



PLANNING AHEAD

THE NEIGHBOURHOOD PLAN FOR FINDERN PARISH

TO COMPLETE THIS SURVEY
ON-LINE, SCAN QR CODE



PRE-SUBMISSION CONSULTATION ON NEIGHBOURHOOD PLAN FOR FINDERN PARISH

Prior to submission to South Derbyshire District Council of the draft Neighbourhood Plan for Findern Parish (2024-2039), we are publicising the Plan and conducting the Pre-submission Consultation in accordance with the Neighbourhood Planning (General) Regulations 2012, Section 14.

We are now inviting members of the Local Community, including those who live, work, or have businesses here, and Statutory Consultees, to study and offer comments on this draft Plan. By making a full response to the qualifying body, Findern Parish Council, you will be helping us to complete the Consultation Process and move forward with the development of the Neighbourhood Plan for Findern Parish (2024-2039), which we hope will be of benefit to the Parish in future years.

The public consultation will take place between the 10 March 2025 and 25 April 2025.

If you would like to formally respond in writing, please send your response to
neighbourhoodplan@findernparishcouncil.org

Before commencing the survey, the main document that we advise everyone to read is the full [Pre-submission draft Neighbourhood Plan for Findern Parish 2024-2039](#), which has all the key information from all of the research documents. Alongside this, please read the [Neighbourhood Plan for Findern Parish Appendices](#) document, which offers more detail on some of the areas within the draft Plan. **(Follow the QR Code or Web Link on the next page to view these documents.)**

The other documents are the research that was conducted to build this plan: -

- The [Housing Needs Assessment](#) looks at the demographics of Findern Parish, now, and the future growth over the next 15 years. It analyses the population and the type of houses that we currently have compared to the type we will require in the next 15 years; it also provides an analysis and understanding of the role of the Parish within the wider housing market area.
- The [Findern Design Guidance and Codes 2024](#) analysis shows what makes Findern Parish special and its unique characteristics. The report details the design code that any future development needs to adhere to.

Copies of all four documents will be available at the informal drop-in sessions arranged in the parish, where members of the steering group for the Neighbourhood Plan will be available to talk through the Plan. The dates for these sessions are: -

Findern Village Hall, Castle Hill, Findern

15 March 9.30pm-11.30pm

21 March 2pm-4pm

4 April 6pm – 8pm

Highfields Co-op, Tutbury Avenue, Highfields:

28 March 5.30pm-7.30pm

11 April 5.30pm-7.30pm

In addition to the links highlighted throughout this survey, the documents, along with all of the supporting documents can be found on the on the Council's website server and should be readily accessible.

SCAN QR CODE TO VIEW
DOCUMENTS AND
MORE INFORMATION...



Follow the QR Code or go to the web address below to view all the information you will need to consider the Plan.

<https://www.findernparishcouncil.org/neighbourhood-plan/pre-submission-consultation-march-2025/>

Should you have any questions, or if you are having difficulty accessing the documents, please contact neighbourhoodplan@findernparishcouncil.org or phone **07444 085807**.

Background to Pre-submission draft Neighbourhood Plan for Findern Parish 2024-2039

Over the past year, the steering group for the Neighbourhood Plan has been gathering evidence and commissioning reports about the Parish to write a draft Neighbourhood Plan.

A Neighbourhood Plan gives communities the opportunity to take a pro-active role in developing a shared vision for their neighbourhood and to shape the development and growth of their local area. During the development of a Neighbourhood Plan, members of the community are asked to consider the local issues and concerns that affect them, their families, and their neighbours; and to identify what it is about their neighbourhood that they value and want to protect.

The Parish Council is consulting across the Parish to ensure that the final Neighbourhood Plan for Findern Parish (2024-2039) reflects the views of the community. Whilst the Neighbourhood Plan has been produced based on the initial consultation in 2024, we need to know that the community agree, or otherwise, with the emerging Plan and consider any changes that need to be made.

