

153 homes, 293 villagers – ONE VOICE



Hazelwood Parish Neighbourhood Plan

2016–2039



Hazelwood Parish Council

www.hazelwoodpc.org.uk

SUBMITTED VERSION – Revised 2023

Hazelwood
Neighbourhood Plan

five year
review

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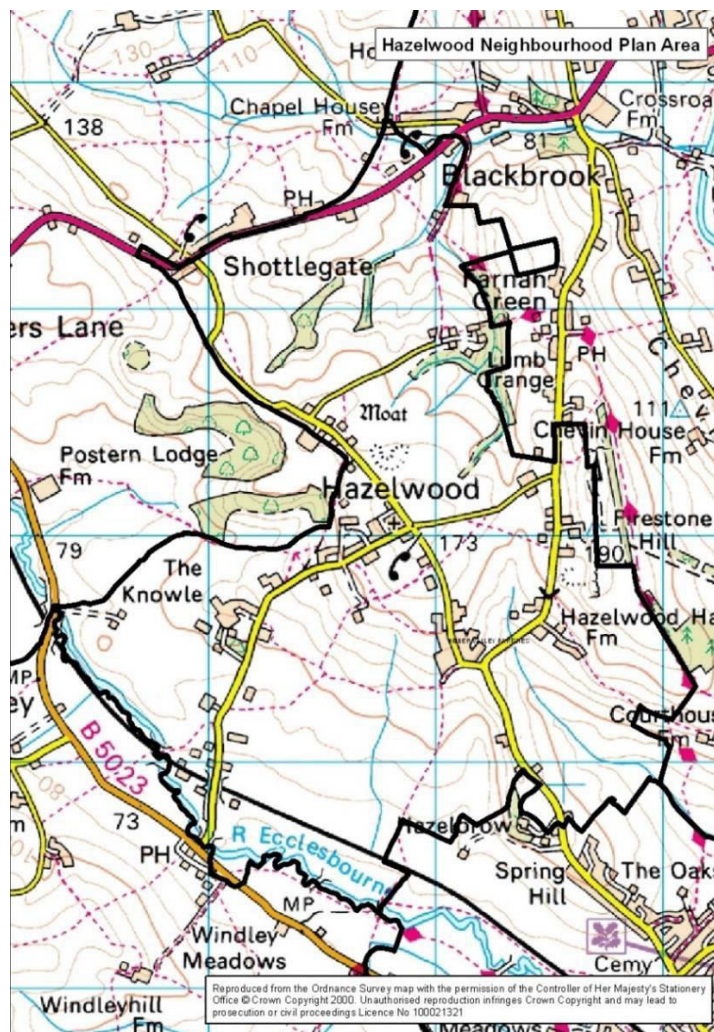
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1. What is the Hazelwood Neighbourhood Plan?

1. This Neighbourhood Plan is a type of land use planning document prepared by Hazelwood Parish Council on behalf of its residents. It is a legal planning policy document and was 'made' by Amber Valley Borough Council (AVBC) originally on November 16, 2016 and then reviewed in 2021/22 and it must be used by
 - a) Amber Valley Borough Council in assessing planning applications
 - b) Developers as they prepare planning applications for submission to AVBC
2. The Plan covers the whole of the Parish of Hazelwood and sets out planning policies for the Plan Area, originally from 2016-2031. As part of the review process, it was decided to align the end date to that of the emerging Local Plan – 2039 - thus providing the most up to date evidence available.
3. The Section 7 Community Vision is still considered by Hazelwood Parish Council to be valid - noting the extended period - given the effectiveness of the Plan since 2016 and the revisions to the key policies. The option of a further review prior to 2039 is retained by the Parish Council, should this be thought necessary.

Map 1 Hazelwood Neighbourhood Plan area



2. Why do we want a Neighbourhood Plan?

4. The Parish is in an area of beautiful open countryside; the south eastern edge is covered by green belt and part of the eastern edge adjoins an area of Special Landscape Value.¹ The landscape sensitivity is highlighted in the Derbyshire County Council Landscape Character Assessment 1996.
5. There have been only a handful of new dwellings constructed between 1993 and 2022 (see Tables 2/2a on pages 14 & 15) but there have also been a number of barn conversions and replacement dwellings. Feedback from the questionnaires and discussion meetings has indicated strongly that residents wish to retain the character of Hazelwood in the face of future development, which should be carefully constrained to meet local needs. Development which could impact sufficiently to change the character of the seven small settlements and the wider landscape would be cause for major concern. The lack of quality and sensitive design in some past developments has led to a desire to provide more certainty about the location and design of future development.
6. The existing policies adopted by Amber Valley Borough Council in its Local Plan generally allow for conversion, extension or replacement dwellings. It is expected that future growth will be accounted for in a similar way throughout the seven settlements within the Parish
7. The very attractive landscape of the Parish and its proximity to major urban areas make it a very popular place to live. This is reflected in house prices. However, community feedback indicates an appetite for some smaller, quality houses for downsizing (smaller market dwellings) and an ongoing interest in 'market entry' housing. It is recognised that these will have a value in reinforcing the sustainability of the community.
8. The development policies in this Plan are intended to ensure that only appropriate development will be allowed.
9. This Neighbourhood Plan supports the Borough approach to constraint but provides Hazelwood with specific design guidelines.
10. As part of this Neighbourhood Plan process, the community has produced a Village Design Statement (VDS) which now incorporates a Design Code and comprises the design policy in this Plan (The key principles and the VDS are set out in Paragraph 110 and are applicable to all Neighbourhood Plan Policies)
11. The consultation required to prepare this Neighbourhood Plan opened up discussion about the future of the Parish and other issues were identified as follows:

¹ AVBC Local Plan proposals map 2006

- a) All applications for planning approval should embody high quality, good design in accordance with the National Planning Policy Framework and the requirements of the Village Design Statement.
- b) The need for pre-application discussion with the Parish Council over the development of sensitive sites and extensions.
- c) The need to nurture local businesses
- d) The need to improve community facilities and to involve members of the community in determining ways to do this, such as Village Forums.
- e) The need to monitor and improve country road safety.
- f) The need to retain and defend the rural character and appearance of the village in accordance with the overwhelming wishes of villagers, expressed in responses to surveys.
- g) The need to protect the wildlife and habitats against the consequences of development and enhance biodiversity in accordance with the National Planning Policy Framework and the requirements of the Village Design Statement
- h) The need to protect trees and hedgerows and encourage tree planting

Not all of these matters can be achieved through the planning system and where applicable they could be referred to residents' forums for implementation or as aspirational policies.

- 12. The Neighbourhood Plan process evolved from being a reaction to previous concern over planning decisions to the opportunity to have more say over housing design. It has led to a more involved discussion within the community about what its future development needs would be.
- 13. Hazelwood Parish Council has conducted two local studies and commissioned a third (independent) study to establish local housing requirements. The first provided information that helped to produce the Village Design Statement (VDS).
- 14. Hazelwood Parish Council prepared this Neighbourhood Plan using planning powers in the Localism Act 2011 to promote land use policies. This will ensure that the limited development likely over the Plan period is appropriate both in its appearance and type. The community will have the assurance that development that does occur will be of the highest design quality and will enhance the existing characteristics, whilst also meeting local housing requirements.
- 15. The policies in this Neighbourhood Plan are intended to ensure that:
 - a) If there is limited housing growth in the Parish over the Plan period, it will be sensitively designed and located and will reflect the local requirement for smaller dwellings.
 - b) The open countryside around the settlements in Hazelwood is what makes the Parish so special. Proposals that improve the biodiversity of the Plan area, whilst improving footpaths and bridleways, will be encouraged.

- c) The growth of small local businesses will be supported where it does not conflict with the policies to protect the landscape or the built environment.

3. How does this Plan work within the planning system?

- 16. Planning policy has always been formulated by Amber Valley Borough Council and Derbyshire County Council and these bodies will continue to have a legal duty to provide this. However, the Localism Act 2011 gave new powers to Parish Councils to produce a Neighbourhood Plan, if they wished.
- 17. This Neighbourhood Plan forms part of the statutory development planning policy documents and has significant weight in the determination of planning applications.
- 18. In 2015 the only adopted borough policies are those saved policies in the AVBC's Local Plan 2006. These are available on AVBCs web site, at public libraries and their offices. A new Local Plan will replace the 2006 Local Plan.
- 19. This Plan has been drafted in the context of the National Planning Policy Framework, the saved policies and the evidence base used to support the emerging replacement Local Plan.
- 20. This Neighbourhood Plan covers the period until 2039 to be aligned with the evidence base for the emerging Local Plan.

4. Consultation

- 21. The Hazelwood Parish Neighbourhood Plan Steering Group (SG), established in September 2013, recognised that consultation was key to successfully developing a Neighbourhood Plan for Hazelwood Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people across the Plan area.
- 22. The Steering Group organised a range of meetings, leaflets, questionnaires, an independent survey and ensured that updates on the Neighbourhood Plan were in the Parish magazine, periodic newsletters (mailed and emailed), on the Parish notice boards and its web-site.
- 23. Feedback from the surveys, along with notes and feedback from the meetings, have been collated and summarised in separate reports. Back copies of *JOTTINGS* (Parish newsletter) and reports are available on the Parish Council web site.

5. Hazelwood in context

Location

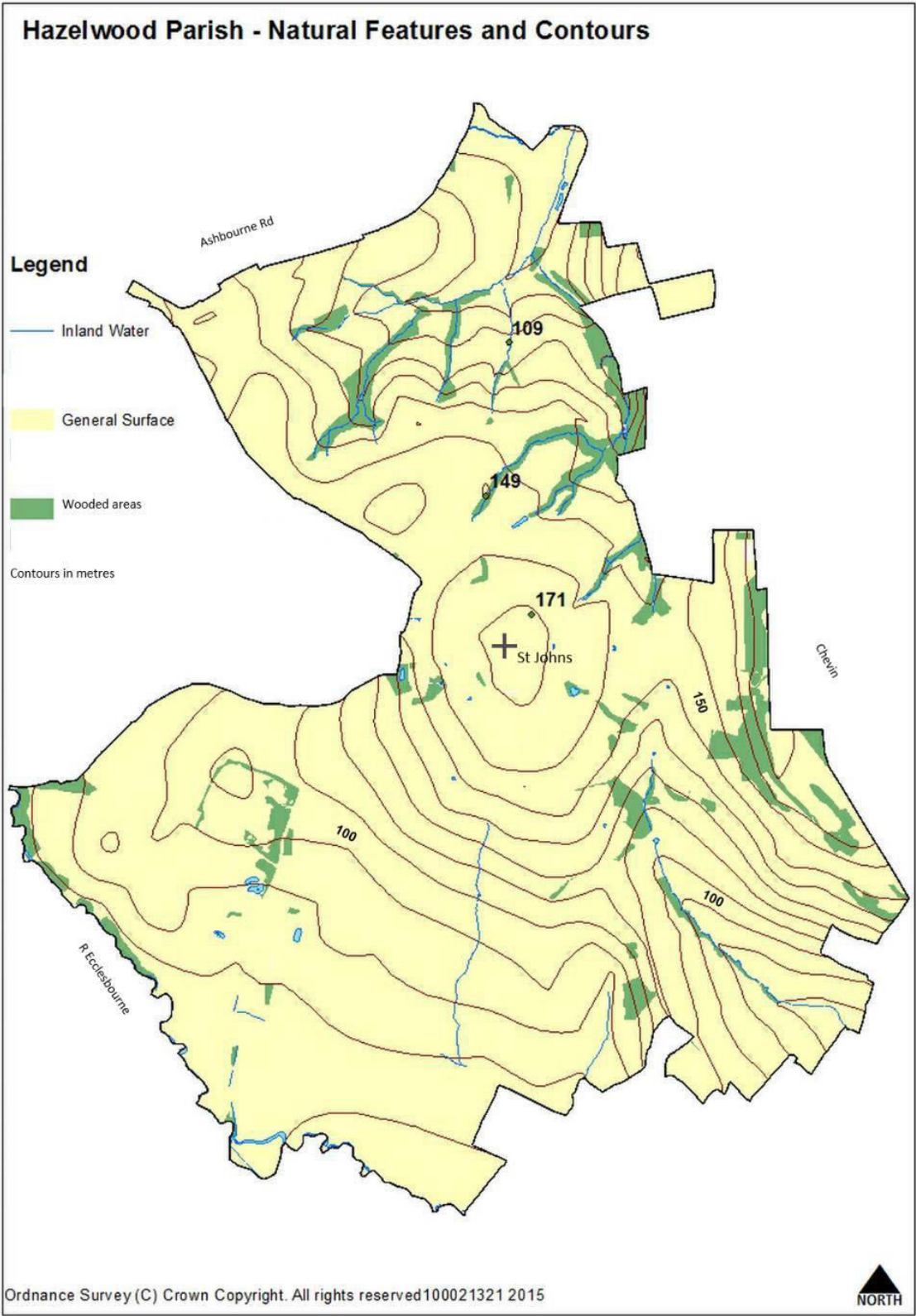
24. The Parish of Hazelwood lies approximately 8 miles North West of Derby. It is two miles north of the village of Duffield. It is in the foothills of the Peak District, characterised by undulating, wooded farmland, lovely views, country lanes and footpaths.
25. The hilly nature and open countryside afford Hazelwood residents and visitors stunning near and long vistas. This is discussed in more detail in the environment section with the particularly special views shown to support View Corridors Map 6.



26. The Parish Council has undertaken its own Landscape Character Review of the Parish. This should be read alongside the Village Design Statement, to provide developers with a detailed understanding of the Plan area.
27. The topography of the Parish is shown in Map 2. Only in the eastern direction do elevated, wooded slopes restrict sightlines. Examples of the views throughout the Parish are shown on Map 6 with supporting photographs.
28. The Parish is visited regularly by countryside lovers who appreciate the lanes and footpaths, many of which are suitable for walkers, cyclists and horse riders.
29. People from as far afield as Derby, Belper and Duffield, perceive Hazelwood to be an attractive, rural location and a desirable place in which to live.²

² shown by property prices

Map 2: Topography of the Plan area



History

30. The Parish dates back to Roman times with evidence of pottery making - all linking to a road across the Chevin which was a main thoroughfare during this period. Later, the whole area was part of the medieval Duffield Frith land holdings with its forestry, deer park and farming activities. Still predominantly rural, Hazelwood Parish has maintained its farming interests, albeit to a lesser degree but has developed related activities in many of the farm buildings.
31. The 1881 Census for Hazelwood shows 79 dwellings and 339 people. Interestingly, although there has been little change in population size since 1881, by 2011 there were double the number of dwellings.

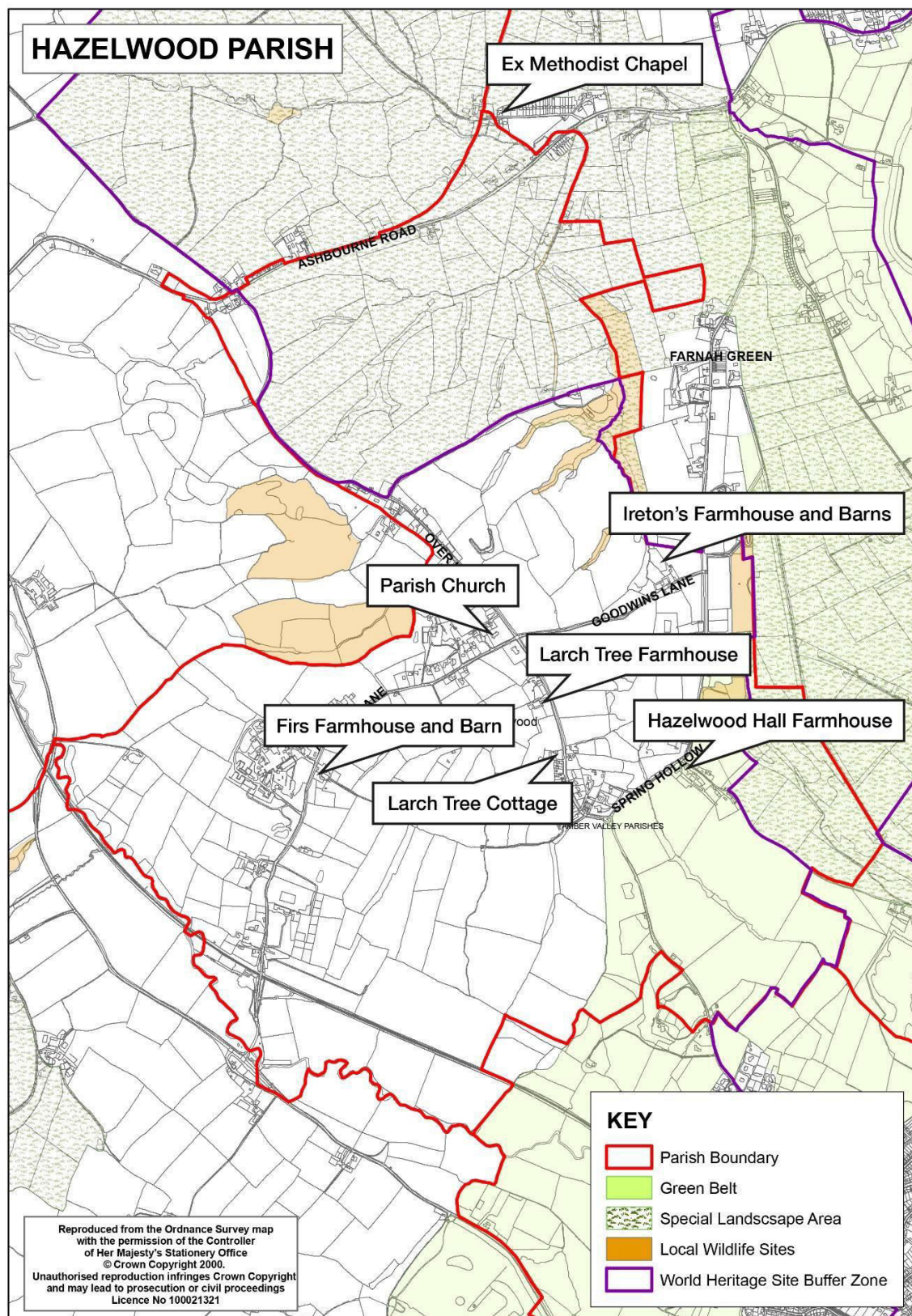
Hazelwood today

32. Today, the Parish numbers 153 dwellings and an estimated 293 residents (Jan 2022 Electoral Roll). The Parish is divided into a number of settlements and a more detailed description of each is provided in the *Description of Hazelwood settlements and housing characteristics* (see Map 5) section, later, and in the Village Design Statement (both are available on the Parish web site).
33. 74% of the houses are detached³. Most of these are built in a traditional style, stone-built (from local quarries) with tiled, pitched roofs. This is also the prevailing style of the groups of farm buildings that are scattered across the Plan area.
34. This reinforces the perception of Hazelwood as a rural community.
35. The more modern houses tend to be of brick construction, frequently with red tiled roofs, whereas the traditional buildings tend to be roofed with blue/black tiles or slate.
36. There are nine Listed Buildings (seven shown on Map 3) which include two churches⁴.
37. All but one of the listed buildings are constructed in stone. Four have blue/black tiled roofs and five have slates. The oldest is Hazelwood Hall in Spring Hollow, dating from the 17th century.
38. Map 3 shows the listed buildings, the local wildlife sites and areas of protected landscape.

