

# **Doveridge**

## **Neighbourhood Development Plan**

### **2017 - 2033**



# Contents

## Executive Summary

Background to the Neighbourhood Plan  
The Neighbourhood Plan Area  
Purpose of the Neighbourhood Development Plan  
The Scope of the Neighbourhood Plan  
The Neighbourhood Plan Process  
The Local Plan  
Strategic Context

## Community and Stakeholder Engagement

Key Outcomes and Issues

## Doveridge – the Place

Character of Doveridge  
Relationship with Neighbouring Towns  
Landscape and Setting  
Preservation Issues  
History and Heritage  
Education  
Business and Employment  
Local Services  
Community Assets and Facilities  
Traffic and Transport  
Infrastructure  
Sport & Recreation

## Vision and Aims

## Land Use Policies

Policy Context  
National Policy  
Sustainable Development  
Local Strategic Policy  
Policies for Doveridge  
Rural Settlement  
Design  
Housing  
Business and Employment  
Community Assets and Facilities  
Transport and Movement  
Natural Environment

## Non-Planning Issues

# Executive Summary

## Background to the Neighbourhood Plan

This Neighbourhood Plan will set out the direction for the parish of Doveridge until 2033. It has been brought forward as part of the Government's Localism Act 2011, which aims to give local people more say in the future land use of the parish. Although the Government's intention is for local people to influence what goes on in their neighbourhood plan area, the Localism Act 2011 however sets out important legal requirements. In accordance with such legislation, the Neighbourhood Plan must meet the basic conditions:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State, namely the National Planning Policy Framework and Planning Policy Guidance
- Contribute to the achievement of sustainable development
- Be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations
- Be in general conformity with the strategic policies of the development plan for the area.

In relation to the latter the Doveridge Neighbourhood Plan must reflect the strategic policies of the adopted local plan and the emerging Derbyshire Dales Local Plan 2016 to 2033.

Within these constraints, the Neighbourhood Plan still gives the opportunity for local people to have control over the future of their parish by actively planning where other development should go and what benefit it would bring to the area. Furthermore it can improve and increase the local environmental and recreational resources of the area for the benefit of the health and well-being of local residents.

It can also incorporate other wider policies that go beyond land use considerations and demonstrate support for wider strategic improvements.

## The Neighbourhood Plan Area

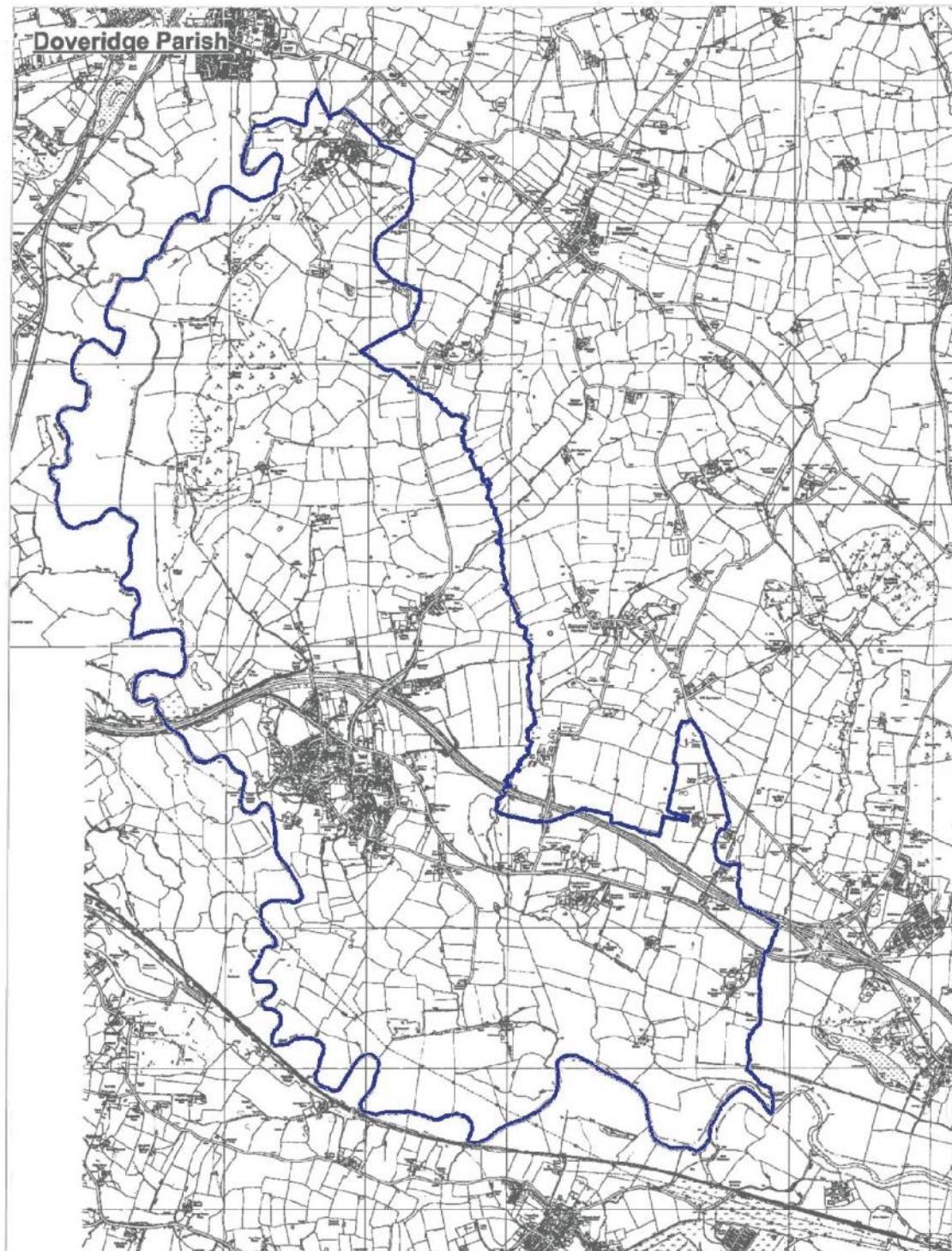
In 2011 the Localism Act came into force, enabling local communities in England to take the lead in planning how their own neighbourhoods will develop. Many communities around the country have seized this opportunity to influence the future of their areas. Doveridge Parish Council has produced a Neighbourhood Development Plan for the parish in order to shape the future development of the area.

The Neighbourhood Area is the area that will be covered by the Neighbourhood Plan. The Doveridge Neighbourhood Area, which is the same as the area defined by the Doveridge Parish boundary, was designated by Derbyshire Dales District Council (DDDC) on the 8<sup>th</sup> October 2015. The Council's decision empowers Doveridge Parish Council to produce a Neighbourhood Plan for the Parish.

Although this Neighbourhood Plan encompasses the whole Parish of Doveridge, because the significant majority of the population lives in the village of Doveridge this plan will mainly focus on the village settlement. The Neighbourhood Area is shown in the following map.



## The Neighbourhood Plan Area:



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Doveridge Parish Council, Town Hall, Back Road,  
Milebush, Derbyshire, DE4 3DA.  
Telephone: (01429) 791100.

  
15/07/2015  
[WWW.DOVERIDGEPARISHCOUNCIL.CO.UK](http://WWW.DOVERIDGEPARISHCOUNCIL.CO.UK)

## **Purpose of the Neighbourhood Development Plan**

Neighbourhood Plans are part of the statutory planning system. This means that when decisions are made on planning applications the policies and proposals in the Neighbourhood Plan must be taken into account by the local planning authority, DDDC.

Neighbourhood Plans are a new type of statutory plan. Not only are they intended to be produced by local people for their own areas, they also have to be agreed through a referendum of the people living in that area. Unlike national planning policy, which is approved by Parliament, or district planning policy, which is approved by the local authority, a Neighbourhood Plan must be the subject of a vote by residents of the area covered by the Neighbourhood Plan.

The Doveridge Neighbourhood Plan will be a statutory planning policy document supported by a majority of local people, which will enable Doveridge Parish Council to have a greater and more positive influence on how the area develops over the plan period 2017 to 2033.

## **The Scope of the Neighbourhood Plan**

The purpose of Neighbourhood Plans is to allow local people to have a greater say in the development of their areas. However, each Neighbourhood Plan must be in line with and not contradict higher level planning policy. It is a legal requirement for Neighbourhood Plans to have appropriate regard to the National Planning Policy Framework and to be in general conformity with local strategic policies. A key implication of these requirements is that, where the Local Plan has a growth allocation for an area, the Neighbourhood Plan must provide scope for at least the level of growth specified in the Local Plan. This is discussed in more detail in the Local Plan section.

In planning the future development of their areas local planning authorities must set out the level of growth in housing and employment which will take place over the next 10 to 15 years. In other words the total numbers of new dwellings that will be built and the total area of land for new employment that will be developed are both provided by the local planning authority. The Neighbourhood Plan can determine where these dwellings or business units will go, and it can allow a higher level of growth than the local planning authority requires, but it cannot reduce the scale of these allocations.

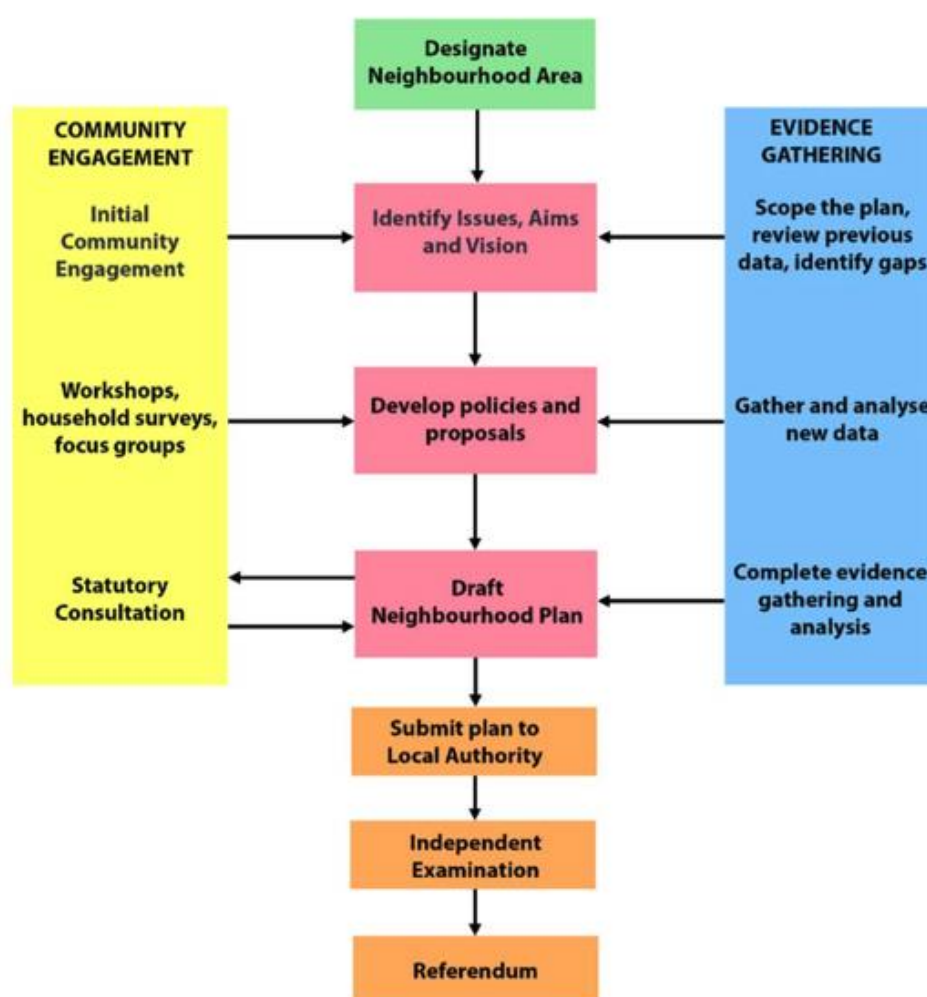
Doveridge Neighbourhood Plan will be part of the statutory development plan for the area. Consequently it may only deal with the same range of matters as all other statutory development plans, namely the development and use of land. Other matters, such as the promotion of events, social and community activities, advisory support for businesses, etc., and matters which are covered by separate legislation, such as highway matters, cannot be dealt with in the Neighbourhood Plan.

## The Neighbourhood Plan Process

The neighbourhood plan process is set out in the Neighbourhood Planning (General) Regulations 2012. This document defines the main stages that a Neighbourhood Plan must go through before it is voted on at the referendum. Neighbourhood Plans that do not closely follow the Regulations in the way they are produced may be vulnerable to legal challenge at a later date.

