part drain by gravity to an existing combined sewer crossing the site and also will be pumped from the south western boundary to an existing combined sewer in Egginton Road.

Discharge connection points have been agreed with Severn Trent Water who have confirmed capacity is available.

Transport and Access

Access will be achieved from Egginton Road through the creation of a new T-junction and this has been agreed in principal with Derbyshire County Council. A detailed Transport Assessment has been prepared to assess off site highway capacity and the scope of work has been agreed with Derbyshire County Council and Highways England. This work considers the impact of other development sites and identifies the highway network is able to accommodate the proposed development.

The proposed residential development will generate up to 81 additional vehicle movements in the peak period (08.00–09.00 and 17.00–18.00).

Noise

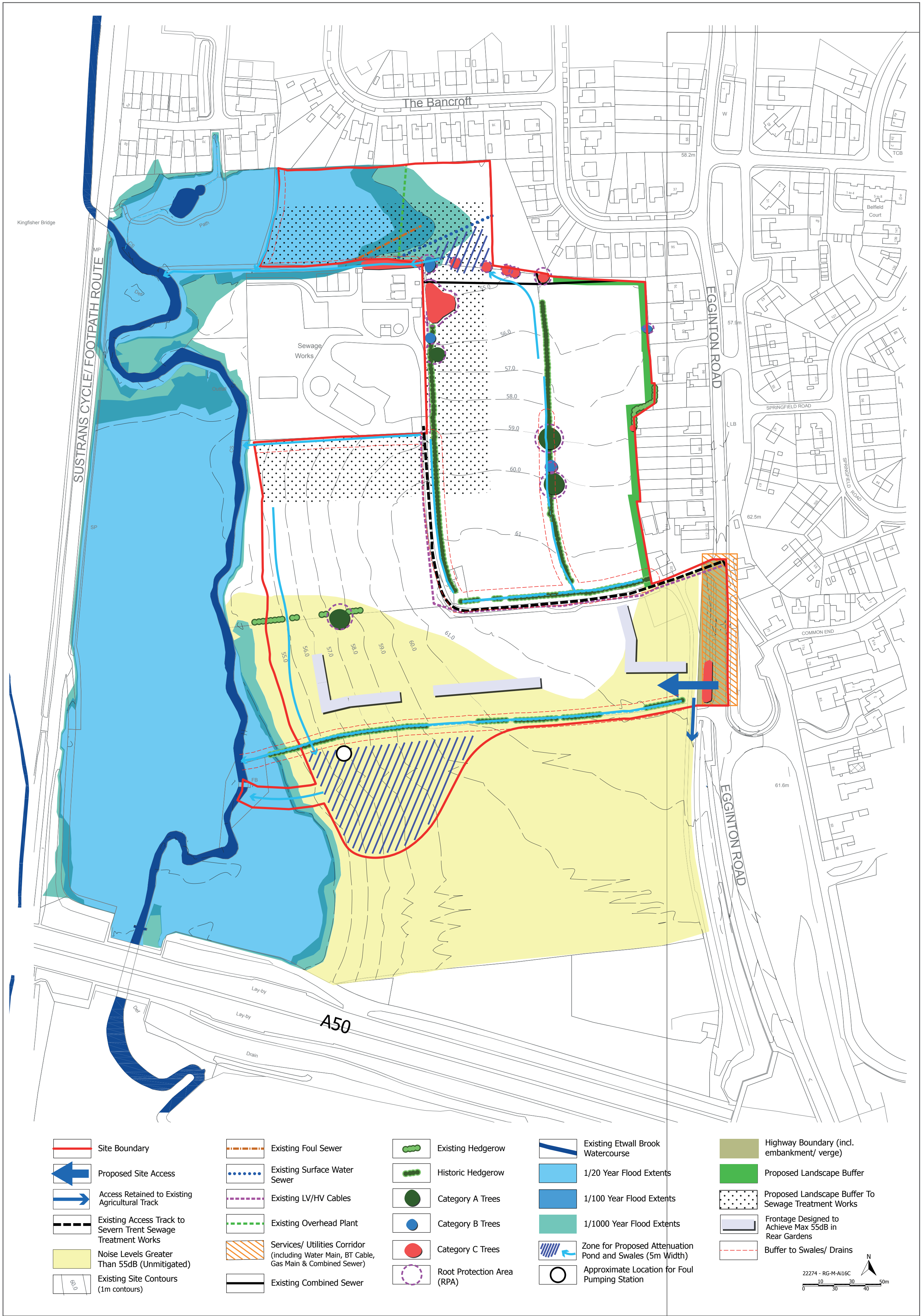
The dominant noise source at the site is the A50 located to the south of the development area. In order to achieve acceptable noise levels in accordance with British Standard and World Health Organisation Guidelines proposed dwellings along the southern and western boundaries will be positioned to face out from the development to protect rear garden amenity and suitable glazing and ventilation systems will be used to protect internal amenity.