³ Census 2011

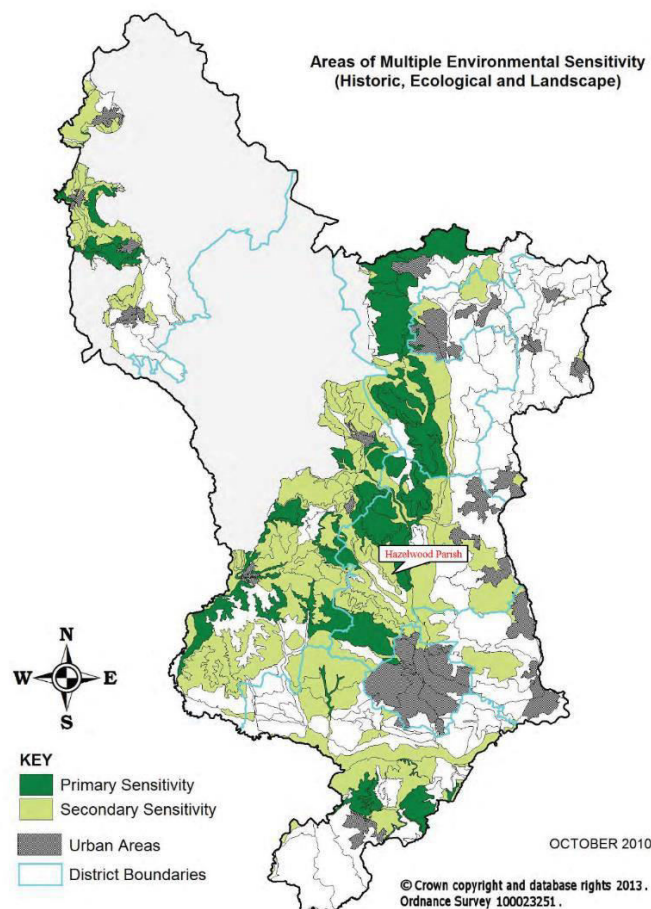
⁴ Searched June 2015 at <http://list.historicengland.org.uk/>

Map 3 Areas of Historic (Listed buildings), Ecological and Landscape Sensitivity



39. Many other buildings in the Parish have considerable architectural merit and in some cases historic interest. Many would have been built on earlier foundations and incorporate parts of earlier dwellings.
40. The northern and eastern parts of the Parish are part of the Derwent Valley Mills World Heritage Site Landscape Buffer Zone, this is shown on Map 3. There are also four sites of importance for nature conservation within the Parish and two adjoining the Parish, shown on Design and Location principles.
41. Derbyshire County Council, as part of its Landscape Character Assessment, has produced a map showing Areas of Multiple Environmental Sensitivity (see Map 4). Data on the biodiversity, historic and landscape value of an area have been assessed together. This analysis showed that Hazelwood Parish was classed as an area of secondary sensitivity. Derbyshire County Council's Landscape Character Assessment is available on their web site and at their offices.

Map 4 Derbyshire Areas of Multiple Environmental Sensitivity



Residential developments 1993-2013 incl. Table 2

42. Table 2 shows the residential planning applications submitted to AVBC's Planning Department, over 20 years.

Table 2 Residential Planning Applications 1993 -2013

Type of application	Applications	Approved
Extensions	46	45
New builds	5	3
Replacements	8	8
Barn conversions	11	10
Conservatories/Garden rooms	13	13
Total	83	79

43. Including new builds and barn conversions, 13 new dwellings were completed between 1993 and 2013. At the time, this meant only two barns (one small and one large) were now left that would be suitable for residential or commercial development.
44. Replacement of old cottages or houses has taken place and a total of eight replacements are recorded. Few old properties remain that would be suitable for demolition and rebuilding.
45. There had been a considerable number of refurbishments and extensions of the existing housing stock; forty-five extensions are listed and, in some cases, two separate extensions have taken place in the time frame. There have also been some building applications for horse facilities and swimming pools, but these have not been included. Other extensions have been conservatories and garden rooms and these have been included, giving a total of thirteen. It is likely that this method of dwelling improvement will continue and will increase the average size of the housing stock.
46. Virtually every house is occupied.
47. The average house price paid between June 2014 and June 2015 was £650,000⁵. Only five properties were sold and they were all large dwellings but this gives an indication of the value properties can command.

⁵ Zoopla June 2015

Residential developments 2016-2022 incl. Table 2(a)

48. Table 2(a) shows the residential planning applications submitted to AVBC's Planning Department between 23/11/16 and 01/01/22.

Table 2(a) Residential Planning Applications 23/11/2016 – 01/01/2022

Type of Application	Applications	Approved
Extensions	52	46
New builds	23	18
Replacements (e.g. garage)	5	4
Barn conversions	4	2
Conservatories/Garden rooms	5	5
Other (gardens/driveways)	13	9
Total	102	84

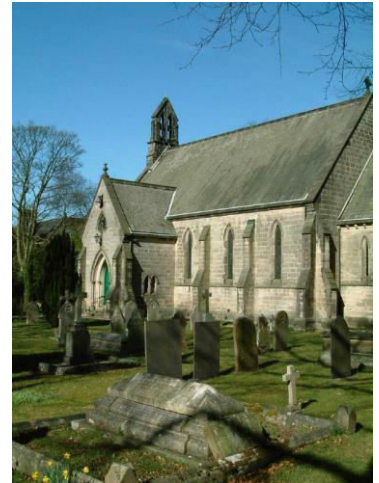
49. Including new builds and barn conversions, 5 new dwellings have been completed between 23/11/16 and 01/01/22.
50. Replacement of old cottages or houses has continued to take place. Few old properties now remain that would be suitable for demolition and rebuilding.
51. There has continued to be a considerable number of refurbishments and extensions of the existing housing stock, 46 extensions are listed as being approved. Other extensions of conservatories and garden rooms are also noted giving a total of 5. It is likely that this method of dwelling improvement will continue and may increase the average size of housing stock.
52. There has also been a number of approved applications for garden and driveway. Improvements amounting to 9 in total.
53. Virtually every house is occupied.
54. Table 3 has been compiled from the 2011 Census (data from the 2021 census is not yet available) to provide an over view of the Hazelwood community. It shows that there is a larger proportion of people of working age than the borough average and a smaller proportion of older people. The Census 2011 shows that 12% of all households in Hazelwood are made up of people aged 65 and over compared to 18.6% across the borough.
55. 89% of Hazelwood residents own their own homes and 74% of these dwellings are detached; both these % are significantly higher than the borough average. Conversely, Hazelwood has a significantly lower proportion of residents in socially rented housing compared to the borough average.

Table 3: Hazelwood Today: Key Statistics ⁶			
Demographics		Hazelwood	Amber Valley
Total Population		330	122309
Population aged under 16		17%	17.5%
Population aged 16 – 64		71%	63.8%
Population aged 65 +		12%	18.6%
Housing		Hazelwood	Amber Valley
Total No of Dwellings		145	54,933
Housing Tenure	Owned Outright	54%	38.2%
	Owned with Mortgage	35%	35.9%
	Socially Rented	4%	12.3%
Housing Type	Detached	74%	35.8%
	Semi-detached	22%	36.5%
	Terraced	1%	20.9%
Employment		Hazelwood	Amber Valley
All Residents aged 16-74		234	90,558
Economically Active (16-74)		66%	66%
Self employed		13%	9%

⁶ Source Census 2011

The community

56. Hazelwood remains a vibrant community with a church, a village hall, bowling green, tennis court and a playing field. The church and graveyard are prominently located at the cross roads of Hob Hill, Goodwin's Lane, Hazelwood Hill and Over Lane, presiding over access from all four directions. The Memorial Hall, playing field and Bowls Club have all been established in close association with the Church and former school alongside. Local clubs using the hall range from keep fit classes, indoor bowls and dog training to meetings of the Derbyshire Guild of Weavers. This is a very central location for such facilities within the geographical Parish.



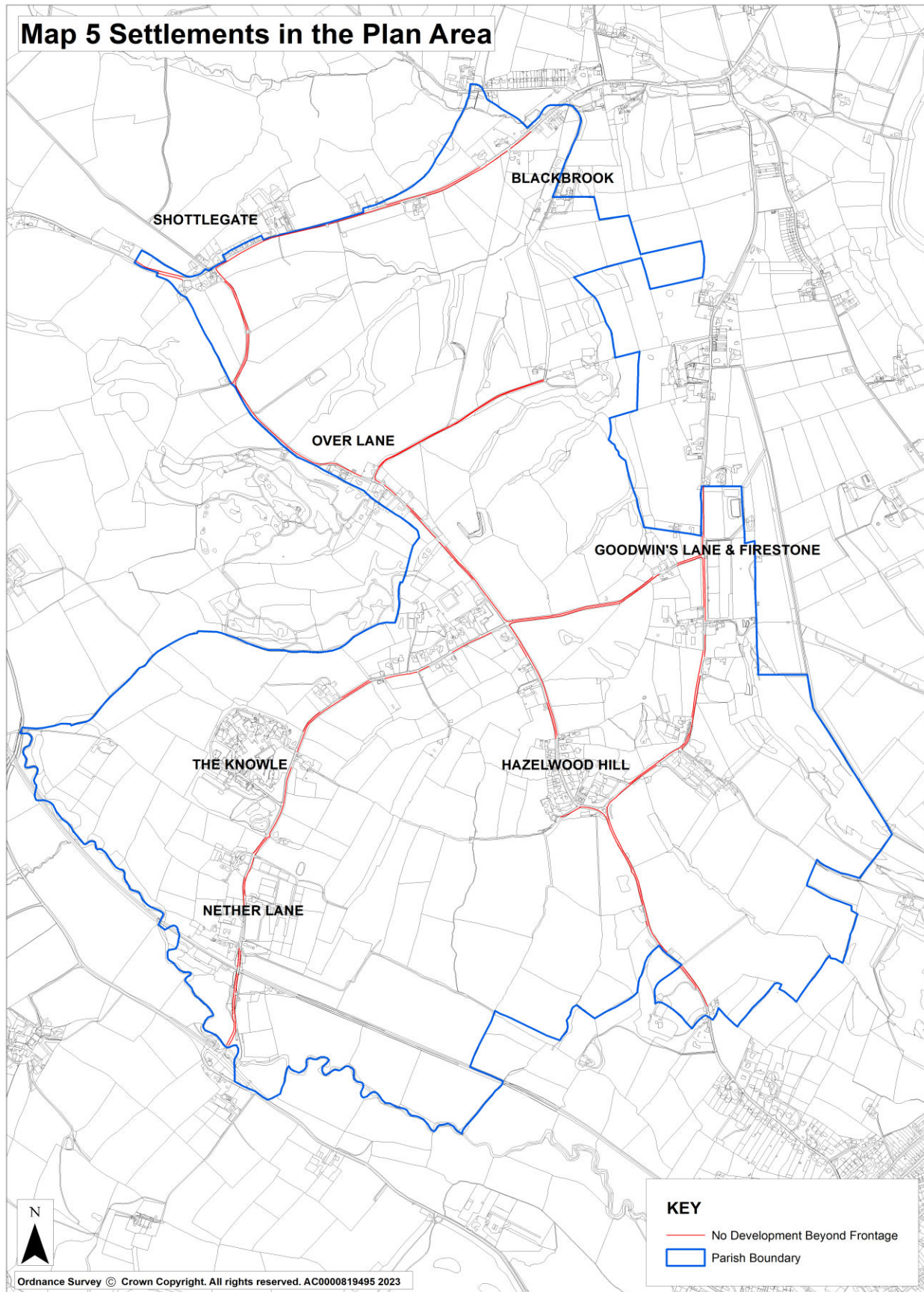
57. Hazelwood residents are able to access a range of rural services. This includes a return bus service, 5 times daily, Mon-Fri, to Belper, 6 times to Ashbourne; reduced service on Sundays, and school buses. Produce, including honey, eggs, fruit, vegetables and plants, is sold locally. Modern technological communications have made access to some services easier (e.g. internet shopping) although broadband capacity can be an issue.
58. There are also three pubs just outside the Parish boundary.
59. Recreational activities also include bowling, walking, running, cycling and horse riding. The Plan area is well served by public rights of way which are well used by residents and people from outside the area.
60. As a consequence of the above, there is a wide variety of activities on offer in the Parish. These facilities compare favourably with the services of much larger rural communities and villages.
61. The majority of respondents to the community questionnaires showed that Hazelwood residents value the community spirit and friendships that are fostered here. It is relatively easy to make acquaintances and individuals feel less under threat to their person and privacy than in many urban areas.
62. A survey was commissioned from an independent body – Midlands Rural Housing (MRH) who have established experience in providing housing solutions for small rural communities, and in managing data collection/processing to help plan those solutions. In the MRH Housing Survey, undertaken in late 2014, 71% of respondents believed that the Parish did have a sense of community. The survey summarised by saying '*This figure (71%) compares with a usual figure in similar surveys of between 35% and 50%.*'

Settlement pattern

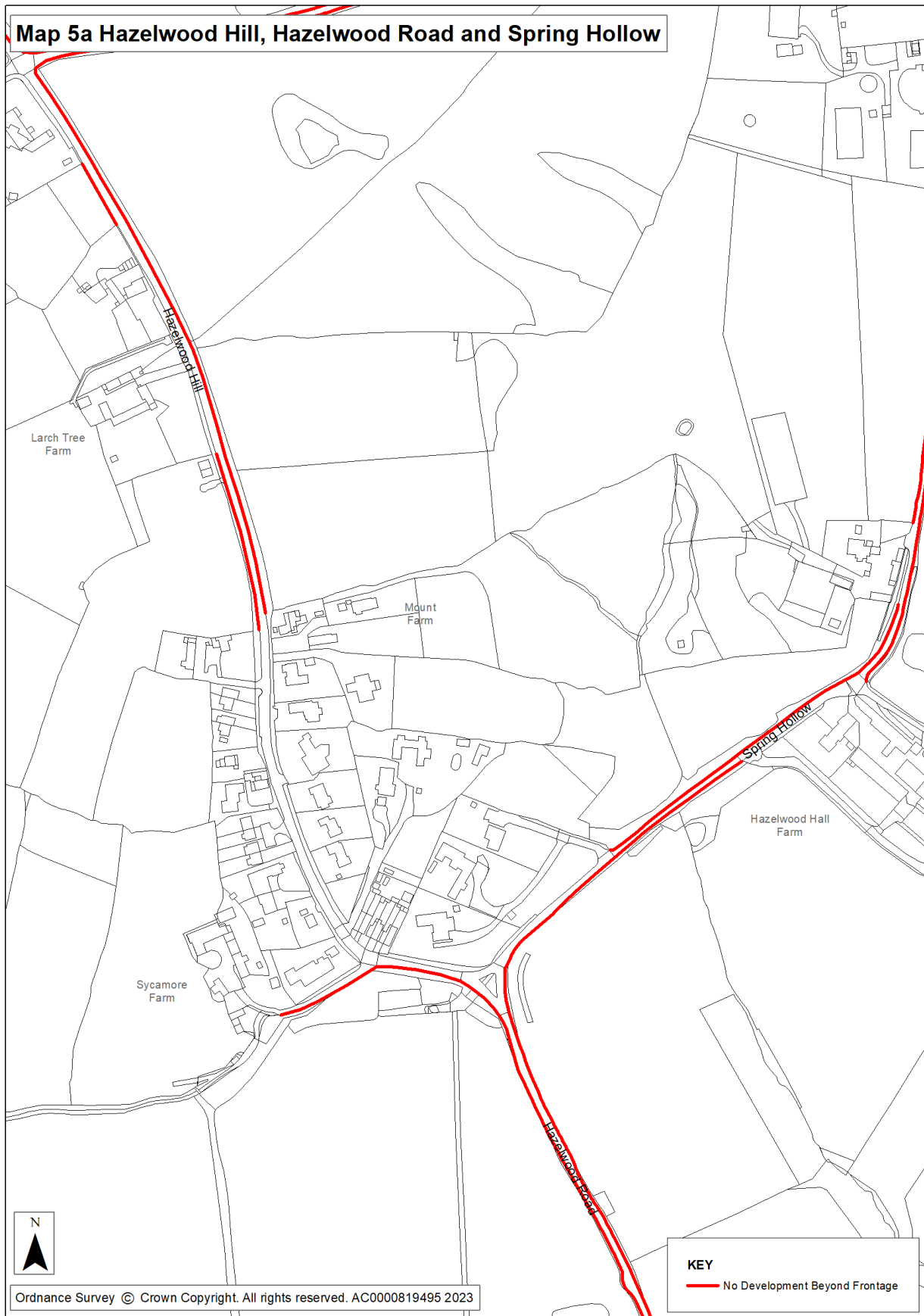
63. Hazelwood Parish is made up of seven main settlements, each of which has identifiable characteristics. These are identified on Maps 5 & 5a-g and described more fully in the section, 'Description of the Hazelwood settlements and housing characteristics'. The settlements are:

