

Submission Version

Findern Parish Neighbourhood Plan 2024-2041



*Produced by Findern Neighbourhood Plan Group
on behalf of the residents of Findern*

20/10/2025

Contents

Common Abbreviations.....	4
Foreword.....	5
1 The Findern Parish Neighbourhood Plan and fit with District Policies	6
2 The need for a Neighbourhood Plan	8
3 Consultation	10
4 Community Aspirations	11
5 Community Vision	11
6 Community Objectives	12
7 Engaging with the Community: A Key Principle.....	13
Key Principle: Pre-Application Community Engagement	13
8 Sustainable Development and Findern.....	14
9 Settlement Boundary.....	15
Policy 1 Development within the Settlement Boundary and Infill Development.....	17
10 Achieving Well Designed Places	18
Policy 2 Achieving Well Designed Places.....	24
11 Protecting the Landscape Character.....	25
Policy 3 Protecting the Landscape Character	38
12 Protecting and Enhancing the Natural Environment.....	39
Policy 4 Protecting and Enhancing the Natural Environment	47
13 Local Green Spaces	48
Policy 5 Designation of Local Green Spaces	50
14 Protecting and Enhancing Heritage Assets	51
Policy 6a Protecting and Enhancing Heritage Assets.....	56
Policy 6b Non-Designated Heritage Assets	56
15 Reducing the Risk of Flooding.....	57
Policy 7 Reducing the Risk of Flooding	60
16 Getting Around	61
Policy 8 Making Vehicular Movements Safer & Promoting Cycling, Walking and Horse Riding ..	69
17 Protecting and Enhancing Community Facilities	70
Policy 9 Protecting or Enhancing the Provision of Community Facilities	72
18 Housing Mix and Type	73
Policy 10a Housing Mix and Type.....	77
Policy 10b Affordable Housing	80
Policy 10c Rural Exception Site.....	80
19 Renewable Energy, Energy Efficiency and Low Carbon Technologies	81
Policy 11 Renewable Energy, Energy Efficiency and Low Carbon Technologies	82
20 Implementation	83

21 Monitoring and Review	83
Appendices are in a Separate Document due to file size.....	84
Appendix A Community Aspirations.....	84
Appendix B Key Views	84
Appendix C Criteria for the identification of non-designated heritage assets	84
Appendix D (1) Heritage Assets	84
Appendix D (2) Listed Buildings	84
Appendix E (1) Flora and Fauna Recorded in the Community Managed Areas	84
Appendix E (2) Species recorded by Derbyshire Wildlife Trust across the Parish	84
Appendix F (1) Assessment of Local Green Spaces proposed for designation	84
Appendix F (2) Photos of Local Green Spaces see Map 5.....	84
Appendix F (3) SDDC's Local Green Spaces	84
Appendix F (4) Additional Evidence for LGS 8.....	86
Appendix G What does good design look like?	84
Appendix H Constraints and Risk Factors for Pedestrians.....	84
Appendix I Popular Walking Routes	84
Appendix J Significant Green Areas justification and description	84

Common Abbreviations

AECOM	Name of national consultancy used to provide technical support through the Locality programme - they produced the Housings Needs Assessment and the Design Codes documents
DCC	Derbyshire County Council
DWT	Derbyshire Wildlife Trust
EV	Electric Charging
HMA	Housing Market Area
HRP	Household Reference Person
LPP 1	Local Plan Part 1 (South Derbyshire District Council's)
LPP 1	Local Plan Part 1 Review (South Derbyshire District Council's) – all references are to the Publication Version March 2025
LPP 2	Local Plan Part 2 (South Derbyshire District Council's)
LWS	Local Wildlife Site
NPPF	National Planning Policy Framework – all references are to the 2024 version
NPG	Neighbourhood Plan Group
ONS	Office of National Statistics
SDDC	South Derbyshire District Council
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHMA	Strategic Housing Market Area
SGAs	Significant Green Areas
SPD	Supplementary Planning Document
SuDs	Sustainable Drainage Systems



Foreword

The population of Findern Parish has more than doubled since 2011 with the addition of the Highfields Estate, which borders the edge of Derby City. The two areas are separated by open countryside.

The village of Findern is predominately a more mature neighbourhood, whilst Highfields has a higher percentage of younger families.

Findern Parish has good transport links as it is situated between the A38 and A50, with the Trent and Mersey Canal running along the edge of active railway tracks. The Parish has many attributes, from the walks along the Canal, the community woodlands, the local school and our vibrant community with long list of events held at the village hall. We have great access to the countryside and are primarily a rural parish, albeit on the edge of Derby it is important that this is protected.

It is likely that the Parish will see more change, so it is important that we use local evidence to capture the value of our local landscape, to understand what our local housing need is and to have a design code that ensures that new development is in keeping with or reinforces the character of that part of the Parish in which it is located.

Using information gathered through a series of consultation sessions with residents which reflected their thoughts, feelings and opinions, the Neighbourhood plan has been produced by a Steering Group, which is a group of volunteers acting on behalf of the Parish Council, the responsible body.

The Parish Council has been involved in the process with regular reviews throughout. With Grant Funding we were able to secure an expert Neighbourhood Plan Consultant, to ensure the plan would meet the technical requirements.

We would like to thank everyone involved in this process, giving their time and expertise freely: Cllr Tammy Brown (Chair of Neighbourhood Plan Group), Pete Price (Vice Chair of Neighbourhood Plan Group), Keith Anderson, Chris Arnold, Cllr Graham Cooke, Cllr Baldip Dosanjh, Simon Foote, Cllr Hans Hettman, Tony Kelly, Roy Milward, Kate Sharpe, Joan and Dave Tidy, David Wilde and Trevor Yeomans.

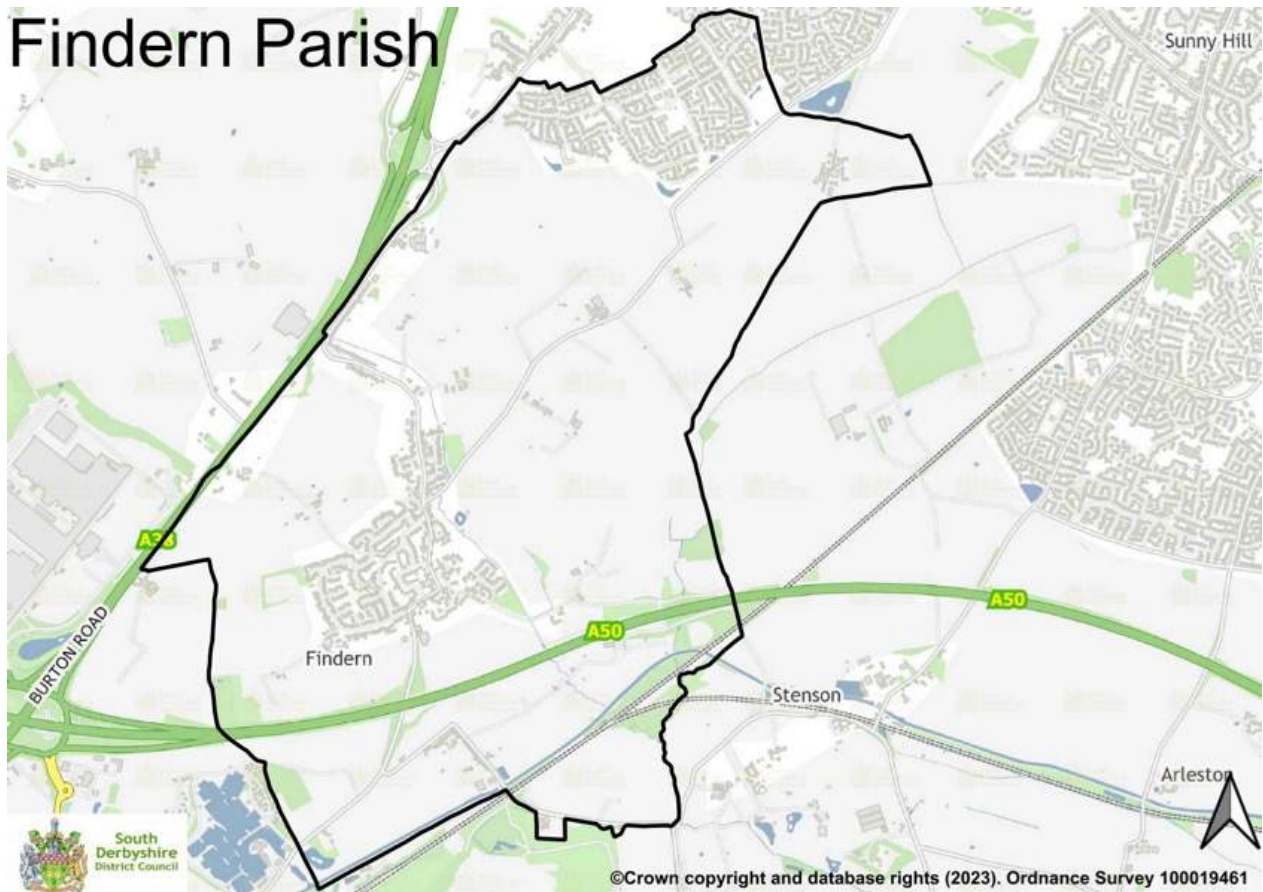
1 The Findern Parish Neighbourhood Plan and fit with District Policies

- 1 The Findern Parish Neighbourhood Plan (hereafter the FPNP) is a document produced in accordance with the Localism Act 2011 by the Findern Neighbourhood Planning Group (hereafter the NPG), supported by a planning consultant funded by Locality, on behalf of Findern Parish Council who are the Qualifying Body for the purposes of producing this Neighbourhood Plan.¹
- 2 Once the Plan has been ‘made’ by South Derbyshire District Council (hereafter SDDC) it will form part of the Development Plan for South Derbyshire District, which also includes the Local Plan Part 1 (LPP 1), which is the strategic element, adopted June 2016 and Local Plan Part 2 (LPP 2), which is the non-strategic housing and detailed development policies plan, adopted November 2017.
- 3 The FPNP is in general conformity with the strategic policies contained in SDDCs LPP 1, LPP 2, national planning policies and guidance and Derbyshire County Council policies. As the FPNP was being prepared SDDC issued its Draft and then Publication Version of the Local Plan Part 1 Review (hereafter LPP 1 Review) which will be adopted by Winter 2025/2026. The evidence base for this emerging Local Plan was used where possible.
- 4 The Review updates Part 1 *‘to deal with the critical issue of meeting unmet housing need arising from the Derby Urban Area’*.²
- 5 The LPP 2 is being saved in its entirety. After the Part 1 Review has been adopted SDDC will undertake a wholesale revision of Part 1 and Part 2 *‘a full review of the plan will be required to begin on adoption of the Part 1 plan update.’*³
- 6 The FPNP will have significant weight in the determination of planning applications. The FPNP will be used by;
 - a) the Planning Service at South Derbyshire District Council (the local planning authority) in assessing planning applications, and
 - b) developers as they prepare planning applications for submission to South Derbyshire District Council,
 - c) the Parish Council in responding to consultations on applications,
 - d) planning Inspectors to help assess planning appeals.
- 7 The FPNP policies form a framework and, along with the supporting documents, and SDDCs policies, this will guide development over the Plan period.
- 8 The Plan area covers the Parish of Findern (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was designated by SDDC in September 2023.
- 9 The Plan period extends to 2041 this being the same time frame as the review LPP 1.

¹ The Parish was designated a Neighbourhood Plan Area in September 2023

² See para 1.6 of the Draft Local Plan Part 1 Review

³ See para 1.42 of the Draft Local Plan Part 1 Review

Map 1a Findern Parish Neighbourhood Plan Designated Area

10 A number of District – wide documents that support the preparation of the LPP 1 and LPP 1 Review have been used these are the:

- a) Strategic Housing and Economic Land Availability Assessment (2022)
- b) Strategic Housing Market Assessment 2019 – 2028 GL Hearn
- c) Derby HMA Growth Options Study 2021 – AECOM
- d) DCC Landscape Character Assessment 2014
- e) Cycle Network Supplementary Planning Document (SPD) 2024
- f) Trent and Mersey Canal Conservation Area Character Statement 2014
- g) Strategic Housing Market needs Assessment 2020
- h) Local Housing Needs Assessment 2023 for Derby City and SDDC

11 Studies for Findern Parish have also been commissioned by the NPG as follows⁴:

- a) Design Guidance and Codes AECOM 2024
- b) Housing Needs Assessment AECOM 2024

12 A Historic Environment Report 2024 was produced by a NPG member this also on the supporting documents page.

⁴ The supporting documents are available at <https://findernparishcouncil.org/neighbourhood-plan/design-guidance-codes-for-findern-parish/>

2 The need for a Neighbourhood Plan

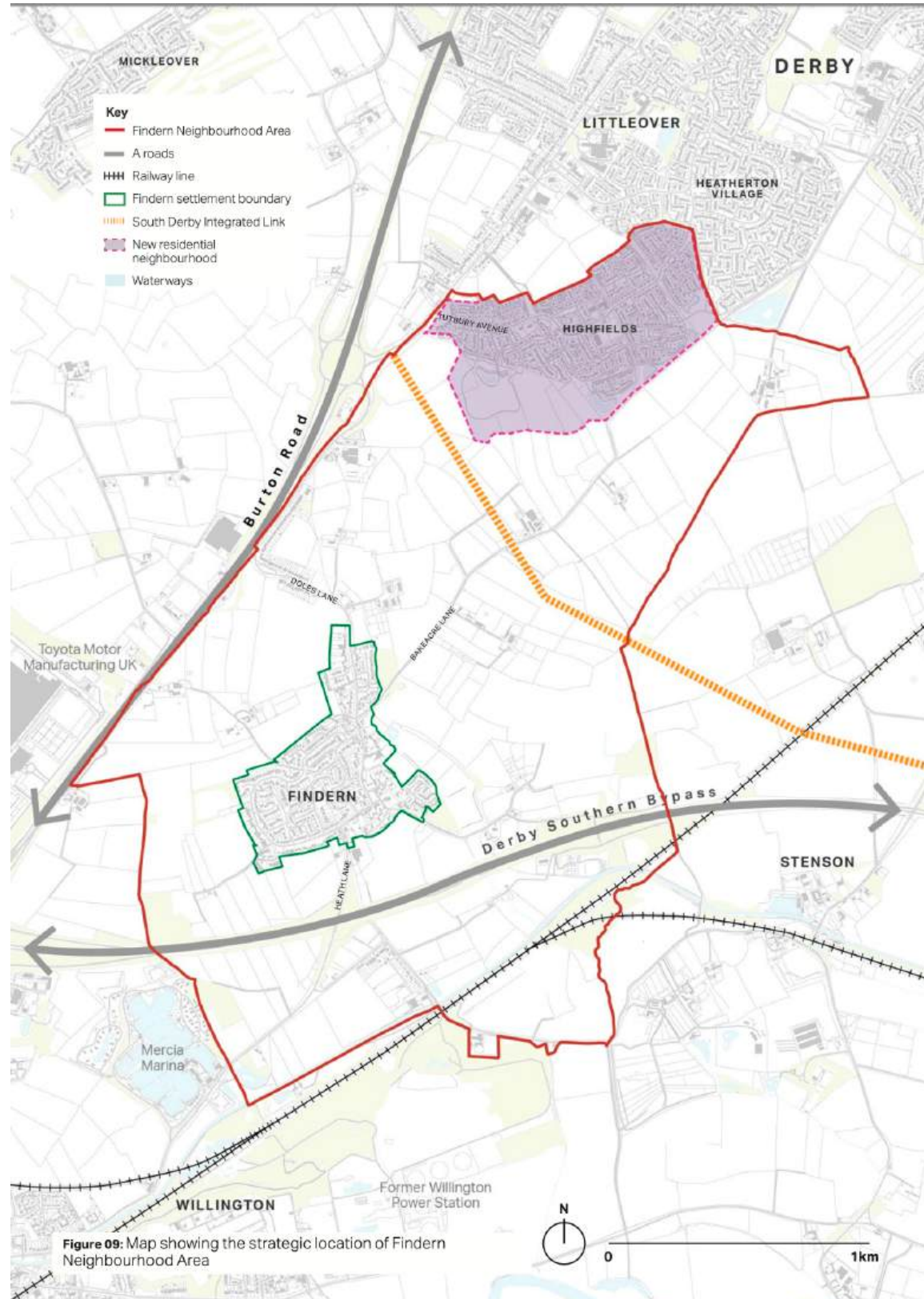
- 13 Findern Village is classed as a Local Service Village in SDDCs LPP 1 (and this classification is the same in the LPP 1 Review). Findern Parish extends to the edge of Derby City and the LPP 1 allocated a large strategic site called Highfields which is on the edge of Derby City but in Findern Parish for 1040⁵ dwellings. The Highfields site is now built out and there are no other allocated sites in the LPP 1 or LPP 2.
- 14 In 2021 Findern Parish had a population of 4075 comprised of 1709 dwellings. In March 2021 these were split with 730 dwellings being in the Village and rural area and 979 being at Highfields. 1613 people lived in Findern village and rural and 2462 at Highfields.
- 15 By July 2024 1062 dwellings had been completed at Highfields due to continued construction since the 2021 Census. It is notable that there were only 5 additional dwellings completed in the Findern village and rural area between 2011 and 2021. The population here declined by 56. The growth in the Parish since 2011 is evidently due to the development of Highfields. With 1797 dwellings recorded across Findern Parish by 2024 this is a 147% increase in the number of dwellings in the Parish since 2011 and the parish population has increased by 2.5 times.
- 16 There is keen developer interest in the land for housing in Findern Parish. This is evidenced in the response to the call for sites undertaken by SDDC in 2022. This is not surprising given Findern's location, being well located between the A50 to the south and the A38 to the north. This provides good access to large employment centres in Derby, to the south and the likes of Toyota, which is in close proximity but outside the Plan Area.
- 17 The Parish Council were aware of SDDC's need to review their LPP 1 to consider locations for additional housing (on sites of more than 100 dwellings) to meet Derby City's needs. The impetus for preparing the FPNP was to:
 - a) provide analysis of the local landscape and a more detailed understanding of the environmental attributes of the Parish,
 - b) understand the contribution the open countryside to the east of Findern village makes as it provides a sense of openness and separation between the village and the edge of Derby City.
 - c) capture the biodiversity and opportunities for enhancement,
 - d) identify additional Local Green Spaces,
 - e) provide Findern specific design codes and guidelines,
 - f) have a housing policy that supports a type and tenure to meet local needs,
 - g) identify areas of flood risk and mitigation,
 - h) identify buildings that have local heritage significance.
- 18 The FPNP contains non-strategic policies that provide locally specific detail about both the built environment and the landscape that is not captured at District level. It is also expected that an understanding of the value of the open countryside, the green spaces and an understanding of the design qualities of the built up parts of both Highfields and Findern village will be taken into account as part of policy formulation and decision making on planning applications in the future.
- 19 SDDC are committed to reviewing Part 1 and Part 2 of their Local Plan within 5 years. 2024 seemed the right time to engage the local community and seek to influence this wider process as well as