The following diagram illustrates the main stages in preparing the Doveridge Neighbourhood Plan.

## Main Stages of the Doveridge Neighbourhood Plan Process



Neighbourhood plans must be based on relevant evidence about the neighbourhood area (the Parish of Doveridge) and must reflect the views of the local community. The Parish Council has therefore been careful to gather the necessary evidence to inform the Neighbourhood Plan and to underpin the policies in it.

The Neighbourhood Plan itself has been led by the Doveridge Neighbourhood Plan Steering Group, which is made up of Parish Councillors and members of the community. In producing this draft Neighbourhood Plan the Steering Group has been supported by neighbourhood planning specialists, Urban Vision Enterprise CIC. Throughout the process the Steering Group has liaised with DDDC, who have provided practical assistance and advice on key issues such as strategic local policy and have completed "The Sustainability Appraisal and Strategic Environmental Assessment Screening Report".

The Parish Council organised many informal consultation events to gauge local opinion at key stages in the production of the Neighbourhood Plan. In addition the Neighbourhood Plan has been the subject of a 6-week period of statutory consultation before the plan could be submitted to DDDC. This was the stage when views about the Neighbourhood Plan were formally recorded and formally responded to, so anyone wishing to make comments used this opportunity to register them.

During formal consultation the Parish Council advertised that the draft Neighbourhood Plan was available for people to comment on. The publicity notified people where they could see a copy of the Neighbourhood Plan, the deadline for comments, and where they could be returned. Details and all relevant documents are available on the Neighbourhood Plan section of the Doveridge Parish Council website [www.doveridge-village.org](http://www.doveridge-village.org) - and forms were made available for people to register their comments.

After the formal consultation period the Parish Council considered all the representations received and decided how to respond to them. This included making appropriate modifications to the draft Neighbourhood Plan.

The amended Neighbourhood Plan will then be submitted to DDDC, along with a Consultation Statement and a Basic Conditions Statement, explaining how the Neighbourhood Plan satisfies the defined legal requirements.

It is the Council's duty to check whether the Neighbourhood Plan has followed the proper legal process and that it has met the legal requirements for consultation and publicity. If the Council is satisfied in this regard, then the Council will publish the Neighbourhood Plan and invite representations from the public and from statutory consultees. At this stage comments must focus on whether the Neighbourhood Plan satisfies the basic legal conditions.

Following the 6-week publicity period DDDC will appoint an independent examiner to consider the Neighbourhood Plan and any representations made at this stage. The independent examiner's duty is limited to considering whether the Neighbourhood Plan meets the basic conditions. This means there is little scope to alter the content of the Neighbourhood Plan at this stage.

The independent examiner will prepare a report, which can recommend that the Neighbourhood Plan proceeds to a referendum or proceeds to a referendum with appropriate modifications. If the examiner concludes that the Neighbourhood Plan does not meet the basic conditions he or she will recommend that it does not proceed to a referendum.



If the examiner finds the Neighbourhood Plan to be satisfactory, with modifications if necessary, then DDDC will arrange for a referendum to take place. All people on the electoral register who live in the Neighbourhood Area (Doveridge Parish) will be entitled to vote in the referendum.

If more than 50% of the votes cast support the Neighbourhood Plan, then the Council will bring the plan into force through a simple resolution of the Council.

## **The Local Plan**

The Neighbourhood Plan has a role to play in ensuring that the parish of Doveridge plans for the proposed growth so that any future development meets the needs and aspirations of the community.

In the preparation of the Neighbourhood Plan the following local strategic documents have been used:

- Adopted Derbyshire Dales Local Plan 2005
- Derbyshire Dales Local Plan Saved Policies November 2008
- The DDDC Strategic Housing and Employment Land Availability Assessment (SHELAA) April 2016
- The Derbyshire Dales Local Plan 2016-2033 Pre-Submission Draft Plan August 2016.

## **Strategic Context**

This includes:

- Doveridge's location within Derbyshire Dales
- Major transport routes and links to the village and elsewhere
- Wider social/economic/environmental context
- Green belt.

# Community and Stakeholder Engagement

Doveridge Parish Council developed a programme of community and stakeholder engagement and this has been used to guide the process of producing the Neighbourhood Plan. As with all the other services it demonstrates the Parish Council recognises that the Neighbourhood Plan must reflect the needs of the community and the locality. Accordingly the Parish Council has sought to communicate with residents in a timely and effective manner and to inform and actively engage with them throughout the process of producing the Neighbourhood Plan. The community engagement carried out on behalf of the Parish Council in producing the draft Neighbourhood Plan is summarised in the community engagement table.

To achieve the varied community engagement the Parish Council has used a wide range of communication methods including special open meetings, workshops, the village notice boards, social media such as the Facebook page, the Doveridge Parish News and the parish website. In addition specially printed leaflets, questionnaires and housing needs surveys were circulated to all households in the parish at key stages.

The Neighbourhood Plan itself has been led by the Doveridge Neighbourhood Plan Steering Group, which is made up of parish councillors and volunteers from the local community. In producing this draft Neighbourhood Plan the Steering Group has been supported by URS planning consultants, and neighbourhood planning specialists, Urban Vision Enterprise.

The Neighbourhood Plan has undertaken or will be undertaking the following statutory consultation as part of the process:

- Publicity of the neighbourhood area (already done by Local Planning Authority)
- Pre-submission consultation (done by Parish Council)
- Publicity following submission (to be done by LPA).

In addition the following table illustrates the non-statutory community and stakeholder engagement undertaken as part of the evidence gathering and neighbourhood plan process, used to inform, shape and scope the plan.

The outcome of each of the following engagement events was summarised and reported in the Doveridge Parish News periodically and published on the Neighbourhood Plan section of the Doveridge Parish Council website.

In addition to the consultation carried out for the Neighbourhood Plan the Parish Council was able to refer to a comprehensive questionnaire and housing needs survey carried out early in 2016 for the production of the Doveridge Neighbourhood Plan. This previous work enabled the later 2016 survey to focus on, and confirm and expand upon, the key issues identified previously.

<b>COMMUNITY ENGAGEMENT PROCESS FOR DRAFT NEIGHBOURHOOD PLAN</b>		
<b>Date</b>	<b>Method</b>	<b>Purpose</b>
May 2015	Establish the NP Steering Group	To enable a programme of community engagement to inform, scope and shape the NP.
May 2015	E-Mail Update	An e-mail circulation group was set up to inform 200 people and a closed Facebook page was also created, accessible by 229 people.
June 2015 – January 2016	Community Meetings and Workshop	With over 200 residents in the Village Hall to inform people about proposed developments and the need to write a Neighbourhood Plan. A workshop to ask residents what they thought about the village and what they wanted its future to be. The evidence gained to inform the DNP.
January 2016	Housing Needs Survey	A Housing Needs Survey was delivered to every household in the Parish. Approximately 200 were returned and the data collated and analysed to inform the housing policies in the NP.
April 2016	Community Questionnaire	A 12 page questionnaire based on evidence already gained from the Village Workshop and the Housing Needs Survey sent to every household (600). Almost 300 were returned and the information was analysed. This data has been used to inform the writing of the Neighbourhood Plan.
April 2016	PC Website	An update was added to the Village Website to keep people informed of the Neighbourhood Plan's progress.
2016	Stakeholder Engagement	Members of the Steering Group contacted 22 partners in local businesses and organisations within Doveridge. Meetings were held with the Head Teacher of the local Primary School.
2015-2017	Developer and Applicant Engagement in the NP Process	The Steering Group has engaged with several agents applying for planning permission on several different sites within the village. This was to make them aware of the NP and the evidence gathered including the aims and aspirations of the plan and community.
2016	Agency Stakeholder Engagement	Several specialist organisations have been approached to offer expertise, such as Derbyshire Wildlife Trust and The Archaeological Society etc.
2015-2017	LPA Engagement	Several meetings have been held with DDDC's Planning Policy Manager, the Housing Manager and the Neighbourhood Plan Champion. The DDDC completed the SA/SEA Screening Report
2016 Oct – Dec	Reg 14 Consultation	To elicit final comments on the draft plan enabling amendments to be made.

## Key Outcomes and Issues

As a result of the community engagement the key issues and themes for the Neighbourhood Plan were identified and from these the vision and aims were formed. Below is a SWOT analysis of the main issues raised through the process which is followed by a table that highlights in more detail some of these points raised during the Housing Needs Survey and the Community Questionnaire.



Bonds Croft Meadow



The Lake

## SWOT Analysis Results

<b>Strengths</b> <ul style="list-style-type: none"> <li>• Community Spirit/Ethos</li> <li>• Open countryside</li> <li>• Green Spaces</li> <li>• Trees and Hedgerows</li> <li>• Country Lanes and Footpaths</li> <li>• History and Heritage</li> </ul>	<b>Opportunities</b> <ul style="list-style-type: none"> <li>• Provision and design of new dwellings</li> <li>• Neighbourhood Plan Vision and Aims</li> <li>• School and Recreational Facilities</li> </ul>
<b>Weaknesses</b> <ul style="list-style-type: none"> <li>• Car parking</li> <li>• Traffic</li> <li>• School provision</li> <li>• Transport</li> <li>• Medical services provision</li> </ul>	<b>Threats</b> <ul style="list-style-type: none"> <li>• Number of houses (DDDC) land stock and availability</li> <li>• Noise pollution from A50</li> <li>• Drainage, Sewerage and Flooding</li> <li>• Lack of Employment</li> </ul>



Lake Drive



High Street



## Key Issues Raised in Housing Needs Survey and Community Questionnaires

Housing Needs	Questionnaire
Threat of too much development	Limit the number of houses to no more than in the Local Plan.
Transport	Insufficient bus services
Road noise	Noise from the A50 - type of mitigation.
Parking	Parking is an issue. There is a need for a minimum of 2 off road spaces for each property and a general car park.
Education	School needs a pre school on site
	Education provision post 9 years
Footpaths	Preserve footpaths and bridleways
Lack of employment	Limited Employment in village
Drainage, sewage, flooding issues	Drainage, sewage and flooding issues
Mains gas supply desirable	No gas supply
Affordable housing to rent, private and social.	Insufficiency of low cost, affordable, starter homes.
Smaller type accommodation for downsizers.	Need for smaller properties to purchase to enable elderly to downsize.
Limit traffic in village and speed, (not bumps)	Limit traffic and speed within the village
Maintain the character, form and materials of existing housing in the village.	Preserve green open spaces, trees hedgerows, country lanes and footpaths, important wildlife habitats, ecology and heritage designated and non designated.
	Houses should be carbon neutral, eco friendly, build for life and in keeping with current housing stock.
	Complete broadband optical fibre provision for whole village
	No medical facilities available in village
	Not sufficient sports facilities for teenagers and the elderly.
	Provide more cycle routes