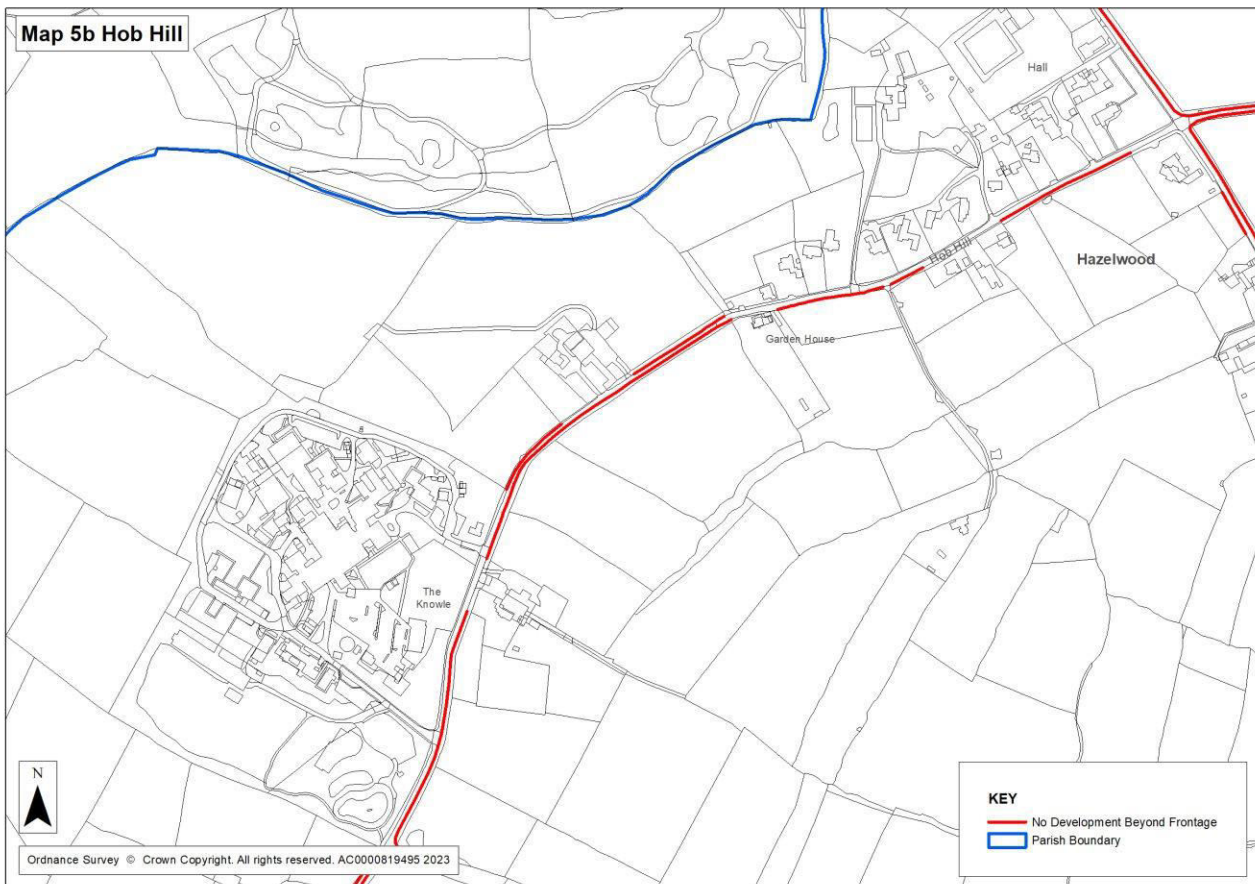
1. Hazelwood Hill, Hazelwood Road, Spring Hollow
2. Hob Hill
3. Nether Lane
4. Firestones, Goodwin's Lane
5. Over Lane and part of Lumb Lane
6. Shottlegate (part)
7. Blackbrook (part)