⁵ Dwelling numbers changed on allocated land through the planning applications from submitted Plan with outline planning permission for 1200 secured see 9/2011/0640

providing Findern specific non-strategic policies important to improving the quality of life in Findern.

20 Map 1b taken from the AECOM Design Guidance and Code 2024 shows the location of Findern Parish, the village and Highfields in relation to the wider area.

Map 1b Findern and the wider context



21 The NPG focused on identifying and mapping

- Key views to be maintained
- Significant Green Areas
- Local Green Spaces
- Buildings/structures of local heritage value
- Significant flora and fauna
- Identifying the existing walking and cycling routes (and where there is potential for enhancement)

22 The NPG also worked with AECOM who were commissioned to undertake a Housing Needs Assessment and a Design Guidance and Code.

23 This Neighbourhood Plan process has provided the opportunity for the NPG to work collaboratively with its businesses and residents, SDDC, and other bodies to shape how the Parish will evolve up to 2041.

3 Consultation

24 The NPG recognise that consultation is key to successfully developing a Neighbourhood Plan. 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 from across the Parish.

25 The NPG engaged with their community from the start with consultation about having a neighbourhood plan beginning in 2019. After the pandemic group work resumed with events in December 2023 and January 2024. A working group was formed and the scope of the FPNP was defined in draft vision and objectives that were consulted on throughout 2024 using Facebook and other social media channels. NPG members visited Findern Primary School seeking input from all ages. The children provided the graphics used on the FPNP promotional material.



Logo competition runner up

- 26 The Vision and Objectives, maps showing the proposed Significant Green Areas, Key Views and proposed Local Green Spaces were all shared for discussion and feedback during the Community Summer event in 2024.
- 27 The key consultation events and activities that shaped the production of the Plan will be summarised in the Consultation Statement.⁶



Photo of a Neighbourhood Plan Group (NPG) meeting Spring 2024

4 Community Aspirations

- 28 The process of producing the FPNP has been a catalyst for a range of initiatives identified through the consultation with residents, local groups and statutory agencies. Not all are related to land use planning, but they are actions that will help meet the FPNP objectives. They are described as aspirations and are listed at Appendix A.

5 Community Vision

- 29 This Vision has been prepared by the NPG and has been endorsed by the community based on the consultation events.

By 2041 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, low operation and is resilient to climate change. Development will be designed and located to respect the wider landscape and the sense of openness and separation between the urban edge of

⁶ This will be available on the Parish Council web site when the neighbourhood plan is submitted to SDDC

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, cycling and bridleways 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.

6 Community Objectives

30 Based on the Vision and through further consultation, the NPG members have identified 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 encourages sustainable building practices, and that it 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 buildings should be designed to reduce their environmental impact through e.g. the use of insulation, renewable energy generation and battery storage.

Community Objective 7: To protect and enhance access to the countryside for walking, horse riding 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 the additional future risks of flooding from climate change, 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, cycling and horse riding so that the pedestrian and cyclist environments are enhanced by an improved and extended integrated network of active travel routes across the Parish.

7 Engaging with the Community: A Key Principle

- 31 The Plan reflects the community's need to have greater involvement and influence in development proposals up to 2041. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
- 32 The NPPF recognises the importance of early discussion between applicants and the local community. Para 40 states that *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'*.
- 33 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage.
- 34 The Key Principle set out below is a voluntary process and is intended to encourage applicants who are submitting planning applications (other than householder extensions and change of use) to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and, provided it meets the requirements of District policy, is more likely to secure approval by South Derbyshire District Council.

Key Principle: Pre-Application Community Engagement

1. Applicants submitting planning applications (excluding householder development⁷ and change of use) are encouraged to actively engage with the Parish Council, as part of the design process at the pre-application stage.
2. Applicants are encouraged to provide a short document with the planning application to explain:
 - a) how the developer has consulted with the community; and
 - b) how issues of concern raised by local people and the Parish Council have been taken into account; and
 - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character as detailed in the Findern Design Guidance and Codes or equivalent; and
 - d) where the proposals are for housing development, how this meets local housing need.

⁷ Defined as extensions or construction of out buildings in residential gardens

8 Sustainable Development and Findern

- 35 The purpose of the planning system is to contribute to the achievement of Sustainable Development which seeks to address social progress, economic well-being and environmental protection.⁸ The FPNP policies seek to achieve community gains by ensuring that development meets these economic, social and environmental objectives. The NPPF notes that *'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'*⁹ Together the FPNP policies create a local framework to ensure that the expansion of Findern is sustainable.
- 36 The locally specific Findern Design Guidance and Codes provides a framework for the design of future development within the Parish. This will ensure that any new development is of a high design quality which does not erode the character of the settlement, (see Policy 2).
- 37 Findern Parish is still principally a rural area. Environmental protection is an important aspect of sustainable development in the Plan area, and this is reflected in the detail provided in the FPNP on landscape character, the identification of Significant Green Gaps, (see Policy 3), the need to mitigate flood risk (policy 7) and the need to encourage low carbon development and the use of renewable energy (policy 11.)
- 38 Evidence to show the existing biodiversity of the Parish is provided in section 12. Sustainable development should protect and enhance the biodiversity in the Parish, this is expanded in Policy 4.
- 39 Policies 10a, 10b and 10c provide more detail, based on local evidence, about what the local housing mix and type should be based on a Housing Needs Assessment that will contribute to the local as well as wider District housing need.
- 40 Residents enjoy using local footpaths and cycle routes. The Trent and Mersey Canal is a highly valued asset, being a Conservation Area as well as a delightful walking/cycling route and wildlife corridor. The favourable topography means that walking and cycling for work and leisure is possible but some of these routes need to be improved and signed. Policy 8 shows how development can promote an active lifestyle, taking every opportunity to protect and extend walking and cycling routes.
- 41 The heritage value of the Village is protected and where possible enhanced. Policy 6a and 6b identifies the heritage of the Parish and non-designated heritage assets (these are buildings of local heritage value).
- 42 The growth of Derby and the expansion of the City (Highfields) into the Parish has altered the character of the eastern edge of the Parish fundamentally. There is also significant housing growth planned elsewhere on the urban fringe, including near Stenson Fields and Mickleover. The proposed South Derby Integrated Link Road remains a commitment in the LPP 1 Review (although its implementation is contingent upon further housing growth). Nevertheless, the FPNP considers the implications of this route cutting across the Parish and seeks to mitigate its impact on landscape and east – west connectivity.
- 43 In combination, the FPNP seeks to provide a detailed strategy to complement the District's approach to directing growth (in accordance with the LPP 1 Review) and provides more detail to assist in the implementation of the LPP 2.

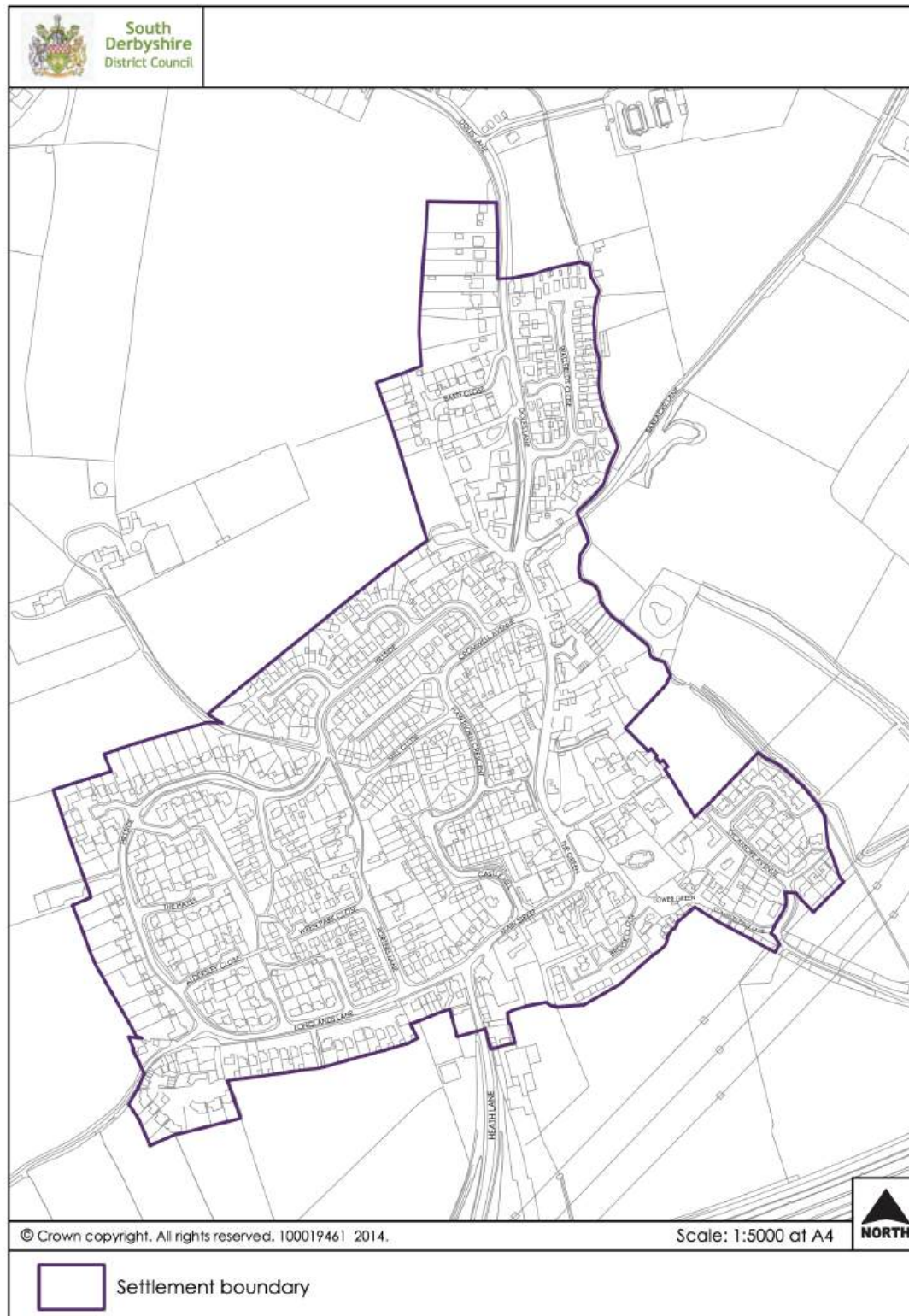
⁸ NPPF para 7

⁹ NPPF para 9

9 Settlement Boundary

- 44 Findern's Settlement Boundary was defined in the LPP 2. Due to the scope of the LPP 1 Review this boundary is not being revised as no strategic sites are proposed around Findern Village.

Map 1c Settlement Boundary



- 45 Findern Village is surrounded by a patchwork of agricultural fields. The entrance to Findern Village from the south along Heath Lane provides visual links with the farm buildings on the left. The A38

and A50 are well screened, visually providing Findern Village with that sense of separation from this infrastructure nearby by.

Windfall Sites

- 46 The LPP 1 Review assumes that in the region of 1292 dwellings will be delivered on windfall sites across South Derbyshire District up to 2041 (see LPP 1 Review Policy S4). Windfall sites are sites that come forward for planning permission which have not been allocated in the Local Plan (Part 1 or Part 2). Any development in Findern Parish under existing and emerging LPP 1 Review policies would be on unallocated sites within the Settlement Boundary or could be for up to 15 dwellings on sites adjoining the Settlement Boundary where they are rural exception sites (in accordance with LPP 1 Policy H1).¹⁰

Development within the Settlement Boundary and Infill Development

- 47 It is possible that, over the Plan period, small sites will come forward for development within the Settlement Boundary¹¹ or within the built up area of Highfields. This is called 'infill' development. Infill is not defined in the Local Plan and Policy H1 of the Local Plan does not refer to infill but states that '*development of sites within the settlement boundary will be considered appropriate*'. LPP 2 did not define a settlement boundary for Highfields as, at time of writing LPP 2, the site allocation that constitutes Highfields had not been built out. This Neighbourhood Plan defines infill in the Parish as development within the settlement boundary of Findern village or within the built up area of Highfields and where that development completes an otherwise substantially built-up frontage by filling a small gap, normally capable of taking one or two dwellings unless it can be demonstrated that a larger number would not erode the character of the area in which it is located.
- 48 Opportunities for infill development are limited, and development that would erode the rural character of Findern Village would be inappropriate. Not all gaps are appropriate for infilling. The open spaces within the Village and other breaks between buildings due to larger plots are part of the rural character. The rural character of Findern Village is reflected in its lower density.
- 49 The density and pattern of development at Highfields reflects its location in an area of transition between Derby and the open countryside. Development here is interspersed with public green space. This is particularly evident on the boundary with the open countryside. On its western boundary there is a soft, green, undeveloped boundary onto the open countryside of Findern Parish.
- 50 Proposals for development on rear gardens, especially where the garden forms a soft boundary to the countryside, can erode the character of the area. Infill development will not be desirable where it would alter the character by resulting in an urban edge replacing an otherwise open green boundary that provides a soft transition to the countryside.
- 51 The HNA evidenced a local need for smaller market properties for downsizing for an ageing population¹². It is likely that infill sites will be more centrally located near amenities. Smaller dwellings on infill sites suitable for older people or those with mobility issues, will be particularly supported. Equally, smaller properties near the centre of Findern Village would also be suitable for young people looking to own or rent their first property.
- 52 The Findern Design Guidance and Codes provides a detailed analysis of the 4 area types in the Parish (see Map 2 below and analysis in section 3 of the Design Guidance and Codes). This analysis

¹⁰ Rural exception sites are where development is kept in perpetuity as affordable housing (as defined in the NPPF)

¹¹ As defined in LPP 2

¹² More detail is provided on this in section 16

is locally specific, and developers are expected to show how they have taken the findings into account in the design of development.

- 53 Local Plan policy BNE1 Design Excellence also provides District wide guidance on design requirements and should also be taken into account.