Note: The Neighbourhood Plan for Findern Parish covers the period up to 2039 in accordance with the time frame of the Local Plan for South Derbyshire; and the area covers the Parish of Findern.

The Plan will have significant weight in the determination of planning applications; the policies form a framework which will, along with the supporting documents, guide development over the plan period. The Plan will be used by: -

- The Planning Service at South Derbyshire District Council (the local planning authority) in assessing future planning applications.
- Developers as they prepare planning applications for submission to South Derbyshire District Council.
- The Parish Council in responding to consultations on applications, and
- Planning Inspectors to help assess planning applications.

The draft Neighbourhood Plan for Findern Parish has been prepared by the Neighbourhood Plan Steering Group with support from the qualifying body, Findern Parish Council and aided by a planning consultant funded by the Locality Grant Programme.

Following this pre-submission consultation, the Plan will be submitted to South Derbyshire District Council for wider publication and independent examination. It will then be offered for a referendum within the Parish, and subject to a majority vote, will be brought into force within the Statutory Development Plan.

Please spend a few minutes answering the questions to make sure you have your say on the future of Findern Parish.

Consultee/Organisation Name*

Consultee/Organisation contact email*

Connection to Findern Parish Plan (e.g., resident in parish, land owner, statutory body)

Please tell us what your opinion is on Findern Parish having a Neighbourhood Plan till 2039

***Data Protection**

We require your explicit consent to record your data.

May we record and store your personal information? YES

☐

NO

☐

Findern Parish Council is the data controller for the purposes of this form. Findern Parish Council complies with its obligations under GDPR by keeping personal data up to date; by storing and destroying it securely; by not collecting or retaining excessive amounts of data; by protecting personal data from loss, misuse, unauthorised access and disclosure and by ensuring that appropriate technical measures are in place to protect personal data.

Your personal data will be treated as strictly confidential and is gathered and used only for the following purposes:

- To keep you informed on the progress of the Neighbourhood Plan for Findern Parish
- To enable us to contact residents to seek further information on the comments made in this form

Your personal information will only be seen by the Clerk to Findern Parish Council; any information gathered from the survey will be anonymised before it is shared with the Steering Group for the Neighbourhood Plan.

We keep data in accordance with the Council's Retention Policy*. Data is stored electronically which is encrypted for security and held in the UK.

Vision for the future of Findern Parish:

This Vision has been prepared by the Neighbourhood Plan Steering Group and has been endorsed by the community based on the consultation events: -

By 2039 Findern Parish will be a sustainable and thriving community. Quality of life and a sense of community spirit will have been maintained and where possible enhanced. There will be continued (and extended) direct access to the countryside for leisure and recreation. Local facilities, including schools, a village hall, church, shop and access to a community building at Highfields, will be sufficient to meet local need.

The Parish will contain a mix of housing types, some within a rural setting and some next to Derby City. New development will be of a high design standard, that has reinforced the local character and is of a low carbon construction. Development will be designed and located to respect the wider landscape and the sense of openness and separation between the urban edge of Highfields and the rural character of the rest of the Parish. Areas that have environmental significance will remain protected.

The proximity to the A50 and A38 will continue to provide good connections to the strategic road network and to neighbouring towns and cities for residents and businesses. The combined benefits of a network of Parish wide walking and cycling routes and site related local enhancements will provide active travel options and recreation.

In combination this ensures that residents will continue to be healthy, happy and prosperous.

V1: Do you Agree or Disagree with the Community Vision for the future of Findern Parish?

Agree	Disagree
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V2: Community Vision for the future of Findern Parish: Is there anything else you want to say about this?

Community Objectives for the future of Findern Parish:

Based on the Vision and through further consultation, the Neighbourhood Plan Steering Group have identified the following community objectives: -

Community Objective 1: To support sustainable growth of a scale and type that meets objectively assessed local and District need. Most growth will be on allocated sites.