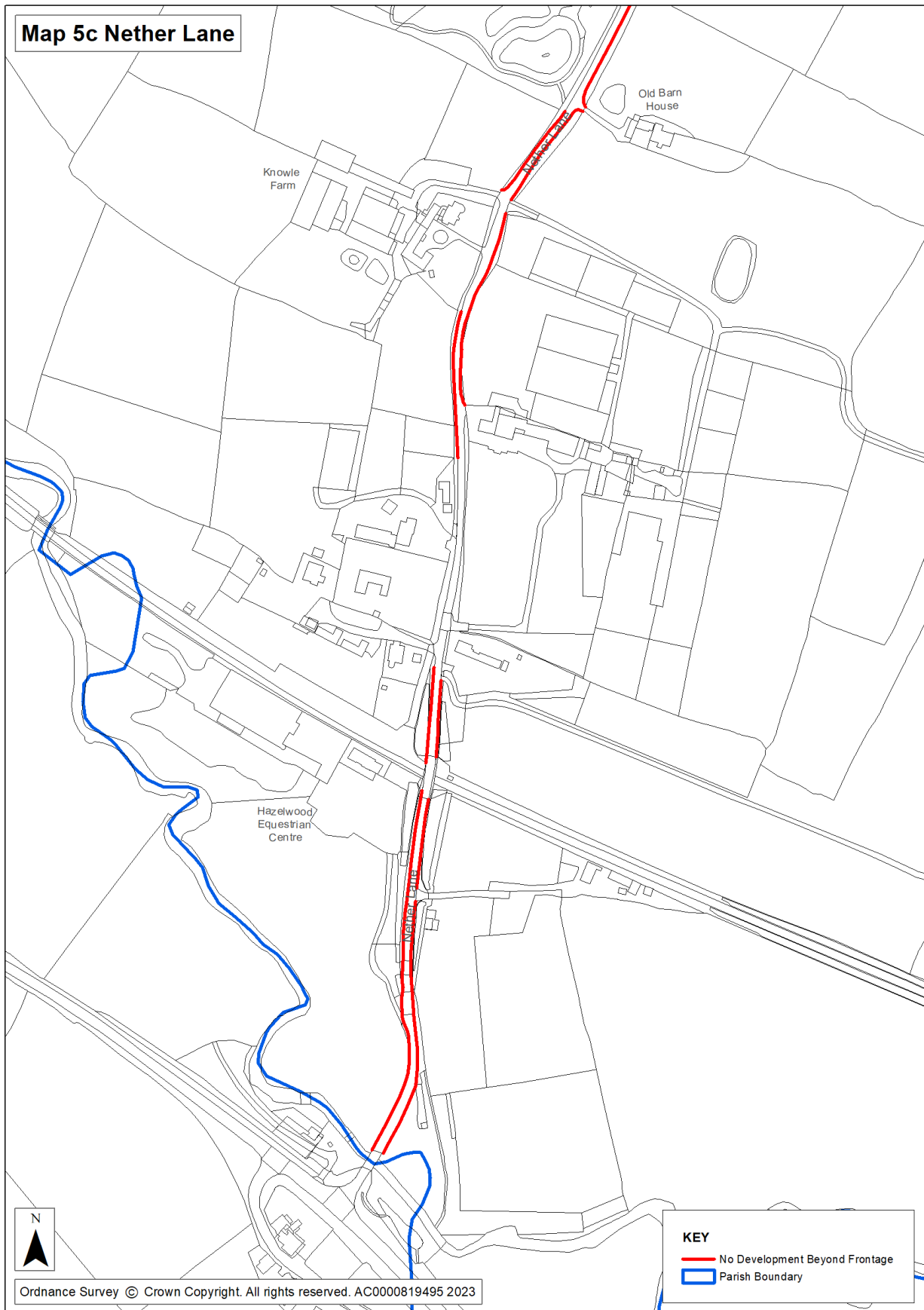
Map 5 Settlements in the Plan Area

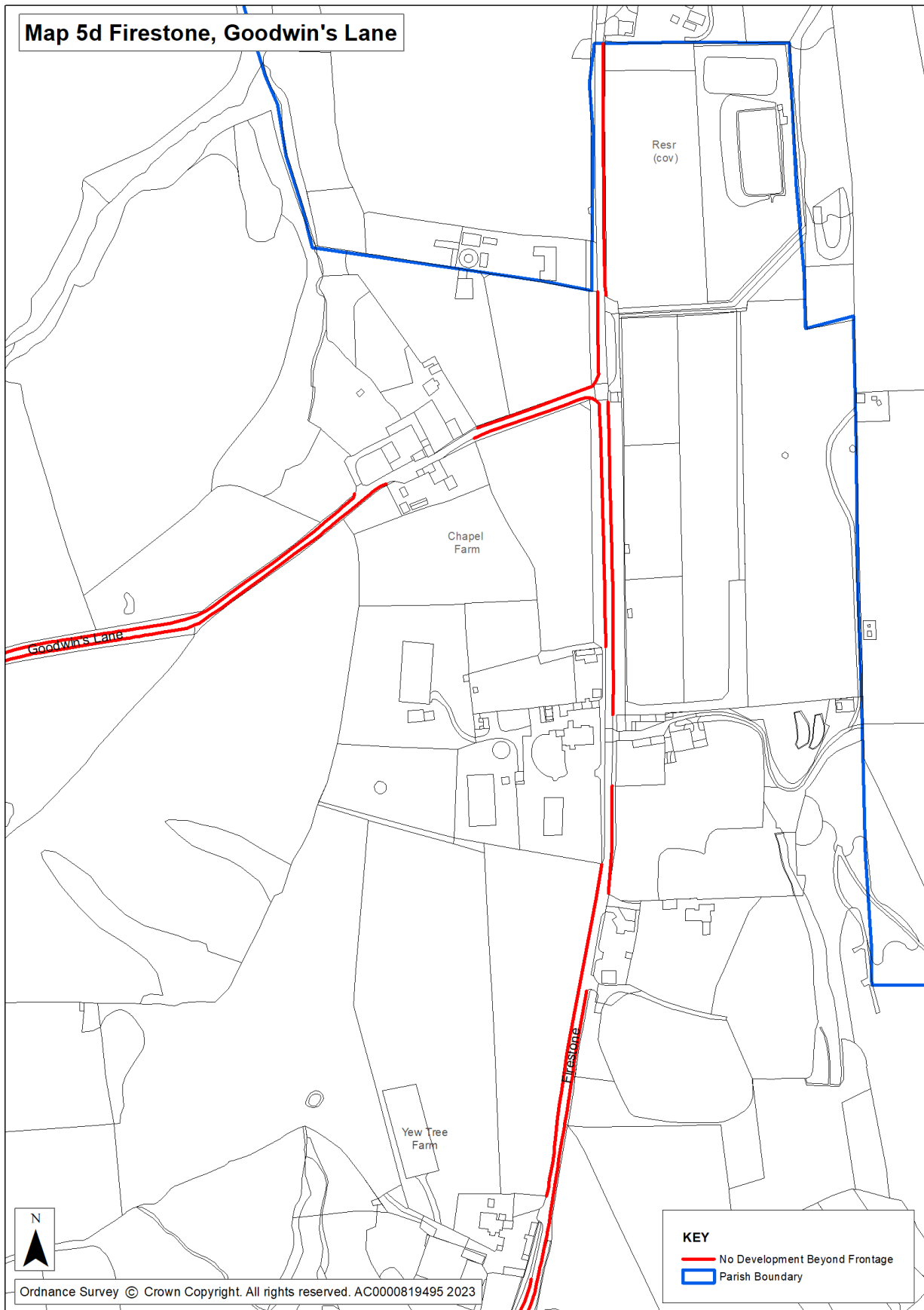


Map 5a Hazelwood Hill, Hazelwood Road and Spring Hollow

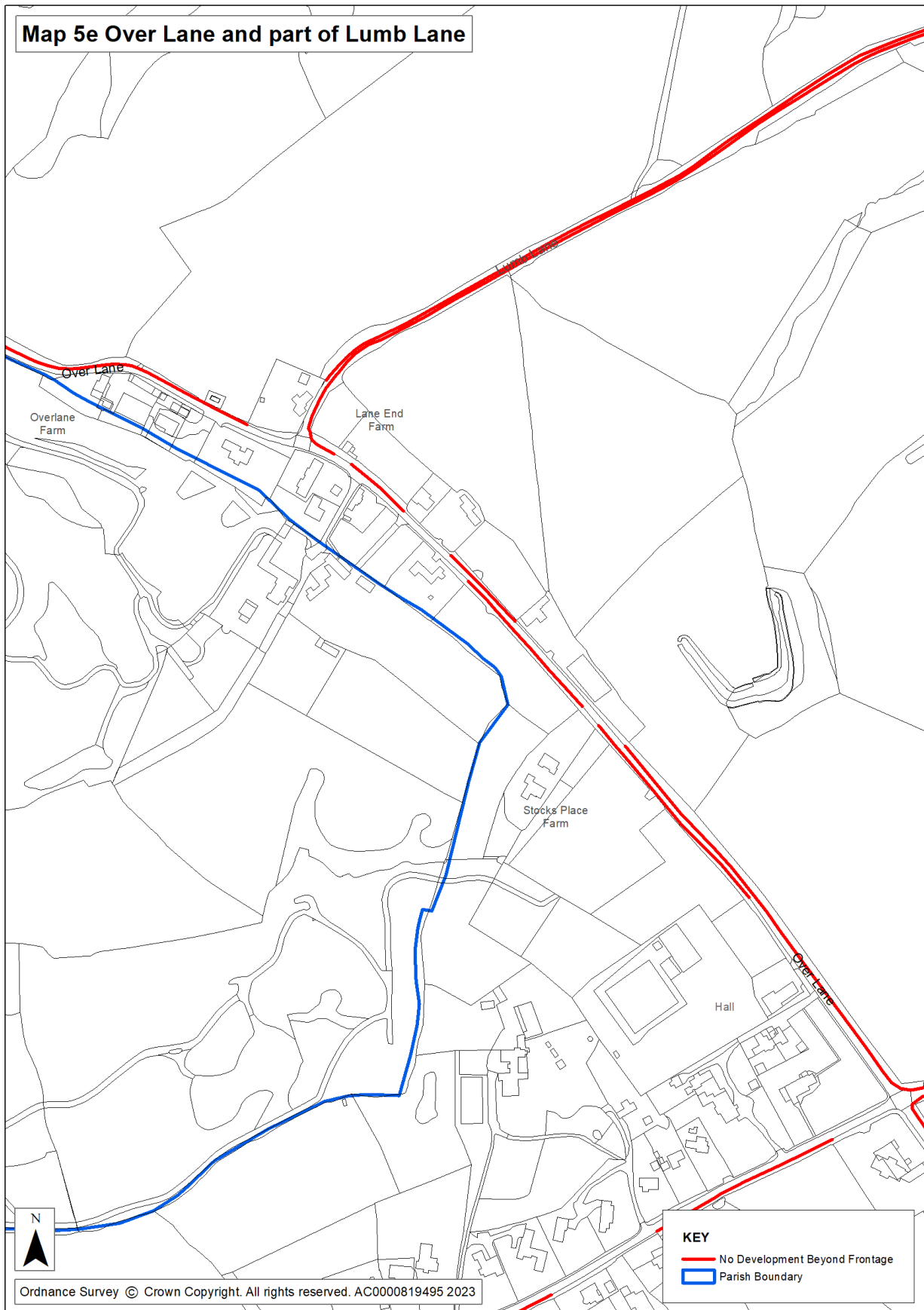


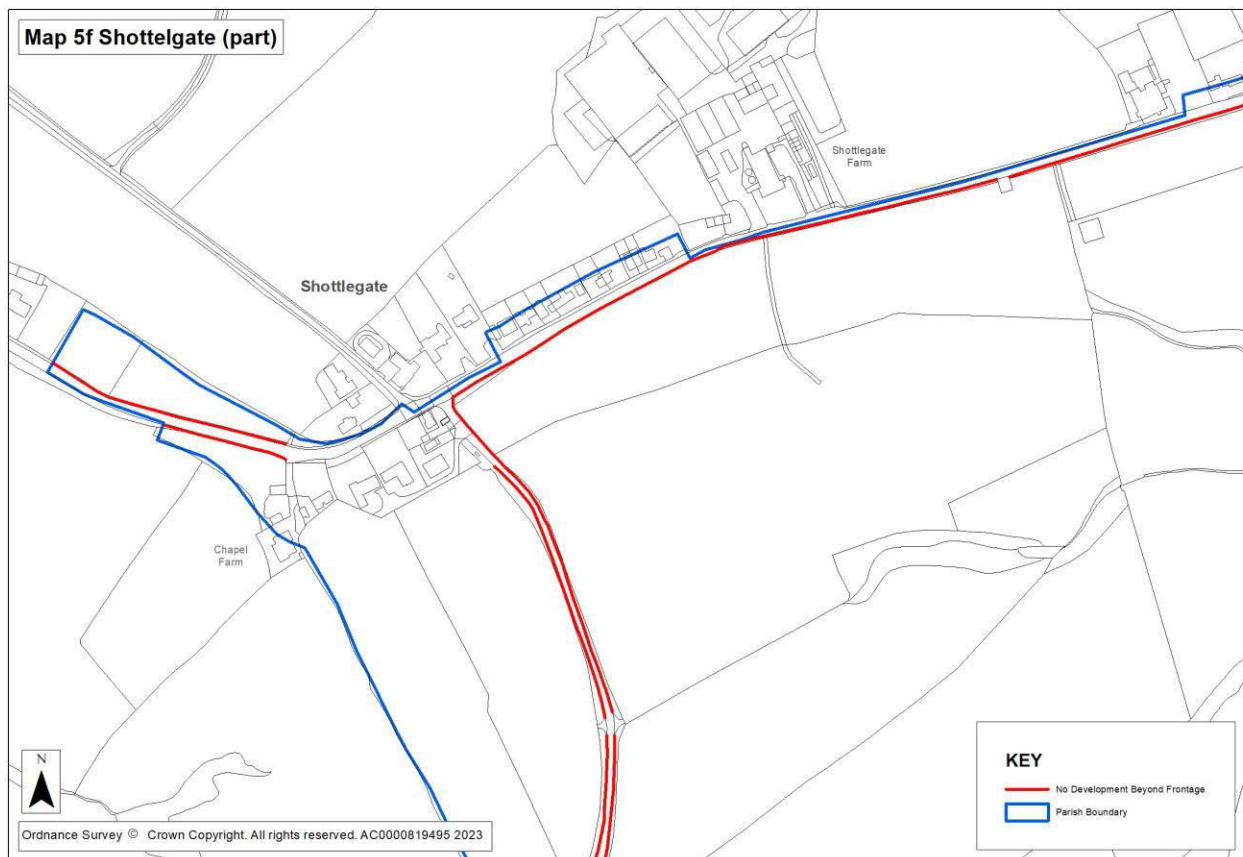


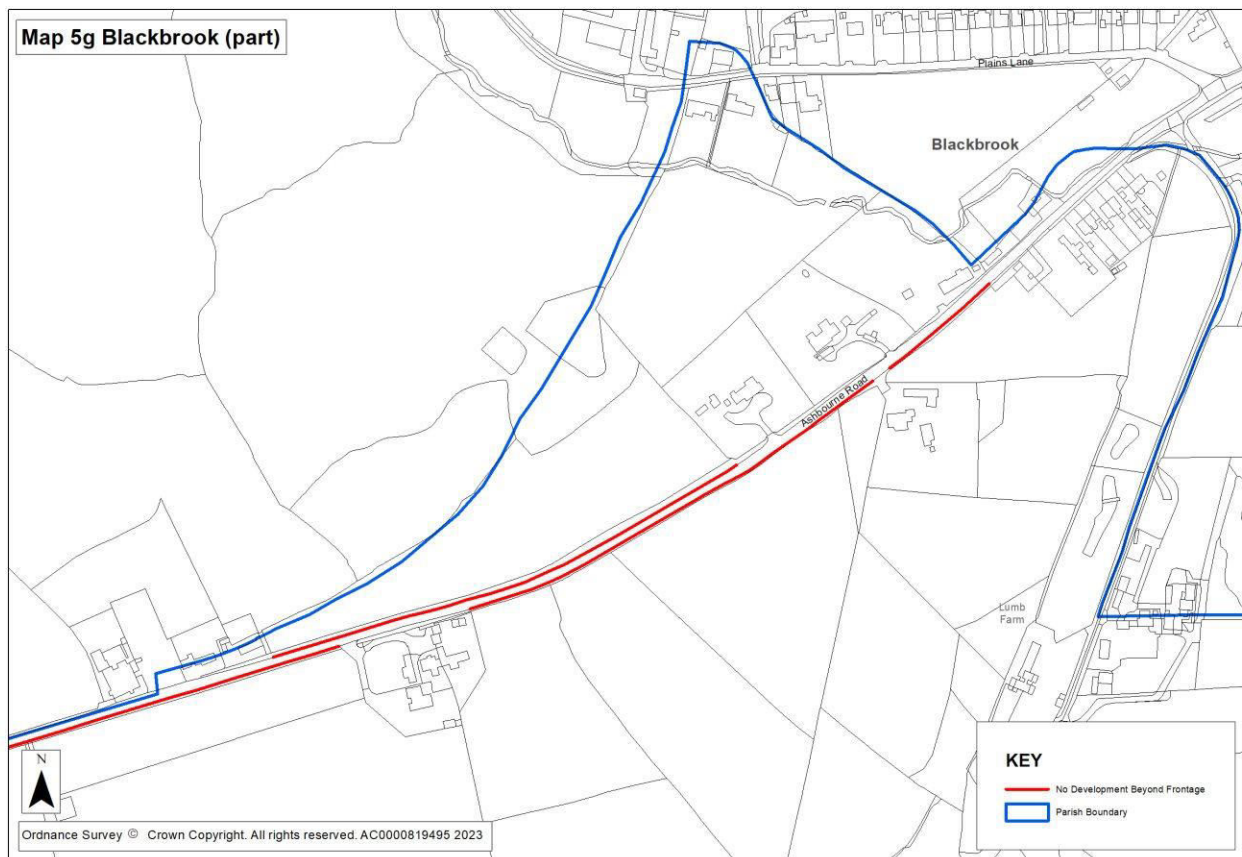




Map 5e Over Lane and part of Lumb Lane







64. The church and village hall are located at the cross roads on the edge of the Hob Hill settlement although there are more dwellings in the Hazelwood Hill area making it slightly larger. In fact, each settlement could be described as a hamlet apart from Hob Hill because it contains the church.

Local employment

65. Several residents work from home some of the time, and some are self-employed. In addition to these there are farms, Hingley's timber yard and a speciality chemicals' producer (see below).
66. Lubrizol is a multi-national chemical research and manufacturing company that employs 380 on its Hazelwood site. Based on discussions with the Parish Council, the company directs HGV traffic to its site from the B5023 via Nether Lane to minimise the use of other, smaller country lanes. Assuming this continues, it is to the benefit of the Parish.

Description of Hazelwood settlements and housing characteristics (see Map 5)

Hazelwood Hill (including Hazelwood Road and Spring Hollow)

67. Hazelwood Hill has developed from farming beginnings into a small but well-knit residential settlement, comprising dwellings bounded by Hazelwood Road and Spring Hollow. Principally detached, these have the greatest variety of traditional and modern styles within the Parish. Single storey houses are in the minority. The mix comprises stone, brick walls and some render, a variety of roof tiles and slates. Distinctly varying forms and scale prevail.
68. The particular charm and individuality of the settlement derives largely from the appearance of individual houses, groups of houses and their pitched roofs, stepping up and down steep hillsides.
69. The topography typifies the 'Wooded slopes and valleys' designation by the Derbyshire County Council and a number of individual trees are significant to the appearance of the settlement. The slopes' vantage points enable spectacular views of the countryside to be enjoyed from the roadsides, as per View Corridor Map 6. Of particular note is image seven to the South, overlooking the Ecclesbourne Valley, (shown previously) as one approaches Hazelwood Hill from the South.



70. Close to the junction with Goodwin's Lane, there are sweeping views to the north and also to the South-East. Image nine (adjacent photo) - shows the view to the East and South East, i.e. Chevin Hill and Milford.



71. The settlement, in total, is entirely surrounded by open countryside. Green belt protection provides a buttress to the South/ South East, extending well up into the southerly reaches of the Parish boundary, as one approaches from Duffield.

Hob Hill

72. The deeply rural character is largely maintained throughout the steep descent from Hazelwood crossroads down Hob Hill. The combination of houses set back into wooded slopes and significant groups of trees has all helped to maintain a non-urbanised character to the built environment, despite newer developments dating from the seventies. The overarching impression is still that of open countryside, further reinforced as one descends from the brow of Hob Hill, and moves to the lower slopes where farmland, still in use, prevails. At this point, also, long vistas connect to the highest points of Windley on the opposite side of the Ecclesbourne Valley.
73. Detached dwellings feature most and there is an almost equal split of traditional v. modern house styles. At the top of Hob Hill, adjacent to the crossroads, there is a group of very substantial, traditional stone buildings. The Parish church and graveyard provide, along with the Memorial Hall, former school and the imposing former vicarage a sense of a village centre. Together with other scattered individual older houses on the hill, these form a traditional nucleus to the subsequent contiguous development of houses down the length of Hob Hill.
74. A little further down Hob Hill, a group of modern houses are characterized by low pitched roofs and open lawned settings, several accessed from shared drives. The majority are set back from the road, allowing for tree screening to complement the original wooded setting. Even these substantial houses within the wooded group do not dominate the scene.

Nether Lane

75. Open views are a constant feature of the Nether Lane settlement. Here, there are isolated farm buildings both close to and away from the road. Towards the bottom of the hill there are a number of large houses and conversions, many well set back, together with some replacement houses and modern alterations in a variety of styles. There are some significant groups of trees and large individual trees which add character to the winding lane. Nether Lane has a looser knit of buildings, overall, and is the locality with the most traffic.



Businesses and their impact on this character area

Almost entirely screened from Nether Lane is the very substantial development of office, chemical engineering and laboratory buildings, previously referred to. This important local employer has 380 staff. It has traded from The Knowle, a former country house on Nether Lane, since they acquired it in 1947. Development has taken place within the grounds of a mature and extensively landscaped country house.

The wooded aspect from Nether Lane has been carefully maintained, providing both privacy for the firm and helping to sustain the designated 'Wooded slopes...' characteristic of the area. It adds a special character to Hob Hill and Nether Lane, the latter having been maintained, successfully, as a country lane despite activity to and from the site. Keeping vehicle activity to a minimum will serve to conserve that position.

The lower part of Nether Lane also includes a timber yard by the railway line. It is a good use of the former station building and yard. The saw milling takes place within an enclosed building and vehicle access is close to the main Wirksworth Road.

Firestone (including Goodwin's Lane)

76. The approach from Goodwin's Lane to the Firestone takes in one of the most strategically important viewing corridors in the whole of the Parish. This West to East traverse could be described as 'The roof of Hazelwood'. At 173 metres at the crossroads and 166metres at the Firestone junction, it represents the highest point in the Parish. Vistas take in the farthest horizons to the North and beyond Derby into Leicestershire in the South - all seen across open countryside and still farmed. This lane links to the Firestone which itself has a major viewing corridor (see Map 6, view corridors one & two and pictures in VDS Appendix, pages 77/78).

77. There are few more dramatic points in the whole of the Parish and none which better define the attractiveness to both residents and those visitors who regard this point as 'The Gateway to the Peaks'. Its importance cannot be overstated.
78. There are twelve dwellings which are generally large, traditional, exclusively stone built properties, with one modern exception. These are close to the roadside. The overall impression is of sparse development. There are significant groups of trees both to the roadside and particularly as an elevated backcloth along Firestone, to the East, with its steeply wooded slope.

Over Lane (including part of Lumb Lane)

79. North of the crossroads at St. John's Church, there are a mix of traditional and modern houses. It forms a distinctive group of sympathetically converted farm buildings and modest houses, generally in traditional stone and tile construction. The group is outside the Special Landscape Area which protects much of the adjacent countryside. There are also two semi-detached stone houses between the church and the Memorial Hall and two detached houses beyond. To the East, the farmland is open for long distance views.
80. A crucial characteristic of Over Lane is the tree and hedge screening which forms a 'green corridor', almost the whole of its length. On the West side of Over Lane, the tree cover becomes very significant beyond the curtilage of the Memorial Hall car park with many fine, mature examples. Whilst, from Over Lane itself, it prevents open views where the road descends, it still has plentiful sight lines into adjoining fields. The very fact of a degree of separation from the cross roads adds to the sense of *underlying* openness provided along this route.
81. Beyond the junction with Lumb Lane, image four (below) supporting the Views Corridor Map 6 shows a northerly aspect which is wholly designated as a Special Landscape Area to, and beyond, the Parish Boundary. It is expected that the new Local Plan will continue this designation from the saved policy in the Local Plan 2006, in recognition of its continued landscape value.



82. To the West of Over Lane, images five & six combine open countryside and two specifically designated Local Wildlife Sites.

Shottlegate (part)

83. Shottlegate, at the Northern perimeter of the Parish, is quite remote from the amenities at the Memorial Hall and Parish Church.
84. Shottlegate crossroads provide another distinct group of dwellings. It is predominantly of traditional construction and most properties have brick or rendered walls and tiled roofs. The nearby Hanging Gate pub, whilst not in the Parish, is situated between Blackbrook and Shottlegate and is at the heart of this settlement. There are roadside trees which do offer some concealment to houses below the pub.

Blackbrook (part)

85. In Blackbrook, approximately to the north of Hazelwood cross roads, properties are, again, predominantly of traditional construction. Most have brick or rendered walls and tiled roofs. There is a row, unique in the Parish, of 1930s semi-detached red brick houses on Ashbourne Road, close to the junction with Plains Lane. Most of the houses face Ashbourne Road, in a valley, with some on the rising ground either side with sporadic tree cover.
86. All of Blackbrook lies in the designated Special Landscape Areas. This dominates its stretch of the Ashbourne Road to the North and South and provide protection from new housing development. Table 4 summarises the quantity and type of housing in each character area.

Table 4: Housing type and number in each settlement area 2022

	Hazelwood Hill Hazelwood Road Spring Hollow	Hob Hill	Nether Lane	Firestone Goodwin's Lane	Over Lane (Part Lumb Lane)	Shottlegate Ashbourne Rd (Part)	Blackbrook (Part)	
Detached	32	22	13	11	15	12	16	
Semi-detached	11		2		4	3	6	
Terraced	6							
Total Dwellings	48	22	15	11	19	15	23	153
Bungalow	5	1	1				3	
Barn Conversion	3	1				3		
Farms/farm houses	5	1	2	4	3	2	5	
Working farm	1							
Stone	21	12	8	11	16	4	7	
Brick	14	8	4			7	6	
Render	16	1	2		2	3	8	
Tile Roof	36	16	8	11	16	14	19	
Slate Roof	11	5	4	2	1		3	
Vacant							1	
Hol. let	1							
Listed	3	1	1	1			1	

Landscape character assessment

87. The Ecclesbourne River flows north to south on the western edge of the Parish, and a heritage railway, the Ecclesbourne Valley Railway, mirrors its route. The B5023 Wirksworth to Derby road borders the southern Parish boundary. The A517 Ashbourne Road runs along the northern edge of our boundary, passing through Blackbrook, named from the small stream trickling through the hamlet.
88. Lanes and roads in the Parish are generally good, often narrow in places and lined with mixed hedgerows species - hazel, hawthorn, ash, holly, bramble, blackthorn and hedge maple. Roadside verges have an abundance of wildflowers including bluebells, primroses, wild garlic and vetches.
89. The south and southwest of the Parish is mainly mixed farmland, grazing cattle and sheep, enclosed with traditional hedges, small copses of oak, ash and sycamore. A brook rising from the fields of Yew Tree Farm runs through a small copse in Spring Hollow; itself a haven for marsh marigolds, wood anemone and bluebells. It then meanders through Green Belt designated fields before entering the River Derwent at Duffield. Spring Hollow is part of the ancient Derby to Wirksworth turnpike. It features a water spout that was erected to commemorate Queen Victoria's 1897 Diamond Jubilee. This is fed by a spring that has never been known to fail.
90. The east of the Parish rises to 190 metres, its highest point, and is known as Firestone. The name is thought to refer to the red stone, once quarried for its iron content and for building. Traditional hedgerows give way to stone walls, gorse and some copses. Silver birch, ash and sycamore grow on the sites of old sandstone quarries, one of which is recognised as a site of importance for nature conservation. Firestone offers splendid views south towards Derby, and the distant Weaver Hills to the north.
91. The Chevin Golf course runs from the south end of Firestone, leading down to Duffield. Firestone connects to North Lane along the Chevin, thought to be Roman, offering a variety of popular routes for walkers; part of a network of well walked and maintained footpaths in the Parish.
92. The northeast of the Parish is known as Goodwin's Lumb and the Depth of Lumb. The area composes arable pastureland, with deep steep-sided valleys of woodland - mainly ash, oak, hazel and beech. These are recognised as sites of importance for nature conservation. The direct north of the Parish is mainly arable and pasture land with mixed species hedgerows and woodland, known as Jenny Tang, which was the site of Roman kilns, mentioned at Housteads Roman fort on Hadrian's Wall.
93. Lumb Lane leads to three dwellings and also connects with a bridle path; a site of local historical importance. Foxgloves, blackberry bushes and hedgerows, typical to the Parish, flank the path. This is a perfect summer habitat for many species of native butterfly and dragonflies. The bridle path meets the ford at Blackbrook and the busy A517 Ashbourne Road.

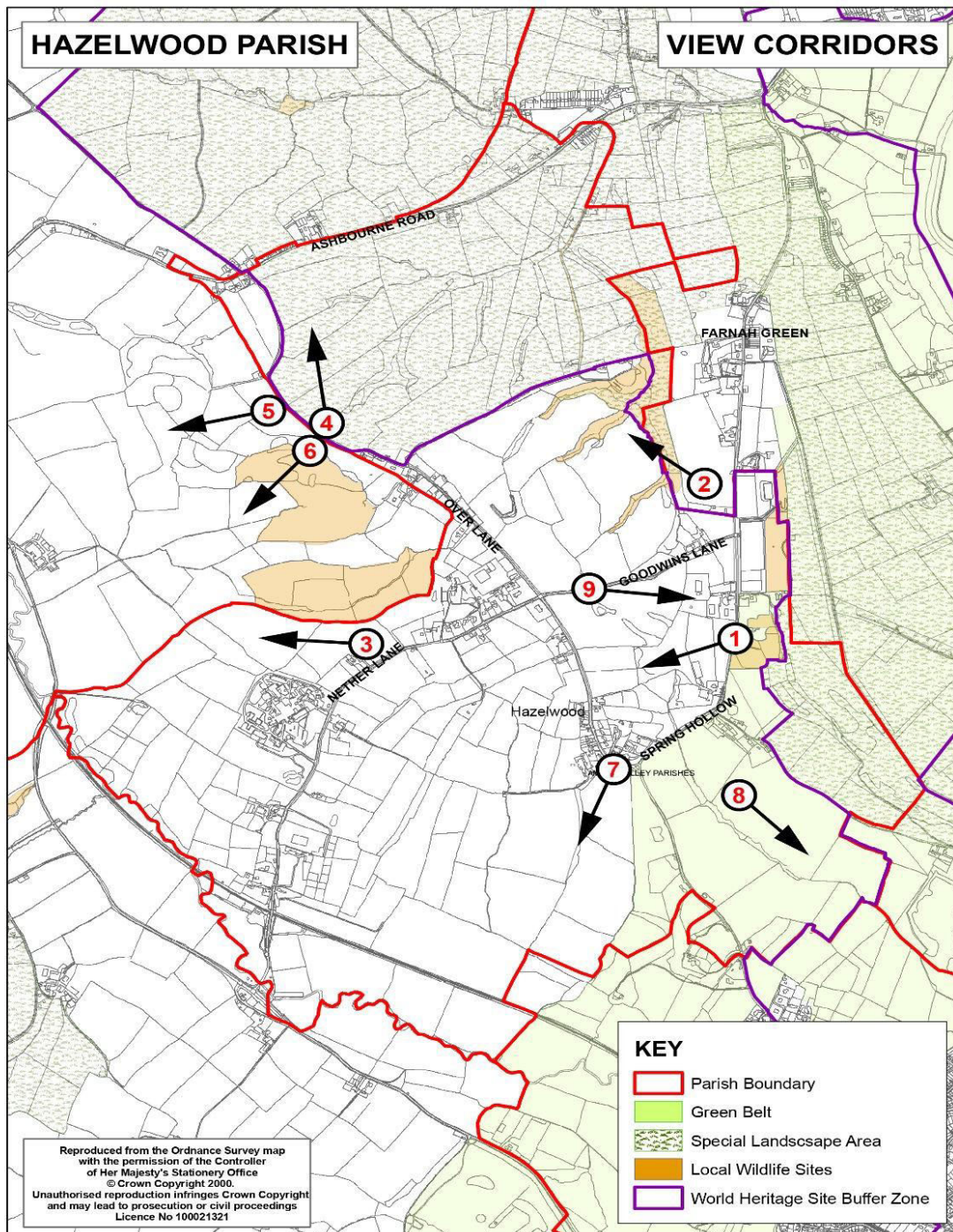
94. The Parish has an abundance of bird life species; the hedgerows providing nesting habitat for goldfinch, yellowhammers, wrens and many types of warbler. Sparrow hawks, buzzards and kestrels hunt the hedgerows. The deep-sided wooded valleys of the lumbs and woods support three native species of woodpecker and provide the perfect habitat for badgers and numerous native animals. Game birds flourish; lapwings nest on the arable farmland; brown hares can be seen boxing on March mornings.
95. Both the banks of the Ecclesbourne River and the stream at Blackbrook support a rich array of wildlife including kingfishers, moorhens and dippers. On a late spring evening wild, brown trout rise to take a mayfly and the rare water vole is in residence.
96. Historically, little has been built on the floodplain of the Ecclesbourne River valley. The meandering river is followed by alder trees and other vegetation and can also be glimpsed by Ecclesbourne Valley trains' passengers. The Ecclesbourne River has been chosen by the Environment Agency as one of only ten pilot projects in England, looking at new ways to improve watercourses. The project 'Love your river', aims to involve the whole community in tackling issues that affect the quality of the catchment area and its wildlife.
97. The Neighbourhood Plan includes one area of Green Belt, which is in the south east of the Parish. The north of the Parish, including Shottlegate and Blackbrook, is recognised by AVBC as a Special Landscape Area as is the rising ground to the east i.e. bordering Firestone. Significantly, the Parish boundary interweaves with the World Heritage Site Buffer Zone to the north, east and south.