Policy 1 Development within the Settlement Boundary and Infill Development

- 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 and Local Plan Policy BNE1,**
 - 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.**

***infill sites are defined as the completion of an otherwise substantially built-up frontage by filling a small gap, normally capable of taking only one or two dwellings unless it can be demonstrated that a larger number would not erode the character of the area in which it is located.**



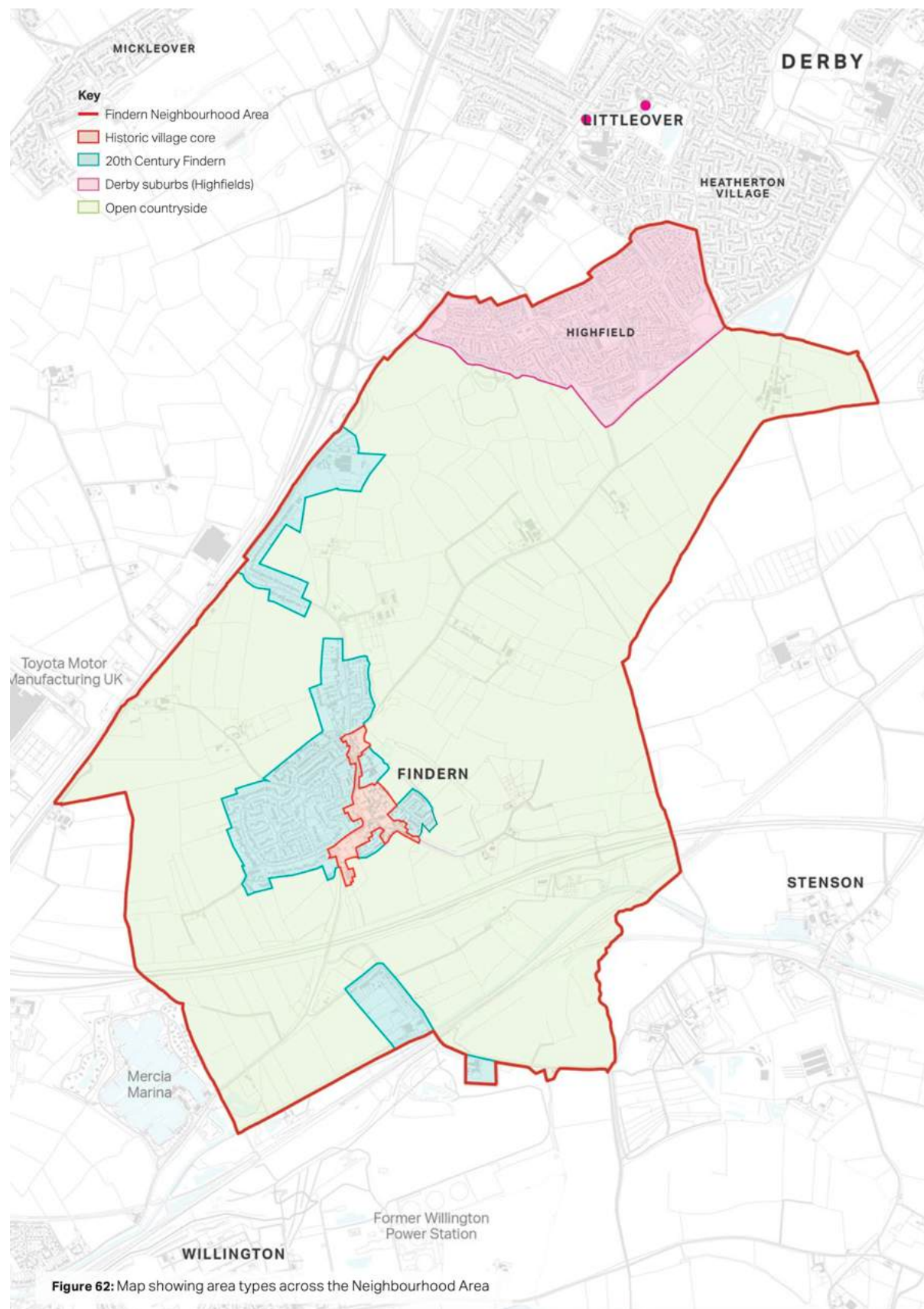
Photo of infill development well designed to harmonise with the scale, layout and materials of the traditional farm buildings with a cluster of buildings forming a courtyard.

10 Achieving Well Designed Places

- 54 The NPPF notes that *‘Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design’*.¹³
- 55 The National Design Code 2019 identifies 10 characteristics of good design based on national planning policy practice guidance. The Design Code states that *‘specific, detailed and measurable criteria for good design are most appropriately set at the local level.’*
- 56 The Findern Design Guidance and Codes 2024¹⁴ has been prepared by AECOM and the local community. Its goal is to *‘promote the delivery of the best possible range of residential development, which will support sustainable and contextual appropriate development.’* It provides a robust local character analysis; this forms the basis for the specific local criteria and a set of design principles. The Design Codes are integral to the formation of the policies in the FPNP, especially Policy 2.
- 57 The Findern Design Guidance and Code 2024 divides the Parish into 4 character areas see Map 2. Analysis is provided for each character area to show the density, typical plot size and layout. Photos evidence what good design looks like for each area followed by a detailed description of each area under the headings, ‘identity’, ‘built form’, ‘movement’, ‘nature’, ‘public space’ and ‘uses’. The four character areas are as follows:
1. Historic village core page 52 - 55
 2. 20th Century Findern page 56 - 59
 3. Derby suburbs (Highfields) page 60 - 63
 4. Open countryside page 64 - 67
- 58 The Open Countryside analysis contributes to the evidence for Policy 3 Protecting Landscape Character.
- 59 Usefully, the Findern Design Guidance and Code 2024 identifies what good design looks like in each character area. These are shown at Appendix G for reference.

¹³ See NPPF para 139

¹⁴ The document is available at <https://findernparishcouncil.org/neighbourhood-plan/>

Map 2 Character Areas

60 Design Guidelines set out the expectations for design that is expected in each character area, they are extracted below.

Guidelines: Historic village core

In conjunction with the area-wide codes set out in Section 4, all development within the historic village core should:

- Generally be no more than 2 storeys in scale.
- Be of a density that reflects the wider character of around 10-20 DpH.
- Adopt materials and architectural features as set out in the adjacent imagery. In particular, adopting grey slate as the appropriate roof treatment.
- Choose boundary treatments reflective of local character including red brick walls, black iron railings and timber paddock fencing.
- Respect and respond to the immediate context in terms of built form and layout - including clustered building arrangements, and variation in building line and setback.

Materials





Pale render facades

Red brick facades

Grey slate roofs

Boundary treatments




Timber paddock fencing

Medium rise brick walls with coping



Black metal railings

Architectural features



Small dormer windows



Painted stone lintels



Projecting, gabled porches



Paned sash window with curved or wedge lintels



Dentil brick work along eaves



Red brick chimney stacks and timber fascia boarding

61 It is notable that DCCs Landscape Character assessment notes that the historic core of the villages in this area are built '*almost without exception of mellow red brick and Staffordshire blue clay tile roofs.*'¹⁵

¹⁵ See <https://www.derbyshire.gov.uk/site-elements/documents/pdf/environment/conservation/landscapecharacter/part-1.6-needwood-and-south-derbyshire-claylands.pdf>

Guidelines: 20th Century Findern

In conjunction with the area-wide codes set out in Section 4, all development within Findern's 20th century suburbs should:

- Generally be no more than 2 storeys in scale.
- Be of a density that reflects the wider character of around 15-20 DpH.
- Adopt materials, architectural features, and boundary treatments as set out in the adjacent imagery.
- Respect and respond to the immediate context in terms of built form and layout - including plot sizes, informal block layouts, and generous pavements with wide grass verges.
- Consider the use of mature planting along roadside boundaries to screen homes from view, and encourage a sense of enclosure.

Materials



Red brick



Buff stone



Grey tiles



Grey Pantiles

Boundary treatments



Timber fencing



Low walls and hedgerows

Architectural features



Large dormer windows



Bow windows with glazing bars



Feature stone chimney stacks



Integral garages



Dentil brick work along eaves



Arched doorways

Guidelines: Derby suburbs (Highfields)

In conjunction with the area-wide codes set out in Section 4, all development within or adjacent to the Highfields urban extension should:

- Generally be no more than 3 storeys in scale.
- Be of a density that reflects the wider character of around 25-40 DpH.
- Adopt materials, architectural features, and boundary treatments as set out in the adjacent imagery.
- Respect and respond to the immediate context in terms of built form and layout - including plot sizes and informal block layouts.
- Take opportunities to improve the quality of green spaces with native trees and planting to enhance their quality and biodiversity value.

Materials



Red brick facades



Painted facades

Boundary treatments



Rural timber paddock fencing



Low hedgerows



Black metal railings

Architectural features



Dormer windows



Stepped brickwork corbels



Brickwork banding



Stone lintels



Porch canopies



Timber panelling on upper storeys

62 The Design Guidance and Codes are at section 4. The Design Code headings are taken from the 'ten characteristics of good design' but address the Findern specific considerations. The Design

Code headings are listed below. For each of the Design Codes/Guidance (with the exception of E1) AECOM provide local images of development to demonstrate best practice.

Design Code/Guidance ¹⁶	Page number in Findern Design Guidance and Codes 2024 ¹⁷
A1 - Responding to local context	Page 70
A2 – Design response	Page 71
A3 - Views	Page 72
A4 Retail frontages	Page 73
B1 Plot and block sizes, B2 Density, B3 Building heights, B4 Building line and setback,	Page 75
B5 Layout, B6 Fenestration,	Page 76
B7 Development near overhead powerlines	Page 77
C1 Street scene	Page 78
C2 A safe and connected neighbourhood	Page 79
C3 Car Parking	Page 80
D1 Landscape setting and the settlement edge	Page 81
D2 Extending and maintaining the green infrastructure network	Page 83
D4 Water sensitive urban design	Page 84
E1 Passive design measures and orientation	Page 85
E2 Integrating Renewable Energy in New Developments	Page 86

¹⁶ Page 6 and 69 AECOM Design Guidance and Codes 2024 states that ‘The difference between design guidelines and codes is as follows: Design codes are mandatory requirements for design issues and are expressed with the word **must**. Guidelines set out aspirations for design that is expected to be delivered and are expressed with **should** (reflecting design principles that are strongly encouraged) or **could** (reflecting design principles that are suggestions).’

¹⁷ Full Report is available at <https://findernparishcouncil.org/neighbourhood-plan/>

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 whilst minimising the risk of overheating (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

11 Protecting the Landscape Character

- 63 It is widely acknowledged that access to green space has very positive mental and physical benefits. The NPPF para 96 requires planning policies to support healthy lifestyles *‘through the provision of safe and accessible green infrastructure’* and the National Design Code para 54 goes further *‘Nature is good for health and wellbeing, for biodiversity, shading and cooling, noise mitigation, air quality and mitigating flood risk as well as contributing to tackling the climate emergency. Nature is also central to the creation of beautiful places.’*
- 64 Opportunities to protect and improve the natural environment of the Parish should be a key driver for all new development.
- 65 A large part of Findern Parish is rural in character, consisting of arable fields and open countryside. This creates the distinctive rural setting of Findern Village which is surrounded by open fields.
- 66 Direct access to the countryside is provided by a network of walking routes across the fields and along the Canal. These connect with visitor destinations like Mercia Marina and are highly valued by local residents. These connections provide a wealth of leisure opportunities on the doorstep.
- 67 The open countryside between Highfields and Findern Village acts as a green lung offering multiple opportunities for leisure and recreation for both Findern Parish and Derby City residents.
- 68 To the south, the Trent and Mersey Canal acts as an important wildlife corridor and active travel route. Towpaths provide access for both pedestrians and cyclists, whilst mature trees and native hedgerows provide ecological value.
- 69 With respect to cultural heritage, the landscape exhibits time depth through the associations of the Canal with past industrial activity and the historic core of Findern Village where old farm houses and converted farm buildings are identified by their red brick and Staffordshire blue roof tiles.
- 70 The Parish falls within two National Character Areas (NCA): the Needwood and South Derbyshire Claylands NCA covers most of the area, the Trent Valley Washlands NCA extends across the southern portion.

Map 3a National Character Areas

- 71 The Needwood and South Derbyshire NCA features a rolling plateau that slopes from the southern Peak District to the River Trent Valley. The area is predominantly pastoral with mixed farming, extensive hedgerows and dispersed villages.
- 72 The Trent Valley Washlands NCA is a narrow linear and low lying landscape characterized by river flood plains and gravel terraces shaped by the River Trent. The area is flat and subject to periodic flooding.



Photo looking south from the Hillside Playing Field across both NCAs and to the former Willington Power Station (outside the Plan Area) showing topography of Findern Village on a plateau.

- 73 The LCA notes that former turnpike roads like the A38 and A50 took advantage of higher ground, these roads follow the ridgelines and are straight and direct, the landscaping bunds along these routes means they are not visible from Findern Village.

Trees and Hedgerows - Contribution to landscape character

- 74 Derbyshire County Council's Landscape Character Assessment (LCA) provides information on the species mix of woodland and hedgerow trees and plants. The predominant tree species is Oak and Ash with some Sycamore. Development should ensure planting follows the guidelines in the LCA¹⁸. However, some flexibility is required as development sites are highly variable and may not be suitable for preferred species. To ensure long term and successful establishment of planted trees, appropriate species should be selected based upon their characteristics and abilities to cope with the site conditions present.
- 75 The open countryside is not heavily wooded due to intensive arable farming. Fields are enclosed by hedgerows which can be species rich with holly, hazel and field maple in areas of earliest enclosure and predominantly hawthorn in areas of later enclosure.¹⁹
- 76 Data from the Derbyshire Wildlife Trust enabled the NPG to identify veteran and notable trees in the Parish, these are shown on the map below extracted from the Findern Design Guidance and Code along with the data from Defra's Magic Map showing pockets of deciduous woodland and Local Wildlife Sites.
- 77 Design Guidance C1 'Street scene' (page 78 of the Findern Design Guidance and Code 2024) highlights the important contribution trees and greenery make to the street scene and the need to retain good quality trees where possible.
- 78 Design Guidance D1 'Landscape setting and the settlement edge' (page 81 of the Findern Design Guidance and Code 2024) addresses the issue of trees and soft boundaries in relation to good design. There is a cross over here as this is also about protecting the existing landscape character. In the Highfields development there are examples of good practice highlighted (see photos below).