Community Objective 2: To protect the rural character of Findern village (reflecting local densities and the historic character) and to protect the sense of openness and separation between Findern village and Highfields.

Community Objective 3: To protect and enhance the landscape and surrounding open countryside, ensuring development minimises its impact on the natural and built environment. Ensuring that the green spaces on the western edge of Highfields are protected, maintained and enhanced, reflecting their function as a community asset and providing a soft transition from the edge of Derby City to the countryside.

Community Objective 4: To ensure development is designed to a high quality that reflects local character, topography, landscape sensitivity, green gaps and views as detailed in the Findern Design Guidance and Code 2024.

Community Objective 5: To protect and improve the parks, play areas and other green spaces that are highly valued assets for local people.

Community Objective 6: To contribute to an improving quality of life for all residents by promoting a level of growth that is balanced with an expansion in the range of local facilities and services (where possible) that will enable Findern Parish to thrive. Particularly providing a community building at Highfields.

Community Objective 7: To protect and enhance access to the countryside for walking and cycling to access jobs, services and for leisure and recreation.

Community Objective 8: To protect and enhance the rich flora and fauna of the Parish particularly the mature trees, hedgerows and areas designated for their nature conservation.

Community Objective 9: To ensure development does not increase surface water flooding, taking into account existing water courses and the high ground water levels across the whole Parish. To encourage design solutions that incorporate sustainable drainage systems that have multi benefits like increasing the biodiversity of the area.

Community Objective 10: To ensure future expansion takes into account the existing road infrastructure capacity and enhances non-vehicular routes for walking and cycling so that the pedestrian and cyclist environments are enhanced by an improved and extended integrated network of active travel routes across the Parish.

O1. Do you Agree or Disagree with the Community Objectives for the future of Findern Parish?

Agree	Disagree
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O2. Community Objectives for the future of Findern Parish: Is there anything else you want to say about this?

The following sections relate to the 13 Key Policies and the 5 Community Aspirations.

Each section shows the full policy text.

For further detail on how and why each policy was created, you can review the full Neighbourhood Plan for Findern Parish, which will hold the research findings and desired outcomes for the plan period.

Policy 1 - Infill Developments:

1. Applications for high quality residential development on infill sites within the Settlement Boundary will be supported where the resulting development;

 - a) is in keeping with the character of the area, particularly in relation to development patterns and building plot sizes, as defined in the Findern Design Guidance and Codes 2024,
 - b) will not lead to the site becoming overdeveloped and out of scale with the immediate character of the locality,
 - c) where applicable, maintains the sense of openness and retains the soft transition to the countryside.

2. Infill proposals should not significantly reduce the privacy or amenity of adjoining properties.

3. Outside the Settlement Boundary infill development will be limited to one or two dwellings to fill a small, restricted gap in an existing frontage within small groups of housing in accordance with LPP 2 BNE5 or, exceptionally, where the proposal is adjoining the Settlement Boundary for up to 15 affordable dwellings in accordance with LPP 1 H1.

[Map 1b Findern and the wider context](#)
[Map 1c Settlement Boundary](#)
[Neighbourhood Plan for Findern Parish](#)
[Findern Housing Needs Assessment](#)

1.1: Do you Agree or Disagree with Policy 1 for Findern Parish?

Agree	Disagree
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1.2: Infill Developments: Is there anything else you want to say about this?

Policy 2 - Achieving well designed places:

1. Development proposals should demonstrate a high design quality that will contribute to the character of the areas as defined in the Findern Design Guidance and Code 2024.