Odour

The odour from the Sewage Works has been assessed and the proposed dwellings have been positioned 35-40m from the boundary of the works so they are an appropriate distance from the source.

Site analysis and constraints (continued)

This board provides an analysis of the site and some of the primary constraints that have been considered in progressing the site



Illustrative layout and next steps

The illustrative layout below shows how the site could be developed, including; approximately 120 dwellings (incl. affordable dwellings), open space (incorporating children’s play and sustainable drainage systems) and landscaped areas. In addition we have shown an area for a potential community facility, which we are seeking your views on.



- 1 Main site access off Egginton Road
- 2 Central green space upon arrival, providing a focal space for children’s play
- 3 Existing track to be maintained and provide pedestrian access
- 4 Linear landscape corridor along existing historic hedgerow
- 5 Landscape buffer to neighbouring properties
- 6 Maintained access to Sewage Treatment Works
- 7 Planted buffer to Sewage Treatment Works
- 8 Open green/amenity space
- 9 Boardwalk pathway through green space
- 10 Potential access onto existing path and National Sustrans cycle route
- 11 Green space to provide additional landscape amenity and children’s play
- 12 Main swale and attenuation pond to provide gradual and natural drainage into Etwall Brook
- 13 Enhancement to historic southern hedgerow to compliment views to and from A50
- 14 Potential area for community facilities

Thank you for attending the event today.

Next steps:

Please find response forms for you to either fill in today or to take away for further consideration. We will need all comments back by **Friday 19th June 2015.**

- Application to be submitted July 2015; and
- Application to be determined September/October 2015.

**Appendix 7 –
Consultation response form**

8th June 2015

Please fill in our feedback form with as much or as little detail as you would like to include.

- ☐ Smaller starter homes (1-2 bed)
- ☐ Smaller family homes (2-3 bed)
- ☐ Larger family homes (3-4 bed)
- ☐ A mix of the above

☐ Yes

☐ No

☐ Don't know

What do you think? (please write)

[illegible]

Question 4

An area is shown on the illustrative layout that could be used for community uses (e.g. GP surgery, allotments); are there any particular community uses that you would like to see delivered this area?

What do you think? (please write)

Question 5

Do you have any further comments to make?

What do you think? (please write)

Your details

Thank you for taking the time to fill in our feedback form – we will review all of the responses received and these will help shape our designs. Please let us have your details. This will help us analyse the responses and we can keep in touch with you as our work progresses:

Name:

Age: ☐ under 15. ☐ 15 to 25. ☐ 26 to 40. ☐ 41 to 60. ☐ over 60.

Address:

Postcode:

Phone number:

Email address:

What to do with this form

Once you have filled in as much of this form as you wish either **hand it back to us today** or send it to:

**Barton Willmore
Regent House
Prince's Gate
4 Homer Road
Solihull
B91 3QQ**

All responses must be received by Friday 19th June.

For further information you can also email us:
eggintonroadconsultation@webbpr.net

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