¹⁸ See the DCC Landscape Character Assessment <https://www.derbyshire.gov.uk/site-elements/documents/pdf/environment/conservation/landscapecharacter/part-1.6-needwood-and-south-derbyshire-claylands.pdf> and <https://www.derbyshire.gov.uk/site-elements/documents/pdf/environment/conservation/landscapecharacter/part-1.7-trent-valley-washlands.pdf>

¹⁹ LCA part 1.6 and 1.7 above

D1 – Landscape setting and the settlement edge

Sensitively integrating development within the landscape

New development should integrate sensitively with the surrounding landscape, particularly on the periphery of each settlement. Design principles for sensitive peripheral development include:

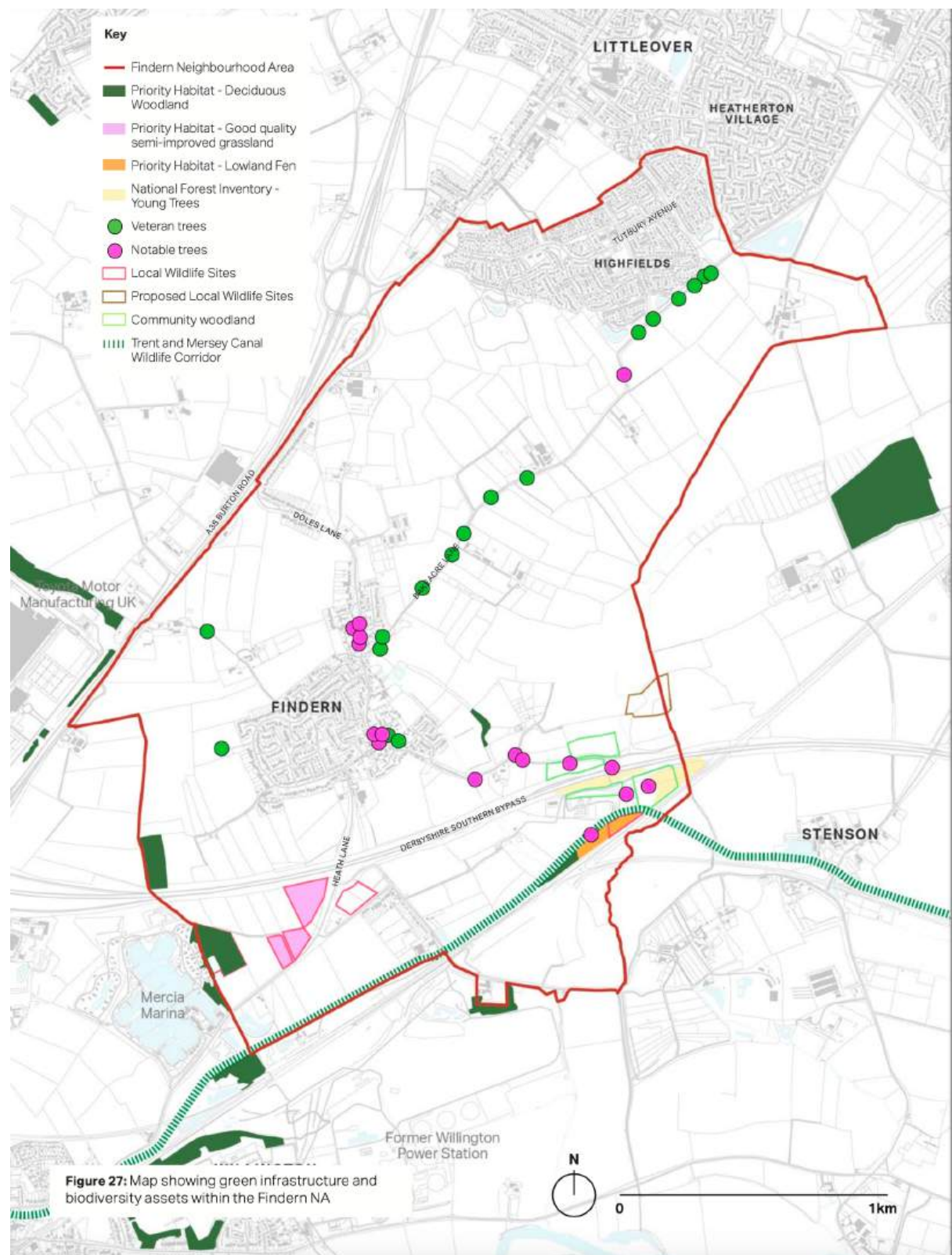
- 'Soft' boundaries should be created between built form and the wider landscape by encouraging natural screening through landscape planting including hedgerows, wildflowers, and trees, characteristic of the wider landscape.
- Lower density development should be prioritised, with buildings not exceeding 2 storeys in peripheral locations.
- Dwelling frontages should be orientated towards the open countryside (i.e. outward facing) and avoid rear boundaries facing the landscape.
- Buildings interspersed with tree planting could help to soften the visual impact on the surrounding countryside.
- Links should be provided for both pedestrians and cyclists to the wider countryside, and where possible, connect to the existing Public Right of Way (PRoW) network.
- Street hierarchies that arrange primary roads and over-engineered turning heads to abut the wider landscape should be avoided.



Figure 117: A good example of edge development in Highfields, where building frontages face outwards onto the surrounding landscape. A clear street hierarchy has allowed a pedestrianised 'rural' edge lane to be created. Limiting vehicle access (and thus tarmac) allows the surrounding landscape to penetrate the development, helping to create a 'soft' edge. Paddock style timber fencing has been used as a boundary treatment, helping to reinforce the rural identity.



Figure 118: A selection of green, pedestrianised routes penetrate the Highfields development, bringing a sense of the surrounding countryside into the community. This also provides access for residents to the surrounding countryside, linking up with surrounding Public Rights of Way (PRoWs).

Map 3b Green Infrastructure (trees, woodland, biodiversity, the Canal)

79 Numerous veteran and notable trees are present within the historic core of Findern village and along the rural lanes, particularly Bakeacre Lane and Common Piece Lane. The NPPF defines

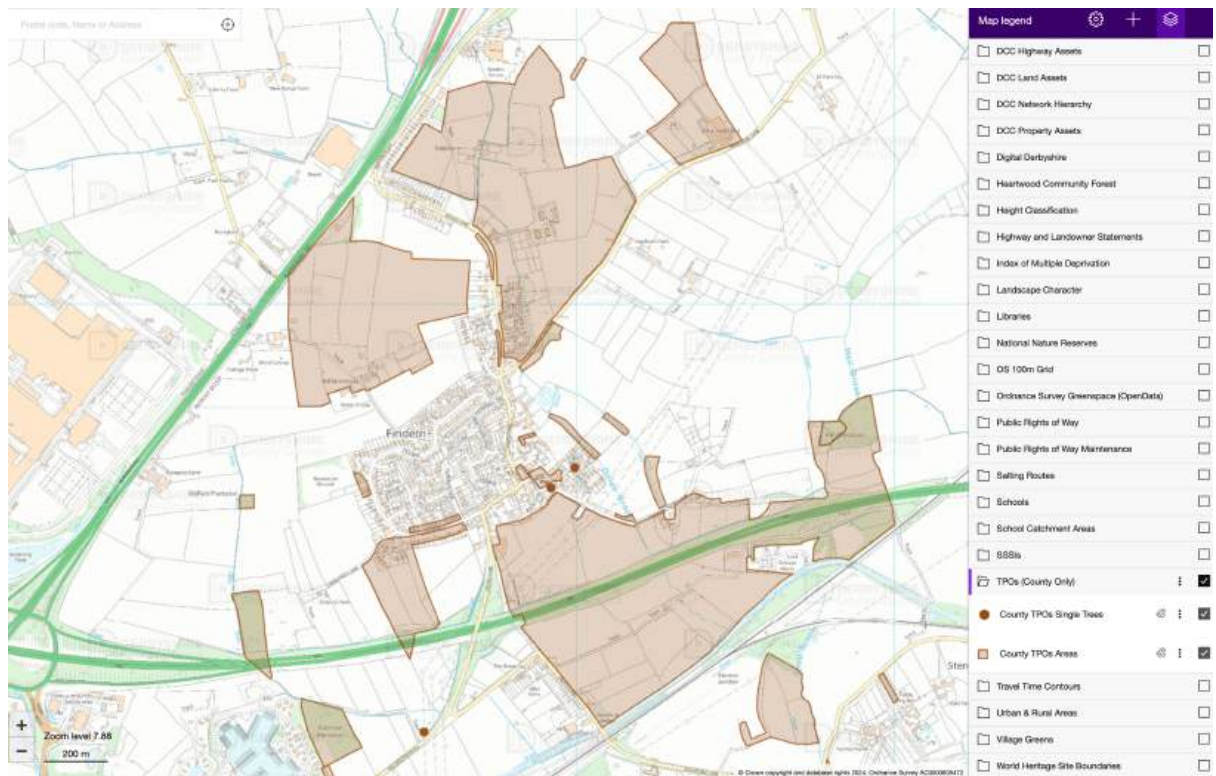
veteran trees as an *'irreplaceable habitat where development should be refused except for wholly exceptional reasons'*²⁰.

- 80 DCC have designated 'County TPO' areas, and large areas of the open countryside in Findern Parish have Tree Preservation Orders on them (see Map 3c). Most trees in Conservation Areas are also protected. This means that whilst the Parish does not have a lot of tree coverage, a high proportion of them are protected. The Findern Design Guidance and Code 2024 notes at page 36 that notable and veteran trees show ancient characteristics and stand out in their local environment and that *'These kinds of trees often have exceptional biodiversity, cultural or heritage value and are irreplaceable. They should therefore be protected and conserved wherever possible'*.



Photo of Veteran Trees within the cemetery of All Saints Church in combination with the hedge and narrow grass verges these features soften the built form around the church as well as providing nesting sites for birds.

²⁰ NPPF para 193 c)

Map 3c Areas and Trees covered by Tree Preservation Orders**Findern Design Code: Analysis of the Contribution Trees Make**

Numerous veteran and notable trees are contained within the historic core of Findern village



Native hedgerows and mature trees lining Bakeacre Lane these create wildlife corridors and reinforce the character of these rural routes



- 81 The need for housing growth in the future in the Parish must be balanced with the need to minimise the impact on this landscape character and sense of openness beyond the settlement boundary.

Key Views

- 82 As part of the community consultation and to further assist developers, the NPG identified what they considered are the Key Views in the Parish. The analysis was undertaken by NPG members based on local research and with input from AECOM. They are all taken from publicly accessible locations and are based on an assessment of the views that contribute to the character of the Parish. Due to the elevated location of Findern Village, many streets have extensive views out to the surrounding countryside.
- 83 Map 3d identifies the Key Views and they include:
- a) long expansive views across the open countryside from the main routes into Findern village,
 - b) long expansive views from the western edge of Findern village looking south and north,
 - c) views looking north east and south west across fields adjacent to the A38,
 - d) views looking north east towards Highfields from Public Rights of Way,
 - e) views looking from the edge of Highfields west towards Findern village,
 - f) views looking from the eastern extent of the Highfields development towards the west
- 84 In combination these views provide a visual sense of the rurality of the Parish. They demonstrate the gently undulating topography that rises to the plateau on which Findern Village sits. They show how views open out to the east are interspersed with fields bounded by hedgerows and the linear tree corridors that run along the country lanes and the Canal.
- 85 The Key Views provide more information about how the landscape is experienced visually from publicly accessible points in the Parish. Local people are aware that in the future strategic policy (as part of the wholesale review of LPP 1 and LPP 2) may result in development outside the existing

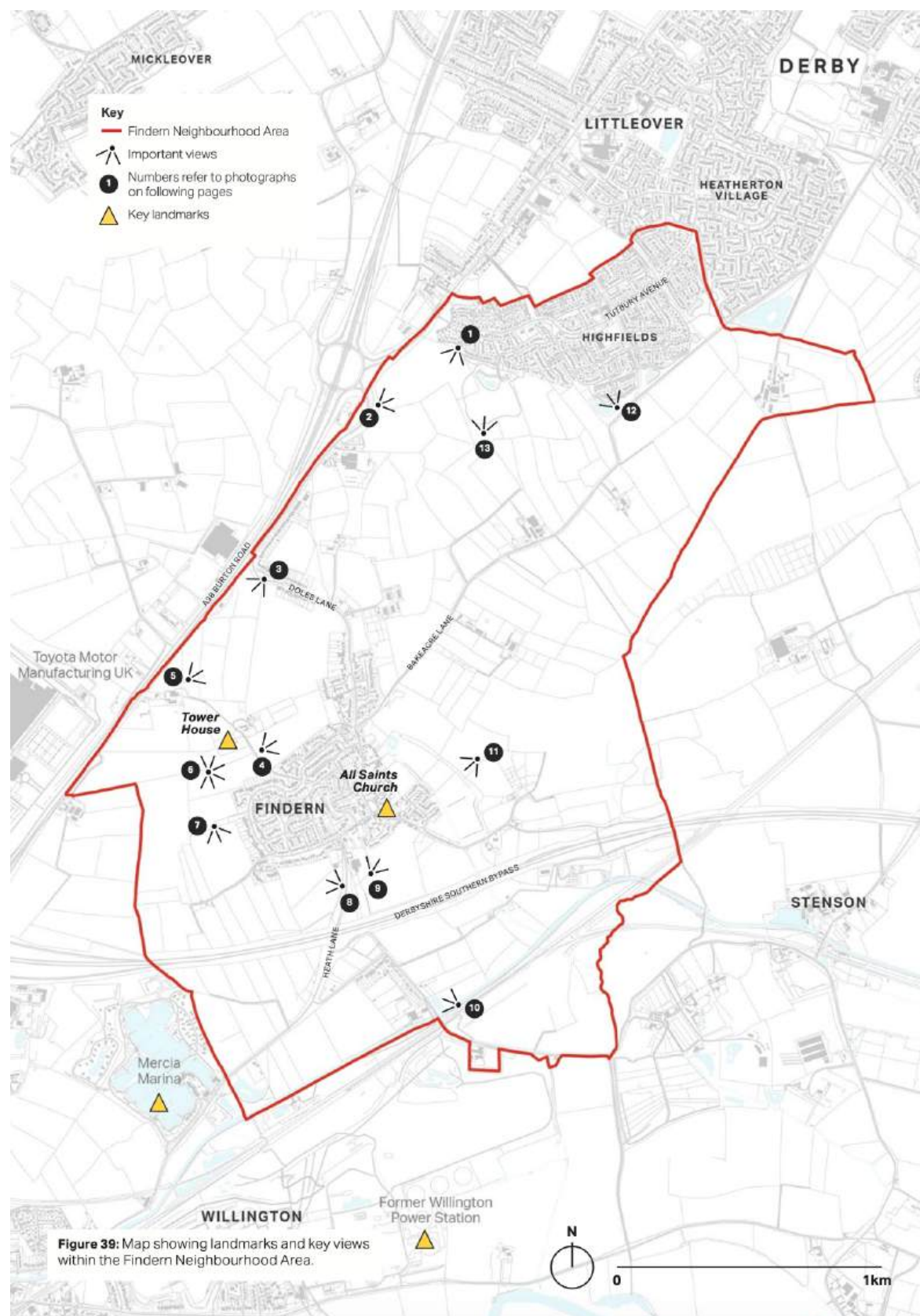
settlement boundary limits which may affect these Key Views, but they would like the layout of development to take into account these long views through to the countryside beyond.

- 86 Appendix B provides a list of photos from these viewpoints.
- 87 The location and the design of development can assist in protecting these Key Views. Development should have a scale and mass that seeks to minimise the impact on the views to the wider landscape. Development that would affect the Key Views identified on Map 3d including the sense of space and/or the sense of place, should include an objective assessment of the effects the proposals will have.
- 88 Vegetation screening can sometimes mitigate the impact of development proposals and an objective assessment of the effect the vegetation will have on the Key Views when it reaches maturity would assist in understanding the impact.
- 89 It should be noted that Key View number 7 is a long view that extends beyond the Parish. The cooling towers are a major visual element, but the FPNP does not seek to influence development proposals outside of the Parish.



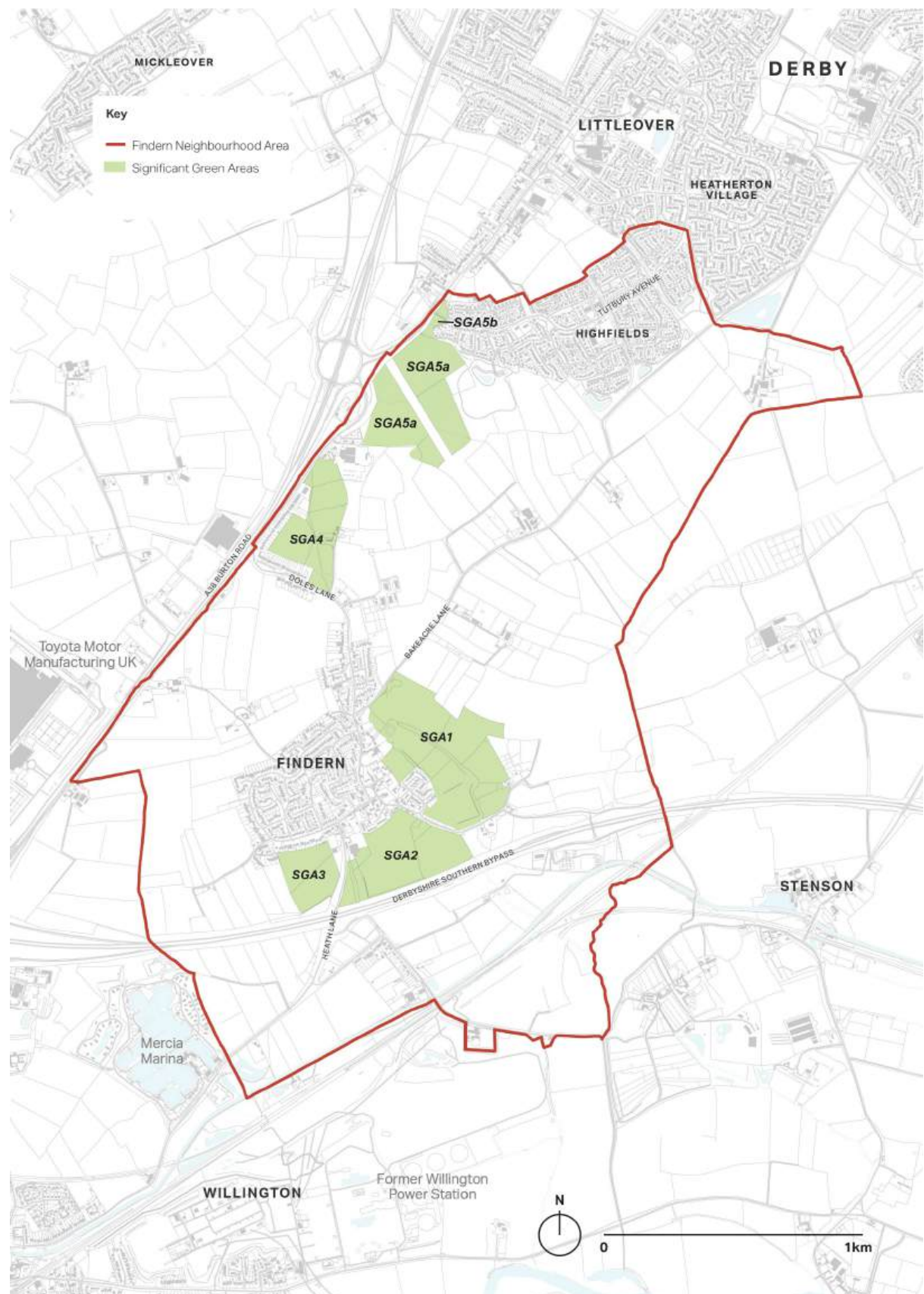
Key View 11 from Priory Way public footpath looking west towards All Saints Church, historic field patterns, mature trees and hedgerows and agricultural buildings reflect the rural character