2. In a proportionate way, depending on the nature of the development, proposals are required to demonstrate that they have taken into account the Design Codes as set out in Section 4 of the Findern Design Guidance and Code 2024*. Proposals should;

a) respond to the local character of the immediate area and provide a clear rationale for how this is taken into account in the design of the proposals, (A1, A2, B5, A3)

b) use materials that reinforce the existing character as defined in the Findern Design Guidance and Code 2024 so that the hues reflect the overall colour palette, (A2),

c) have a scale and massing that reflects neighbouring properties, (A1, A2),

d) have a layout that maximises opportunities to integrate new development with the existing settlements, public spaces and footpath network (D1, D2, B5)

e) have window sizes and architectural detailing that reinforces the character area in which they are located (A2, B6)

f) use buildings, landscaping and planting to create/reinforce well defined streets and attractive green spaces (B5, D1, D2),

g) provide direct and safe access points for pedestrians and cyclists and enhance existing non-vehicular connectivity within the built-up areas and to the countryside (C2),

h) include landscaping schemes that protect existing street trees and include hedgerows and shrubs to reflect the green character of existing streets (C1),

i) ensure car parking provision doesn't dominate the street scene (C3),

j) incorporate sustainable design features to maximise energy efficiency (E1, E2)

3. Development boundaries that adjoin the open countryside should include trees and hedgerows to allow a soft transition to the surrounding fields (B5, D1).

*The reference to specific design codes relates to the criteria listed, but is not intended to be exhaustive, all design codes need to be taken into account where relevant.

Map 2 Character Areas

Neighbourhood Plan for Findern Parish

Findern Design Guidance and Codes 2024

2.1: Do you Agree or Disagree with Policy 2 for Findern Parish?

Agree	Disagree
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2.2: Achieving well designed places: Is there anything else you want to say about this?

Policy 3 - Protecting the Landscape Character:

1. Development proposals in the areas identified as Significant Green Areas (Map 3e) and the Key Views on Map 3d should be designed to respect this landscape sensitivity and safeguard relevant Key Views. In this way their contribution to the wider character and sense of openness that they provide around Findern Village and to the long views west of Highfields built up area is maintained.

2. Development that will affect the Key Views on Map 3d, illustrated in Appendix B of the Neighbourhood Plan, should include an objective assessment of the effects the proposals will have on the landscape character. Development proposals should not significantly adversely affect a Key View, including views of any notable feature or heritage asset within the view. A prime factor in the decision will be whether the development can be designed in a way that safeguards the views and respects the sensitivity of the landscape. Development should have a scale and mass that allows for views to the wider landscape.

3. Proposals that include vegetation screening as mitigation against a negative impact should include an objective assessment of the effect the mitigation will have on the Key View(s) when it reaches maturity.

4. The quality and accessibility of the natural environment in the Parish is highly valued by local residents. Development proposals should protect Public Rights of Way.

5. Any required mitigation planting and boundary treatment should include native species unless advised otherwise by SDDC.

6. To minimise impact on the landscape;

a) where development is located on the edge of a built-up area the boundary should include native hedges and native trees to avoid hard urban edges to the open countryside (D1),

b) reflect the green character of the existing streets with the placement of street trees within adequate verges alongside the carriageway and retain trees which contribute to the street scene where possible (C1)

7. Development outside the Settlement Boundary will be restricted in accordance with Policy BNE5 Local Plan Part 2 or equivalent.

8. Development resulting in the loss or deterioration of veteran trees will be refused unless there are wholly exceptional reasons in accordance with national policy.

- [Map 3a National Character Areas](#)

[Map 3b Green Infrastructure](#)

[Map 3c Areas and Trees covered by Tree Preservation Orders](#)

[Map 3d Key Views](#)

[Map 3e Significant Green Areas with list of Descriptions](#)

[Neighbourhood Plan for Findern Parish](#)

[Neighbourhood Plan for Findern Parish Appendices](#)

[Findern Design Guidance and Codes 2024](#)

3.1: Do you Agree or Disagree with Policy 3 for Findern Parish?

Agree	Disagree
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3.2: Protecting the Landscape Character: Is there anything else you want to say about this?