# Doveridge – The Place

## Character of Doveridge

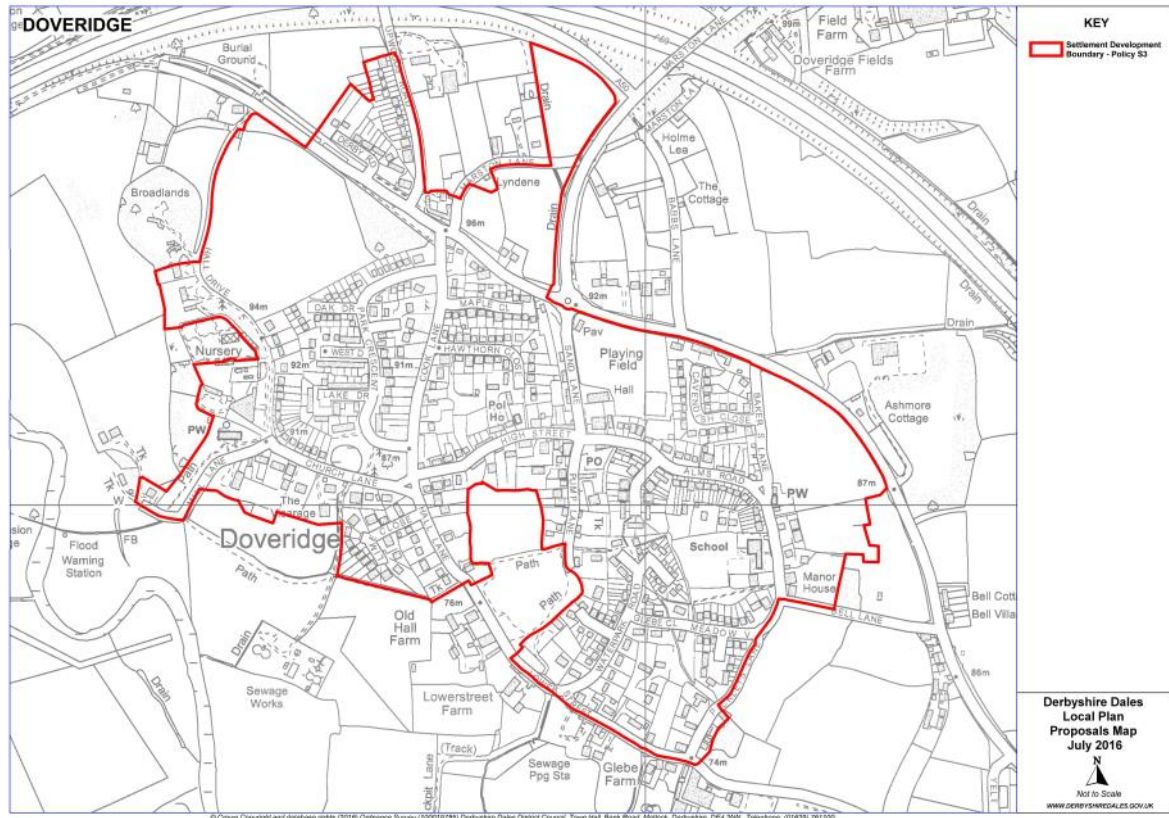
Doveridge Parish is a community of 1622 residents (2011 census), situated at the south western edge of Derbyshire in the Derbyshire Dales, and close to the county boundary with Staffordshire, along the A50 corridor. It extends roughly in a line north/south from Abbotsholme in the north to Brocksford and West Broughton in the south east, following the course of the River Dove, which forms part of the county boundary to the west of the village.

The village community is made up of a mainly working and retired population, with the working population comprising commuters to the larger areas of employment (Derby, Stoke-on-Trent, Nottingham, Stafford, Birmingham etc.), small businesses, building and property maintenance-associated trades (builders, plumbers, plasterers, painters, joiners) and gardeners/landscaping, bed and breakfast and the shooting club as well as a variety of other occupations such as teacher, tree surgeon, architect, graphic designer and chiropodist.

Farming and associated agricultural work and services also form a substantial part of the employment within the Parish of Doveridge.

Doveridge is essentially a semi-rural environment with its agricultural roots dictating much of how the outer reaches of the parish look today with farming establishments, detached and semi-detached housing.

Within the Settlement Boundary housing is more concentrated, with a variety of housing developments being added between the late 1930s (Florence Drive and on Alms Road) and Maple Close at the close of the last millennium.



Settlement Boundary 2016

## Relationship with Neighbouring Towns

Uttoxeter (across the county boundary in Staffordshire) is the closest township to Doveridge and provides many of the immediate services for Doveridge residents, including medical services, retail outlets, schools, railways, banking and legal services. The current bus service to Uttoxeter is a major asset for villagers.

The village's relationship with Ashbourne, its market town within Derbyshire which is twelve miles away, is restricted mainly to schooling which involves an early start and late finish for those pupils using the provided school bus service. There is no direct public bus service to Ashbourne so a vehicle is essential and this restricts those who visit the town.

The larger retail requirement is provided at Burton-on-Trent, 13 miles away, which is accessible by bus, taking one hour. Burton also provides the nearest A&E and all other hospital services.

There will be a need for detailed discussions with the various local authorities in both Derbyshire and Staffordshire to address these issues from education (see page 23), medical services, public transport, employment and as required by the National Planning Policy Framework.

## Medical Services

Medical information from East Staffordshire Clinical Commissioning Group;

- GP practices can ask for boundaries to be reshaped but there has to be clear justification for doing this.
- The national strategy for primary care has steered away from building yet more single/small surgeries which we are struggling to man and towards joining up surgeries instead, so neither the CCG or NHS England would look favourably on a new build surgery in Doveridge.
- Neither the Uttoxeter nor Sudbury practices are interested in opening a surgery in Doveridge. The Sudbury Practice would like a contribution from a developer to extend the surgery in Sudbury to accommodate the increase in population in Doveridge, planned to be 219 dwellings in the DDDC's Local Plan. The practice is in communication with Derbyshire Dales to support them in obtaining this. This will be in order for the practice to be able to provide services to the potential increasing population in Doveridge.
- As stated the CCG is supporting the national primary care strategy for practices to 'cluster' and work together so we would support contributions made by developers to practices wishing to work to scale to support the increasing population health care needs. The Staffordshire CCG's estates strategy promotes the concept that future healthcare provision will also be combined with social care and other community needs/requirements where possible. Essentially looking at the community needs of the population as a whole as opposed to looking at healthcare provision in isolation.

## Landscape and Setting



Doveridge from the air, copyright M Handley

The architectural pattern of the housing stock can be mapped alongside the growth of Doveridge; the earliest surviving dwelling in the village is the farmhouse at Lower Street Farm, dated as 16th/early 17th century, with its characteristic studded timber frame with a lath and plaster infill. The deposits of clay in the area gave rise to local brick production and dwellings in Lower Street and in the centre of the village being constructed using these.

Many of these houses date from the 18th and 19th centuries, and it is this style that set the main architectural style in Doveridge up until just before the 2nd World War. Although the developments carried out prior to 1939 to the north of the village (off the former route of the A50) and in Church Lane/Hall Drive are brick, these are now the mass produced versions. Mass produced brick has been the predominant building material for housing in Doveridge since that time, with only the colour generally being altered with each development.

Architectural details and vernacular have generally conformed with building designs associated with the time that the various developments have taken place – from Arts and Crafts and the occasional Art Deco design and detail through to the plainer work of the late fifties and sixties. Roofing materials vary from slates in the earlier buildings through to various coloured tiling styles.





Cavendish Close



High Street

The predominant building height is of 2 storey with dormer windows being used in some of the earlier cottages around the village and these features have been employed on the modern houses.

In the main, whilst the overall styles are conservative and the use of brick is predominant, each development is characterised by different colours and styles, and roofing material also varies from development to development, depending on the era that the houses were built.

## Preservation Issues

Trees, plantations, hedgerows and country lanes play a major role in defining the visual character of Doveridge. The western end of the village around St. Cuthbert's Church and land that originally belonged to the former Doveridge Hall estate, has many plantations of yew and holly in-filled with some broad leaved trees. The churchyard of St. Cuthbert's is home to the second oldest yew in Derbyshire. Plantations of other native trees including beech and oak also characterise this part of the village. In this area alone there are some fifteen areas covered by blanket Tree Preservation Orders (TPOs), and more than fifty individual trees covered by TPOs. At the eastern end, the area around the Manor House has a blanket Tree Preservation Order as has an area at the rear of Lower Street Farm and Glebe Farm; and there are again quite a considerable number of individual trees similarly protected.

Hedgerows form a key characteristic along Babbs Lane, Lower Street and Yelt Lane, as well as Pickleys Lane, Bakers Lane and Bell Lane and parts of Pump Lane. All these hedgerows border farmland and the narrow roads in this particular part of the village. This area was not incorporated into the Doveridge Hall estate and, as such, retains much of its rural character. It is also clearly of some age, in parts. These hedgerows also perform a key ecological function.

In terms of wildlife, Doveridge does not have any formal designations of Sites of Special Scientific Interest (SSSI). However, the parish offers a diverse range of natural habitats noted by the Derbyshire Wildlife Trust as being of ecological significance and designated on their map of the area provided to us on the 20th September 2016 (see page 55). These include the hedgerows as mentioned, the lake on Church Lane, bluebells in some of the plantations, woods, woodlands, copses, spinneys, and specific wildlife on and in the pond next to the A50, at the bottom of what was once Red Hill.

Contained within Doveridge are some very special, high quality habitats, which provide complete environments and safe corridors to many species of birds, these are in decline because of the loss of their habitat elsewhere in the country. The species include linnets, yellow hammers, spotted fly catchers, tawny owls, sparrow hawks, barn owls, kestrels and common buzzards. Last year (2016) for the first time in many years red kites were seen establishing themselves in Doveridge and sightings in Babbs Lane and Bakers Lane have been documented by the local recorder for the RSPB. The red kites have a very high level of legal protection as in the 1980's they were one of only three globally threatened species within the UK.

The habitat which encourages and sustains these birds has been built up over many generations and includes quality native hedgerows, a wide variety of native mature trees, decaying timber, quality farmland and a wide variety of small invertebrates and mammals. It requires all of these elements to be present to encourage the protection of species such as red kites and other birds whose populations are declining in the UK.

## History and Heritage

Doveridge is a typical settlement of the south west Derbyshire region, with a history dating from before the Domesday survey; by 1087 the community comprised approximately 40 villagers working the land, a church, a priest and a mill.

From that time on, Doveridge was formed around an agricultural community. The large tracts of ridge and furrow across the parish are testimony to a high level of agricultural activity. It was not until the various Enclosure Acts of the mid 18<sup>th</sup> century that change began to take place. The rise of several large landowners meant a change in the appearance of the village. Larger farms began to dominate the rural landscape and many of these fell into the ownership of the Cavendish family. They had held substantial land interests in Doveridge since the manor was granted to Sir William Cavendish in 1552 and by 1769 Sir Henry Cavendish 1<sup>st</sup> Bt, was building Doveridge Hall and turning a substantial amount of land at the western end of the village into parkland.

The turnpike road connecting Derby with Newcastle-under-Lyme and links to Stafford brought a range of traffic past the village's 'doorstep'. What eventually was to become the A50 continues to dominate the village environment into the 21<sup>st</sup> century. The re-routing in 1998 meant less traffic passing through the village, although the high level of traffic noise is ever present due to its concrete construction.

The village grew in population and by 1891 it stood at 735. The village had by now taken on its visual character and the predominant building material was the warm red of the locally produced bricks. New buildings had been constructed, including a Methodist chapel at the eastern end of the village (1805) - the largest on the Dove Valley Circuit, a new school building in the High Street (1841) and out to the east Brocksford Hall was built in 1893.

Doveridge Hall continued to dominate the village until 1894, when the house and its immediate park were sold. The Doveridge estate continued as a whole until financial pressures brought about a gradual sale of the remainder of the landholdings, thus returning many of the farms to private ownership. Doveridge Hall itself was finally demolished in 1938 and the remaining parkland sold off.

House building increased across the village with the eastern end of the village being developed in 1930s with the Florence Drive development. By the end of the 1960s, the Cavendish Close, Park Crescent and Lime Close housing estates had been completed. By the early 1990s, the Waterpark Road estate was also constructed. The Parish still retains at least nine working farms across the parish and 25 listed structures, including its Grade 1 listed Parish Church.

The more recent character of the village has been one of housing developments and green spaces, but always with open views to the wider countryside. This is a feature that clearly makes Doveridge the village that the community love and is often cited by new villagers as one of the reasons for moving here. It is not too built up.





Views looking out from the village

Doveridge strives to retain its character. It is a Parish with a long history, a strong sense of place and a vibrant and caring community ethos.

## Education

The current position with junior school pupils is that at the age of 9 most attend Middle Schools in Uttoxeter and then go on to the Thomas Alleyne's High school in Uttoxeter or the JCB Academy in Rocester. All of these are in Staffordshire.

The concern is, if the proposal by East Staffs Borough Council for 700 houses to be built in Uttoxeter is adopted, this arrangement may not continue. If this happens the children between the ages of 9 and 11 may not be permitted to attend school in Uttoxeter and will have to be accommodated at Doveridge. This will probably mean an extra class. This extra pressure on the school will be with the current population of Doveridge and does not take into account any additional building of houses within the village.

The future development proposed for Ashbourne will put additional pressure on Queen Elizabeth's Grammar School (QEGS) which is the other senior school used by some Doveridge children at age 11.

When schools are oversubscribed a distance tie break applies for pupils out of the catchment or normal area. Doveridge is therefore vulnerable being 2 to 3 miles from Uttoxeter schools and in a different county.