Map 3d Key Views



Significant Green Areas

- 90 An important consideration in the site assessment process was to identify those parts of the Parish that would be more sensitive to development (where development could erode character and/or the sense of separation from the surrounding road network, other settlements and the edge of Derby City.)
- 91 The large open fields bounded by hedgerows and clumps of trees, are the setting for Findern Village. They form an important break between the A38 and A50 and the village. The fields to the west of Highfields form the edge to the urban area. The layout of Highfields, with public open space running along the western edge of the Highfields development, helps to provide a soft green transition to the rest of the (rural) Parish.
- 92 Members of the NPG wanted to capture the significance of these open fields and the contribution they make to the character of the Parish. They identified Significant Green Areas (SGAs) which locally have a particular landscape value that contribute to the character.
- 93 The NPG agreed the following criteria before undertaking their analysis of the Parish to identify SGAs. Land identified as SGAs should have an open and undeveloped character and meet at least one of these criteria;
 - a) form a visual break— actual and perceived (from physical development or level of activity),
 - b) reinforce the loose grained rural character within the built up areas,
 - c) boundaries follow physical features on the ground.
- 94 It should be stressed that the SGAs are defined by either the spaces between buildings, views out over the surrounding countryside and/or the areas that provide a sense of openness beyond the settlement boundary or built-up area of Highfields that are important elements that make a fundamental contribution to the Parish's character. Visual closure of these SGAs would take away the breadth of long and near views that exist and would affect this sense of rurality and openness. The SGAs have not been defined on the basis of soil or biodiversity quality (although areas may happen to contain areas of good soil or biodiversity quality).
- 95 In the areas identified as SGAs outside the Settlement Boundary and the built up edge of Highfields, the landscape is open and undulating with hedgerows and hedge trees that strongly inform the character of the Parish. Map 3e shows the Significant Green Areas.
- 96 Paragraph 29 of the NPPF states '*non-strategic policies should be used by ... communities to set out more detailed policies for specific areas*', and paragraph 30 of the NPPF states neighbourhood plans can direct sustainable development (so long as they do not undermine strategic policies).
- 97 The identification of SGAs in combination with the Key Views identifies areas where there should be mitigation through appropriate design where development (in accordance with District policy) is proposed in these locations.
- 98 Policy BNE5 of SDDCs LPP 2 provides protection from development for those Significant Green Areas that are outside the Settlement Boundary.

Map 3e Significant Green Areas

99 The descriptions of the SGAs are as follows:

Significant Green Areas	Description
SGA 1	Extending along the eastern edge of the settlement boundary for Findern Village and located between Bakeacre Lane and Common Piece Lane, this area is characterised by greenfields that create a shallow valley through which Doles Brook flows. The Historic Environment Record identifies earthworks from medieval farming. The fields are bounded by hedgerows and mature trees.
SGA 2	Extending to the south of Findern Village, this area provides a pleasant pastoral and agricultural landscape that rises towards the edge of the settlement boundary and offers views of 18 th and 19 th century dwellings and Findern All Saints Church.
SGA 3	Extending to the South West of Findern Village, this area includes fields at the Gostilles Public Footpath, Heath Lane and Longlands Lane and features an attractive pastoral landscape with open views rising into the village from Willington.
SGA 4	Extending to the east of Doles Lane and the edge of the Parish boundary area, the area encompasses fields at the Turnpike Way footpath along Burton Road and Doles Lane and features a series of attractive low lying fields and farmland divided by mature hedgerows and stiles.
SGA 5a	Extending to the west of Highfields and adjacent to the Rykneld Road and Findern Island the area encompasses large arable fields and features an open landscape offering key views across the agricultural land from the edge of Highfields. This provides a sense of separation and openness marking the urban edge of Derby City. If the South Derby Integrated Transport Link Phase 2 is built, then SGA5a would be amended in accordance with the indicative route.
SGA 5b	Open green area that is part of the gateway design feature at the entrance to the Highfields estate.

100 Policy 3 below is in conformity with the LPP 1 Review Policy BNE 4 which requires development to retain defined key valued landscape components and for all major development to include a landscape and visual impact assessment. The NPG is very supportive of this enhanced policy approach in the LPP 1 Review. Policy 3 provides a Findern Parish framework for considering landscape impacts.

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.**

12 Protecting and Enhancing the Natural Environment

101 Grass verges, street trees, hedgerows with trees and mature gardens contribute to the biodiversity of the Parish. Hedges are a relatively simple and cheap natural barrier capable of providing a spectrum of benefits. They capture air pollutants, reduce risks of localised flooding (through intercepting rainfall), cool the proximate air, support wildlife and much more.

102 Trees feature mainly within hedgerows and as boundary markers. Trees also help the Parish adapt to the effects of climate change. The removal of trees as part of development proposals should be resisted where possible.

103 Much of the open countryside in the Parish has been farmed intensively. Only pockets of priority habitat, remain, see Map 3b above. There are Local Wildlife Sites either side of Heath Lane. At a national level it is well recorded that our biodiversity levels are too low.²¹ The LPP 1 Review notes that within South Derbyshire *'less than a third of County Wildlife Sites are positively managed for wildlife and wildlife sites are generally dispersed with limited connectivity between them'*.²²

104 In this context, it is notable that there are additionally 5 hectares of land (identified on Map 3b as 'Community Woodlands') actively managed by Findern Footpaths Group. The Group maintains 5 areas on behalf of the Parish Council (who hold licences from landowners) and they strive to improve their biodiversity. Some of these are nominated as Local Green Spaces LGS 4a, 4b, (see Map 5 below) and are called:

- Cardales Wildflower Meadow (nominated as LGS)
- Cotes Close Birds Sanctuary (nominated as LGS)
- Stanhope Woodlands and wetlands
- Stanhope Hall Conservation Area and Eco Garden
- Jubilee Wood

105 The A50 trunk road, the Trent and Mersey Canal and the Derby to Birmingham railway line run close to these areas. They represent natural barriers which limit land use but equally provide a protected environment which helps the development of flora fauna and diverse ecosystems. The Findern Footpaths Group continues to improve these habitats for flora and fauna.

106 There are information boards in these areas, and a large number of maintained paths to allow community access.

²¹ A Natural History Museum report in October 2021 found that England's biodiversity intactness is 53% - the safe limit is 90%.

²² LPP 1 Review para 9.32

Map 4a Areas Managed by the Findern Footpaths Group



Cardales Wildflower Meadow

- Wildflower meadow focusing on native plants suitable for local soil conditions.
- Large butterfly bank, with plants for food and rewilded area to encourage caterpillars and insects.
- Secure nature reserve with groundwater fed pond, bird hide and wet corner.



Cardales Wildflower Meadow

Cotes Close Bird Sanctuary

- Protected bird area with observation screen. Bird feeders are topped up daily.
- Separate plantations of Oak, Birch and Ash. The Birch plantation is enclosed by a dead hedge.
- There are significant areas that are allowed to grow wild, although edges maintained, to limit spread.

Stanhope Woodlands and Wetlands

- Northern section, mainly Ash and Oak which have recently been thinned to aid all year-round food (flowers and berries). 150M of mixed hedging has been planted against the Northern boundary fence. Substantial wild clumps of the area are retained.
- The Southern section has Willow and Hawthorn which may partially be coppiced in the near future.
- The whole wood mainly has flowers in spring and there will be continual development to develop all year-round flowers and berries.

Stanhope Hole Conservation Area and Eco-Garden

- This area is woodland with a central path through it.
- At one end is a pond with an enclosed observation platform.
- As part of involving children to interact and understand nature, an Eco Garden has recently been constructed. It consists of raised planters, for wildflowers vegetables and 4 planters representing Norfolk 4-year crop rotation.
- In addition, there is an explore area which has bird feeding stations, bug and bee hotels, nesting boxes, small butterfly bank, hedgehog boxes and piles of branches



Stanhope Eco-Garden

Jubilee Wood

107 Jubilee Wood is set between the Trent and Mersey canal and the railway line. In 2012, 1000 mixed trees were planted as part of the Queen's Jubilee and to attract wildlife. It contains a Ballast Hole Pond restored in 2001. There are paths, seats and picnic tables to encourage visitors to enjoy the area. Two different information boards explain the history of the woods.



Jubilee Wood

108 In these areas community groups study and record flora and fauna by butterfly transits, wildlife sitings, annual dawn-chorus walks, wildflower audits, and items planted. By this proactive management process within these areas, the groups have identified

- 111 species of wildflowers and 37 species of trees and shrubs
- 57 species of birds, 18 species of butterflies, and 9 species of mammals

109 The breakdown of this data is at Appendix E (1). Data from Derbyshire Wildlife Trust reveals the surveys undertaken across the Parish and the range of species recorded (see Appendix E (2)).

Trent and Mersey Canal

110 This is an important wildlife corridor and also a designated Conservation Area. It provides multi benefits, being an important route for walking and cycling and a heritage asset.



Photo of Trent and Mersey Canal in Findern Parish

111 The Findern Design Guidance and Code 2024 provides additional local analysis and Design Code D2 (page 83) sets out the approach to assist developers in preparing landscape schemes and decision makers in assessing these as part of planning applications.



Figure 119: Access to open green space (as seen here to the south of Highfields) is highly valued by local residents. Access should be protected and enhanced.



Figure 120: Hedges, trees, and planting included within front gardens also make up an important part of the green infrastructure network, and contribute to the rural character of Findern.

D2 -Extending and maintaining the green infrastructure network

Development proposals within the Findern Neighbourhood Area must:

- Maintain Findern's 'green' and rural identity by protecting important and valued existing open spaces, including those identified as Local Green Spaces or Significant Green Areas in the Neighbourhood Plan.
- Development should contribute to a multifunctional green infrastructure network made up of a variety of elements: including native hedgerows, private gardens, tree planting, grass verges, sustainable drainage systems (SuDS), amenity green space, and surrounding countryside.
- New developments must ensure existing trees and hedges are retained wherever possible, incorporating them into the new landscape design, and replaced if lost. Retained trees and hedges will be considered at the earliest design stage.
- A regular maintenance schedule for all street trees should be implemented as part of new development to ensure their health and longevity. This includes watering, pruning, disease control, and mulching.
- Green spaces should generally be overlooked by buildings of an appropriate scale and density that reflects the local character (as set out in Section 3) to provide a sense of enclosure and a degree of overlooking to enhance natural surveillance.

112 The Environment Act mandates development (other than householder development) to achieve at least a 10% biodiversity net gain and for Local Authorities to produce Local Nature Recovery Strategies. The net gain needs to be measurable using a Biodiversity Metric tool. The 10% is a minimum requirement and achieving a Biodiversity Net Gain (BNG) of greater than 10% is strongly supported by the community, Derbyshire Wildlife Trust and Natural England.

113 Existing habitats would require assessment in order for proposed enhancements to be measured for their compliance with BNG requirements.

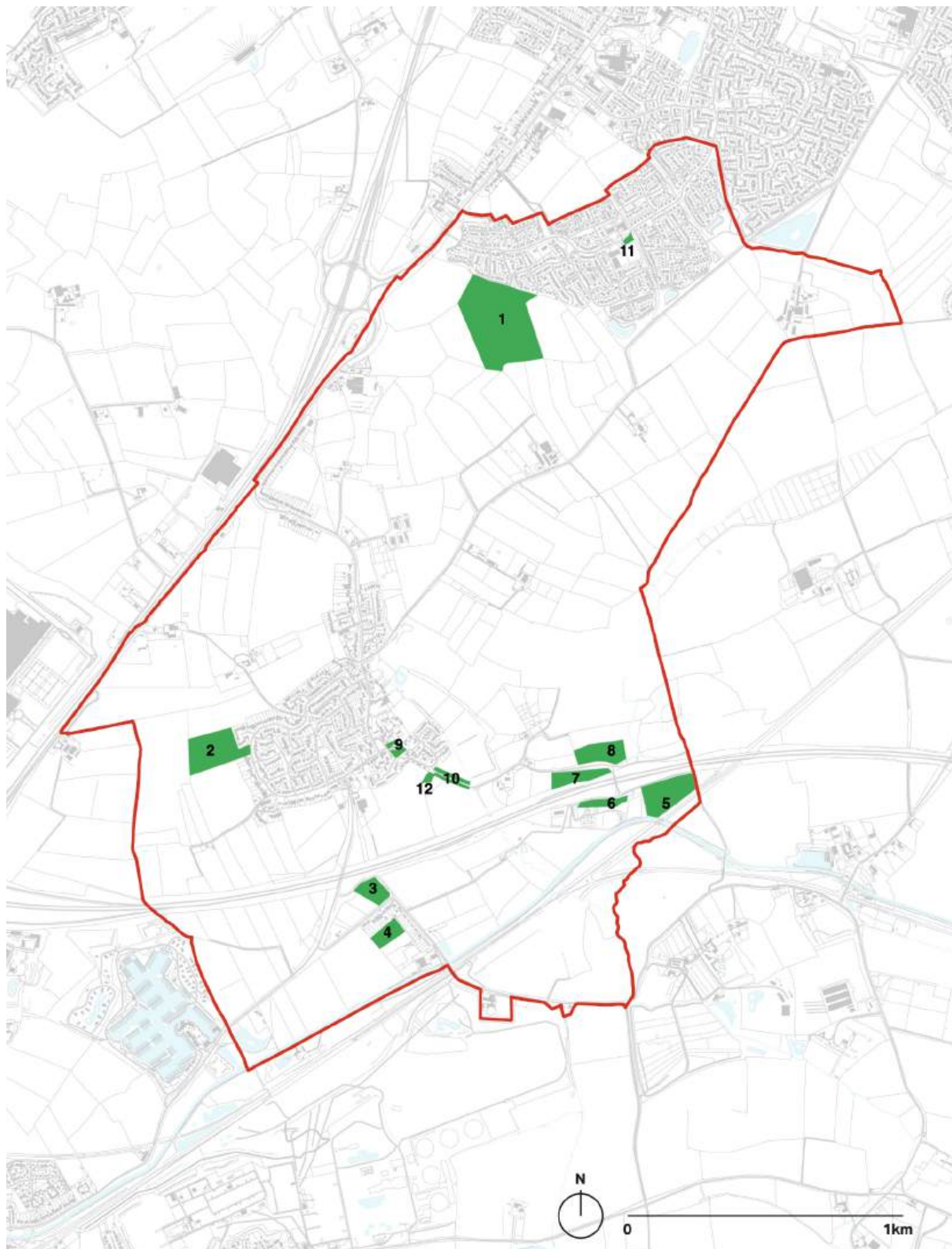
114 The LPP 1 Review Policy BNE 3 updated SDDCs approach to supporting biodiversity to reflect the requirements of the Environment Act. SDDC also support the national aspiration to conserve 30% of its land for wildlife management by 2030. This equates to 177 hectares of Findern Parish and requires a proactive approach to protecting and enhancing the green infrastructure identified on Map 3b as well as the hedgerows, public open spaces and grass verges in the Parish.

115 A Local Nature Recovery Strategy (LNRS) is being prepared by DCC. This will agree priorities for nature recovery and propose actions in the locations where it would make a particular contribution to achieving those priorities. An action at Appendix A is for the NPG to liaise with DCC to ensure that the analysis supporting the LNRS is informed by the biodiversity status of the Parish and the exemplary work of local residents.