Policy 4 - Protecting and Enhancing the Natural Environment:

1. As appropriate to their scale, nature and location, development proposals should provide at least 10% net biodiversity gain in accordance with national legislation. Exceedance if this is encouraged. Where on site provision is not feasible off-site provision within the Parish is encouraged. Any such measures should be targeted to benefit local conservation priorities as identified in the LCA or Local Nature Recovery Strategy where applicable.
2. Development proposals which would have significant negative ecological impacts will not be supported unless appropriate mitigation and or compensation measures are incorporated in the overall development package.
3. Planting and management should be in accordance with the guidelines set out in DCCs Landscape Character Assessment for the Needwood and South Derbyshire and Trent Valley Washlands character areas. Enhancement measures may include:
 - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors',
 - b) planting wildflower meadows and strips,
 - c) encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources,
 - d) encouraging the creation of sustainable urban drainage schemes (SUDS) where applicable, (e.g. rain gardens, pond and wetland creation) in new schemes and 'retrofitting' where appropriate,
 - e) the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow, and
 - f) protecting dry ditches - as these features are essential to the sustainable management of surface water.
4. Mature trees and hedgerows are significant to the character of the Parish and should be protected and retained. Where it is necessary for higher value tree(s) category A or B, to be lost as part of a development proposal, then appropriate mitigation, via compensatory tree planting, will be required. Such tree planting should be on-site wherever possible and be of an appropriate species for the site. Veteran trees are an irreplaceable habitat and will be protected in accordance with national policy.

[Map 4a Areas Managed by the Findern Footpaths Group](#) [Neighbourhood Plan for Findern Parish](#) [Findern Design Guidance and Codes 2024](#)

4.1: Do you Agree or Disagree with Policy 4 for Findern Parish?

Agree	Disagree
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4.2: Protecting and Enhancing the Natural Environment: Is there anything else you want to say about this?

Policy 5 - Local Green Spaces:

1. The Plan designates the areas LGS 4a – 11c identified on Map 5 and described at Appendix F(1) as Local Green Spaces.
2. The determination of development proposals within a designated Local Green Space will be consistent with policies for managing development in Green Belt.

Map 5 Proposed Local Green Spaces

Appendix F 1 Assessment of Local Green Spaces proposed for designation

Neighbourhood Plan for Findern Parish

Neighbourhood Plan for Findern Parish Appendices

5.1: Do you Agree or Disagree with Policy 5 for Findern Parish?

Agree	Disagree
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5.2: Local Green Spaces: Is there anything else you want to say about this?

Policy 6a - Protecting and Enhancing Heritage Assets:

1. Development within the historic core of Findern village (as defined in the Findern Guidance and Codes 2024) should respect the scale, building plots, height and roof line and complement existing materials and architectural detailing to reflect the prevailing historic character.

2. The Trent and Mersey Canal and associated structures make up Findern’s Conservation Area. The effect of a proposal on the significance of the Canal, including its setting, will be taken into consideration when determining planning applications.

3. Within the Conservation Area and around the Green, development will only be permitted in gardens and open spaces between buildings where it will preserve the historic character.

4. Proposals that require a change of use of a heritage asset will be considered favourably where the following can be demonstrated:

a) the proposed development would represent a viable use that would secure the future of the heritage asset, and

b) the change of use will not be detrimental to the significance of the heritage asset and its setting.

Map 6 Conservation Area, Listed Buildings and proposed Non-designated Heritage Assets
Neighbourhood Plan for Findern Parish
Neighbourhood Plan for Findern Parish Appendices

6a.1: Do you Agree or Disagree with Policy 6a for Findern Parish?

Agree	Disagree
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6a.2: Protecting and Enhancing Heritage Assets: Is there anything else you want to say about this?

Policy 6b - Non-Designated Heritage Assets:

The buildings identified on Map 6 and listed at Appendix D (1) are identified as non-designated heritage assets. Proportionate to their significance, the effect of a proposal on the significance of a non-designated heritage assets, including their setting, will be taken into consideration when determining planning applications in order to minimise the conflict between the heritage asset's conservation and any aspect of the proposal.