6. Visual connections with the countryside

98. The topography of the Plan area is shown on Map 2 (page 10). Rolling hills and lush valleys afford stunning panoramic views out to the countryside that are highly valued by local people and attract visitors from across the Borough and beyond.
99. The Village Design Statement describes the relationship between the rolling fields and the settlements 'Hills define the approaches from all directions. Open arable lands and pastures allow stunning long distance views from vantage points within the Parish and the variety of hills, valley sides and woodlands create the perception of natural beauty looking into the Parish from many surrounding viewpoints.'⁷
100. Map 6 identifies example view corridors of particular value. The corresponding photos show these views. Development should not detrimentally impact on these view corridors.

⁷ Village Design Statement 2015

Map 6: Example View Corridors (Numbers relate to photos which follow)





1

View of Hazelwood Hill from the east

2

Long view from Firestone to
Carsington Pastures, West of
Wirksworth



3

View from Hob Hill across the
Ecclesbourne Valley to Turnditch



4

View towards north-east from Over Lane



View towards north-west from Over Lane



6

View towards west from Over Lane



View towards south from Hazelwood Hill

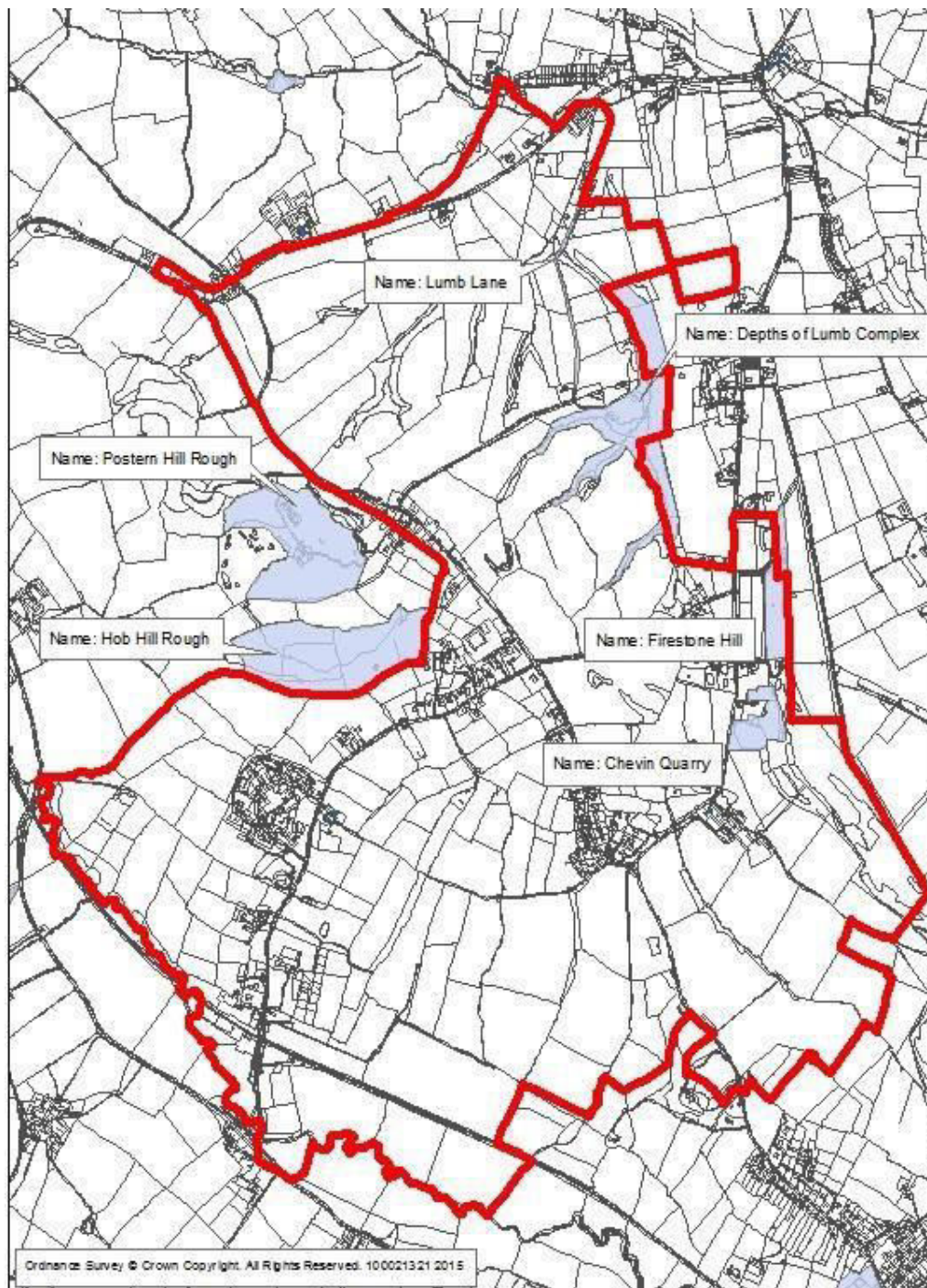


View from Spring Hollow, South East to Duffield, over Green Belt land



View towards the Chevin from Goodwin's Lane

Map 7 Sites of nature conservation in and adjoining Hazelwood



Descriptions of Sites of Importance for Nature Conservation in Hazelwood

Natural Area: Derbyshire Peak Fringe and Lower Derwent

Name: Lumb Lane

Site Description: Lumb Lane is on a north facing hillside and is fringed by hedgerows dominated by hawthorn but with some oak, elm, ash, holly and field maple. The hedgerows support a typical mix of species including wood anemone, ramsons, lords and ladies, hairy brome.

Name: Depths of Lumb Complex

Site Description: A series of narrow, steep sided wooded valleys with small streams. Dominated by mature sycamore with some lime, oak, ash and coniferous and ornamental species. Dense elder scrub in places, or bracken and brambles scrub in less shaded areas.

Name: Firestone Hill

Site Description: Firestone Hill, situated on the Chevin Ridge, supports a mosaic of dry heathland and acid grassland with developing birch and oak scrub-woodland. Bracken dominates the western bank and in the south rough grassland occurs with tall herbs present.

Name: Chevin Quarry

Site Description: Chevin Quarry has been re-colonised naturally by a variety of native plants and today supports mature sycamore and birch over an acid-loving flora that includes wavy hair grass, climbing corydalis, heath bedstraw, foxglove and bracken.

Descriptions of Sites of Importance for Nature Conservation adjacent to Hazelwood

Name: Hob Hill Rough

Site Description: Hob Hill Rough, situated to the northwest of Hazelwood and occupying a steep sided valley partially formed by a landslip. Semi-natural habitats present include unimproved neutral grassland, marshy grassland, tall herb, under scrub, scrub and secondary broad-leaved plants.

Name: Postern Hill Rough

Site Description: Postern Hill Rough, situated near Hazelwood, comprises a relatively large area of scrub, woodland and rough grassland with ponds and ditches. The site occupies a steep west facing slope and in places is quite acidic. The scrub is dominated by hawthorn.

7. Community vision

101. This vision has been prepared and endorsed by the community from the consultation events and promoted for comment on the Parish Council's Neighbourhood Plan web page.

'In 16 years' time (to 2039), Hazelwood Parish will be relatively unchanged – as a peaceful, rural area with its character in harmony with the landscape. This will be achieved by protecting and maintaining the character of the built environment and preserving the landscape. The Parish will be a welcoming and thriving community for all ages. It will grow slowly providing a high quality environment in which to live, work and visit. The special landscape which defines the Parish will continue to inspire the community. '

8. Community objectives

102. A wide range of issues were raised through the surveys. The community objectives reflect the wishes of Hazelwood residents to see limited, well designed, sensitively located development that meets local needs (whether that is for smaller dwellings or for small business premises) in the Parish over the Plan period.

Community Objective 1: Design and Location Principles

To ensure that all new development is designed and located so that it minimises its impact on the natural and built environment, whilst providing direct benefit to local people by:

- a) Being located within the seven existing settlements
- b) Being suitable to meet Parish needs
- c) Being informed by the Village Design Statement and the Landscape Character Study
- d) Being underpinned by extensive local consultation
- e) Encouraging appropriate local business growth

Community Objective 2: Environmental Protection and Enhancement

To protect and enhance the quality of Hazelwood's special and valued landscape character, scenic beauty and traditional buildings within the landscape and to

- a) retain the rural, open character of the Plan area by maintaining gaps between roadside settlements.
- b) retain the visual connections with the countryside from public areas,
- c) protect the Special Landscape Area, the Green Belt and the Derwent Valley Mills World Heritage Site Buffer Zone,
- d) promote biodiversity.

Community Objective 3: Housing Design

To ensure that all new development relates positively in form and function, in particular with respect to materials and style, so that it enhances, rather than diminishes, the existing character of the Plan area and enables homes of high quality and sustainable design to be constructed.

Community Objective 4: Housing Type

To ensure that future housing development meets the needs of the Neighbourhood for a balanced 'all age' community, especially reflecting the requirement for smaller houses - either for elderly residents who prefer to downsize or as starter houses for younger residents.

Community Objective 5: Supporting Local Businesses

To promote the economic vitality of the Parish of Hazelwood by ensuring that;

- a) future housing development is flexibly designed to support home working
- b) good broadband connectivity is possible
- c) existing businesses have the flexibility to expand and
- e) new small businesses are encouraged to locate to the area.

Community Objective 6: Community Facilities

To consider proposals for the extension and enhancement of public spaces and buildings that provide facilities to sustain and strengthen social cohesion within the Parish of Hazelwood.

Community Objective 7: Transport and Getting Around⁸

To work with Derbyshire County Council and local bus operators and community transport groups to promote more frequent and direct public transport services. To encourage the provision of measures to reduce speeding.

⁸ This objective is not expected to be delivered on the back of development promoted in this Plan but is a project to be implemented over the Plan period.

103. The development management policies in this Neighbourhood Plan will guide the future developments in and around Hazelwood within the designated area covered by the Plan.
104. The Neighbourhood Plan policies have been developed in the context of the evidence base for the new Local Plan and help deliver the saved policies in the 2006 Local Plan. When development is proposed within Hazelwood either by developers, private individuals or other organisations, the policies in the Hazelwood Parish Neighbourhood Plan will be referred to by AVBC, Derbyshire County Council and the Government when planning decisions are made.

9. The importance of good design in new development

105. Hazelwood offers residents a quality of life that is reflected in its house prices and land values. It is reasonable to expect that new development should achieve a high quality of design using local materials.
106. The Village Design Code, introduced in 2021 within The Village Design Statement (VDS) is intended to inform future developments. The VDS was commissioned for the 2016 Plan and provides both a detailed description of the existing housing and a framework *‘for a degree of conservation and common sense restraints. These will limit inappropriate development yet permit sensitive and well-conceived proposals which will not harm the environment and be acceptable in terms of limiting visual, ecological and social intrusion, retaining the existing characteristics within the Parish.’*
107. The VDS is part of the Neighbourhood Plan and is intended to guide and inform the application of Neighbourhood Plan policies.
108. The description of Hazelwood settlements includes their respective housing characteristics together with house styles and materials used. This supports the work done on the Village Design Statement and provides the evidence base to support the policies in this Plan.
109. The VDS has taken account of Green Belt, designated landscapes and areas of Special Landscape Character, local wildlife designations, protected trees, public rights of way and heritage assets.
110. Based on the robust analysis in the VDS and the settlements’ housing characteristics, the key design principles in the VDS are as follows:

Village Design Statement: Key Principles

1. *To sensitively meet the needs of the neighbourhood for a balanced 'all ages' community, enabling new homes of high quality sustainable design suitable to its rural setting.*
2. *Development should enhance or complement the location, respect established patterns of design, materials, form, size, scale and massing.*
3. *Design does not have to copy the existing buildings but it should sensitively complement the character of the surrounding area.*
4. *Development should primarily be extensions to existing dwellings, ancillary buildings or replacement dwellings.*
5. *Limited new development should be located within the seven settlements.*
6. *Development is required to:*
 - a) *preserve the character of the surrounding countryside*
 - b) *reflect and enhance the distinctive settlement characteristics of Hazelwood Parish (as set out in Hazelwood's Village Design Statement).*
 - c) *encourage applicants to provide the following information so that an assessment can be made in terms of visual impact;*
 - * Street scene in relation to topography and neighbouring properties, drawn to scale, accompanied by 'existing' photographs.*
 - * Plans and elevations with dimensions.*
 - * Proposals for finishes to walls and roofs,*
 - * Proposals for access and materials.*
 - * Proposals for tree planting and materials to boundaries.*

111. These key principles underpin this Neighbourhood Plan and its policies.

NP1: Support appropriate new build homes, extensions and ancillary buildings

1. **Excluding where Permitted Development Rights apply, development proposals for single dwellings, extensions and ancillary buildings that satisfy the principles of sustainable development set out in the Framework - and are on sites within one of the seven settlement areas at Hazelwood Hill, Firestone, Hob Hill, Nether Lane, Over Lane, Shottlegate (part) & Blackbrook (part) - and well integrated within an existing group of residential buildings - defined as two or more dwellings whose domestic boundaries (gardens) are continuous or contiguous - will be supported, subject to the following criteria:**

- a) They must conserve and enhance the rural character of the built environment, conserve or enhance the high quality landscape in the vicinity.
 - b) New residential development will be limited to individual dwellings, extensions and associated domestic activities, which will be integrated into existing groups of property in ways which will not extend development further along road frontages. (Map 5 and settlements maps 5a-g red lines demarcations refer). Development proposals which would reduce the separation between existing groups of houses or detract from views of the countryside beyond, will not be supported.
 - c) Applications for extensions to isolated dwellings - not within and well integrated with an existing group of contiguous or continuous residential buildings – will be supported, subject to the conditions set out in criteria 1(a), 1(b) and 1(d) of this policy.
 - d) Proposals must be in accordance with Borough and national policies that protect areas of Special Landscape Value and Green Belt and World Heritage Site Buffer Zone that lie within the Parish.
2. Development proposals for more than one dwelling will only be supported where, in addition to the sustainability and locational requirements and criteria stated in part 1 of this policy being met, the proposed development can be justified by *evidence of the exceptional local housing needs* of residents within the Parish, and that the proposal demonstrates how those exceptional needs will be met.

NP2: Design principles for development

- a) To be supported, development proposals must demonstrate how they adhere to, conserve, and enhance the locally distinctive design attributes and characteristics of the Parish, detailed in the Village Design Statement, and in respect of new homes, extensions and ancillary buildings, the Housing Character Survey. In particular and where appropriate, the retention and reinstatement of existing, traditional key features such as mellow bricks, stone, slate roofs, and hedgerows will be strongly supported as will appropriate new trees planting and all relevant nature and wild life conservation criteria detailed in Section 27 Landscape character guidelines.
- b) Use of highly sustainable, environmentally friendly building materials with low carbon footprints, will be supported. This does not overrule the need for design proposals to be sympathetic to the local character.

10. Housing character, scale and compatibility

112. The section on Local Context from the Neighbourhood Plan of 2016 has already provided some facts about the predominance of detached houses (74%). Most of these are 4 bed houses (across the borough most houses were 3 bed). Only 9% of dwellings had 1 or 2 bedrooms and only 8% were single storey (bungalows).

It was significant to note that 16% were occupied by only one person over the age of 65; 19% of dwellings were occupied by households over 65. This would suggest that more than a third of households in Hazelwood (35%) were comprised of single or older couples occupying predominantly larger, family type dwellings. The comparable figure for the Borough was 23%. Whilst there have been changes since 2016 there has been little new significant development to change these ratios.