116 The Parks and Green Spaces Manager provided a list of sites that are recorded by SDDC as having value either as protected open space or for ecological value. These have been mapped by the NPG and are shown below. Number 1,2,3, and 11 are protected by SDDCs policy INF9 Open Space, Sport and Recreation. Numbers 4 and 10 are allotments and numbers 5,6,7,8 and 9 are areas of ecological value.

1. Highfields Play Area and Sports Pitch
2. Hillside Playing Fields
3. King George V Playing Fields
4. Heath Lane Allotments
5. Stanhope Wood
6. Stanhope Hole
7. Cotes Cloe Nature reserve
8. Cardales Meadow Nature Reserve
9. Findern Cemetery
10. Common Piece Lane Allotments
11. Alton Way Play Area
12. Parish Cemetery

Map 4b Parks and Green Spaces identified by SDDC



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 into 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,²³ 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.
5. Development along the Canal must protect its ecological (and historical) significance.

²³ Category A – These are generally large, high-quality trees which the local authority will want to see retained if at all possible Category B are trees of moderate quality or value capable of making a significant contribution to the area for 20 or more years source <https://www.crowntrees.co.uk/tree-survey-and-report/tree-survey-faqs/>

13 Local Green Spaces

117 The National Planning Policy Framework para 106-108, affords Neighbourhood Plans the power to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan period and beyond so long as they meet the following criteria:

- a) *in reasonably close proximity to the community it serves;*
- b) *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance recreational value (including as a playing field) tranquility or richness of its wildlife; and*
- c) *local in character and is not an extensive tract of land.*

118 The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to *'complement investment in sufficient homes, jobs and other essential services.'*²⁴

119 NPPF para 108 states that *'Policies and decisions for managing development within a Local Green Space should be consistent with those for Green Belts'*.

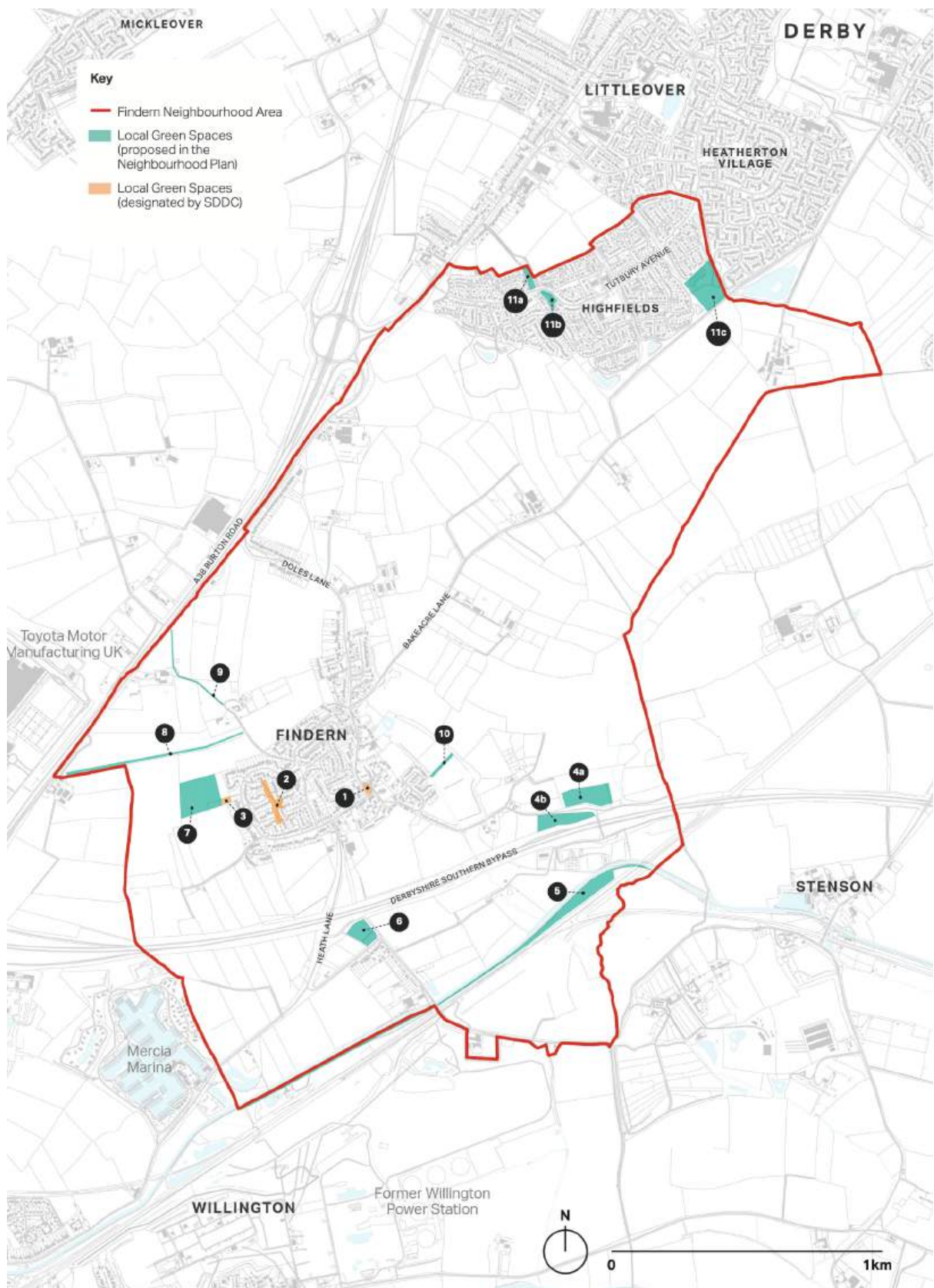
120 SDDC adopted a Local Green Spaces Plan in 2020. The criteria for assessment started with the NPPF criteria (see above) and additional local criteria was added including an assessment of whether the site already benefited from protection. This resulted in 3 Local Green Spaces being designated by SDDC²⁵ but other spaces that the NPG consider demonstrably special to local people were not included. The map showing the Local Green Spaces designated by SDDC is at Appendix F (2).

121 The NPG welcome this initial work by SDDC, and members carried out a further assessment to see if other areas could also be included based on their detailed knowledge of the Parish. The NPPF has also been updated since SDDC did their assessment and para 106 states that Local Green Space designations allow communities to *'protect green areas of particular importance to them'*. The NPG assessment included a consideration of SDDCs criteria, whether they met the criteria in the NPPF (a-c above) and whether these areas were of particular importance.

122 The following areas have been identified as Local Green Spaces by the NPG because they meet the NPPF criteria a-c above. The table at Appendix F (1) shows how these sites meet the Local Green Space criteria.

²⁴ NPPF para 106

²⁵ See LGS number 114, 115 116 see Map at Appendix G.

Map 5 Proposed Local Green Spaces²⁶

²⁶ Note LGS shown here as LGS 1,2,3 are already designated by SDDC.

123 The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. Given the recent expansion of development in the Parish, this policy protects these important sites from development, demonstrating the significance of these spaces and the contribution they make to the resident's enjoyment of the Parish. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)

124 So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community.

Policy 5 Designation of 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.**



LGS 1 The Green – already identified as a LGS by SDDC

14 Protecting and Enhancing Heritage Assets

125 The NPPF requires Local Plans (and neighbourhood plans where applicable) to set out a positive, clear strategy for the conservation and enhancement of the historic environment. The NPPF requires local planning authorities to take account of the desirability of securing the optimum viable use for heritage assets consistent with their conservation.

126 The Findern Design Guidance and Code 2024 provides guidance in Design Code A3, A4 and A5 about how development can minimise its impact on heritage assets.

*Historical Context*²⁷

127 Findern village was mentioned in the Domesday Book, a priory once stood near the church, where the monks were supplied with fresh food from the fishponds on Common Piece Lane. After the dissolution of the priory the Fynderne family, as the principal landowners, took ownership of the Village.

128 Sir Geoffrey de Fynderne joined the Crusades, and brought back the Findern Flower, which in the UK only grows in the village, and only in particular areas. The flower has become an emblem of the Village and is represented in many guises, including the emblem of Findern Primary School on Heath Lane.



The Findern Flower

129 The Parish Church of All Saints (Grade 11 listed) was rebuilt and consecrated in 1863, on the site of a Saxon Chapel of Ease. Built of sandstone, it stands adjacent to the Village Green. The church contains a monument to Isabella de Fynderne dated 1444. Findern also has a small Methodist Chapel, built in 1835, close to the site of the old priory.

130 In 1740 Jedediah Strutt came as an apprentice wheelwright to Findern and inherited a small holding in the Parish. He became one of the principal agents of the industrial revolution constructing mills along the River Derwent in Belper.

131 The Village had its own strong weaving industry from the 17th century, with the majority of the cottages around the Green housing the looms. In 1846 there were 22 velvet and silk looms in the Village.

²⁷ This is a summary more detail is on the Parish Council web site

132 The Green and the Church make up the historic core of Findern village. The street scene has remained largely unaltered for the past 150 years as evidenced in the photos over leaf²⁸. The area around the Green does not benefit from Conservation Area status.

133 The LPP 1 review BNE2 d indicates that SDDC will consider the designation of new conservation areas and an action at Appendix A is for the NPG to work with SDDC to investigate the suitability of the area around the Green as a new conservation area.



The Canal looking West, a linear Conservation Area



Buildings shown are proposed as non-designated heritage assets (see Appendix D (1))

²⁸ Black and white photos below are extracted from John Hawkins book the History of Findern

Images from early 1900's



Images from 2024



134 The Trent and Mersey Canal was constructed in 1777, it was one of the earliest canals constructed and is now of national importance as part of the Country's industrial heritage. The Trent and Mersey Canal was designated a linear Conservation Area in 1994. The canal towpath and 4 bridges have a heritage value – they are not listed but are encompassed by the Conservation Area designation.

135 The construction of the railway in 1839 followed the same route as the canal. The area next to what is now Nadee's restaurant was a wharf that allowed for the transfer of goods between the canal and the railway. The rows of semi-detached houses along Heath Lane were constructed for the workers.



Photo of canal bridge and wharf, rear of Nadee's Restaurant

Non-Designated Heritage Assets

136 The NPPF para 207 requires 'as a minimum' the relevant historic environment record (HER) to be consulted, and developers are required to describe the significance of any heritage asset affected. A NPG member has collated all the entries in the HER for the Parish, this provides a useful source of data and is available at <https://findernparishcouncil.org/neighbourhood-plan/>

137 The HER has 45 entries for Findern Parish recording the location of, amongst other things, medieval crop marks, fishponds and other farm buildings and the parish pump. Using the criteria from the Historic England Advise Note 7 (see Appendix C) the NPG have undertaken their own historic environment report utilising the HER, Historic England's listing and Historic Monument Records. This local analysis of the data identified buildings or structures that have local heritage and/or architectural value that they consider eligible for nomination as non-designated heritage assets. The Historic Environment Report and summary of proposed non designated heritage assets are on the parish council web site²⁹.

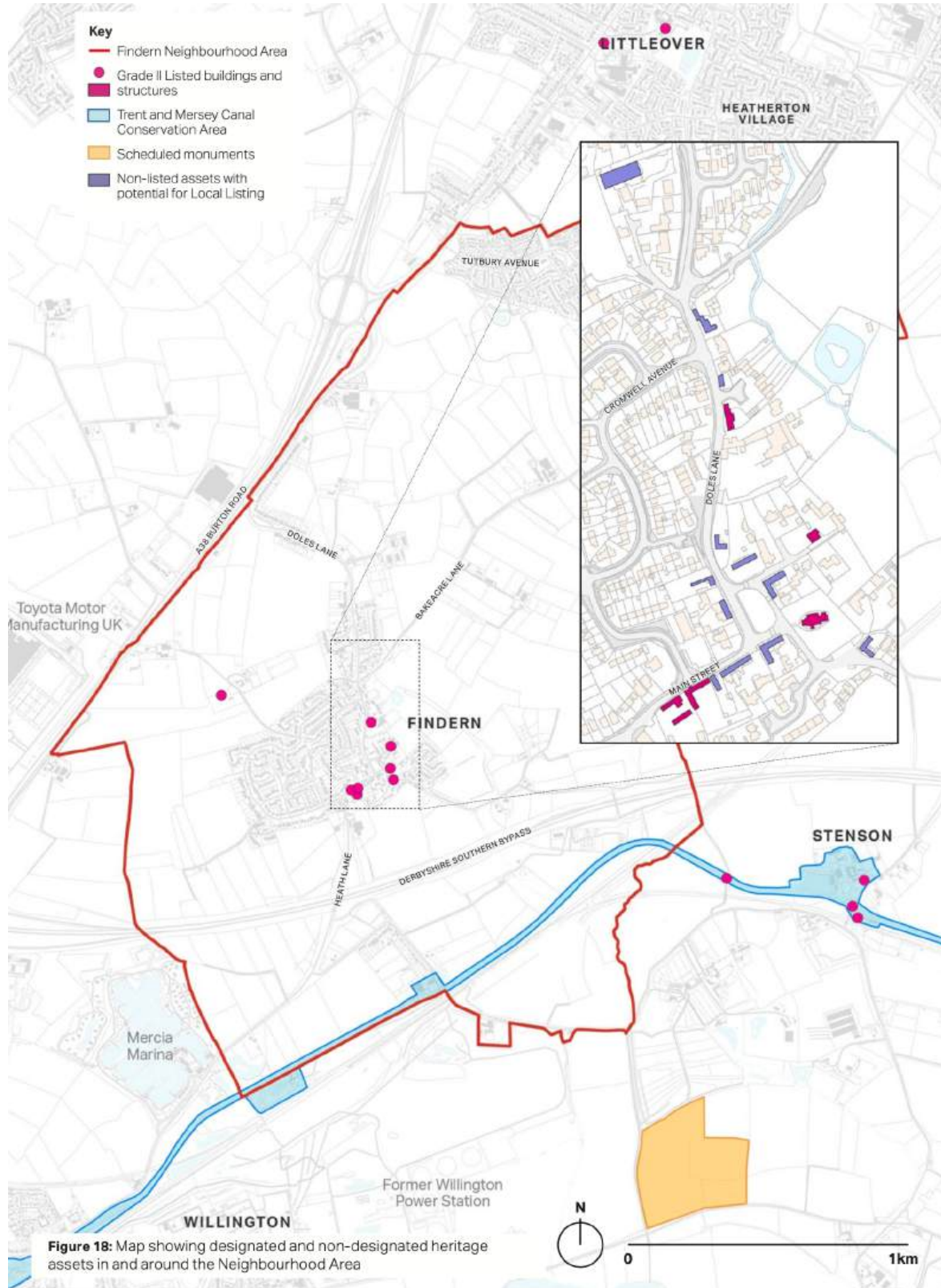
138 Map 6 shows both the listed buildings and those proposed by the NPG as non-designated heritage assets which are all located in the area defined by AECOM as the historic core. Non-designated heritage assets will be protected from inappropriate development proportionate with their

²⁹ See local historic environment reports at <https://findernparishcouncil.org/neighbourhood-plan/survey-and-supporting-documents/>

heritage significance. (Photos and the location of the buildings on Map 6 are listed at Appendix D (1) and D (2).

139 The NPG has worked with SDDC's Conservation Officer to establish the suitability of these buildings and structures as non-designated heritage assets.

Map 6 Conservation Area, Listed Buildings and proposed Non-designated Heritage Assets



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 (which is outside the conservation area but which includes several listed buildings), 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.

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.

15 Reducing the Risk of Flooding

140 Parts of the Parish are low lying, particularly land to the east of Findern village, to the south east of Highfields and the land between the A50 and the canal. Flooding is experienced most when water courses combine with surface water flooding and is made more acute by the lower frequency of water course maintenance and gully clearance. There are natural water courses under Bakeacre Lane, Common Piece Lane and Buckford Lane and several times a year they are impassable. This is becoming more frequent. Visual evidence was provided for AECOM and is in the Findern Design Guidance and Code 2024, see extracts below.



Figure 56: Flooding on Common Piece Lane on 18th February 2024. Common Piece Lane is a rural road, which is not a through way for road traffic, but is a vital route for access to farming land, and a pleasant green walking route which provides connectivity between the village and residential areas, conservation areas around Cardale's Meadow, and the Trent and Mersey Canal.