Map 6 Conservation Area, Listed Buildings and proposed Non-designated Heritage Assets
Neighbourhood Plan for Findern Parish
Neighbourhood Plan for Findern Parish Appendices

6b.1: Do you Agree or Disagree with Policy 6b for Findern Parish?

Agree	Disagree
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6b.2: Non-Designated Heritage Assets: Is there anything else you want to say about this?

Policy 7 - Reducing the Risk of Flooding:

1. Development must follow a sequential approach to flood risk management from all sources and use the most up to date mapping information. For development in Flood Zones 2 and 3, the exception test will be applied in accordance with Diagram 3 of national planning practice guidance.
2. Proposals for flood management, or other infrastructure offering improvements that lower the risk of flooding, will be supported subject to the proposal not resulting in an increase in flood risk elsewhere.
3. Surface water management should be undertaken through the utilisation of Sustainable Drainage Systems (SuDS) techniques which mimic natural drainage patterns and should achieve net gains for nature including through green infrastructure provision such as the planting of trees and bushes suitable to the location to provide biodiversity.

[Map 7a Flood Risk from Watercourses](#)

[Map 7b Flood Risk from Surface Water](#)

[Neighbourhood Plan for Findern Parish](#)

7.1: Do you Agree or Disagree with Policy 7 for Findern Parish?

Agree	Disagree
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7.2: Reducing the Risk of Flooding: Is there anything else you want to say about this?

Policy 8 - Reducing Car Use and Promoting Cycling and Walking:

1. Development that enables the extension of the cycle and footpath network is supported, in particular;
 - a) changes to the road layout, crossing points, pavements and street scene that make active movement routes safer and more direct especially for those with mobility issues, (for example, crossing points to get to/from the Green and ensuring that cul-de-sac layouts include connecting footpaths);
 - b) improve pedestrian and cycling connectivity to the east,
 - c) is in accordance with the routes (existing and proposed) in the Cycle Network SPD when adopted.
2. As appropriate to their scale, nature and location, the design of new development should;
 - a) seek to extend existing or create new non-vehicular connections to the existing built-up area as part of the layout of a new scheme,
 - b) demonstrate safe access, parking, and servicing arrangements for residents and visitors,
 - c) ensure adequate parking is integrated into the layout of new developments,
 - d) ensure street layout enables buses to access the main circulation routes,
 - e) where applicable³⁶ includes a Transport Statement.
3. Proposals for the South Derby Integrated Link Phase 2 are required to demonstrate that;
 - a) they do not cause additional traffic volumes on Bakeacre Lane or harm the Veteran trees,
 - b) they do not harm the Veteran Trees that line Bakeacre Lane,
 - c) the layout does not act as a barrier for walking and cycling east/west between Findern Village and the edge of Derby city.

[Map 8a Indicative alignment of proposed South Derby Integrated Transport Link](#)

[Map 8b Road Network](#)

[Map 8c Pedestrian footpaths and cut throughs in Findern village](#)

[Map 8d Pedestrian and Cycle Networks](#)

[Neighbourhood Plan for Findern Parish](#)

[Neighbourhood Plan for Findern Parish Appendices](#)

8.1: Do you Agree or Disagree with Policy 8 for Findern Parish?

Agree	Disagree
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8.2: Reducing Car Use and Promoting Cycling and Walking: Is there anything else you want to say about this?

Policy 9 - Protecting or Enhancing the Provision of Community Facilities:

1. The following buildings are identified as community facilities (or businesses providing essential services);

- a) Findern Village Hall
- b) Methodist Chapel
- c) All Saints Church
- d) Findern Post Office and General Store
- e) Findern Primary School
- f) Highfields Spencer Academy
- g) Highfields Co-op Store
- h) Nadee Public House

2. Proposals for the enhancement of existing community facilities across the Parish will be supported where this does not harm the landscape character and is in keeping with the character area in accordance with the policies in this neighbourhood plan.