113. In 2016 the findings from the Housing Survey confirmed a lack of smaller, quality accommodation.
114. The response rate of the Hazelwood survey was judged to be above normal expectations. The Parish Council and Neighbourhood Plan Group were not party to the statistical evaluation of the results. They were therefore not able to consider them alongside other wishes expressed by Parishioners as to the future shape of the Parish. The survey indicated a clear majority support for the provision of 2/3 bedroom homes of high quality, for residents wishing to downsize and able to purchase outright on an open market basis.
115. Most people would like to remain within Hazelwood but the need to downsize and the lack of suitable dwellings may mean they would have to move out of the Parish. This outward migration of older people is shown in Table 3 (Page 16) i.e. 12% of Hazelwood's population are over 65 compared to 18.6% in the Borough.
116. However, concern about the implications of new development meant that, in the 2016 Housing Survey, 49% said there are sufficient types of houses available with 40% disagreeing and 11% being undecided.
117. Of the small number of new houses which have been built or approved over the last 5 years, these have not been the result of a desire to down size. It seems Hazelwood residents relocating to new houses do so to enjoy energy efficient modern homes.
118. Given that there will be very limited development anyway in Hazelwood over the next few years, the Plan requires new houses and extensions to be located within the confines of existing groups of houses where future development might provide single smaller dwellings. It is expected that extensions and annexes will continue to allow owners to cater for enlarged families or demand for generational homes within the confines of the groups.

119. As such, it is anticipated that the mix and type of houses and sizes will change over time. This restriction will encourage a proportionate number of smaller dwellings as gardens become divided whilst still conforming to acceptable visual requirements as well as privacy and amenity standards.
120. It is intended that such development in the future will conserve the local landscape character and also be compatible with the character of existing built development in the immediate surroundings.
121. It is anticipated that the road frontages adjacent to groups of dwellings will remain undeveloped in order to ensure that development does not continue in a ribbon form, thus preserving the rural landscape character adjacent to the groups.

NP3: Housing character, scale and compatibility

Design proposals for new, single dwellings will be welcomed, subject to;

- * their not having an adverse effect on neighbouring properties in terms of being discordant and overbearing in size and scale.**
- * their not having an adverse effect on the privacy or tranquillity of neighbouring properties due to increased noise and/or loss of light.**
- * their being compatible and harmonious with the character of the existing built development in the immediate surroundings, as detailed in the Village Design Statement and the *Description of Hazelwood settlements and housing characteristics*. In particular, taking references from surrounding buildings and the landscape in terms of key features e.g. building materials - for example, mellow bricks, stone, roofing materials; the landscape - existing trees and hedgerows; retaining wherever possible.**
- * their being acceptable in terms of visual impact where any development, extending outside the confines of domestic boundaries, would not adversely affect the character and appearance of the surrounding landscape when viewed from public footpaths and roads.**

122. Given the limited opportunity for suitable sites across the Parish, the re-use of empty farm buildings for residential use would also be supported (where it can be shown that the building is no longer needed for agricultural purposes), particularly where the existing building could be divided into smaller dwellings.

123. However, given the landscape sensitivity and the likelihood that the barns are in isolated or sensitive positions the highest design standards are expected to be applied in accordance with the Village Design Statement.
124. Proposals should demonstrate how they have retained existing landscape features and that access and parking arrangements reflect the rural setting and the landscape quality surrounding the site.

NP4: The conversion of redundant or disused buildings

- 1. The conversion of redundant or disused buildings to residential use – excluding where permitted development applies and thus requiring formal planning permission - will be supported where the proposal;**
 - a. is of a scale that is sympathetic to the surrounding rural landscape and
 - b. will not adversely affect the tranquillity and rural character of the road network and
 - c. will not have a detrimental impact on the amenities of neighbouring residents and
 - d. is in keeping with the distinctive character of adjoining buildings and the wider landscape setting and
 - e. would not require substantial extension of the building involved and
- 2. Proposals must demonstrate how they are in accordance with the key principles in the Village Design Statement, where applicable.**

11. Landscape and environment

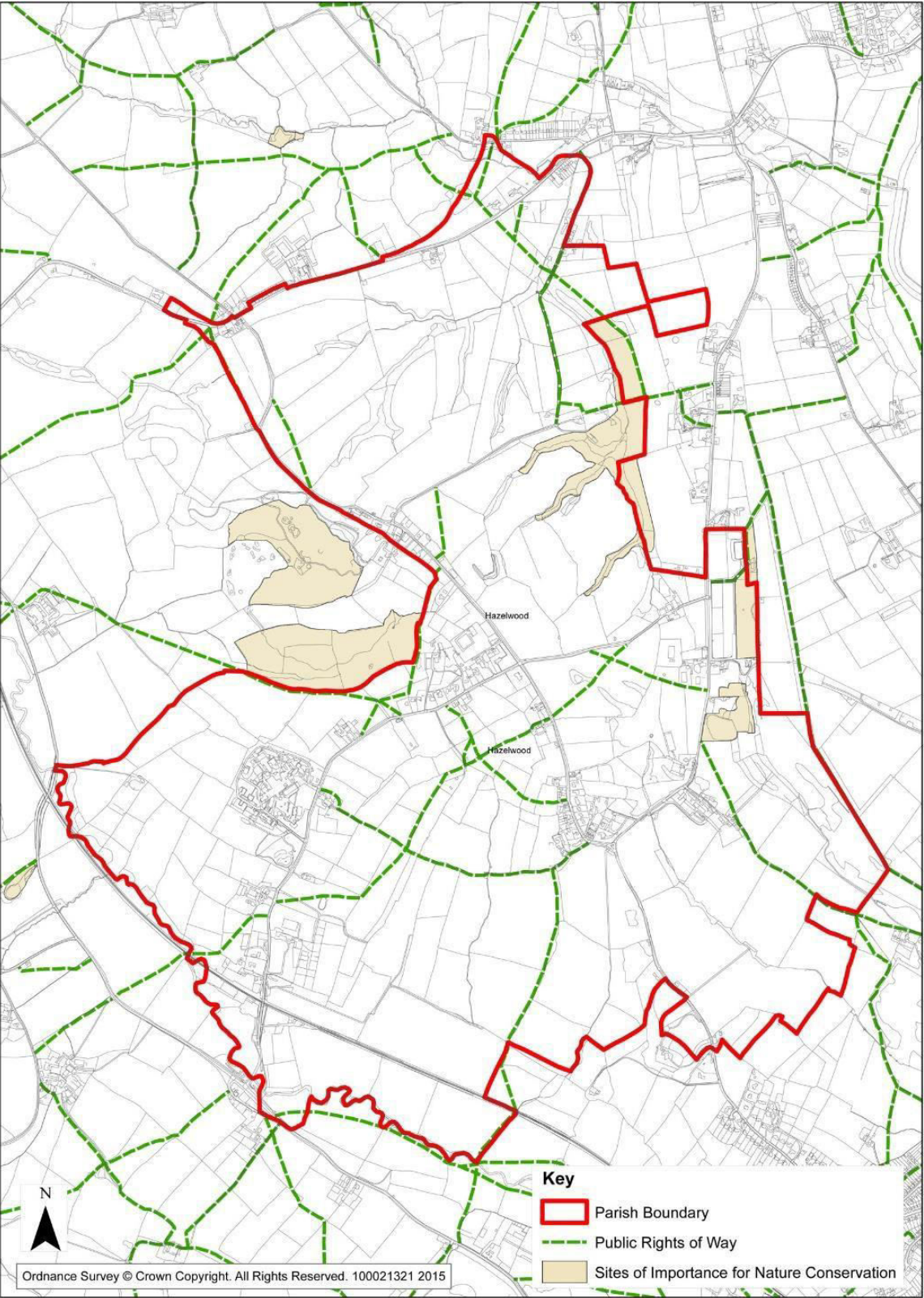
Maintaining and enhancing the Parish's biodiversity

125. As part of the work to produce the Village Design Statement, the positive attributes that contributed to the landscape character of the area were defined. These are:
 1. Hilly, undulating topography
 2. Plentiful vistas
 3. Trees and hedgerows
 4. Mixed farmland, arable and grazing
 5. 'Loose' settlements
 6. Scale, form, appearance, colour and materials used in construction
 7. Country lanes
 8. Footpath routes and 'foot roads' suitable for exercise, enjoyment and pleasure. Map 8 shows the many Rights of Way.
 9. Horses, cyclists, walkers (and dogs), tractors, considerate road users
 10. Open air sports and social activities (e.g. Hunts and walking to pub, church, Memorial Hall, tennis and bowls)
 11. Growing/producing and selling from residences (honey, eggs, vegetables, plants, fruit etc.)

126. The Landscape around Hazelwood Parish is classed as Peak Fringe⁹ and around Hazelwood is described as '*wooded farmlands and wooded slopes and valley*'.
127. Within and adjoining the Parish, there are Sites of Important Nature Conservation (SINC). These sites are subject to protection and enhancement in accordance with AVBC saved policies EN6 and EN14. Policy EN6 identifies Special Landscape Areas (SLA) described as areas of finest Derbyshire landscape outside the Peak District National Park. Special planning policies have been applied in these areas since 1985, to conserve and enhance their character. Almost all of the Parish to the north of Lumb Lane is within an SLA where planning permission for new development, including conversions of and extensions to existing buildings, will only be permitted if there is no adverse effect on the landscape quality or character.
128. SINC and SLA areas are also subject to paragraphs 179 – 182 of the NPPF which seeks to protect and enhance biodiversity. It is expected that any development in the SLA would be of a compatible design and very limited scale.
129. This landscape is cherished by people from much further afield than just Hazelwood. With Derby only eight miles away and at the gateway to the Peak District, the countryside around Hazelwood serves as a green lung for the nearby urban population, providing leisure and recreation.
130. Map 8 shows the existing public Rights of Way and the area of protected nature conservation within the Parish. More details of the SINCS are given in Map 7.

⁹ Derbyshire County Council Landscape Character Assessment 1996 character area Lower Derwent and Peak Fringe

Map 8: Existing Rights of Way and Sites of Interest for Nature Conservation



131. Given the value of the landscape, AVBC are required to assess the impact on biodiversity of any proposal. However, the biodiversity of the Parish is extremely important to local people. NP 5 is intended to reinforce the existing planning policies at borough and national level showing how proposals must consider the impact particularly of new development on the biodiversity of the area.
132. The work involved in preparing this Plan has resulted in a number of issues being identified, i.e. impact of new development on biodiversity and speeding/road safety. The recommendation is that both will be addressed via volunteer forums.

NP5: Maintaining and enhancing the Parish's biodiversity

- 1. Development should seek to conserve or enhance the biodiversity value of the Plan area.**
- 2. Development proposals must include native hedgerows on site boundaries unless the biodiversity benefits of an alternative treatment would have a similar benefit or outweigh that of a hedgerow.**

NP6: Protection of landscape character across the Plan area

Development in Hazelwood Parish will be supported, providing it:

- a) does not represent a significant visual intrusion into the landscape setting. The view corridors that are visible from locations that are freely accessible to the general public highlighted in Map 8 and Appendix D are particularly sensitive in these respects and**
- b) does not demonstrably diminish the setting of existing buildings, including Heritage assets, and its relationship with the landscape and**
- c) conforms to the principles of the Village Design Statement.**

12. Supporting a prosperous rural economy

A: Support the re-use and redevelopment of rural buildings for employment purposes

133. Supporting existing businesses and encouraging appropriate new employment opportunities is another objective of this Plan. People who live in Hazelwood expect to have to travel for work. However, a key aim of land use planning is to reduce car use and this Plan encourages the re –use of suitable agricultural buildings and the improvement of communications infrastructure to provide more opportunities for residents to work locally.
134. The chemicals testing and production plant employs around 350 people and is located on one site at The Knowle on Hob Hill; the extensive high quality landscaping on the site minimises visual intrusion. There is also a timber yard on Nether Lane, a family run livery stables, a bee-keepers selling their home-produced honey, local produce from various households.
135. Much of the agricultural land in the Parish is owned by landowners just outside the Parish boundary.
136. Most of the old barns and agricultural buildings have been converted to dwellings but where there are opportunities to reuse those that remain conversions for employment use would be particularly supported.

NP7: Use of buildings for employment purposes

The re-use or redevelopment of redundant or disused buildings outside the settlements for employment purposes will be supported where it can be demonstrated that;

- a. **it is of a scale that is sympathetic to the surrounding rural landscape, conforms with the Village Design Statement and**
- b. **it will not adversely affect the tranquillity and rural character of the road network and**
- c. **it will be compatible with existing agriculture activities and**
- d. **it will not have a detrimental impact on the amenities of neighbouring residents and**
- e. **it is in keeping with the distinctive character of adjoining buildings and their wider setting and**
- f. **the buildings concerned would not require substantial extension or demolition.**

B: Supporting the creation or expansion of businesses in the Parish of Hazelwood

137. The consultation process in 2016 for this Neighbourhood Plan did reveal support for policies that would encourage new small local businesses to be established. Enabling people to access local employment opportunities is a key measure of the sustainability of a community, reducing commuting times and enhancing quality of life. This Plan supports the creation or expansion of local businesses on the existing employment sites where the development is carefully located and designed so as not to detrimentally affect the countryside or the built heritage of the Parish.

NP8: Supporting the expansion or creation of local businesses

- 1. The expansion and creation of new businesses on land will be supported where;**
 - a) the scale and nature of the proposal is in keeping with the rural setting and**
 - b) the proposal would not adversely affect the tranquillity and rural character of the local road network and**
 - c) the proposal would not cause significantly harmful impacts on the amenities of neighbouring residents and other users.**
- 2. Expansion of the existing business facilities at The Knowle will be supported where development is in accordance with the Village Design Statement.**

C: Improving the provision of broadband

138. In 2011 there were already 22 people working from home in Hazelwood. Broadband connectivity has improved significantly since then. The need to access services and information via the web will continue to increase.

139. With the advance of information technology, more and more business can be done from home.

140. This reduces the need to travel by car and is a key objective of government strategy whereby, in accordance with para 84 of the NPPF, policies are to support a prosperous rural economy.

141. The community supports efforts made by the Parish Council and others to ensure that local people are able to have the fastest broadband connection to enable people to work from home.

NP9: Improving the provision of broadband

Proposals that provide access to superfast broadband to serve properties and business developments in the Parish will be supported

New development, where viable and practicable should provide the necessary means for residents to access the superfast broadband network when it becomes available.

13. Enhancing the provision of community facilities

142. In the 2014 Survey specific questions were asked about improving the Memorial Hall and the playing fields facilities. 44% of respondents did not want to see the Memorial Hall extended; although in a previous consultation in 2014 59% agreed that extending the Hall would be beneficial. 37% wanted to see the playing fields improved.
143. For both the playing fields and the Hall there were a large number of undecided respondents and, given specific proposals, the community may come to a more positive view about the changes proposed.
144. Furthermore the almost full occupancy of the Hall especially in the winter indicates that an extension to provide more meeting rooms would be desirable. Those residents who were in favour of extending the Memorial Hall and the playing fields also had many interesting suggestions for future activities. This sentiment was echoed in the 2021 Survey.
145. This Plan supports the continued investigation of ideas to develop the indoor and outdoor community facilities at the Memorial Hall and Playing Field.

NP10: Enhancing the provision of community facilities

1. **In order to promote a thriving Parish for all ages, the redevelopment of the Hazelwood Memorial Hall, the playing fields, including the tennis court, children's play area, bowling green, pavilion and car parks on Over Lane, for non-community uses will be resisted unless it can be demonstrated that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided in an equally accessible location.**
2. **Proposals to improve or extend the community facilities within the Parish will be supported where;**
 - a. **the proposals would not have significant harmful impacts on the amenities of surrounding residents and other activities.**

- b. **the proposals would not have significant harmful impacts on the surrounding local environment.**
- c. **the proposals would not have unacceptable impacts on the local road network.**
- d. **the proposals would provide appropriate car parking facilities.**

14. Aspiration policies

Consulting the community

146. This Plan is a reflection of the community's need to have greater involvement and influence in development proposals that come forward between 2016 and 2039. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework and it is best practice for Local Planning Authorities to assist developers at the pre application stage where this is requested. AVBC encourage pre application discussions but there is a charge for it (see charging schedule in AVBC's web site).
147. This community knows their area and wants to be involved constructively in ensuring new development is well designed. Aspiration Policy 1 is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission. This will ensure that applicants are aware of the design issues highlighted in the Village Design Statement.
148. In such a small community the impact of a new house can be significant. Encouraging consultation between the developer and the Parish Council at the onset will be of benefit to the applicant. Issues can be discussed and resolved at an early stage in the planning process. Although it is for AVBC to make the final decision on planning applications, a more collaborative relationship earlier in the process should produce schemes that have more community support

Aspiration Policy 1: Pre-application community consultation

Applicants submitting development proposals are encouraged to actively engage in consultation with the Parish Council and the community as part of the design process at the pre-application stage.

Forums to address non-Planning Parish issues

149. The survey carried out in May/June 2021 raised a wide variety of residents' concerns. Key among these were the need for more community engagement, traffic and road safety, biodiversity and other 'green' issues. Many of these are already Parish community objectives/aspirations but likely to remain beyond Hazelwood Parish Council's ability to resource these requirements satisfactorily.
150. As a result, Aspiration Policy 2 seeks to engage willing Parishioners in forums, under the auspices of the Parish Council, so that more time and energy can allow a proper focus on these issues.
- a) **A Community forum** to encourage a welcoming culture of neighbourliness and friendship through a programme of events and activity; bringing communities closer together.
 - b) **A Road Safety and Traffic forum.** This would aim to highlight particular problems in the Parish and seek to help the Parish Council to establish improvements with the local authority.
 - c) **A 'Green' forum** to harness, particularly, the need for tree planting and many other environmental initiatives.

Aspiration Policy 2: Residents' forums

Establishing three forums to, as noted above, to address the concerns of residents by encouraging volunteers to be actively involved and work creatively to improve the current situation.

15. Implementation

151. The policies in this Plan will be implemented by Amber Valley Borough Council as part of their development management process. Where applicable, Hazelwood Parish Council will also be actively involved, for example as part of the pre-application process as outlined in Aspiration Policy 1. Whilst Amber Valley will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
152. There are several areas of activity which will affect delivery and each is important in shaping Hazelwood Parish in the months and years ahead. These comprise:
- a) The statutory planning process, such as the Neighbourhood Plan which will direct and shape private developer and investor interest in Hazelwood. However, this is also in the context of the wider Amber Valley Borough Council saved policies from the 2006 Local Plan and the evidence base that will support the new Local Plan (when adopted) and the National Planning Policy Framework.