In the District Council's Duty to Cooperate Statement January 2016 it sets out:

*Doveridge - Some capacity exists at school - Now seeing significant growth in Uttoxeter and Staffs Schools and as result it is likely that school will retain more pupils in the future. There is also some scope for expansion at the school to accommodate additional housing within the village.*

In his response to Derbyshire Dales Draft Local Plan the Strategic Director of Derbyshire County Council stated re Doveridge: It is likely that current planning applications will utilise the available surplus and projected surplus capacity at the primary school. In future, any further residential development will likely result in a requirement for the provision of additional primary school places, to be funded by developers. At secondary level, QEGS is defined as the normal area school (although exercising parental preference for places in Staffordshire may be the usual practice – see comments below).

QEGS is projected to have a small amount of surplus capacity and could accommodate some additional secondary pupils from a small level of housing development. However, significant housing growth within the normal area of QEGS would see the small amount of projected surplus capacity taken up. There would be a need for developer contributions (secured either via Section 106 planning obligations or Community Infrastructure Levy (CIL)) to provide additional secondary places in order to mitigate the cumulative impact of housing development in the QEGS normal area.

It has been identified that the Pre-school Playgroup and Primary School would benefit from a custom built Pre-School on site.



## Business and Employment

Most local businesses advertise in Doveridge Parish News. At least 9 of these are based in Doveridge, the majority are small employing only 1 or 2 people.

The businesses include:

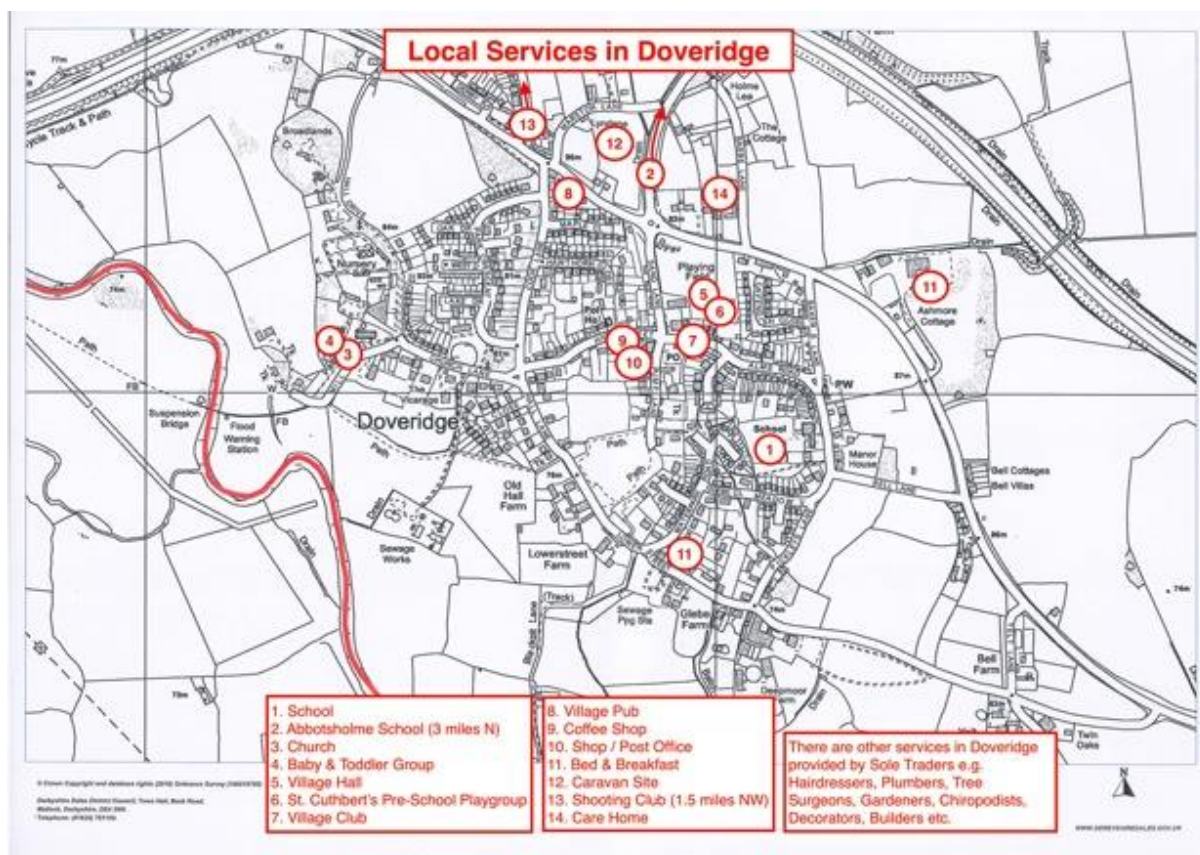
- Two care homes with 42 staff
- A crane hire operator with 22 staff
- Abbotsholme school - staff numbers unobtainable
- Doveridge primary school – seven full time and eight part time staff
- The village shop/Post Office/coffee shop employing five part time staff
- Pre-school group – five staff
- Shooting club
- Doveridge village club employing two full time and some part time staff
- The village pub with two full time employees
- Two bed and breakfasts employing one person each
- There are approximately nine working farms in the parish
- There are several sole trader businesses including painters and decorators, plumbers, builders, tree surgeons and landscape gardeners
- What is unknown is the number of people who work from home in professions such as IT.

This indicates a very low level of employment in the village, also some of these jobs are part-time roles and historically there have been few jobs advertised within the village.

These and other businesses advertising in the Doveridge Parish News provide useful jobs and services which need to be maintained. Whilst the range of services provided is reasonable, if the population increases significantly more jobs and services will need to be created if car usage is to be kept at sustainable levels.

## Local Services

As part of the evidence base for the Neighbourhood Plan we have identified and mapped our core local services currently within Doveridge. In addition we have a mobile library service that visits on Tuesdays fortnightly for two hours. These are illustrated on the following plan:



## Community Assets & Facilities

Doveridge is fortunate in that many of its community assets are near the centre of the village. This area is bounded by the Derby Road, Sand Lane and Alms Road and contains a recreation area, which includes two football pitches, a sports pavilion, two tennis courts, a children's playground, the village hall and a village club. The tennis courts were refurbished in 2005 and the children's playground was constructed in 2009. The village hall is well used for a variety of functions, is well maintained and has been progressively improved.

Located off Hawthorn Close is the crown green bowling club together with its own pavilion. Adjacent to this facility are 6 village allotments some of which are subdivided and there is a waiting list of 7 people.

In the north west of the village at the end of Church Lane is St. Cuthbert's Grade 1 listed Church. A memorial garden has recently been constructed in the graveyard. The burial ground is almost full and a new burial ground has been consecrated at the western end of Derby Road. As well as various Church services, there is an active Bell Ringing Team, a Baby and Toddler group and a young persons group called Gel.

There are many organisations that contribute to the active life of the village. These include: Mulberry Theatre Company, Neighbourhood Watch, Cricket Club (although Doveridge has no cricket pitch), Doveridge Preservation Society, Women's Institute, Dove Vale Senior Residents Club, Gardening Club, St. Cuthbert's Pre-School Playgroup, Doveridge Football Club, Tennis Club, Dance Club, Dovefest and Doveridge First Responders.

The Doveridge Village Club is also located in Sand Lane. It is a not-for-profit organisation owned by its members, and is host to many functions and meetings of village and non-village clubs.

The Parish has many well maintained and used public footpaths, including the Staffordshire Way. Part of a National Cycle Route, referred to in the Derbyshire Cycling Plan 2016-2030, also passes through Doveridge. The grade 2 listed Dove Bridge is on one of the footpaths and the Suspension Bridge on another.

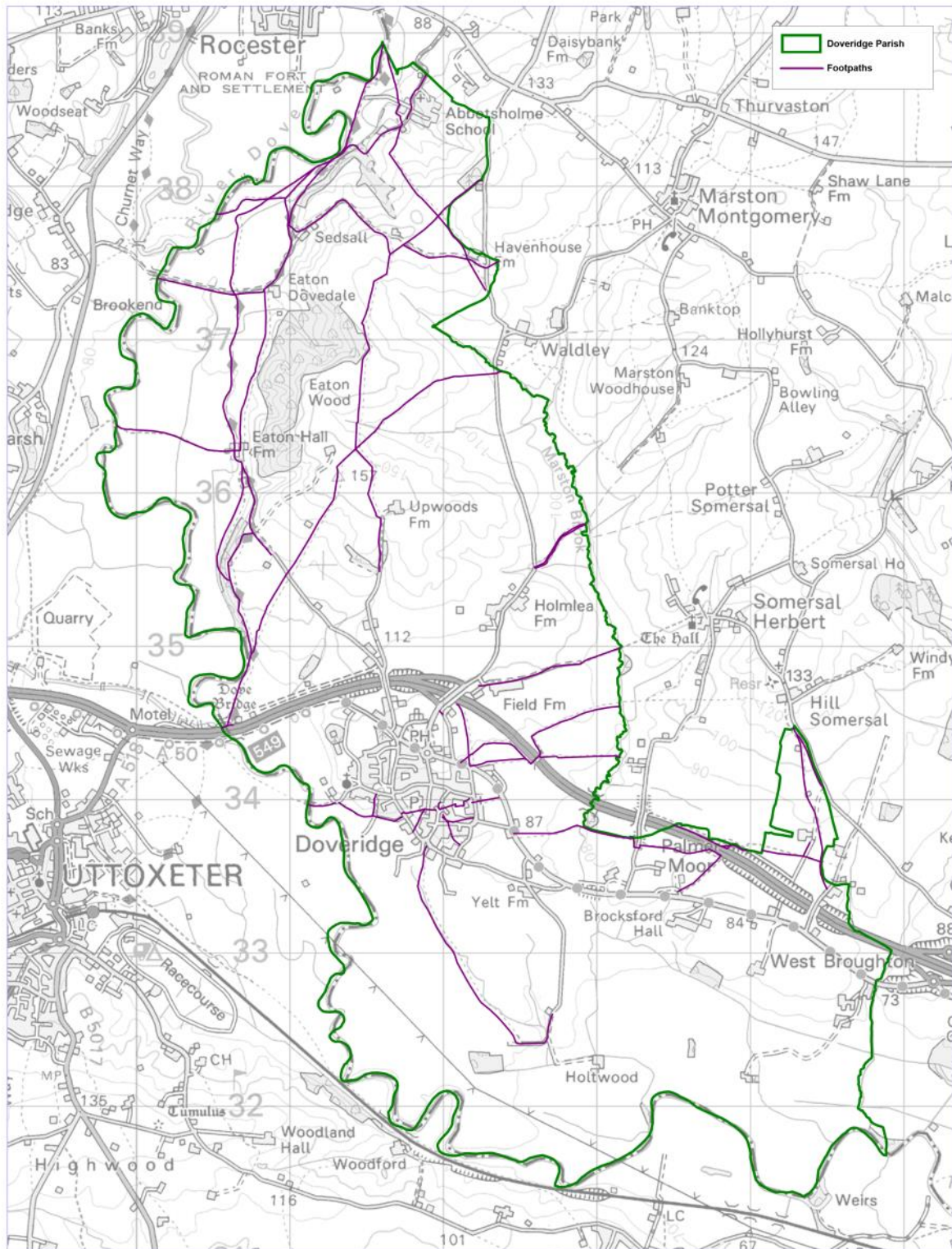


Footpath by school



Suspension bridge





© Crown Copyright and database rights (2016) Ordnance Survey (100019785)  
 Derbyshire Dales District Council, Town Hall, Bank Road,  
 Matlock, Derbyshire, DE4 3NN,  
 Telephone: (01629) 761100.

N  
 Not to scale  
[WWW.DERBYSHIREDALES.GOV.UK](http://WWW.DERBYSHIREDALES.GOV.UK)

Footpath Map

# Traffic and Transport

## Roads

The road network through the older parts of the village is generally fairly narrow with a mixture of separate footpaths / roads and combined footways / roads.

The narrowness of the roads causes particular problems on Alms Road and the High Street where there is little off-road parking resulting in kerb side parking. This is the main bus route through the village.

There is also a serious parking problem outside the school at start and finish times. This is also on the bus route.



Chapel Green outside the school

There are also other significant pinch points at Baker's Lane, Lower Street, Hall Lane, Pickleys Lane, Pump Lane, Cook Lane and parts of High Street. However a key characteristic of the village is the well established hedgerows and any widening schemes would be detrimental to this key asset.

These difficulties lead to concerns about future developments and are why villagers in their responses are asking for off road parking for any new dwellings which are built.





Pinch points Hall Lane/Lower Street

## Buses

There is generally one bus per hour to Burton-on-Trent or Uttoxeter. The service to Burton-on-Trent does not deliver a late night service. During school term time there is one direct bus service to Derby leaving Doveridge at 9:40 and the return leaves Derby at 14:30. There is no direct service to Ashbourne or to the railway station in Uttoxeter from Doveridge.