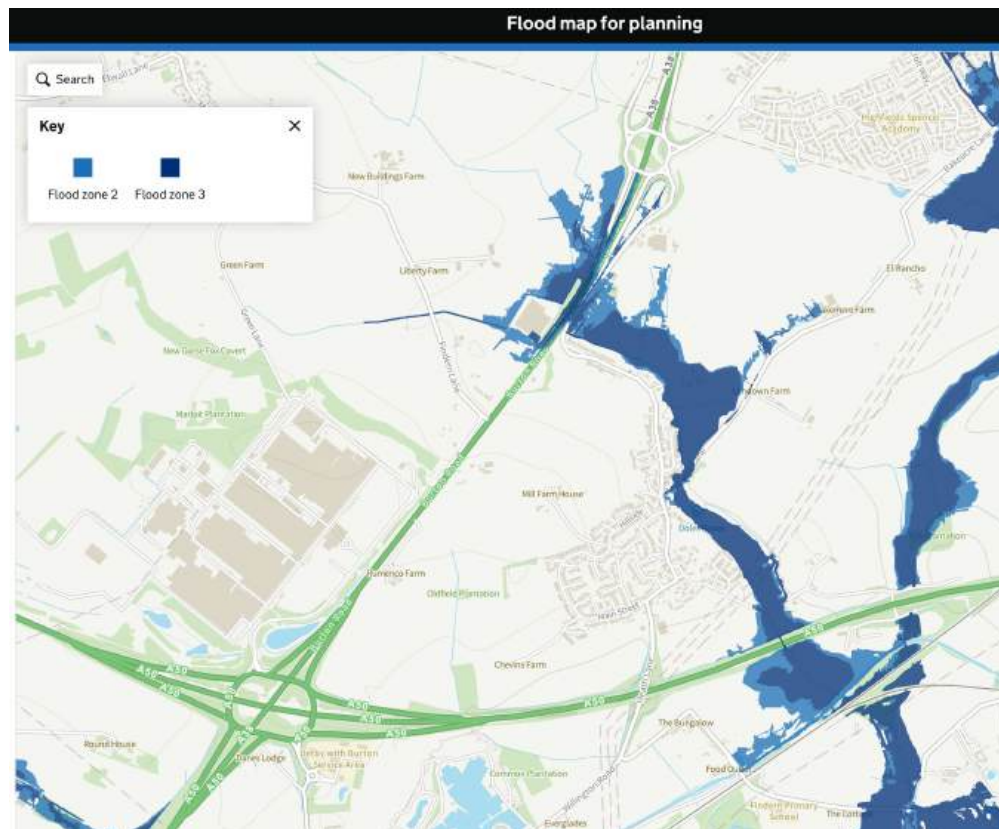


Figure 57: Flooding on Bakeacre Lane on 18th February 2024. An essential transport route providing key links to local schools.

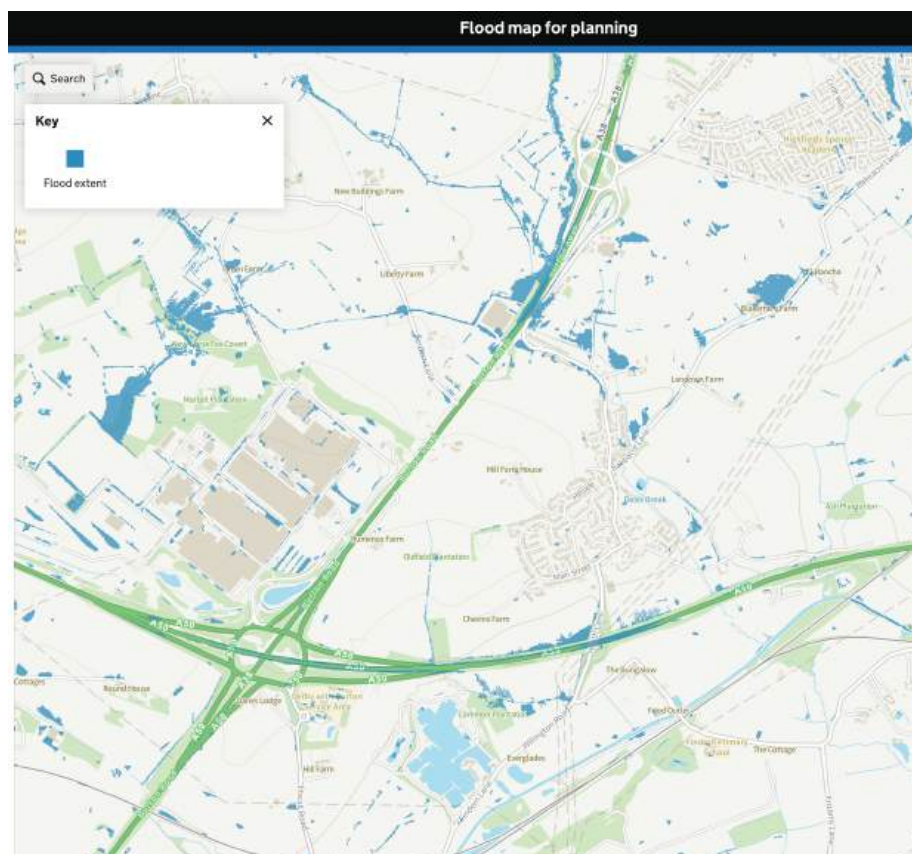


Figure 58: Flooding on Buckford Lane on 18th February 2024. Another essential transport route providing key links to local schools.

Map 7a is from the Environment Agency Flood Map for Planning.

Map 7a Flood Risk from Watercourses: Findern Parish

141 Map 7b shows the extent of surface water flooding.

Map 7b Flood Risk from Surface Water

- 142 The NPPF requires strategic policies (which here are in SDDCs LPP 1) to manage flood risk from all sources (surface and river). Local Plans have to apply a sequential risk-based approach to the location of development taking into account the current and future impacts of climate change. The Exception Test provides a method of managing flood risk while still allowing necessary development to occur.³⁰
- 143 SDDC will require applicants to undertake site specific flood risk assessment for all major development in Flood Zones 2 and 3.
- 144 Increasing the number of permeable surfaces can reduce the risk of surface water run-off. Trees, hedgerows and grass verges all help in reducing the risk of flooding by soaking up water and slowing the flow into drains and water courses. This is called Sustainable Drainage Systems (SuDs). They can have multi benefits providing places for leisure and recreation and increasing biodiversity as well as a drainage function.
- 145 SuDs can be specifically designed (e.g., rain gardens and using geopaving), but simply by increasing the planting of shrubs and trees and increasing areas that are grassed rather than paved, will provide ways to capture the water and let it soak into the ground.
- 146 SuDs can only be required as part of major planning applications and was used effectively on the Highfields development (see photo below).



Photo showing Sustainable Drainage Scheme next to Compton Way that also provides a public green space and has been identified as Key View 12.

- 147 However, improving biodiversity by increasing tree planting in accordance with Policy 4 Protecting and Enhancing the Natural Environment and Policy 3 Protecting Landscape Character, will also help to alleviate the extent of surface water run off as well delivering wider objectives (like enhancing the biodiversity of the Parish and providing more areas for shade.)
- 148 Given the extent of flood risk in the Plan area Policy 7 provides a framework for addressing flood risk.

³⁰ The Exception Test is only appropriate for use when there are large areas in Flood Zones 2 and 3, where the Sequential Test alone cannot deliver acceptable sites, but where some continuing development is necessary for wider sustainable development reasons, taking into account the need to avoid social or economic blight.

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.**
- 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.**

16 Getting Around

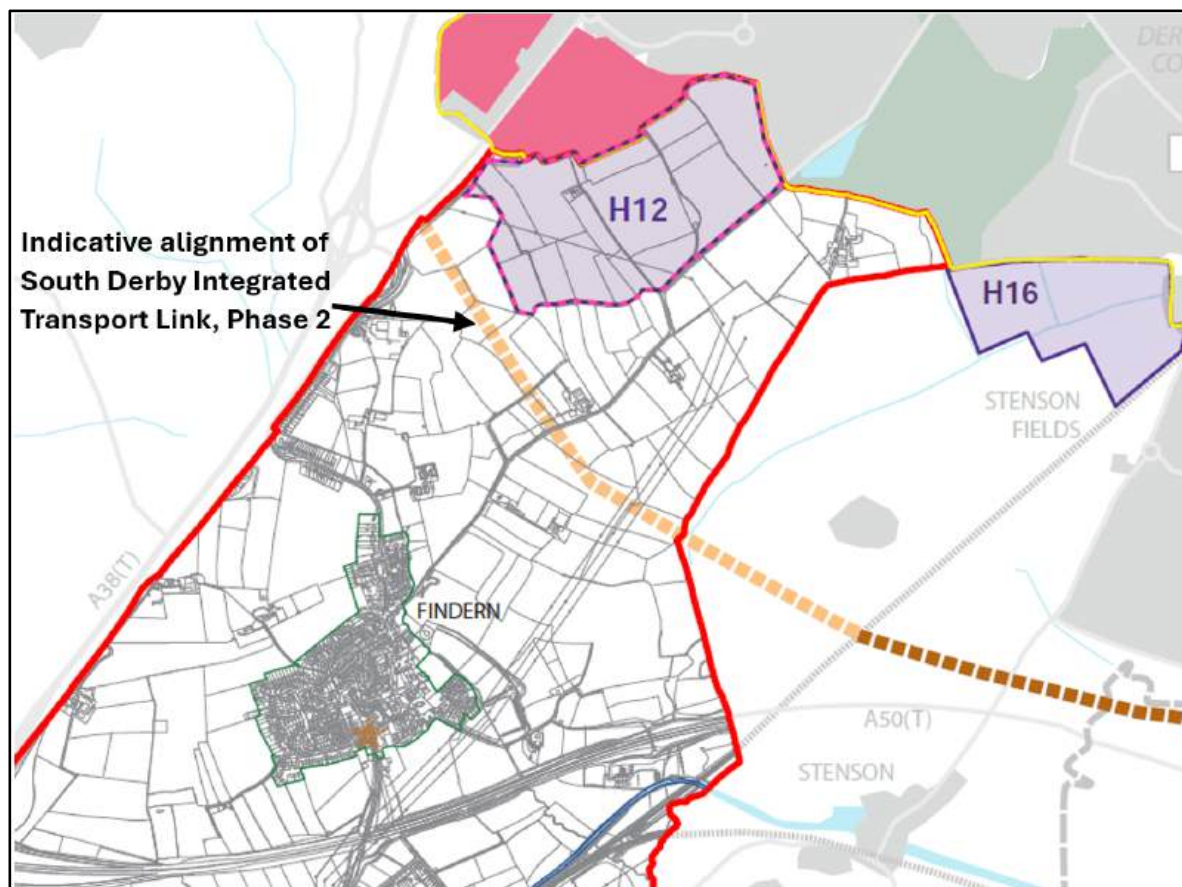
Traffic management

- 149 Most traffic in the Findern Village enters via Heath Lane and leaves via Doles Lane providing a link between the A38 roundabout at Littleover to the north and Willington to the south at Canal Bridge. Travelling south through Findern, the road comprises Burton Road, Doles Lane, Main Street, Heath Lane and Willington Road. It has a 40mph speed limit, but with a 30mph limit within most of the built-up area. There is no traffic calming, nor any controlled pedestrian crossing facilities. The road has street lighting apart from beyond the built-up area to the south on its approach to Mercia Marina.
- 150 There are other minor road links into the Village – from the north along Bakeacre Lane which is a narrow lane linking into parts of Littleover and Sunnyhill within the Derby City, and also Heath Lane and Buckford Lane, which provides a link to the A5132 towards the east and is often used as an access to the A50 eastbound, especially at peak times when the A38/A50 Toyota island is congested.
- 151 Findern's primary school is located on Buckford Lane and there is traffic calming on either side of the school, but parking problems at school start and finish times are severe. Because the school is located almost a mile from the Village centre and also because of concerns over pedestrian safety in the Village, more children than is typical are dropped off and collected from school by car.
- 152 In the village centre, either side of the Green there are bends which restrict visibility and the carriageway is more than 10 metres wide in places, making crossing the road quite difficult, especially for elderly and disabled people.
- 153 Highfields is served by a local distributor road, Tutbury Avenue/Alton Way, which links the community to the A5250 Rykneld Road, a road that links into Derby City Centre and Littleover suburban centre, as well as to the A38 a few hundred metres to the south. Tutbury Avenue/Alton Way was built at the start of the development of Highfields and is traffic calmed which deters traffic from using it as a through route.
- 154 Highfields has a primary school, Highfields Spencer Academy, opposite the neighbourhood centre which includes a convenience store and good car/cycle parking facilities. Compared to Findern Primary School, a significantly higher proportion of children walk or cycle to and from school.

South Derby Integrated Transport Link

- 155 The LPP 1 Review provides more detail in relation to the requirement to develop the South Derby Integrated Transport Link, a new road that will run through the east of the Parish. It is designed to improve accessibility to large parts of southern Derby with Phase 1 providing access to the Infinity Garden Village near Sinfen. Phase 2 of this road link is shown in the LPP 1 (and Review) following a route through Findern Parish, close to the current built-up boundary of Highfields and linking with Rykneld Road at a new junction, very close to its junction with the A38. If built, this link road will open up accessibility to the east for people in Findern village and in Highfields, but it will also allow the generation of new trips and redistribute existing traffic flows. This runs the risk, (especially if a junction with Bakeacre Lane is included), of significant trip generation into Findern Village centre.
- 156 Phase 1 of the road will be built, to support housing development and employment at Infinity Garden Village (outside the Parish). The LPP 1 indicates that funding for this link road will need to be secured from a mix of developer contributions and central government grants.
- 157 Map 8a shows the indicative alignment for the proposed road.

Map 8a Indicative alignment of proposed South Derby Integrated Transport Link (extract from South Derbyshire District Council Local Plan Part 1, adopted 13 June 2016)



158 Whilst the FPNP cannot prevent this road being constructed (this is a strategic policy to meet Derby City and County growth requirements) it is important that this major vehicular route does not act as a barrier to the east/west movement of pedestrians and cyclists. It needs to be permeable so that walking and cycling on the country lanes and Public Rights of Way, that connect the Parish to the wider area, are not impeded. It is also important that compensatory habitat is provided to make up for the loss of trees and hedgerows.

159 SDDC in its response to the planning application for the first phase of the link road³¹ noted a few veteran trees that are protected by LPP 1 policies BNE3 and BNE7 as well as being classified as 'irreplaceable habitat' in the NPPF. Map 3b identifies the veteran trees in the parish and it is expected that the same consideration will be applied when a route is decided and a planning application is submitted for phase 2.

160 LPP 1 Policy INF4 seeks the delivery of the South Derby Integrated Link phases 1 and 2 and requires that regard should be had to minimising the impact on the environment, heritage assets and natural features; taking full account of recreational routes along, or affected by, the schemes; providing for the needs of cyclists, pedestrians and people with impaired mobility, and mitigating any potential flood risk.