- b) Investment in active management of public services and community assets, together with other measures to support local services for the vitality and viability of the Parish. In the context of the prevailing economic climate and public funding, there is recognition that public investment in the Parish will be challenging to secure.
 - c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and Parish life. This sector may play a stronger role in the future.
 - d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
153. The Neighbourhood Plan will become part of a hierarchy of planning documents. In relation to improvements to the Plan area, the Parish Council will also look to Borough and County Council investment programmes where a policy can be shown to be delivering Borough and County objectives.

16. Monitoring and review

154. The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Hazelwood Parish Council.
155. The Parish Council will publish a report on the implementation of the Plan periodically. The findings of the report will be shared with Amber Valley Borough Council.
156. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It was the expectation of the Neighbourhood Plan group and the Parish Council that there would be a complete review of the Plan five years after it had been 'made' (i.e. when it gets legally included in Amber Valley's suite of Borough planning policies). This 2022 document confirms that intention.
157. Any amendments to the Plan will only be made following consultation with Amber Valley Borough Council, local residents and other statutory stake holders, as required by legislation.

153 homes, 293 villagers – ONE VOICE

Hazelwood Parish Neighbourhood Plan

Village design statement

Hazelwood
Parish Council
2016–2039



www.hazelwoodpc.org.uk

+DESIGN CODE

Hazelwood
Neighbourhood Plan

five year
review

17. Introduction

158. *Hazelwood Parish will continue to be a pleasant and rural parish. It will value its character and residents, and provide people with a desirable neighbourhood.*
159. *The special landscape and the character of the built environment will be protected. It will be an attractive and slowly growing place where everyone can benefit from a mixed age community with up-to-date services and facilities.*

HOUSING GROWTH

To sensitively meet the needs of the neighbourhood for a balanced 'all ages' community, enabling new or extended homes of high quality, appropriate size, scale and sustainable design to be constructed.

WHERE?

1. within existing settlements
2. and through extensions and replacements

SO LONG AS....

1. they preserve the character of the surrounding countryside
2. and reflect and enhance the distinctive settlement characteristics of Hazelwood neighbourhood, as set out in Hazelwood's own Village Design Statement.

AND IN PARTICULAR....

1. comply with principles of good design in accordance with the Design Code set out in this document.
2. and avoid harm to areas of environmental sensitivity and the open countryside.

SAFEGUARDS AGAINST HARMFUL CHANGE

The Village Design Statement will take account of

1. Designated landscapes, ecological and historic features
2. Local wildlife sites, ancient and protected trees
3. Public Rights of Way
4. The tranquillity of nature and country living

PLANNING APPLICATIONS SHOULD IDENTIFY AND MITIGATE VISUAL AND OTHER ADVERSE IMPACTS

1. New development should respect established patterns of design, materials, form, size, scale and massing.
2. Not by copying but by sensitivity and by complementing the character of the surroundings.

18. What is the Village Design Statement?

- 160.
1. It is a document produced by the village community.
 2. It examines the visual character of the Parish from the viewpoint of its inhabitants and its unique landscape setting.
 3. It contains information on the views and desires of the community that can inform the design decisions of architects and developers.
 4. It is a document that can help to manage future changes in both the landscape setting and buildings. This will be in such a way that reflects and responds to the cherished local character in order to ensure future continuation of that character. It will aid planning policies and decisions in matters local to Hazelwood.

19. How will the Village Design Statement be used?

- 161.
1. By residents, as guidance for planning extensions or buildings and to ensure harmony with the local character.
 2. By planning officials, who should use it as additional guidance in decisions affecting Hazelwood
 3. By architects, developers and designers as a consultation document to inform development in accordance with the wishes and aspirations of Hazelwood residents.
162. The document incorporates a Design Code which aims to give clear and simple guidance on design and environmental issues to anyone who wants to build, modify or extend property in the village so that:
1. Developments are appropriate to their setting
 2. High standards are achieved in design and the use of materials
 3. The distinctive character of the village is maintained and, where possible, enhanced.
163. The Hazelwood Village Design Code is relevant to all residents, occupiers, local businesses and statutory bodies. Its design principles should be considered when proposing and undertaking alterations to property, even when these would not normally require formal planning consent. Even small modifications can be significant to an overall character, for example, boundaries (walls, fences and hedges), open spaces and footpaths, can enhance or spoil the character of the neighbourhood. To maintain a 'dark sky setting' subdued external lighting is preferred to high lighting levels. In a rural setting even short runs of concrete kerbstones become an intrusion. The removal of roadside hedgerows has an unwelcome urbanizing effect.
164. The Design Statement is not intended to limit architects and designers to reproducing the past. Modern, well designed and sustainable building should not be precluded. It is not intended to stop development and change from taking place but it should be used to inform and influence development.

165. The Neighbourhood Plan recognizes that some locations for development are inappropriate especially where they would harm local character, special landscapes and ecologically valued areas. Assessments of the visual, ecological and other environmental impacts are to be encouraged at the stage of planning developments whether for new buildings or for alterations. The Village Design Statement supports the value of such assessments and set out steps which should be mandatory provisions for new development in Hazelwood and which can be used to support suitable planning applications or deployed to advise against unsuitable development.
166. The Appendix to this document provides an example of a Visual and Impact Assessment and how this can help to understand the effect of a development.

20. Relationship to the Hazelwood Neighbourhood Plan

167. The Village Design Statement seeks to address how the housing growth, within the Parish, can be implemented in both the short and long term future. Housing growth has to be viewed in the light of the overwhelming desire, witnessed from the earliest Neighbourhood Plan consultations within the Parish, to protect and enhance the pleasant rural character of the neighbourhood. The Neighbourhood Plan also seeks to provide a framework for a degree of preservation and common-sense restraints. These will limit inappropriate development yet permit sensitive and well-conceived proposals which will not harm the environment and be acceptable in terms of limiting visual, ecological and social intrusion and retaining the existing rural and physical characteristics within the Parish.
168. The Village Design Statement deals with the character of individual neighbourhood settings within the Parish, settlement patterns, tranquillity, landscape, buildings and spaces, highways and traffic.

21. The Village Design Statement and planning policies

169. The Village Design Statement is part of the Neighbourhood Plan and acts as guidance to inform the application of plan policies. This document is for use and adoption by Amber Valley Borough Council and will be used for reference and advice in conjunction with the Local Plan. The Neighbourhood Plan will have been the subject of public consultation within the Parish. It is envisaged that periodic reviews will be undertaken in the future.

22. The Geological and geographical setting

170. Hazelwood is located in the foothills of the Peak District and characterised by undulating wooded farmland scenery, lovely views, country lanes and footpaths routes interspersed with small groups of predominantly traditional houses.

171. It is visited frequently by countryside lovers who appreciate the lanes and footpaths many of which are suitable for walkers and cyclists in relative safety. Horse riders can often be encountered exercising their mounts and tractors can be found on and off the roads.



172. The hilly nature of Hazelwood leads to the opportunities for stunning views both in the locality and over longer distances in all but the eastern direction which has views restricted by elevated wooded slopes.

23. Landscape character

173. Landscape character is defined by a unique combination of landscape, biodiversity, geodiversity, cultural and economic activity. It can be described at a national, local or site level. The boundaries of landscape character areas or types follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. Natural England has identified 159 distinct National Character Areas (NCAs) across England and the Neighbourhood Plan area lies within NCA Profile 50: Derbyshire Peak Fringe and Lower Derwent. Summarised, it is stated that this is a picturesque transitional area between the natural beauty of the Peak District National Park to the west and the largely urban, formerly mined Derbyshire Coal Measures to the east. This is often referred to as the Gateway to the Peaks.
174. Although the area was not included in the National Park, this was seriously considered during the original boundary selection in 1950 and remains a landscape of extremely high quality. The area is rich in semi-natural habitats, intimate and dramatic landscapes, views and vistas. The transition between uplands and lowlands provides pathways for species to migrate in response to a changing climate. Derbyshire County Council has further sub-divided the NCA's into Landscape Character Types, which are described in the document 'The Landscape Character of Derbyshire'. This can be used at a local level for County and District matters. From these types the landscape of Hazelwood Parish can be described as 'largely forming Wooded Slopes and Valleys'.
175. The predominant 'Landscape Character' can be seen as a landscape of small pastoral fields on undulating, rising ground. Woodlands, many semi-natural, on steeper slopes, some of ancient origin, along steep slopes and valley sides, with densely scattered hedgerows and tree-lined streams which contribute to a strongly wooded character. Ancient semi-natural broadleaved woodland is a prominent characteristic of the Wooded Slopes and Valleys. Wooded Farmlands are populated typically with oak, birch and hazel have many ancient woodland indicator species such as bluebell amongst the ground layer.
176. Parts of Hazelwood Parish to the north have been designated as 'Special Landscape Areas' and have been protected from development. The eastern part of the Parish is in the 'Green Belt' and some land is within the 'Derwent Valley World Heritage Site Buffer Zone'.

24. Local settlements and distinctive characteristics

177. Studies undertaken for the Neighbourhood Plan have identified both Housing and Landscape characteristics within the Parish which serve to inform and identify the differences in Local Settlement areas.
178. Hills define the approaches from all directions. Open arable lands and pastures allow stunning long distance views from vantage points within the parish and the variety of hills, valley sides and woodlands create the perception of natural beauty looking into the Parish from many surrounding viewpoints.
179. Analysis shows that, in the main, houses in Hazelwood are detached, traditional, stone built with tiled pitched roofs. Virtually every house is occupied. Whilst farms still have a significant influence on the character and appearance of the built environment, the majority of farm buildings are no longer part of working farms. The legacy is that they add to the perception of a rural community, reinforced by the predominance of traditional, generally stone, construction. The local quarry at Firestone produced a distinctive dark red sandstone which can be seen on many stone buildings in the Parish.
180. The majority of traditional houses are well detailed to withstand the elements with moderately steep pitched roofs, close cropped eaves and verges. They have cast iron rainwater goods and are built to survive. The more modern houses have tended to be constructed in brickwork or render, often of pale colours, and frequently with red or brown tiled roofs whereas the traditional buildings tend to be stone and old red bricks roofed with blue/black tiles or welsh slate. There are many traditional sandstone and dry stone walls throughout the Parish. There are a variety of farmhouses which are no longer associated with the land and a few barn conversions. There are numerous large and some grand family houses dating throughout the 20th Century and nine listed buildings. The range of different periods of housing development can easily be identified by appearance, materials and form.
181. There are long established country lanes and routes with plentiful vistas. Footpaths and 'foot roads' are cherished locally and need to be preserved. These are valued for exercise, enjoyment and pleasure. Some can be shared with horses, cyclists, walkers (and dogs), tractors and, hopefully, considerate road users.
182. Hazelwood is host to open air sports and social activities (e.g. trail hunts, bowls and walking to pub, church, and Memorial Hall).



25. Loose settlements with identifiable characteristics

183. **Hazelwood Hill and Spring Hollow**
Hob Hill, the Church, and Memorial Hall
The Knowle
Nether Lane and the Wood Yard
Firestone and Goodwin's Lane
Over Lane
Shottlegate
Blackbrook

Hazelwood Hill and Spring Hollow

184. Hazelwood Hill has developed from farming beginnings into a small but well-knit residential settlement. This part of the Parish has the greatest variety of traditional and modern houses, with a mix of stone and brick walls and some render. There are single and two storey houses, a variety of roof tiles and slates and distinctly varying forms and scale so that no prominent characteristics prevail. There are a number of individual trees significant to the appearance of the settlement.
185. The particular charm and individuality of the settlement derives largely from the appearance of individual houses and groups of houses and their pitched roofs stepping up and down steep hillsides. These slopes enable spectacular views of the countryside to be enjoyed from the roadsides and to create 'body' to the inward views of the group. Development to the perimeters would tend to be seen against a 'buildings' backcloth from inward views. There has been some development behind properties and in loose courtyard layouts which has broadened the backcloth.

Hob Hill, the Church and Memorial Hall



186. At the top of Hob Hill, adjacent to the crossroads, there is a group of very substantial stone buildings. The stone built Parish church and graveyard provide a powerful allusion to a village centre. The matching boundary wall and regulated rows of trees give the graveyard a strong identity. The Memorial Hall, the former school and the imposing former vicarage, together with the scattered individual older houses on the hill, form a traditional nucleus to the subsequent contiguous development of houses down the length of Hob Hill. Some houses are accessed from shared drives and not all are visible from the road.

187. Whilst the church group at the top of the hill have a strong uniformity of high quality stone building character, this has not been carried on with the more recent development. There are both traditional and modern houses with a variety of materials. A group of the modern houses are characterized by low pitched roofs and open lawned settings whilst the majority have been generally screened. The majority of the new houses are set back from the road which allows for tree screening to complement the original wooded setting of the 1970's housing. Even the substantial houses within the wooded group do not dominate the setting. There is a less urban character by comparison with Hazelwood Hill. The wooded nature of the 'backcloth' tends to conceal inward views from Nether Lane and Hob Hill (both country lanes) and the less successful recent developments have shown that height, bulk and concealment are important issues in considering any future additional development.

The Knowle

188. The Knowle is a very substantial development of office, engineering and laboratory buildings belonging to Lubrizol International. Development has taken place within the grounds of a mature and extensively landscaped country house.



189. The many Lubrizol buildings are largely concealed within the trees. The wooded nature adds a special character to Hob Hill and Nether Lane. Nether Lane has been maintained successfully as a country lane despite activity to and from the site. It is possible that company travel plans and shared journeys to work will keep potentially damaging and disruptive vehicle activity to a minimum.

190. Lubrizol is an important local employer and benefactor to the local community. Local character could be at risk from any potential environmental damage from future development of high and visually intrusive buildings associated with the business and processes carried out. Any future expansion should continue to take account of the maintenance and retention of the screening and wooded nature and avoid adverse impact on the surrounding openness of the countryside.



Nether Lane and the wood yard

191. There are isolated farm buildings both close to and away from the road. Towards the bottom of the hill there is a number of large houses and conversions, many well set back, together with some replacement houses and modern alterations in a variety of styles. There are some significant groups of trees and large individual trees which add character to the winding lane. The lower part of Nether Lane includes Hingley's timber yard by the railway line. It is a good use of the former station building and yard. The sawmilling takes place within an enclosed building and vehicle access is close to the main Wirksworth Road.



192. Nether Lane has a looser knit of buildings and is the locality with the greatest number of road movements. Further future development would need to be restricted to essential purposes and associated with existing uses in order to avoid harmful intrusion and intensification.

Firestone and Goodwin's Lane

193. A few generally large, traditional, exclusively stone built properties and, with one modern exception, close to the roadside. The overall impression is of sparse development. There are significant groups of trees both to the roadside and particularly as an elevated backcloth to the east. Further development, however, would potentially be very exposed to view from the roadside and could impact harmfully on the strong rural character of the locality.

Over Lane

194. There is a small settlement in Over Lane which is a distinctive group of converted farm buildings and modest houses with a recognizable common character, generally in traditional stone and tile construction. Alterations and extensions are sympathetic and have not changed the distinctiveness. The group is outside the Special Landscape Area which would protect much of the adjacent countryside.

195. To the east, the farmland land is particularly open for longer distance inward views from afar. This is the nature of the upland viewed from Over Lane, Goodwin's Lane and Firestone. Any development would need to be respectful and in scale with existing buildings. The character of this important rural lane should be protected and preserved with its informal roadside trees, verges and hedgerows.



Shottlegate and Blackbrook

196. These settlements differ fundamentally from the other parts of the Parish in that they are quite remote from the amenities at the Memorial Hall and Parish church. They are predominantly of traditional construction and most properties have brick or rendered walls and tiled roofs. There is a distinctive row of 1930s semidetached red brick houses on Ashbourne Road, close to the junction with Plains Lane. Most of the houses in these settlements face Ashbourne Road with a looser group at Shottlegate and another at Plains Lane. Other houses mostly relate to the main road. Nearby amenities include the WI hall at Shottlegate and the Hanging Gate pub. Heavy traffic, some excessive speeds and narrow paths tend to discourage those on foot.
197. Although not in the Parish, the Hanging Gate pub situated between Blackbrook and Shottlegate is an adjunct to both settlements. There are roadside trees which do offer some concealment to houses below the pub.



26. Listed Buildings of special architectural or historic interest

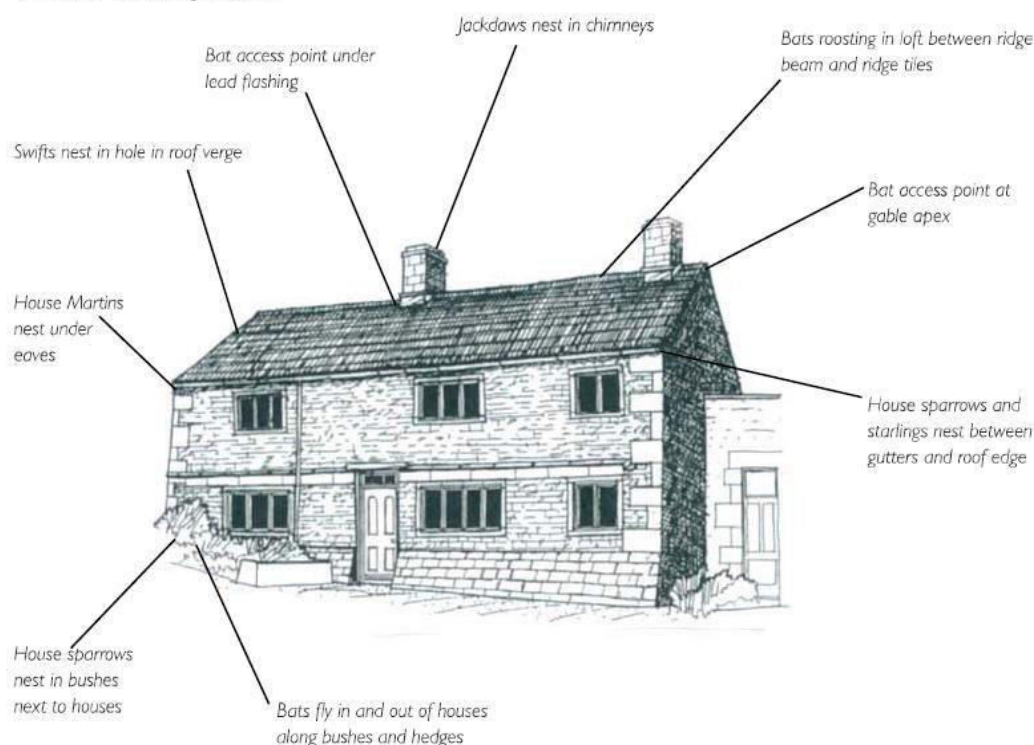
198. There are nine Listed Buildings – two churches and the remainder have farming origins. All but one are predominantly constructed in stone. Four have blue black tiled roofs and five have slates. The oldest at C17 or earlier would appear to be Hazelwood Hall in Spring Hollow and Larch Tree Cottage on Hazelwood Hill.
199. Many other buildings in the Parish would be claimed to have considerable heritage value and in some cases historic interest. Many would have been built on earlier foundations and incorporating parts of earlier dwellings. There is a rich heritage of fascinating connections through ownership and occupation.