The Public Transport Unit has stated in its written response for information in September 2016 that; "Derbyshire County Council has no plans at the moment to pay for the introduction of more bus services in the Doveridge area in the immediate future."

There are no medical facilities in Doveridge. Residents who do not have their own transport have to plan visits to their GP surgeries taking account of the infrequent bus service to Sudbury or Uttoxeter. If the bus is late, they may miss their appointment and will then be subject to a lengthy wait. Patients using Rocester surgery have no bus service available.

There are only privately funded school buses to Middle Schools and Alleynes High School in Uttoxeter, and Queen Elizabeth's Grammar School (QEGS) in Ashbourne.

## Railways

There is one train per hour from Uttoxeter to Derby or Uttoxeter to Stoke-on-Trent, except on Sundays when the train service begins at 3 o'clock. There is only one local station in Derbyshire i.e. Hatton and Tutbury, where trains can be boarded. Usually East Midlands Trains only offer a single car rail vehicle (or carriage) and it is often overcrowded during commuting periods. Uttoxeter station is a 45min walk from Doveridge.

## Infrastructure

### Broadband

Broadband speed was usually in the range of 1-2Mb/s. However recently some of the village has acquired optical fibre broadband but not all areas can access this at present and it remains an issue for the area. Residents of Doveridge find this lack of speed to be very restrictive and likely to inhibit work from home.

### Water Supply

There are problems with water purity and pressure in parts of the village. Some of the old cast iron water pipes were cement lined a number of years ago.

### Sewage

The sewage works close to the River Dove, off Dog Kennel Lane, has been decommissioned and the raw sewage pumped directly to Uttoxeter. This will accommodate an increase in the number of houses in the village.

Most of the village is serviced by a combined sewer for foul and surface water. In times of heavy rain this results in the system being overloaded and foul sewage overflowing out of the manhole covers and surface water gulleys.



Flooding 2016

### Surface Water / Flooding

There are problems with flooding during heavy rain in several areas, including Lower Street, Bakers lane, Oak Drive and the Derby Road. Works have been undertaken but the problem still exists.

Information from Seven Trent regarding all the water related issues can be found in Appendix C.



Bakers Lane 2016



Derby Road 2016

The District Council in its Strategic Flood Risk Assessment states:

The main points of interest in the SFRA for Doveridge are as follows;

- From June to December 2012 a series of flooding events were recorded in several locations within Derbyshire Dales District, including Doveridge. The flooding affecting these locations was considered to be from fluvial, surface and groundwater sources, as well as from culvert and drain failures and blockages.
- Doveridge – located on the River Dove left bank between this and the A50. Although it is rather close to the Dove, most of Doveridge appears to be outside the flood zones. A few properties close to Mill Lane and Lower Street however appear to be at risk.
- Surface water incidents have been recorded in Lower Street and Church Lane.

The Dove plain is an active flood plain within the area.



River Dove in flood



## Gas

The issue of a gas supply was asked in the questionnaire. The general consensus was that provision of a gas supply to the village would improve choice.

## Oil

The majority of houses have oil heating and there are several syndicates purchasing oil in bulk.

## Renewable Energy

This is in its infancy but there are a number of houses with Solar PV and very few with Solar Thermal systems. The number of heat pumps is limited due to the style and age of properties, however they have been retro-fitted in some housing association properties. Some sites within the parish have been identified for solar farms. Planning permission was given for two 5 MW solar farms on the 14th October 2015. One was at Twin Oaks Farm Doveridge and the applicant was GRC Limited and the other was at Yelt Farm Doveridge where the applicant was Light Source Renewable Energy.

## Sport and Recreation

Doveridge has two football pitches which are used constantly throughout the winter by both junior and senior teams. The pitches are also utilised throughout the summer by a summer league team and for friendly matches and training.

Doveridge also has two tennis courts which are used for tennis throughout the summer and other sports throughout the winter months.

A well maintained sports pavilion is available for use by all sports teams and is utilised by members of the public for any other village generated activity.

There is also a large children's play area situated on the playing fields which is used extensively by children from the village.

The Village Club has three darts teams during the winter months and one team who play in a summer league and a pool table is available.

The Village Hall is utilised by many clubs and organisations. Yoga, dance and exercise classes are all regular events held there.

In the centre of the village there is a crown bowling green, which is used throughout the summer months and supports a local team who play in local bowling leagues.

A National Cycling route passes through the village via the old A50.

The consultation with the village has identified that one of the future requirements in Doveridge would be to cater for the needs of senior residents with items such as outdoor exercise equipment. The category of over 60's accounts for over 39% of the population of Doveridge.

It has been identified from a recent local survey that the teenager and youth population would welcome additional sports facilities in the form of a cricket pitch and youth club. A neighbouring village currently allows use of their facilities for cricket.



# Vision and Aims

## Vision

To enable sustainable growth and development, preserve and enhance the quality of life for the community, protect and enhance environmental quality, including special historical and natural characteristics of the neighbourhood.

## Aims

- To create a sustainable, thriving and prosperous parish that supports an excellent quality of life for all its residents whilst maintaining its sense of community and welcoming newcomers and visitors
- To ensure the area is safe from flood risk, is adaptable to climate change and has the lowest carbon dependence possible
- To preserve the high quality natural environment and protect nature and wildlife interests and green space
- To promote the parish of Doveridge as a long-term living and working settlement that meets the needs of all ages of residents and encourages businesses and employment opportunities.

The policies are the means to achieving the aims.

# Land Use Policies

## Policy Context

Neighbourhood Plans must meet certain “basic conditions”. These will be tested through the independent examination and will be checked by the local planning authority before the plan is able to proceed to the referendum.

The Basic Conditions for Neighbourhood Plans are that:-

- They must have appropriate regard to national policy
- They must contribute to the achievement of sustainable development
- They must be in general conformity with strategic local policy
- They must be compatible with EU obligations including human rights requirements.

## National Policy

The National Planning Policy Framework (NPPF) requires Neighbourhood Plans to set out a positive vision for the future of the local area and planning policies to guide decisions on planning applications. This Neighbourhood Plan has been written, having regard to national planning policy and guidance.

Neighbourhood Plans should support the sustainable growth and expansion of all kinds of businesses and enterprises in rural areas, they should promote the development and diversification of agricultural businesses, they should support sustainable rural tourism and leisure developments that respect the character of the countryside, and they should promote the retention and development of local services and community facilities in villages. These themes are reflected in the following policies.

## Sustainable Development

The Neighbourhood Plan must contribute to the achievement of sustainable development. The National Planning Policy Framework states that pursuing sustainable development includes making it easier to create jobs in villages, to promote gains in biodiversity, to achieve better quality design, to improve people’s quality of life and to provide a wider choice of high quality homes. The aims, objectives, policies and proposals of this Neighbourhood Plan seek to achieve sustainable development.

## Local Strategic Policy

The adopted Local Plan is the Derbyshire Dales Local Plan 2005. In November 2008 a Schedule of saved local plan policies was prepared and all the policies not listed in this schedule ceased to be material considerations in the determination of all planning applications.

The emerging Local Plan is likely to be adopted by the independent examination stage, it is anticipated that the plan will be subject to an Examination in Public in early 2017 and adopted later in 2017.

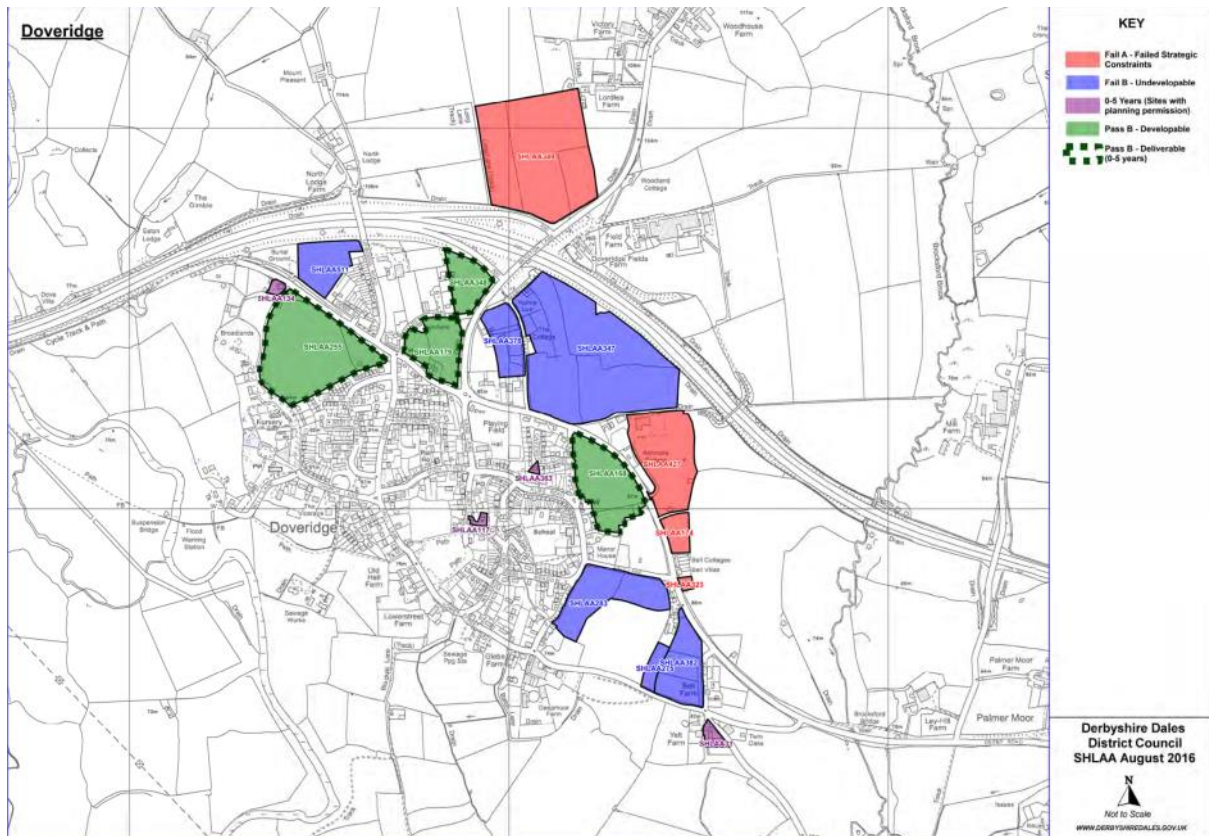
The Derbyshire Dales Local Plan 2016-33 Pre-Submission Draft for Public Consultation August 2016 acknowledges the role of Neighbourhood Plans and states that they will be used in conjunction with the Local Plan to assist the determination of planning applications.

Whilst the basic conditions relate to adopted strategic local policies, we have also taken account of the emerging Derbyshire Dales Local Plan August 2016.

The evidence base behind the emerging Local Plan has informed the Neighbourhood Plan. This includes:

- Adopted Derbyshire Dales Local Plan 2005
- Derbyshire Dales Local Plan Saved Policies November 2008
- The DDDC Strategic Housing and Employment Land Availability Assessment (SHELAA) April 2016
- The Derbyshire Dales Local Plan 2016-2033 Pre-Submission Draft Plan August 2016.

The Neighbourhood Plan Steering Group has worked in close liaison with DDDC throughout the preparation of the plan to reduce the risk of disparities between the emerging Local Plan and the Neighbourhood Plan.



Strategic Housing, Land Availability Assessment August 2016

## Policies for Doveridge

The policies in the Doveridge Neighbourhood Plan are based on evidence gathered from official statistics and existing publications. Key evidence is listed in the Schedule of Evidence.

In addition, local surveys, views, comments and ideas expressed by the local community have been taken into account. The consultation process and the responses received from the local community and key stakeholders are summarised in the section headed; Key Issues Raised in Housing Needs Survey and Community Questionnaire.

The policies in this Neighbourhood Plan seek to deliver the aspirations and needs of the local community within the framework set by the overarching legal requirements for Neighbourhood Plans.

The policies are structured as follows:-

1. Purpose/objectives
2. Rationale/evidence
3. Policy
4. Explanatory text.



# Rural Settlement

## Purpose

- To preserve and enhance Doveridge's rural character
- To focus new development in the existing settlement, in the interests of sustainability
- To ensure that new development is sustainable, demonstrates high standards of design and enhances the rural character of Doveridge.