3. The provision of a community building for residents of Highfields is supported.

4. Development proposals for community facilities should demonstrate that the scheme can be satisfactorily accommodated in its intended location in terms of highway safety and residential amenity.

5. Development that will result in the loss of sites or premises currently or previously used for services and facilities identified in 9 (1) will not be supported unless:

- a) alternative provision, of equivalent or better quality will be provided and made available prior to commencement of redevelopment; or
- b) it is evident that there is no reasonable prospect of the service or facility being retained or resurrected*; and
- c) it is evident that the service or facility is no longer viable*; and
- d) there is little evidence of local use of that service or facility*.

*Applicants will be expected to demonstrate to South Derbyshire District Council's satisfaction that all reasonable efforts have been made to sell and let the site or premises for its existing use or another service/facility use at a realistic price for a period of at least 12 months

Map 9a Community Facilities and Services **Neighbourhood Plan for Findern Parish**

9.1: Do you Agree or Disagree with Policy 9 for Findern Parish?

Agree	Disagree
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9.2: Protecting or Enhancing the Provision of Community Facilities: Is there anything else you want to say about this?

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9.2: Protecting or Enhancing the Provision of Community Facilities: Continued...

Policy 10a - Housing Mix and Type:

1. As appropriate to their scale, nature and location, proposals for housing schemes on infill sites or exception sites are required to deliver a housing mix that addresses the existing imbalance in the housing stock based on the most up-to-date published evidence on housing need.
2. Proposals for smaller dwellings to enable downsizing (2 bed dwellings in Highfields and 3 bed dwellings in Findern Village) would reduce the existing imbalance in housing stock and will be supported where the scheme is in accordance with other policies in this Neighbourhood Plan.
3. Proposals to deliver bungalows especially (but not exclusively) in Findern Village will be supported where the scheme is in accordance with other policies in this neighbourhood plan. Findern Parish Neighbourhood Plan 2024-2039.
4. If a scheme is not proposing a housing mix and type in accordance with the housing needs assessment, information accompanying the application would need to justify the departure from this, based on specific character elements or some other demonstration of suitability.
5. Dwellings that are adaptable and accessible to accommodate the needs of residents as they age are supported. Minimum requirements are 5% for market homes M4(3)(a) and 10% for affordable homes M4(3)(b) in accordance with the emerging Local Plan Part 1 Review policy but a higher % would be supported.

Neighbourhood Plan for Findern Parish
Findern Housing Needs Assessment

10a.1: Do you Agree or Disagree with Policy 10a for Findern Parish?

Agree	Disagree
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10a.2: Housing Mix and Type: Is there anything else you want to say about this?

Policy 10b – Affordable Housing:

- 1. Where applicable, development of affordable housing may be in the form of affordable rented, social rented, affordable homes for sale, discounted market sale, or a combination.**
- 2. Affordable housing schemes should be fully integrated with market housing and be consistent in the quality of design and provision of private and public spaces to create mixed and sustainable communities.**

Neighbourhood Plan for Findern Parish Findern Housing Needs Assessment

10b.1: Do you Agree or Disagree with Policy 10a for Findern Parish?

Agree	Disagree
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10b.2: Affordable Housing: Is there anything else you want to say about this?

Policy 10c - Rural Exception Site

- 1. As an exception to planning policies relating to the location of housing development a rural exception site of up to 15 dwellings for affordable housing to meet the identified needs of local people will be supported where the following criteria are met;**
- a) a local housing need has been identified in the Parish for the type and scale of development proposed,**
 - b) the initial and subsequent occupancy is controlled through planning conditions and legal agreements as appropriate to ensure the accommodation remains available in perpetuity to people in need of affordable housing in accordance with SDDC's policies,**
 - c) a range of facilities and services are conveniently accessible from the site by means other than private car,**
 - d) the development is in accordance with the landscape character and design policies in the Findern Neighbourhood Plan.**

Neighbourhood Plan for Findern Parish

Findern Housing Needs Assessment

10c.1: Do you Agree or Disagree with Policy 10a for Findern Parish?

