

Dear Householder/s

The purpose of this letter and additional information is to tell you where we are with the review process.

The recent presentations at the Memorial Hall and the Shottlegate WI went ahead, as planned. They were well received and the review team heard many interesting comments and questions, as part of the consultation process. In addition to the presentations, it was always the intention to ensure that *every* household was similarly informed of progress, hence this printed update.

This enclosure summarises what has been done over the last 12 months; the suggested recommendations; and how you can make your views known as the process moves forward, in conjunction with Amber Valley Borough Council.

To set the scene, below is the vision for the Parish, upon which the Neighbourhood Plan was based. The survey, which was sent to all households at the end of May last year, asked residents to relate their answers to the vision. So far, the reaction has been that this forward look is still realistic and achievable, whilst recognising the increasing pressures from developers and government legislation.

More needs to be done – and can be done - by further strengthening the Neighbourhood Plan. The recommendations which follow show how this can be achieved.

In 15 years' time, 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.

Many thanks from the Review Group

What has been the background to the review?

- Local Plan out of date
- Hazelwood Neighbourhood Plan still valid
- Five year review not mandatory but...
- ... New Planning legislation looming

The Review Team could have waited until the Government's Planning legislation was finalised. It was decided that a lot had happened, anyway, since the Neighbourhood Plan had been instigated in November 2016. Waiting any longer was likely to make the task even more difficult.

Where did we start?

A number of key questions needed to be answered;

- Are the Neighbourhood Plan's policies in-line with the National Planning Policies Framework?
 - ✓ *Research, analysis and discussion showed that the Plan's policies still echoed NPPF legislation.*
- Over the last five years, have the Parish Council's decisions been agreed by AVBC Planning?
 - ✓ *Reviewing the last five years' planning decisions showed that in 95% of cases, Parish Council decisions had been in-line with AVBC decisions.*
- Is the Plan working?
- If not – why not?
- If 'Yes', could it be improved?

Seemingly, the Plan is working but the really important question was- ***'Yes, but what do the residents think?'***



The survey, sent to all residents last May provided a very positive answer - summarised in the August issue of **JOTTINGS**.

A BIG 'THANKYOU'

The recent survey across the Parish resulted in 58 households responding. That's, currently, a return rate of 38.1% - good for this type of exercise and on a par with the original referendum vote.



What have we learnt?

96.3% say that the surrounding countryside is what they like about Hazelwood Parish.

57.4% say that Hazelwood Parish is the same or largely unchanged from five years ago.

75.9% believe that the Neighbourhood Plan is safeguarding the Parish against inappropriate development.

64.1% believe that successful planning applications have mainly impacted positively on the Parish's character, as opposed to negatively.

It all added up to a big vote of confidence for the Plan, despite concerns about development pressures and speeding traffic.

'Yes' the Plan
could be



is working but it
strengthened.

Hazelwood Neighbourhood Plan

five year
review

As a result, what are the key recommendations?

- Stress pre-applications discussions with Parish Council
- Support, in principle, applications within the seven settlements – Blackbrook (part) and Shottlegate (part) now included in their own right
- Protect the gaps between the settlements to avoid ribbon development
- Press for more detail at Outline Planning stage and exhort AVBC to demand this, where necessary
- Raise profile of Village Design Statement to encourage quality and retention of individual settlement's character

What does that mean in policy terms?

No new policies

NP1-3 modified

NP 4-6 minor changes

NP7-10 no changes.

As such, the Review Group, supported by the Parish Council, believes that the update is within the second of the three permitted options i.e. *'Material modifications which do not change the nature of the Plan'* As such, this would entail examination by an independently



appointed
Inspector
or
but
not
a
reference
document.