## Rationale and Evidence

The existing adopted Local Plan in the Strategic Framework sets out how new development in Doveridge should not have an adverse impact upon its character or appearance. Saved policy SF1 sets out the criteria in which to test new development to ensure it is sustainable for the future growth of the area.

The emerging Derbyshire Dales Local Plan states that it will seek to promote sustainable growth within rural parishes. The Spatial Vision identifies the rural parish of Doveridge as one of three that contains the largest villages within the district. Strategic Policy S10 Rural Parishes Development Strategy sets out how the Local Plan will enhance the character and local distinctiveness of these areas.

The DDDC Landscape Sensitivity Study (2015) identifies and describes Doveridge as:

*"A large village, but still quite rural in Character despite its proximity to the A50."*  
(Para 6.3.47, P 42, DDDC Landscape Sensitivity Study 2015)



Old A50



Old Marston Lane

The Derbyshire Dales SHELAA 2016 states that Doveridge has a strategic housing allocation of 219 homes over the Local Plan period of which 70 have been achieved as windfall (Land East of Bakers Lane, Doveridge 15/00389/OUT).

In consultation with residents, 82% of the comments received cited the separation from other villages by open fields and countryside as a key valued characteristic and 79% also cited views of open countryside from many aspects of the village as another key characteristic of the rural parish.

The Settlement Boundary shown in illustration "Settlement Boundary 2016" and the Strategic Housing Sites in the Emerging Local Plan 2016 will accommodate housing development to meet local need in Doveridge. Growth within the parish of Doveridge has taken place primarily within the Settlement Boundary. The adopted Local Plan 2005 Settlement Framework Boundary for Doveridge covers a smaller area than the current Settlement Boundary, following closely around the built form of the village.

The amended Settlement Boundary in this neighbourhood plan encompasses land outside of the previous village envelope and incorporates the local plan's strategic sites. The Neighbourhood Plan seeks to align with Derbyshire Dales District Council in encouraging future growth and development to be located within the Settlement Boundary. This is to promote a sustainable community, meeting the housing needs of the area whilst ensuring the existing settlement and its community facilities and services are made more viable, and preventing urban sprawl into the rural area.

The purpose of Policy R1 is to provide and promote growth opportunities for small-scale development within the Settlement Boundary and enable a sustainable mixture of small scale development opportunities. Outside the Settlement Boundary, if development is acceptable in principle it will be assessed against the criteria defined in Policy D1 and in relevant policies in the Derbyshire Dales Local Plan.

<b>Policy R1: Doveridge Settlement Boundary</b>
<p>Development of small infill sites within the Doveridge Settlement Boundary will be permitted providing it:</p> <ul style="list-style-type: none"><li>• is spaced and set-back to reflect surrounding properties</li><li>• maintains the character and appearance of the existing residential neighbourhood</li><li>• avoids the appearance of over development.</li></ul>



## Application of Policy R1

The Doveridge Settlement Boundary is shown in the illustration named "Settlement Boundary 2016" .

Avoiding the appearance of over development means that development is likely to comprise two residential units or less. It is essential to avoid 'cramming' over-large houses in sites that can't accommodate them without harming the character of Doveridge as a rural village.

## Design

### Purpose

- To ensure that all new development in Doveridge is designed to a high standard based on established design principles
- To ensure that all new development in Doveridge responds and contributes to the distinct built character of its setting.

### Rationale and Evidence

Doveridge is a village with a definite rural character and a distinctive historic core. New development should be designed to enhance the existing character and to create quality of place.

Through community engagement, many people indicated concern that the rural character was under threat from large and, in some cases, insensitively designed housing developments within the main village of Doveridge.

To protect and enhance the rural character of Doveridge, it is essential that the design of new development has regard to the character of the area in which it is located. Good design is not about copying the style of neighbouring buildings, but a creative response to the existing character of the area.

The National Planning Policy Framework confirms that good design is indivisible from good planning. It recognises that well-designed buildings and places improve the quality of people's lives and that it is a core planning principle always to secure good design. Neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

The current adopted Local Plan in the housing section identifies that all *“new housing and residential environments should be well designed.”* It goes on to state that it promotes *“good design in new housing developments in order to create attractive, high quality living environments in which people would choose to live.”* Furthermore it states, *“good design can promote sustainable development by continuing to make it an attractive place to live, work and visit.”*

The emerging Derbyshire Dales Local Plan 2016-2033 provides a framework for securing high quality design in new development. It recognises the need to conserve and enhance the historic environment in the light of pressure for growth and change, and it promotes high quality and locally distinctive design, which responds to the character of local areas. This is important not only in the historic centre of Doveridge village, but also in rural settings where the design of new buildings is vital in preserving the rural character of the area.

The DDDC Landscape Sensitivity Study 2015 identifies many individual features which make up the special character of the village. The community engagement identified the key views which must be protected, these are shown in illustrations on pages 12, 22 and 26. These views are important general views especially of the wider landscape setting and key viewpoints into and out of the village. Doveridge village is made up of two distinct Character Areas, which are described in the DDDC Landscape Sensitivity Study.

Policy D1 is influenced by nationally established design principles in the form of Building For Life 12, published by the Design Council.

The emerging Derbyshire Dales Local Plan seeks to ensure high quality and locally distinctive design and this is one of the strategic objectives of the Local Plan. The Local Plan policy 'Delivering High Quality Development' provides a framework for achieving good design in new development. Policy D1 provides more detailed and more specific design requirements to ensure that new development in Doveridge achieves its potential as far as is possible in each case. Responses to consultation indicated that local people think that some of the more recent development proposals in Doveridge have not been designed to integrate well with the village. These concerns include the scale of some new housing, lack of connectivity with the road and footpath network and impact on green space.

Policy D1: Design of New Development
<p>New development in Doveridge must be designed to be safe, convenient, sustainable and complement the existing character. To achieve this new development must:</p> <ul style="list-style-type: none"> <li>• Respond to existing character in terms of spacing, density, set-back and the enclosure and definition of streets and spaces</li> <li>• Be well integrated with its surroundings by connecting to surrounding pathways and creating convenient pedestrian routes within the development</li> <li>• Provide convenient access for pedestrians to community services and facilities within and around the development</li> <li>• Ensure streets, spaces and paths are overlooked by active frontages (windows) to provide natural surveillance</li> <li>• Have good access to public transport and other measures to reduce car dependency</li> <li>• Take advantage of topography, landscape, water features, trees and plants, wildlife habitats, existing buildings, site orientation and micro climate</li> <li>• Create a place with a locally inspired or distinctive character</li> </ul>



- Respond to views and landmarks visible from within sites in the design and the layout of the development
- Provide streets that encourage low vehicle speeds and which can function as safe spaces for pedestrians
- Integrate car parking into the design, layout and landscaping so that it does not dominate the street
- Clearly distinguish between public and private spaces, avoiding placing fenced off rear gardens adjacent to public highways
- Be able to be easily managed and maintained
- Include Sustainable Urban Drainage Systems, where applicable
- Provide convenient, well-screened storage space for bins and recycling and cycles
- Include high quality authentic materials which complement those used in historic buildings or surfaces around the development
- Preserve existing hedgerows and country lanes in line with Policy NE1.

## Application of Policy D1

Good design is about the functionality of the development and its relationship to its surroundings. Sensitivity to context is not about copying past styles or preventing innovative modern design. Indeed, the aim is to encourage creative, site-specific, bespoke design. High quality, innovative designs are particularly welcomed. We strongly encourage all schemes to incorporate sustainable construction and energy generation. This could include rainwater harvesting, solar panels and heat pumps.

New development should respond to the scale, character, form and materials of its surroundings. It is especially important to be sensitive to the character and setting of listed buildings (this is not about stylistic copying).

Any noise mitigation measures should be sympathetic to the existing landscape and environment. Where possible these should be installed adjacent to the A50 in addition to the existing structures to further reduce the noise from the road. Any noise mitigation measures installed within the development should be sensitive to the rural character and setting of the village of Doveridge.

The Design and Access Statement submitted with planning applications for new development should show how the design of the proposed development responds to each of the principles set out in Policy D1. This is essential to ensure that the special character of the village is protected and its local distinctiveness is enhanced and reinforced.

# Housing

## Purpose

- To accommodate new housing development, which satisfies strategic growth requirements and fulfils local housing needs as identified in the Doveridge Housing Needs Survey and the DDDC allocation in the Local Plan.
- To ensure that development provides a variety of building types and tenures that contribute to a balanced and sustainable housing supply within Doveridge.

## Rationale and Evidence

Doveridge is identified in the Derbyshire Dales Local Plan - Pre-Submission Draft Plan (PSDP) as an area to accommodate housing growth with three proposed allocations in addition to the windfall of 70 in Bakers Lane. They are:

Land at Cavendish Cottage for 46 dwellings  
Land at Derby Road/Hall Drive for 85 dwellings  
Land at Marston Lane for 18 dwellings

The existing, adopted Local Plan states, *“The Council has a responsibility to ensure that developments would not be detrimental to the character or amenity of the area. A well conceived local needs housing scheme, appropriately located will not only benefit from available village services, but itself will sustain village schools, shops, pubs, places of worship and other valued community facilities.”*

Through the neighbourhood plan process, a Housing Needs Survey has been undertaken which has identified the needs of the community so these can be positively addressed in any future development.

The emerging Derbyshire Dales Local Plan identifies a need for a diverse range of housing sizes and types including specialised accommodation that addresses the needs of older people or vulnerable people in the community. Furthermore the emerging Derbyshire Dales Local Plan identifies in the ‘Housing Mix and Type’ policy a series of calculations and percentages for 1,2,3 and 4 plus bed developments over 10 units. This is to ensure the delivery of a range of mix and type of residential development and that it meets the housing needs of the community. This Neighbourhood Plan is applying these percentages for 1 and 2 bed units over 10 to provide clarity until the emerging local plan is adopted. It is understood when the local plan is adopted the policy will be superseded .

The NPPF states that planning for a mix of housing should be based on current and future demographic trends, market trends and the needs of different groups in the community.

Through the Doveridge Housing Needs Survey it was identified that the Neighbourhood Plan should plan positively for young people wishing to get on the housing ladder and older people wishing to downsize, where a current or future need was identified. Furthermore, through the demographics collected the Neighbourhood Plan also identifies an ageing population in the village and therefore a suitable range and mix of housing types and tenures should be provided to meet the needs of the community.

### Policy H1: Housing Mix

Housing schemes must provide a mix of housing types and tenures that meet local housing needs, including starter homes and homes for downsizing.

For all developments over 10 units the following mix of units should be achieved:

1-bed	2-bed
5%	40% Market
40%	35% Affordable
15%	40% All Dwellings

## Application of Policy H1

The purpose of Policy H1 is to ensure that identified local housing needs are addressed. Development proposals should provide a range of homes in accordance with the Doveridge Parish Housing Needs Survey, which identified a need for starter homes and people wanting to downsize.



Cavendish Close



Derby Road

## Business and Employment

### Purpose

- To sustain and enhance a range of employment opportunities within the parish, enabling growth by supporting existing businesses and encouraging sustainable new enterprises that help diversify the rural economy, without having adverse environmental impacts.
- To promote the re-use of agricultural buildings.

### Rationale and Evidence

Doveridge is a rural community. Many local businesses are micro, small or medium enterprises, many run from residents' own homes. There are a number of farms, agricultural-related businesses and commercial services such as a playgroup, pub, shop and a café. Established family owned/run businesses have been located in the Parish for several years.

Consultation with local businesses and residents has identified general support for rural diversification, home based businesses, agriculture, tourism, light industrial and other businesses that can operate in the rural environment.

The NPPF states that in rural areas, sustainable growth and expansion should be supported by planning policies to enable the conversion of existing buildings and well-designed new buildings. Proposals for the diversification of farm businesses, including the re-use of farm and other buildings, will generally be supported, provided they do not have an adverse impact upon the character and appearance of the surrounding area.

Additionally, Policy EC1 in the emerging Local Plan supports the creation and retention of business and employment opportunities, setting clear criteria that encourage a variety of uses and scales suitable to rural economies such as Doveridge, recognised as a large village in the Spatial Vision.

Through community engagement, lack of high-speed broadband across the parish and poor mobile phone reception have been identified as key concerns. Currently there are some areas of the Parish that do not have fibre optic connection or still have a poor broadband service. People highlighted the need for 3G/4G telecommunications coverage across the Parish.

The issue of connectivity is not only raised by the community but also in the Derbyshire Dales Economic Plan 2014-2019 which states it aims to enable the creation of more, higher value jobs within the district, identifying four priority areas for investment. These include:

- Growing Micro Businesses
- Vibrant market towns as employment and service centres
- Broadband speed and access in rural communities
- Increasing quality employment opportunities for young people in rural areas.