Agree	Disagree
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10c.2: Rural Exception Site: Is there anything else you want to say about this?

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Community Aspirations:

All of the community aspirations have resulted from work carried out during the production of the Neighbourhood Plan but are not subject to planning policies.

This annex therefore does not form part of the statutory development plan, but nevertheless is an important element for the community in achieving the Vision set out in the Neighbourhood Plan for Findern Parish.

Some aspirations take the form of projects which will be pursued by the Parish Council, others take the form of actions where the Parish Council will seek to work alongside other organisations and landowners whilst some are expressions of the local community's vision and ambitions for the future of the Plan Area.

Aspiration Policy 1 - To ensure the Local Nature Recovery (LNR) Strategy is informed by the opportunities in Findern Parish and the work of the Findern Footpaths Group.

Proposed Actions - To liaise with DCC as the responsible authority to ensure the LNR is informed by issues and opportunities in the Parish.

A1.1: Do you Agree or Disagree with this Community Aspiration for Findern Parish?

Agree	Disagree
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A1.2: Ensure the Local Nature Recovery (LNR) Strategy is informed: Is there anything else you want to say about this?

Aspiration Policy 2 - To improve local connectivity with improved maintenance of existing highway assets, better road and footway surfacing, improved pedestrian crossing facilities at the Green and improved signage.

Proposed Actions - To continue to lobby DCC to improve road surfaces, and other highway assets. To seek to persuade DCC to install a zebra crossing or similar to improve pedestrian safety when crossing to/from the Green.

A2.1: Do you Agree or Disagree with this Community Aspiration for Findern Parish?

Agree	Disagree
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A2.2: To improve local connectivity for road users, cyclists and pedestrians: Is there anything else you want to say about this?

Aspiration Policy 3 - To improve local bus services.

Proposed Actions - To liaise with bus companies, DCC and Derby City Council to seek improvements to the bus network and service frequencies in both Findern and Highfields. In particular to improve connections to Derby, Burton on Trent and to local healthcare facilities.

A3.1: Do you Agree or Disagree with this Community Aspiration for Findern Parish?

Agree	Disagree
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A3.2: To improve local bus services: Is there anything else you want to say about this?

Aspiration Policy 4 - To provide a community building for Highfields.

Proposed Actions - To continue to lobby SDDC, DCC and other partners to either provide access to shared space at the Spencer Academy for community meetings or to provide a new community building for this purpose.

A4.1: Do you Agree or Disagree with this Community Aspiration for Findern Parish?

Agree	Disagree
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A4.2: To provide a community building for Highfields: Is there anything else you want to say about this?

Aspiration Policy 5 - To ensure that the heritage of the Parish is appropriately reflected in District policy.

Proposed Actions - To work with SDDC to see if the area around the Green is suitable for designation as a Conservation Area and to seek the identification of non-designated heritage assets.

A5.1: To what degree do you Agree or Disagree with this Community Aspiration for Findern Parish?

Agree	Disagree
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A5.2: To ensure that the heritage of the Parish is appropriately reflected in District policy: Is there anything else you want to say about this?

THANK YOU FOR COMPLETING THIS SURVEY.

By making a full response to the qualifying body, Findern Parish Council, you will be helping us to complete the Consultation Process and move forward with the development of the Neighbourhood Plan for Findern Parish (2024-2039), which we hope will be of benefit to the Parish in future years.

Closing date for consultation 25 April 2025.

The completed survey should be sent to: -

Neighbourhood Plan c/o Findern Parish Council, Parish Rooms, The Green, Findern DE65 6AA.

Or it can be hand delivered into the Parish Council's post box, which is situated on the wall to the right of the entrance to FIND Café, The Green, Findern.