Hazelwood Neighbourhood Plan

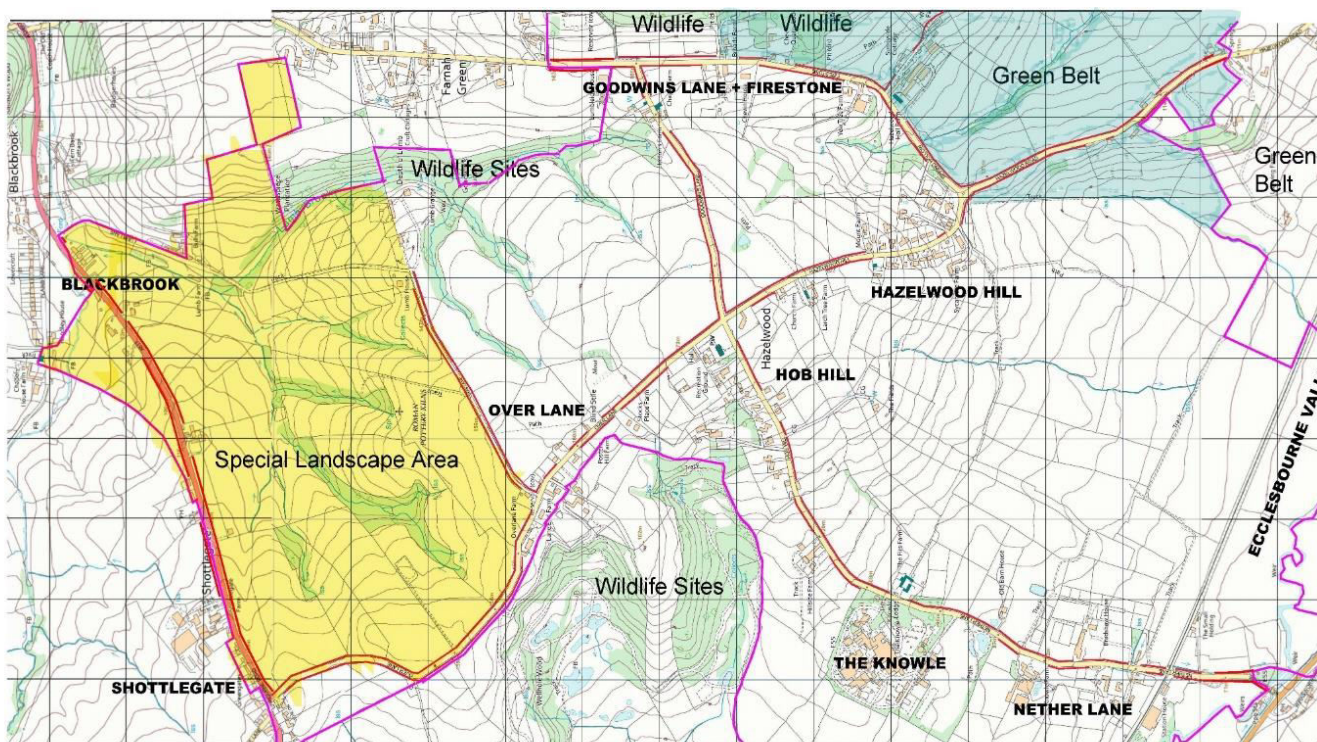
five year
review

Concentrating on the three main policies – what changes are being proposed?

(New key words and phrases have been highlighted in red)

NP 1: Support appropriate new build homes, extensions and ancillary buildings

1. 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 **with an existing group of continuous or contiguous** residential buildings, will be supported - subject to the following criteria:
 - a) They must conserve and enhance the rural character of the built environment, preserve 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. Development proposals which would serve to remove gaps, reduce the separation between existing groups or isolated dwellings (shown on the map below) or detract from views of the countryside beyond, will not be supported.**
 - c/ Proposals must be in accordance with district 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 development can be justified **by evidence** of the exceptional local housing needs of



Parish of Hazelwood

Roadside red lines denote 'no development behind this frontage'

residents within the Parish which could justify more than one dwelling on a site.

NP2: Design principles for development

a/ The Parish Council will welcome opportunities to enter discussions, prior to formal applications, regarding any aspects of intended design proposals

b/ To be supported, development proposals must demonstrate how they **adhere to**, preserve, 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**.

c/ Applicants will be encouraged 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 roof,*

** Proposals for access and materials*

** Proposals for tree planting and materials to boundaries.*

d/ Use of highly sustainable, environmentally friendly building materials with low carbon footprints, will be supported.

NP 3: Housing mix for new development

a/ Proposals for new, **individual** houses will only be supported if **they are located within existing clusters of dwellings**. A cluster is to be defined as two or more dwellings whose domestic boundaries (gardens) are contiguous

b/ Designs for dwellings will be welcomed, subject to;

*** not having an adverse effect on neighbouring properties in terms of being discordant and overbearing in size and scale.**

*** not having an adverse effect on the privacy or tranquillity of neighbouring properties due to increased noise and/or loss of light.**

*** 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 Housing Character Survey. 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.**

*** 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.**

NB

NP3 has, on the advice of AVBC Planning, been changed to remove numbers of bedrooms as the criteria for determining overall house size, as this has proven to be unworkable for both the Parish Council and AVBC. Instead, the policy now concentrates on being much more specific about the characteristics which will be acceptable or not when considering an application for a proposed building i.e. its relationship to neighbouring properties and the character of the surrounding area.

What other issues have been highlighted by the survey?

- Trees and other environmental issues
- Traffic, speeding and safety in general
- Need for more community activities



What are the relevant recommendations?

- A forum to deal with the many biodiversity and tree planting issues
- A separate forum for road safety concerns - both involving concerned residents, working with the Parish Council.
- Community café – to be launched in February

What happens now and how can I make my views known?

- Your questions and views welcomed, through the Parish Clerk, and collated for the formal consultation process.
- Review Group, with Parish Council, works with AVBC to move to consultation stage; your further opportunity to respond.
- After this, draft Plan and all responses considered by an independent examiner.
- **Subject to their findings (mandatory) modified Plan is put to AVBC for approval OR goes to another referendum.**



The continuing protection of the Parish and its beautiful rural setting is at the heart of this review process.

Mrs L Storey – Parish Clerk
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Hazelwood Parish Council greatly appreciates Lubrizol's sponsorship of the printing cost of this publication..