27. Landscape character guidelines

200. These guidelines are to ensure that any future development is in keeping with the distinctive character of the area. The objectives are to:
- Conserve, maintain and enhance the distinctive landscape of fields, hedgerows, small copses, woodlands and watercourses. Traditionally isolated oaks and clumps have been found in and around fields. Hedgerows also contain ash, hazel, holly, beech and birch. Future management and maintenance schemes should consider further regular planting and reinforcement.
 - Woodland cover for wildlife is encouraged by planting trees in groups, field corners and along watercourses. Further hedgerow trees should be planted where possible and especially where those which have been lost or are in decline need replacement.
 - The network of hedgerows should be maintained by planting in gaps and replacing dead trees.

- New development should guard against replacing natural hedges with walls, fencing and gates and avoid the practice of either paving over front gardens to create parking space or of introducing garages at the front boundary or roadside. Developers should consider hedges of native species and tree planting instead. Quick growing conifer hedging would appear particularly out of character. Cumulatively, such changes would have an adverse effect on the setting and character of the village. Farmers are to be applauded for conserving and developing field margins, planting additional hedgerows and planting trees in field corners.
- When considering new planting and new developments it is important that significant views are not obstructed or diminished.
- Collectively residents and developers are to help encourage the conservation and maintenance of the network of lanes with their associated verges and hedgerows and in doing so conserve, maintain and enhance the biodiversity of the Parish.
- Conserve the rural character of the lanes by the sensitive use of traditional landscaping materials for hardstanding, enclosures, gateways and signage.
- Security fencing such as post and rails should be in keeping with their surroundings. Consideration should be given to hedge laying and dry stone walls where appropriate
- Ancient field patterns should be conserved to provide continuity in the landscape.
- The biodiversity of woodland, grass and arable land can be enhanced and maintained by developing and linking buffer strips along hedgerows to create wildlife corridors.
- Ponds, brooks and streams should be actively conserved and enhanced.
- Protected species must be considered when making alterations to existing buildings or when constructing new buildings, together with the retention or replacement of significant wildlife habitat sites.

Where do they live...?



- Existing woodlands should be managed to ensure a diversity of canopy structure and ground flora.
- Opportunities to restore or create orchards, once widespread in the Parish, should be encouraged.

28. Planning application submissions

201. An overriding consideration for the design of all development in the Parish should be a sensitivity to surroundings and the openness of the countryside views both inwards and outward. The visual impact of proposed developments (new works and extensions) will be assessed closely and, depending on potential harm as well as scale, the AVBC may require the submission of a Visual Impact Assessment for consideration by the Borough Council Officers and the Parish Council. A good example of a Visual Impact Assessment is included as an appendix.
202. Upon submission, Planning applicants will be required to provide full details of their proposal and subsequent assessment will seek to determine whether the proposals will be found acceptable in scale and in keeping with the rural nature and distinctive character of the area. Assessment will also seek to ensure that development does not harm neighbours' amenity and privacy and, within the surrounding area, that the proposal fits sympathetically into the landscape with its environmental and ecological impact minimised.

29. Hazelwood Village Design Code for new build houses and for extensions to existing houses

203. The well-designed houses and extensions which illustrate this code are either from Hazelwood Village or have received awards for good design from the Royal Institute of British Architects.
204. The Code is intended to provide helpful guidance for those intending to build new homes or to extend and alter existing houses in Hazelwood.
205. The Code will supplement the advice contained in the Village Design Statement. It is not intended to stifle imaginative design but rather to stimulate and foster a higher standard of building design befitting the beauty and distinctiveness of our Parish.
206. There are only likely to be a small number of new houses in Hazelwood and hitherto the focus has been to restrict the numbers in order to retain the character of the village as it exists. Efforts in this direction have generally been applauded and the body of opinion canvassed in the review in 2021 indicates that this should continue. Opinions in Hazelwood are also in tune with current government guidance that the very highest standards of design should be applied to new development. This will apply to extensions and ancillary buildings as much as to new building. The benefit will not only be aesthetic but will complement the variety and good quality of existing houses. Hazelwood will become known for its high quality of architectural character



and for exemplary standards of sustainability which will add further recognition of its unique nature and countryside characteristics.

207. The Code will encourage thoughtfulness, appreciation and considerations for the rights and well-being of our neighbours and our shared enjoyment of our neighbourhood.

Major Considerations in the Design of the Project

1. WOULD THE APPEARANCE BE HARMONIOUS RATHER THAN DISCORDANT?
2. DOES THE DESIGN INCORPORATE ARTISTIC EXPRESSION AND CREATE VISUALLY INTERESTING BUILDINGS?
3. WOULD THE BUILDING OR EXTENSION FORM A GOOD VISUAL RELATIONSHIP WITH NEIGHBOURS' PROPERTY?
4. WILL THERE BE A RECOGNISABLE RELATIONSHIP WITH LOCAL CHARACTERISTICS AND THE LANDSCAPE SETTING?
5. WILL THE QUALITY OF THE DESIGN AND MATERIALS STAND THE TEST OF TIME?
6. DOES THE TYPE OF CONSTRUCTION PROPOSED USE SUSTAINABLE MATERIALS WITH LOW EMBODIED ENERGY (SUCH AS STONE) OR RECYCLED (SUCH AS SECOND-HAND BRICKS, HARDCORE OR GLASS) OR RENEWABLE MATERIALS (SUCH AS TIMBER, BAMBOO, HEMP OR ALUMINIUM)?
7. ARE THE PROPOSED ENERGY SOURCES RENEWABLE SUCH AS WIND, SOLAR, WATER OR HEAT TRANSFER?
8. WOULD THE DESIGN REUSE AND RECYCLE WASTE AND WASTE WATER, AS WELL AS STORE RAINWATER AND ELECTRICITY?
9. WOULD THE PROJECT CREATE HABITATS TO SUPPORT ENDANGERED WILD LIFE AND ENHANCE BIODIVERSITY?
10. WILL THE DESIGN INTRODUCE CARBON CAPTURE SUCH AS TREES?
11. WILL THE DESIGN INCREASE ENERGY RETENTION, INTRODUCE SOLAR GAIN AND PROVIDE CLEAN AIR SYSTEMS?
12. HAS THE PROJECT BEEN CONSIDERED IN ENOUGH DETAIL TO GIVE THE DESIRED LEVEL OF CLARITY AND CERTAINTY AND TO PROTECT THE DELIVERY OF A COHERENT AND COORDINATED DESIGN SOLUTION WHICH WILL HELP TO REDUCES GREENHOUSE GAS EMISSIONS AND ADAPT TO CLIMATE CHANGE?

Aesthetics in the design of new houses, extensions and ancillary buildings in Hazelwood



House-Within-a-House by Alma-nac

Architect's Photograph by Jack Hobhouse

Respect the character and form of the existing buildings nearby. In order to do this, it is not necessary to copy neighbouring properties. Hazelwood has a wide variety of shapes and forms of existing houses. Many houses have already been extended with a variety of styles and materials.

This illustration shows a comfortable relationship between three widely differing styles of façade. One has a simple, modern appearance between the two older properties each with their own distinctive style. This successful relationship relies on careful consideration of the height and shape of the roof, modulation and proportion of the windows, and the position on the site. It has a complementary scale and simple shapes in the form of the newer building whose design does not rely on copying the materials or the flamboyant detailing of the windows and walls on the existing adjacent houses.

Natural materials, landscaping and accentuated forms can complement rural locations. Hazelwood has abundant rural character and natural beauty.



Even though you cannot see all of the house in the background you know a lot about its character by the association of the gable chimney stacks and the stone boundary wall. The new buildings use materials and form with the simplest of details to successfully respect that character.



Shawm House by MawsonKerr Architects with Richard Pender
Photograph by Jennie Webb



Ansty Plum House Coppin Dockray Architects
Photograph James Davie

Sloping sites and wooded surrounds can inspire drama and excitement in the appearance of buildings whilst still being in keeping with both nature and the forms, materials and distinctive character of other houses.

Hedges, walls and changes of level play creative roles in adding character and interest to gardens.

Doorways and gateways are an opportunity for enhancement.



These insertions in a terrace use similar subservient forms to relate in a modest way to the other properties in a varied row of houses. By far the least discordant is the one which adopts the characteristics of the brickwork walls beyond.

Stone is our most prevalent natural local building material, however there are many other suitable materials and ways in which they might be visually integrated with Hazelwood's character. Sometimes integration comes by creating a bold familiar form or juxta position and sometimes through shared spaces.

Sandy Rendel Architects
Photograph Jim Stephenson



There could be subtle colour, texture or hues which work well together. Often compatibility can be an issue of scale, clear relationships and a respect for the neighbourhood. Quality counts for a lot in new buildings. Nothing should be overbearing, threaten neighbour's privacy, or be offensive. Good design has great potential for individual expression and pride in the community which should be celebrated.

Rose Cottage, Hazelwood



This simple house relates well to the nature and scale of its setting appearing calm and well-integrated.

Kenwood Lee House by
Cousins and Cousins Architects
Photograph Jack Hobhouse



The ultimate in a 'well integrated' location might be a setting, like this house, largely hidden from view. The overall design is simple. An elegant brick front complements the brickwork of the old garden wall.

Devon Passivhaus by McLean Quinlan
Photography Jim Stephenson



A discrete front door opening references the gate in the garden wall.



Milton Hazelwood



Garden House Hazelwood

Traditional materials and forms can accommodate bold extensions in keeping with the original character and the use of walls and hedges can help to maintain historic distinctive characteristics.



Over Lane Hazelwood



Blind Style Hazelwood

Extensions can be interesting as well as respectful to the existing House especially where glass adds to its transparency.



Grain House by Hayhurst and Co Architects
Photography by Kilian O'Sullivan



30. Practical issues to future development



208. Local context can be very significant when considering new buildings or alterations to existing properties. It is important that the design blends in with or complements existing nearby distinctive properties. Where development is permitted, particular consideration will be given to make sure that the development will not have an adverse visual impact on the surrounding area, that it fits sympathetically into the landscape and its environmental impact is minimised. As well as needing to be in the right location, the design of proposed new buildings will need to be of high quality, appropriate scale and materials to be acceptable.
209. Energy from 'renewable sources', low embodied carbon emissions, sustainable drainage and the availability of adequate services will form an element of good design. In time there will be more reliance on non-fossil fuel heating systems, heat pumps, solar powered water heating and electricity generation from solar photovoltaic panels or tiles, wind turbines, small-scale hydropower systems and other emerging carbon free technologies.
210. Development layouts in Hazelwood in the future are likely to comprise individual buildings fronting existing roads, as well as small-scale informal courtyard arrangements with suitable road access. Alterations and extensions to existing buildings should generally be in scale, character and sympathetic to the original buildings with respect to roof line, pitch, materials, windows and external features. Designs should take into account the adverse impact of car parking and should avoid creating additional on-road parking. Where car parking is created in front of properties, designs should avoid the loss of trees and hedges. Porous surfacing such as gravel will be preferable in order to provide sustainable drainage. Sensitive innovative design will be encouraged as an acceptable alternative to uniformity of style, so long as the design and materials give the impression of high quality and the appearance has a strong relationship with nearby property.
211. For older and historic buildings, doors and windows should be in like-for-like style and use materials which correspond with the age and style of the building. Outside lighting, when required, should be low level and limit any adverse effect on the tranquillity of the locality. Activation should preferably be limited by the use of motion sensors ensuring that lights are extinguished when not in use.
212. Every effort should be made in the design of developments (existing and new) to preserve tranquillity as part of the rural character of the Parish. In addition to outdoor lighting, barking dogs and reckless driving are potential issues. However, much can be achieved by a collective attitude to careful driving, litter picking and monitoring the health and survival of trees and hedgerows. Attention to verge maintenance should avoid the need for kerbs and stones which would contribute to urbanising rural character.

APPENDIX

ASSESSMENT EXAMPLE

VISUAL IMPACT ASSESSMENT: TO ACCOMPANY PLANNING APPLICATIONS FOR NEW BUILDINGS AND SUBSTANTIAL EXTENSIONS.

Site ref.

Hazelwood Crossroads

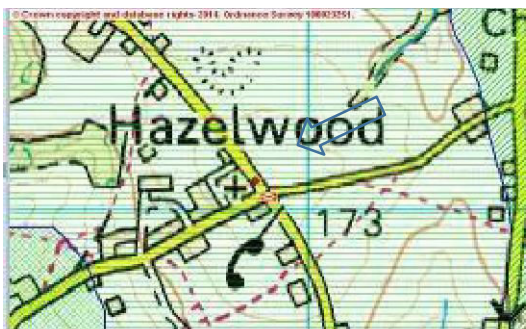
Land at Site Area

Part of 4.8Ha arable field



Location

The site is across the road from the Parish Church and Grave Yard with a 90 metres frontage to Over Lane. The site is not in the Green Belt or in the Special Landscape Area. It is not in the Derwent Valley World Heritage Site Buffer Zone. It is close to the Parish Church and Community Facilities



The relatively open agricultural field is bounded by Over Lane and Goodwin's Lane, both of which have boundary trees along their road frontages at this position. At Goodwin's Lane near the Junction with Over Lane, Hazelwood Hill and Hob Hill is the location for a bus shelter. The boundary trees give way to a roadside hedgerow along the length of Goodwin's Lane. The land at this point forms the crown of the hill from all four directions and gently slopes away to the north east.

Landscape character:

Derbyshire County Council Classification is 'Wooded Slopes and Valleys of Peak Fringe and Lower Derwent Landscape Character Area.

This field and adjacent fields contribute to the openness of the countryside immediately away from the roadside trees which are a strong feature. The graveyard environs are enclosed by a stone wall of great character and a row of substantial pollarded trees along the boundary. The elevated position would bring the site into full view from north west and south east but for the roadside trees. Views from Hob Hill tend to be restricted to the proximity of the churchyard trees except that land closest to the crossroads where only the roadside trees are in view. (These provide a benefit in obscuring views of the adjacent electricity pole transformer in the corner of the field.) The trees restricts and screen views to the northern part of the area from the south and vice versa.



There are views of the site from the north east at Firestones and along Goodwin's Lane which show that buildings in this location would be seen against a backcloth of trees and would not appear against the skyline, especially if their height were to be restricted to single or a low two storey design. A development would tend to form a group with the Church and with the prominent (taller) house nearby.

There are no public footpaths on the site and no pavement to either frontage. Longer views through the nearby fields are restricted by landform, trees and buildings, and filtered by substantial existing field boundary hedgerows and hedgerow trees which are a feature of the neighbourhood. So long as the roadside trees and associated hedge growth are kept and maintained, the character of the churchyard would remain as it is and the view of houses would tend to be limited to users of Firestones and Goodwin's Lane. These views of the site and the openness of the field are experienced on a daily basis by a variety of people including walkers (of which there are many), horse riders, cyclists, motorists and bus passengers. They are engaged on a variety of journeys as well as intent upon leisure and countryside recreation.



Assessment

- Potential adverse impact on landscape character and local ecology exists from intrusion into the openness of the countryside. The risk from this could be reduced if the development was restricted in size and height together with the restricted choice of appropriate, sympathetic low visual impact materials including the local tradition of 'dark mix' sandstone as seen in Goodwin's Lane. The risk might also be reduced if tree planting and hedge boundary landscape planting were reinforced and used to minimize impact upon the views from Firestones, Goodwin's Lane and Hazelwood Hill.
- Potential beneficial impact from sympathetic 'thinning' of trees or opening an access drive to reveal views the north east across the open fields.
- Any proposal for development would have a noticeable impact on the existing landscape character in the immediate vicinity of the churchyard. Should there be a reason to permit development in this position, sufficiently strong to outweigh the objections, proposals would have to involve the retention and protection of existing roadside trees and the protection of groups of hedgerow trees which screen views and it would need to be a requirement to maintain them as part of the retention of the existing landscape character.
- There would be an adverse visual impact on the landscape character of the cross road setting if the existing roadside trees were not maintained and protected. Its continuing rural nature is also dependent upon the absence of development on land to either side of Goodwin's Lane.
- Potential adverse impact on the 'country lane' character of Over Lane would be incurred through the introduction of access points, urbanizing features such as kerbs, paving materials, gates, walls and the like. The retention of the roadside trees, hedge growth and existing grass verge land is particularly significant to the character of Over Lane and generally throughout Hazelwood.
- Potential adverse impact on ecology with key hedgerow wild life routes at risk. Ecological Survey required to assess the Impact.



- Potential effect upon the settlement pattern: whilst consideration should be given to development which would benefit the community being located in the vicinity of the church, Memorial Hall and recreation field, this should be limited to proposals which significantly enhance social and economic wellbeing within the community. Examples would be opportunities for 'affordable' housing for local young people and replacement 'downsized' housing for older people. Such development should be compatible with opportunities to focus future amenities on the immediate vicinity of the church, Memorial Hall and recreation field.
- The site is on the bus route through the neighbourhood to Ashbourne and Belper and mains services are available.



PARISH COUNCIL'S JUSTIFIED CONCLUSION

The information provided above is sufficient for the Parish Council to make an assessment of the impact and potential harm that would result from a Planning Application on the site.

'Whilst there is space for development in the vicinity of the church, Memorial Hall and recreation field, development on this particularly prominent site would be likely to lead to significant adverse impact on local landscape character. Proposals would involve harm to the community through the loss of openness at the cross roads and the visual intrusion. This would result from buildings in this location and the effect that this would have on important local vistas, resulting in a change to the character of the local landscape. There are no measures proposed which would offset or mitigate the harm that would be done.'