The emerging Local Plan states that the poor availability of fast broadband is a major issue in the plan area, particularly the rural area. Where broadband is available, the level of service provided and speed of connection is often significantly slower when compared to the urban areas. The lack of broadband is a significant deterrent to business growth and new businesses establishing in these areas and in encouraging further home working.

Enhancements to broadband provision and ICT infrastructure will be pursued with partners. According to the government's Broad Band UK office "Broadband Delivery United Kingdom" (BDUK) the Government's national target is for 95% of people in each local authority area to be put within reach of a fixed line "*superfast broadband*" service by 2017, which has for the most part been described as a service that offers "*speeds of greater than 24 Megabits per second*" (i.e. 24Mbps+, or 25Mbps).

The provision of infrastructure with particular reference to fibre broadband is considered an essential element to enable a sustainable community, not only in terms of economic factors such as sustainable live/work patterns and reducing car journeys but also for inclusivity and social factors as a critical part of current lifestyles.

Doveridge has a car ownership ratio above the national average and this reflects the number of residents that have to commute to a place of employment. Policies have been included to attract more rural type business to our Parish and to promote home working, which should help to reduce commuting and lessen road congestion.



### **Policy BE1: Commercial and Industrial Development**

New development or changes of use to create enterprise and employment accommodation will be approved, providing it has no significant adverse impact on residential amenity or on the local environment.

Change of use of agricultural buildings within the rural area will be approved, where there is no significant harm to the rural environment.

## **Application of Policy BE1**

The purpose of Policy BE1 is to enable commercial or industrial development, but ensure that there is no significant adverse impact on nearby residential communities or on the rural environment. This includes consideration of noise, disturbance, air pollution, traffic movement, visual impacts, dust, vibrations and other impacts.

The policy would allow commercial development as part of the development of the large housing sites within the Parish. Hours of operation conditions may be necessary to protect the amenities of nearby residents.

### **Policy BE2 High-Speed Connectivity**

New development, including housing and commercial uses, must:

- incorporate high-speed Internet connectivity.
- not impact negatively on the functionality of the existing telecommunications infrastructure.

A connectivity statement should be included with relevant planning applications to demonstrate broadband access and speed will be sufficient.

## **Application of Policy BE2**

The purpose of Policy BE2 is to ensure new development is ready for connection to faster services. This promotes sustainable live/work patterns by enabling home working and supporting local business.

High speed is defined as service that offers “*speeds of greater than 24 Megabits per second*” (i.e. 24Mbps+, or 25Mbps) by the government’s Broad Band UK office.

Developers should work with providers of telecommunication infrastructure to deliver the necessary physical infrastructure to accommodate information and digital communications networks as an integral part of all appropriate new developments.

The latest information received from DDDC re Digital Derbyshire is to be found in Appendix B.

<b>Policy BE3 Home working</b>
Businesses operating from home will be approved, provided that there is no adverse impact on residential amenities in the surrounding area.

## Application of Policy BE3

Home-based working often does not constitute a material change of use and does not require planning permission. This policy applies where the intensification of use is such that planning permission is required.

Harm to amenities could include visual impacts, noise, traffic movements and open storage.

## Community Assets and Facilities

### Purpose

- To maintain and improve community facilities and ensure that new development does not adversely affect them and where possible enhances them.

### Rationale and Evidence

Doveridge has a number of assets and facilities, which are valued by the community and are fundamental to maintaining a good quality of life and ensuring it remains a sustainable community.

The National Planning Policy Framework states that an important dimension of sustainable development is to create “accessible local services that meet the community’s needs and support its health, social and cultural well-being”.

Doveridge’s Community Valued Assets are vital to this: the community assets and facilities are described on page 26 and their location is illustrated in the map on page 25. Local green spaces and community facilities further the social well being and interests of the local community.

The presence of a good range of community facilities is essential for a sustainable development in the area. The National Planning Policy Framework states that it is a strategic planning priority to ensure the provision of health, security, community, cultural and other local facilities (paragraph 156).

The National Planning Policy Framework also says that planning policies should “*promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship*”. It states that “*To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings,*

*public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.”*

Paragraph 70 of the National Planning Policy Framework states that

*“to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- 1. Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- 2. Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
- 3. Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
- 4. Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services”.*

The adopted Local Plan has five key objectives to enabling and safeguarding community facilities and assets. Saved policy CS3 Provision of New Community Facilities and Services, sets criteria for the development or provision of new facilities for community purposes.

It is a Local Plan 2011-2029 objective to advance the health and well being of local communities, by seeking to reinforce existing levels of infrastructure in relation to community, leisure and cultural facilities in order to support increased and sustained participation within local communities.

This is further supported in the statement for healthy and sustainable communities in the emerging Local Plan that states the “loss of any of these services or facilities, especially from more rural or remote villages can have a significant impact on community life. Proposals that would result in the loss of important local services and facilities including shops and public houses will not be granted planning permission until all possible options have been explored to maintain the existing use”.

The emerging Local Plan also states, “Sustainable communities require appropriate levels of community infrastructure. This includes schools, health care facilities, public transport, community buildings, places of worship, sport and recreation facilities, recycling facilities and open space”.

Where a proposal involves an asset of community value as identified in this plan or an Asset of Community Value listed under the provisions of the Localism Act 2011, this recognition should be a material consideration in the determination of planning applications.

Community consultation for this Neighbourhood Plan plus survey evidence gathered for the previously proposed Doveridge Village Plan, identified the following community facilities which local people think are needed in Doveridge:

1. Cricket Pitch
2. Medical practice
3. Outdoor equipment for teenagers including a meeting place for teenagers
4. Outdoor Gym with some provision for older residents
5. Play facilities.

In addition the Parish Council provides six allotments and currently there are seven people on the waiting list. As part of the sustainable community the neighbourhood plan recognises the community benefit of allotments contributing to community well-being and fitness.

Other community needs relating to transportation and movement around the parish were also identified: these are dealt with under policy T1.

<b>Policy CF1: Community Facilities</b>
Development proposals that affect Community Facilities will be approved providing they enhance the asset and do not result in the loss of, or have an adverse effect on, the facility.  An exception to this is where alternative facilities are provided.

## Application of Policy CF1

Community assets are described on page 26, or listed in the Register of Assets of Community Value held by DDDC. The intention of Policy CF1 is to ensure that such assets are retained or enhanced.

Whenever possible opportunities will be taken to secure a proportionate contribution towards the improvement or enhancement of community assets through planning agreements, planning conditions or the community infrastructure levy.

Opportunities will be taken whenever possible to improve or enhance Doveridge Community Assets and facilities by the use of appropriate planning agreements, conditions or levies. Some of these specific needs have been identified in the rationale to include; Cricket pitch; Medical Practice; Outdoor equipment for teenagers, including a meeting place; Outdoor gym with some provision for older residents; Play facilities and further allotment provision.



<b>Policy CF2 Provision of New Community Facilities</b>
New community facilities will be approved, providing they do not have an adverse impact on the amenities of nearby residential properties or on the rural character of the village.

## Application of Policy

In order to ensure that Doveridge continues to be a sustainable and thriving settlement, opportunities will be taken to enhance the range and quality of local services by providing new facilities which meet local needs.

When planning permission is granted for development proposals, appropriate use will be made of the Community Infrastructure Levy, other planning agreements or planning conditions, in order to deliver new or improved facilities or amenities of community value within Doveridge.

So as to maintain the viability and deliverability of the development concerned, contributions made by new developments towards new community facilities will be determined in accordance with the Derbyshire Dales Infrastructure Delivery Plan.

# Transport and Movement

## Purpose

- To maintain and improve linkages and movement within the Village of Doveridge and the wider Parish.
- To encourage choice, including sustainable means of transport, in the interests of sustainability.

## Rationale and Evidence

Doveridge relies heavily on car usage due to its rural location, lack of public transport links and limited community facilities (such as schools and medical facilities). There is a need to encourage choice, including sustainable means of transport, in the interests of sustainability.

Through the community questionnaire it was identified that High Street, Alms Road and Derby Road need improved pavements for pedestrian safety and movement around the village. These were areas identified in need of improvement. It is evident from being within the village and through discussions with the community that pedestrian movement linking village services and joining the network of footpaths for recreational use is key to the community. As previously highlighted in the plan the current bus services to the village do not meet the needs of the community and an improved service and timetable is needed.

Whilst the Neighbourhood Plan recognises that the NPPF seeks to reduce car dependency through sustainable development, in a rural location it still remains a significant factor in the mobility of the local community. The adopted Local Plan recognises that outlying settlements such as Doveridge have infrequent bus services and a limited network of community transport services. The saved policy TR3 Provision for Public Transport sets out criteria where new development should enhance or show linkage to public transport networks.

The emerging Local Plan identifies greater opportunity and need to protect and extend the cycle network referred to in the Derbyshire Cycling Plan 2016-2030 which is a point raised through the community engagement. The emerging Local Plan also states that *“the rural nature of the plan area, the lack of services and facilities in many of the villages, particularly those in the southern part of the plan area and very limited availability of public transport increases the dependency of residents on car borne journeys. A consequence of this is that the plan area has the highest per capita carbon emissions in Derbyshire.”*

## **Policy T1: Sustainable Transport, Safety and Accessibility**

Development proposals must address sustainable transport, safety and accessibility by:

- Taking a balanced approach to providing for vehicles, walking, cycling and public transport
- Demonstrating that there will be no significant adverse impact on safety or traffic congestion, including incorporating measures for mitigation
- Providing a mixed approach to parking provision, so that the public realm is not dominated by car parking
- For commercial development, demonstrating that servicing facilities and parking are sufficient for employees and visitors without adding to on-street parking
- For housing development, providing sufficient parking, including some choice and variety, recognising different household requirements
- Creating a safe, convenient and attractive environment for pedestrians
- Addressing the design requirements of Policy D1.

### **Application of Policy T1**

When assessing the impact of development proposals, the cumulative impact on traffic with other approved development proposals will need to be considered. Highways England's comments on this policy are to be found in Appendix D.

Where development is dependent on new infrastructure being provided, this should be a clear requirement of conditions or other legal agreement before development is occupied.

Larger development proposals should be accompanied by a green travel plan, setting out how use of sustainable transport will be enabled and how mitigations of traffic impacts will be managed. This should include an emphasis on pedestrian convenience.

To mitigate impacts, developer contributions may be sought to support public transport and provision for walking and cycling.

# Natural Environment

## Purpose

- To preserve and enhance the natural assets in order to protect the distinctive local character of the area
- To preserve and enhance the wildlife in order to protect the distinctive local character of the area
- To protect and enhance the valued landscape, scenic beauty and traditional architecture of the area.

## Rationale and Evidence

The existing rural landscape is a highly valued aspect for those living in the parish, as well as those visiting.

Rural tourism and rural recreation around the parish are important to local people and the local economy.

Community engagement indicates a real value for trees, plantations, hedgerows and country lanes in creating the rural character of Doveridge. Hedgerows form a key characteristic along Babbs Lane, Lower Street and Yelt Lane, as well as Pickleys Lane, Bakers Lane and Bell Lane and parts of Pump Lane. All these border farmland and narrow roads in this particular part of the village. This area was not incorporated into the Doveridge Hall estate and as such, retains much of its rural character.

Doveridge does not have any formal landscape designations, however the parish offers a diverse range of natural habitats noted by the Derbyshire Wildlife Trust as being of ecological significance. These include the hedgerows previously mentioned, the pond on Church Lane, bluebells in some of the plantations, woods, woodlands, copses, spinneys, and specific wildlife on and in the pond next to the A50, at the bottom of what was once Red Hill.

The parish also contains some very special high quality natural habitats, which provide complete environments and safe corridors to many species of birds. These include linnets, yellow hammers, spotted fly catchers, tawny owls, barn owls, kestrels, sparrow hawks and common buzzards. During 2016 for the first time in many years red kites were seen establishing themselves in Doveridge and sightings in Babbs Lane and Bakers Lane have been recorded over a long period with the necessary authorities.

Environmental biodiversity is under pressure. It is vital that rural areas be preserved in order to maintain their richness in flora and fauna for our own benefit as well as for future generations. Human interventions can have unpredictable effects on biodiversity due to knock-on effects between species, it is important that we preserve the areas where these effects would be at their worst.



## **Policy NE1: Natural Environment**

Development will be approved where it does not have any significant adverse impacts on the natural environment. This involves:

- Retaining existing hedgerows and trees or, if removal is unavoidable, providing a replacement of equivalent hedgerow and trees, either as part of the development or nearby. Any replacement hedgerow and trees should be of same species and type, unless otherwise agreed.
- Ensuring development maintains or improves biodiversity and wildlife. Where loss of biodiversity cannot be avoided, effective mitigation or compensation measures will be provided in appropriate locations within the Parish
- Ensuring new development adjacent to existing footpaths, green links or open spaces takes account of its setting, including consideration of safety, surveillance and use of the space
- Ensuring new development conserves and enhances landscape character.

## **Application of Policy NE1**

Meeting this policy would involve facing paths and open spaces with high quality, attractive, active frontages. Flanking paths and open spaces with high fencing, walling or other blank features would be unlikely to meet the policy's requirements.

Environmental and landscape design within and around new developments should reflect the existing rural character of the Parish and enhance or maintain the quality and quantity of green space.

Where possible, new developments should incorporate new hedgerows as part of their landscaping scheme, reflecting the local characteristics of Doveridge.

## **Non-Planning Issues**

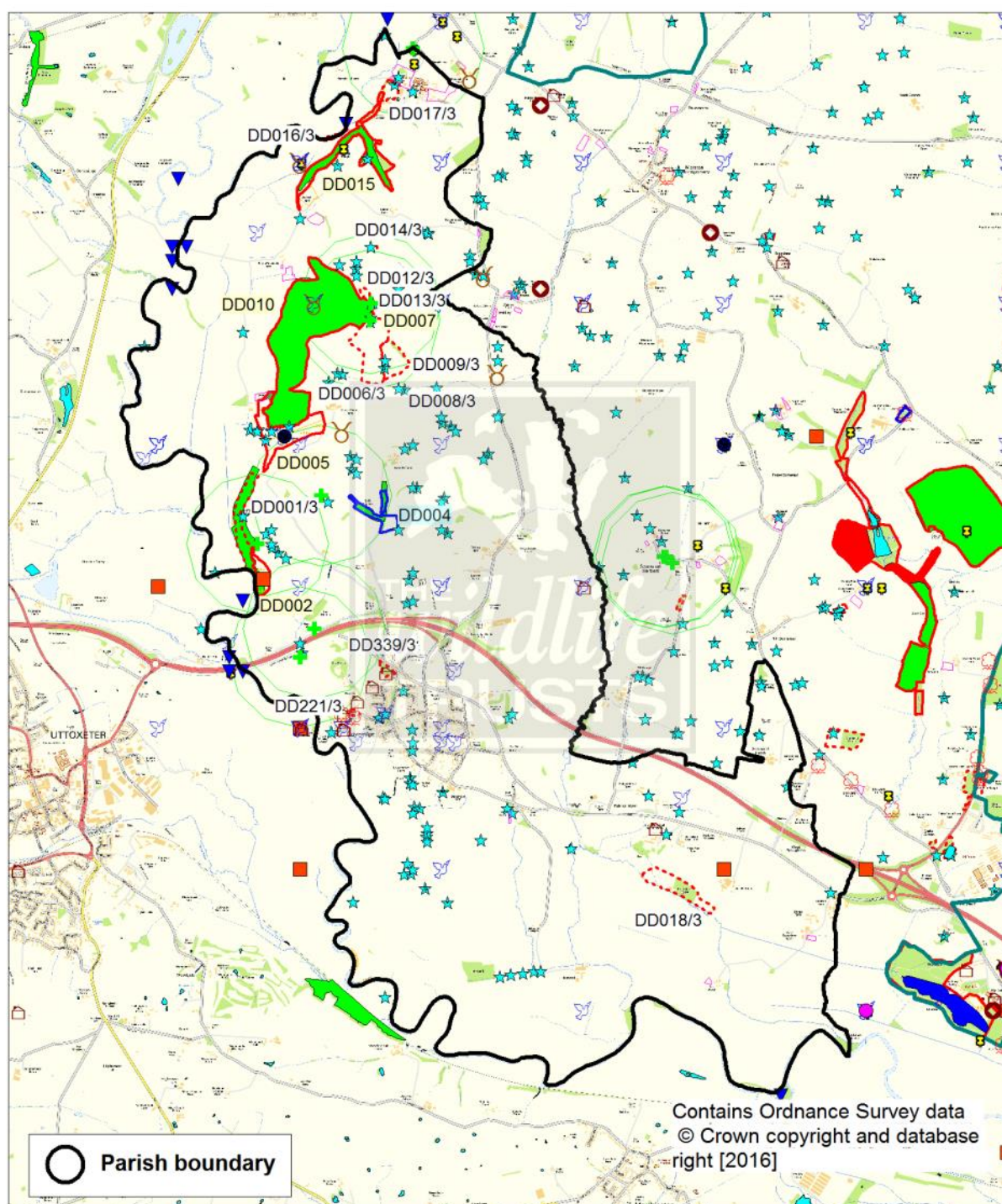
The Community-Valued Assets identified on the map on page 25 and described on page 26 should be reviewed by Doveridge Parish Council and those that satisfy the statutory definition of an Asset of Community Value may be nominated by the Parish Council for inclusion in the Register of Assets of Community Value held by DDDC, a statutory designation under the Localism Act 2011.

# APPENDIX A

## LIST OF EVIDENCE AND SOURCES

1. National Planning Policy Framework 2012
2. The Derbyshire Dales Local Plan 2016-2033 Pre-Submission Draft Plan August 2016
3. The DDDC Strategic Housing and Employment Land Availability Assessment (SHELAA) April 2016
4. The DDDC Landscape Sensitivity Study (2015)
5. Housing Needs Survey in Doveridge 2016, Doveridge Parish Council
6. Accommodation Type – Households, 2011 Census
7. Seven Principles of Good Design, Commission for Architecture and the Built Environment
8. Building For Life 12 – the sign of a good place to live, Building For Life Partnership 2012
9. DDDC Strategic Flood Risk Assessment, June 2016
10. Observations of Drainage and Flooding around Doveridge, Derbyshire, Doveridge Parish Council
11. Data Analysis Relating to Doveridge Community Workshop January 2016, Neighbourhood Plan Steering Group
12. Doveridge Neighbourhood Plan: Engagement and Survey Results, 2015, Neighbourhood Plan Steering Group
13. Doveridge: Local List of Buildings of Architectural or Historic Interest
14. Derbyshire Dales Economic Plan 2014-2019
15. Derbyshire Dales Local Plan, Infrastructure Delivery Plan , May 2014
16. Adopted Derbyshire Dales Local Plan 2005
17. Derbyshire Dales Local Plan Saved Policies November 2008
18. East Staffs Clinical Commissioning Group Report 13 September 2016
19. Derbyshire County Council Public Transport Unit 15 September 2016.

## Recorded sitings of wildlife in the Doveridge Parish




































**Produced for  
Doveridge Parish Council  
by Derbyshire Wildlife Trust  
20th September 2016**





## GENERAL KEY TO GIS MAPS











**NB** Not all these symbols may appear on the map supplied

	otter (BAP) record		BAP mammal record
	badger record (confidential)		BAP reptiles
	fresh water crayfish		BAP bumblebee
	BAP great crested newt with 500m buffer zone		BAP beetle
	bat roost		BAP butterfly record
	bat sighting		BAP moth record
	water vole (BAP) record		BAP fish record
	BAP bird record		toad record or toad crossing
	kilarney fern		swift
	Derbyshire Red Data Book Plant Species		veteran trees
			native black poplar record
			species rich hedgerow
	Local Wildlife Site		potential Local Wildlife Site
	Semi Natural Grassland (may support sufficient vegetation interest to meet grassland LWS selection criteria)		DWT nature reserve
			other recorded site of interest
	SSSI		SAC
	SPA		National Nature Reserve
	LNR		RIGS (Regionally Important Geological Sites)

### Ancient Woodland from Ancient Woodland Inventory

	Ancient semi-natural broad-leaved woodland		Plantation on ancient woodland site
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### UK BAP Priority Habitats

	Lakes in Lowland Derbyshire		Lowland heathland		Mire
	Reedbed		Lowland fen		Parkland
	Purple moor grass and rush pasture		Traditional orchard (not ground truthed)		Open Mosaic not allocated to other habitat types
	Pond (not necessarily BAP habitat)				

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The data provided is the best available at the current time. We do not guarantee its accuracy, and have no responsibility for determining its fitness for its intended use by the client. DWT cannot be held accountable for any loss, damage, injury to the client or any third party arising from the use of the data.



# APPENDIX B

## Digital Derbyshire

Large parts of Doveridge can upgrade to fibre-optic broadband via Uttoxeter cabinet 7 (which is funded by Digital Derbyshire), or via Uttoxeter cabinet 16 (which doesn't form part of the Digital Derbyshire, therefore I suggest this is a commercially funded cabinet). Residents and businesses can review the following websites to find out if fibre is available, and what speeds they might anticipate to receive:

- When can I get fibre? - <https://www.homeandwork.openreach.co.uk/help-and-support/when-can-i-get-fibre.aspx>

- What speeds can I get from ordering fibre? -

[https://www.btwholesale.com/includes/adsl/adsl.htm?s\\_cid=ws\\_furls\\_adslchecker](https://www.btwholesale.com/includes/adsl/adsl.htm?s_cid=ws_furls_adslchecker)

- Guide to ordering fibre - <http://www.digitalderbyshire.org.uk/where-and-when/ordering-fibre-broadband/default.asp>

- Comparing providers - <http://www.digitalderbyshire.org.uk/where-and-when/choosing-a-provider/default.asp>

### **Digital Derbyshire phase 2 roll out**

We have received additional funding to extend the fibre footprint in certain areas of Derbyshire until 2018. The following postcodes in Doveridge form part of the phase two roll out:

- DE6 5JW · DE6 5PA

Our senior management team are currently working with BT in relation to the associated timescales; once this work is complete, we will be in a position to provide you with additional details regarding the timings of the fibre-optic roll-out to these areas. Due to the complex nature of this type of technology it is difficult to accurately predict which premises will be connected to the cabinets, and what speeds they are likely to receive at this moment in time. Better Broadband Subsidy Scheme The government has committed to giving access to a broadband service with at least a 2Mbps download speed to every premises in the UK. As part of this commitment, Broadband Delivery UK (BDUK) has initiated a voucher scheme (Better Broadband Subsidy Scheme), which can be redeemed (up to £350) with independent suppliers of wireless and satellite for eligible premises towards hardware, installation, commissioning and activation. On-going monthly costs are excluded from the scheme, but residents should be able to find a package that suits their requirements. Please be aware of the guide and FAQ's at the bottom of the web page.

# APPENDIX C

## Severn Trent Response

For all new development proposals in the village it is expected that all surface water run-off will be managed sustainably and will not be connected to the foul sewer, hence the additional foul only flows connected to the sewerage system are expected to have a negligible impact on sewer performance.

As part of our new connections process, when we receive an enquiry from a developer to connect to the sewerage system our Asset Protection team will carry out a more detailed capacity assessments once the developer confirms connection points and flow rates. If this indicates that additional capacity upgrades are required then Severn Trent Water will look to work with the developer to ensure these upgrades are in place ahead of properties being occupied.

It is noted that one of the developments identified for allocation in the Draft Local Plan (SHLAA168) is in the vicinity of the flooding reported in Chapel Green in September 2016. This is the first record we have of flooding in that part of the sewerage network but our developer enquiry process will allow us to understand whether localised sewer improvements need to be provided by Severn Trent Water once the site comes forward for development.

In the meantime it would be beneficial if residents could report future flooding incidents in Doveridge to our call centre on 0800 783 4444 in order that we can appropriately record incidents in the area as this will allow us to understand the frequency of the problems to inform our investment programme.

# APPENDIX D

## Balfour Beatty Response (Highways England)

We are in receipt of your Neighbourhood Plan proposal sent via the [Highways England](#) Information Line. Balfour Beatty currently maintains the A50 on behalf of Connect A50 Ltd. We are only required to provide operation comments on future developments that might affect the A50.

If we were to provide operational comments we would point out the following:

- a) Noise from the A50 is mentioned once. This would be a matter for Highways England to comment on.
- b) The plan states that the aim is to build a number of houses over the next 5 years. Two points to note:
  - i) The junctions to the A50 from Doveridge are already congested at peak times, and adding traffic to these junctions will exacerbate the issue.
  - ii) One of the proposed areas for development is close to the A50. This may lead to further issues regarding noise.