161 As phase 2 of the proposed link road is still uncommitted, and subject to the availability of funding through developer contributions and/or grants, there remains the opportunity to inform the

³¹ See DCC web site planning ref CD9/0319/110 officers report

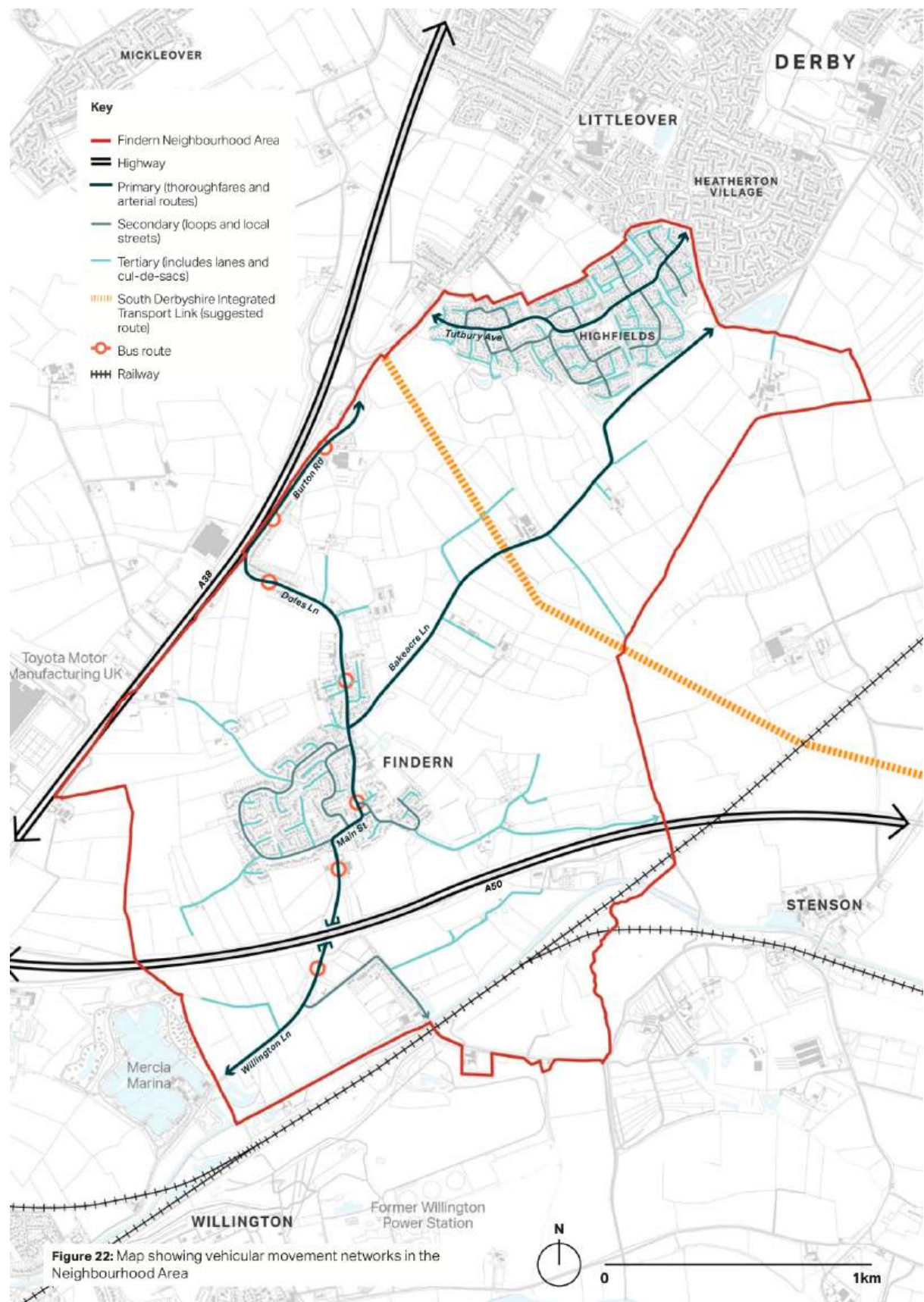
landscape mitigation required (based on the detailed analysis of the landscape in the Parish) as and when phase 2 of the scheme that crosses Findern Parish is submitted for full planning permission.

- 162 There is also the opportunity to ensure that phase 2 of the link road, if built, contributes to the mitigating the negative impacts of traffic growth through Findern village. For example, this could be achieved by re-aligning Burton Road to join the proposed link road to the south-east of the A38 roundabout, and by joining the link road directly to the roundabout, instead of to Rykneld Road which is the indicative alignment currently suggested in the SDDC LPP1 Review. Together with a gateway feature on Burton Road to slow traffic, this would reduce the attractiveness of the route through Findern, for example as a short-cut to Willington at times when the main A38 and the A38/A50 Toyota Island are congested.

Public transport

- 163 A commercially operated bus service, the V3 by Trentbarton, operates hourly and links Findern village to Derby and Burton-on-Trent and through local villages, seven days a week although with lower frequency on Sunday evenings. There are bus stops at frequent intervals along its route, some with bus shelters, and real-time passenger information is proposed for some bus stops. All bus stops have been upgraded to provide level access, but some have no shelter and the unreliability of the service, often caused by traffic congestion elsewhere along the V3's route, means that passengers are left exposed to the weather. The V3 does not provide a direct connection to either of the main hospital sites in Derby and Burton-on-Trent, although it does pass close to the local GP surgery and healthcare centre in Willington, where there is also a pharmacy and other private healthcare available.
- 164 Within Highfields a new bus service was introduced in late 2024, the Link 1 operated by Notts and Derby Buses, and this provides a direct hourly link to Littleover District Centre, Royal Derby Hospital and onwards to Derby City Centre and Derby train station. It operates Monday to Friday until around 7pm. The V3 service passes close to Highfields along Rykneld Road, but the walking distance to the neighbourhood centre is around 800m (10 minute walk). The Harlequin bus service is also operated by Trentbarton and this runs through Heatherton to the north and provides frequent daytime links to Littleover District Centre and Derby City Centre.
- 165 The nearest train station is at Willington, 1.7 miles to the south of Findern Village, and this station only has an infrequent and irregular train service linking to Derby, Nottingham, Burton-on-Trent and Birmingham Monday to Saturday and no trains stop on a Sunday. The next closest train stations are Derby and Burton-on-Trent which have good and frequent train services but are not easily accessible by public transport from Findern Village as the V3 bus service does not pass close to either train station.
- 166 An important part of sustainable development is the ability to access shops and services without needing a car. Whilst it is outside of the scope of the FPNP to require public transport improvements, sustainable development and good planning should promote them, and the hourly frequency of both the V3 and Link1 bus services means that their potential to deliver growth in bus patronage is very limited. The need for significant improvements to local bus services and the bus network is a matter raised frequently by residents and is addressed in Appendix A.
- 167 The map below shows the hierarchy of roads and proposed South Derby Integrated Link.

Map 8b Road Network

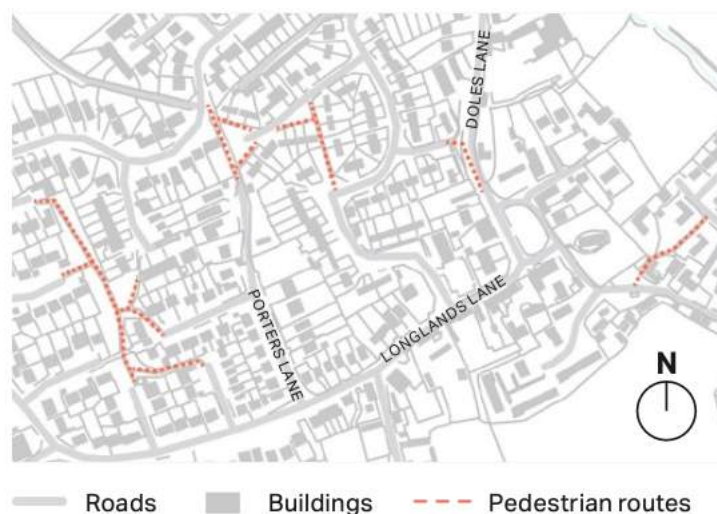


Footpaths and Bridleways

168 There is a good but fragmented network of footpaths and bridleways within the Parish. Despite being fragmented, they provide a connection to Derby and surrounding villages, as well as linking residents with the surrounding countryside. Bridleways are also found in the south-east of the area, and within Findern Village. Appendix I shows the popular walking routes within and outside Findern village.

169 Although the majority are not noted as Public Rights of Way (PROWs), there are also numerous footpaths and cut throughs linking main streets, residential cul-de-sac roads and public spaces within both Findern Village and Highfields. This helps to provide pedestrian and cycle connections and reduces car use for short trips. Without these cut throughs, cul de sac development can increase car use as housing areas are not permeable for walkers and cyclists.

Map 8c pedestrian footpaths and cut throughs in Findern village



170 Some of the PROWs provide links to the towpath on the Trent and Mersey Canal, which runs through part of the Parish close to its eastern boundary. The canal is an attractive leisure walking route, and also forms part of the proposed Key Cycling Network.

171 Survey data in 2024 shows that the peak hour two-way traffic flow in the village centre is around 450 vehicles, with an annual average daily traffic (AADT) flow of about 6,000 vehicles. Traffic flows through the village are also very sensitive to incidents on the nearby A38 and A50 trunk roads, and hourly flows can more than double when there are incidents which cause delays on the trunk roads or when routine and daily congestion is occurring at the A38/A50 Toyota island. Whilst there is a weight restriction on the road, it is common to see heavy goods vehicles (HGVs) using the route through the village to avoid congestion elsewhere, and HGVs need to use both lanes to negotiate the sharp bends at The Green/Main Street and Main Street/Heath Lane.

172 Pedestrian movements at The Green are significant too, with people crossing to use local facilities like the Post Office which is also a local convenience store, as well as the bus stops, the Old Forge Nursery and other nearby attractions. Off-peak, there are typically around 20-40 people crossing the road in one hour, with a high proportion of these being elderly and/or disabled, reflecting the age profile of the village. During the morning peak period, school contract buses use the bus stop at The Green, and between 8am-9am, there are typically around 80-100 pedestrians crossing at The Green, many of these being younger people using the school bus services. There were no pedestrian injury road traffic collisions recorded during the 5 year period to the end of August 2024.

173 Local analysis of walking routes on Main Street and around the Green have identified specific risk factors for pedestrians, see Appendix H.

174 Whilst there is a weight restriction on the road, it is common to see heavy goods vehicles (HGVs) using the route through the village to avoid congestion elsewhere, and HGVs need to use both lanes to negotiate the sharp bends at The Green/Main Street and Main Street/Longlands Lane.

175 Given these pedestrian and traffic flows, and the fact that the carriageway is particularly wide at The Green and also the limited visibility due to the bends on either side of The Green, improvements to reduce the dominance of road vehicles in the village centre and to assist pedestrians to cross the road are considered to be of prime importance. A community aspiration is included within Appendix A to reflect this.

Fig 1 Roads that meet at The Green (ref google maps)



Cycling

176 Improving active travel reduces car usage, improves health and well-being and represents sustainable development. The topography of the Parish and wider urban area is relatively flat making it an ideal place to encourage more cycling and walking. The proximity to Derby City means commuting (or utility cycling) as well as leisure cycling should be encouraged. The principal obstacle is the lack of adequate joined-up cycling infrastructure and dedicated routes. Many people are deterred from making the modal shift from motorised travel, even for short distances, by the perceived risks of using busy roads.

177 National Cycle Route 66 also lies to the north of the Neighbourhood Area. This is a majority on-road route which runs through Mickleover and Littleover. Route 66 is an orbital cycle route of around 40km which circumnavigates Derby.

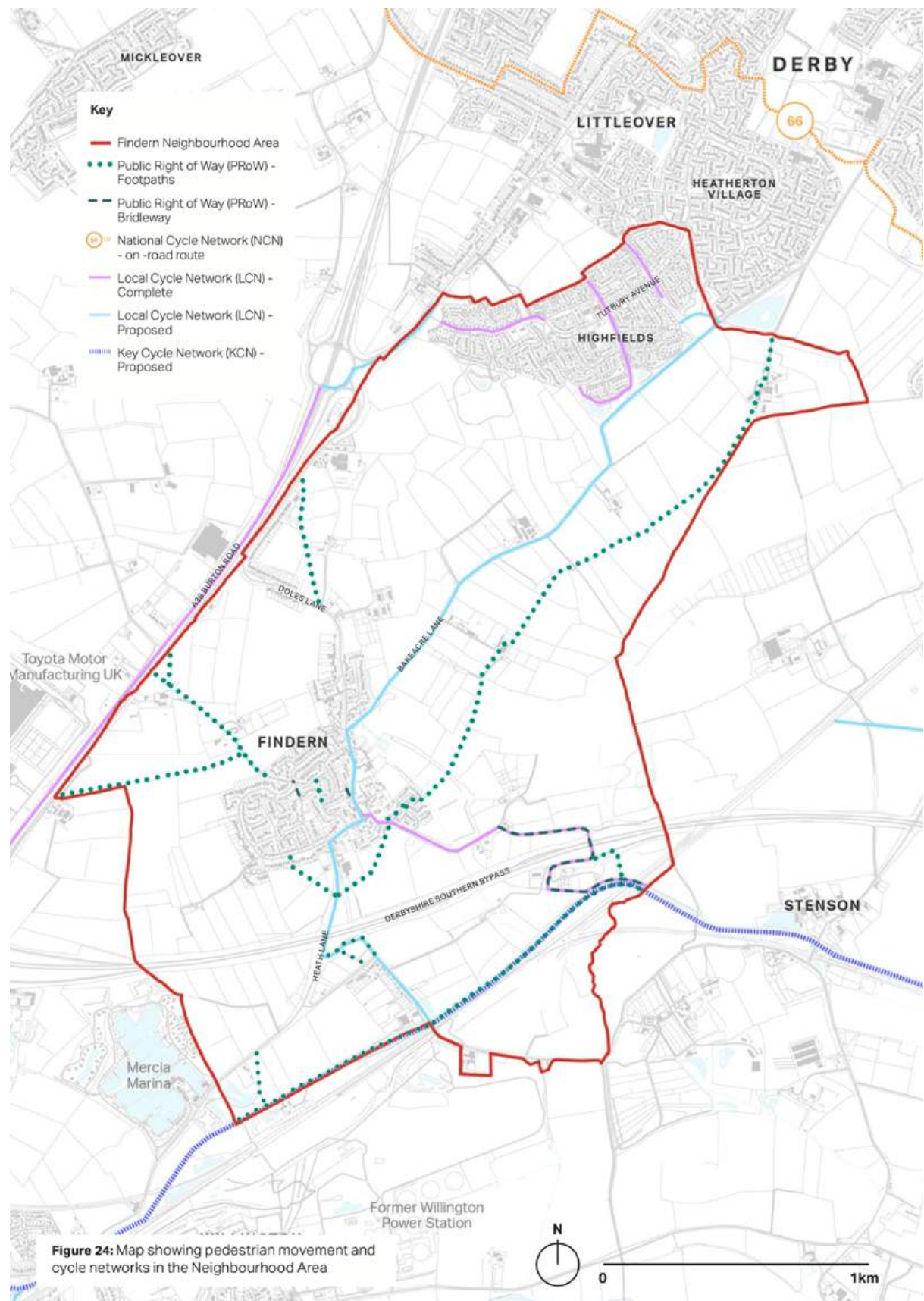
178 Derbyshire County Council has also identified and approved a number of cycle routes under the Key Cycle Network (KCN) and Local Cycle Network (LCN). The KCN comprises of strategic routes for commuting, tourism and leisure, whilst the LCN reflects more local routes.

- 179 SDDC's Cycle Network SPD 2024³² identifies an aspirational network of routes, both on and off highway, as a basis for negotiating developer contributions toward their implementation. Off-highway links are to be designed to accommodate a range of users and abilities including cyclists, walkers and horse riders, where practical. On-highway routes can only be brought into being on the basis of roads being made sufficiently safe and well maintained for that purpose."
- 180 The SPD is welcome, but it is noted that for Findern the aspirational network only comprises existing routes and the possibility of including the main road through Findern village as an on-highway route. There is no aspiration within the SPD to provide cycling links to the A38 roundabout to the north (which provides onward links to key employment sites such as Toyota as well as links into Derby city's strategic cycling network), nor to the south to Willington, other than via the proposed Key Cycle Network along the canal towpath which is indirect and fails to serve Mercia Marina which is a key trip attractor.
- 181 The identification of Bakeacre Lane as a proposed cycle network is welcome, this reflects its existing value as a cycling route for those with local knowledge. The significance of this route must be understood in any plans for the alignment of the South Derby Integrated Link Road. Raising the profile of this important east/west route for non-vehicular access to the edge of Derby should help in ensuring that it will not be severed by the new road.
- 182 The Findern Guidance and Code identified some key considerations in relation to the movement network in the Parish, in particular the importance of ensuring that any future development improves connectivity for both pedestrians and vehicles.
- 183 Design Guideline C2 A safe and connected neighbourhood³³ provides guidance to ensure development helps to create safe connected and attractive environments that promote healthier lifestyles and reduce reliance on cars. Cul de Sacs can increase car usage as routes are not direct, but they can also create safe streets for children to play. Cut throughs as identified on Map 8c do reduce the disbenefits of cul de sacs whilst creating safe streets without through traffic.

³² See <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/supplementary-planning-documents>

³³ See Findern Design Guidance and Codes 2024 page 79

Map 8d Pedestrian and Cycle Networks



Policy 8 Making Vehicular Movements Safer & Promoting Cycling, Walking and Horse Riding

1. Development that enables the extension of the cycle and footpath/bridle 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 applicable³⁴ 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) the layout does not act as a barrier for walking and cycling east/west between Findern Village and the edge of Derby city.

Maintenance

184 Whilst some repairs are undertaken, the pressures on the highway authority's budgets for reactive maintenance mean that many roads, footways and footpaths are in a poor state of repair, with inefficient or blocked drainage being the most common cause of other defects such as potholes, surface degradation and flooding. There are also maintenance concerns related to road signs, bus shelters and street lighting, with reported defects often taking months to be repaired. The current level of investment in maintenance is insufficient to prevent the gradual decline in the condition of highway assets. Whilst this is not a matter for the FPNP it is an issue raised by residents frequently. The PC will continue to raise issues of concern with DCC (see Appendix A).

³⁴ Operational development (for schools, nurseries, places of worship, change of use for premises over 100 sq. m. and minor residential development that may have transport impacts where it is adjoining the Green

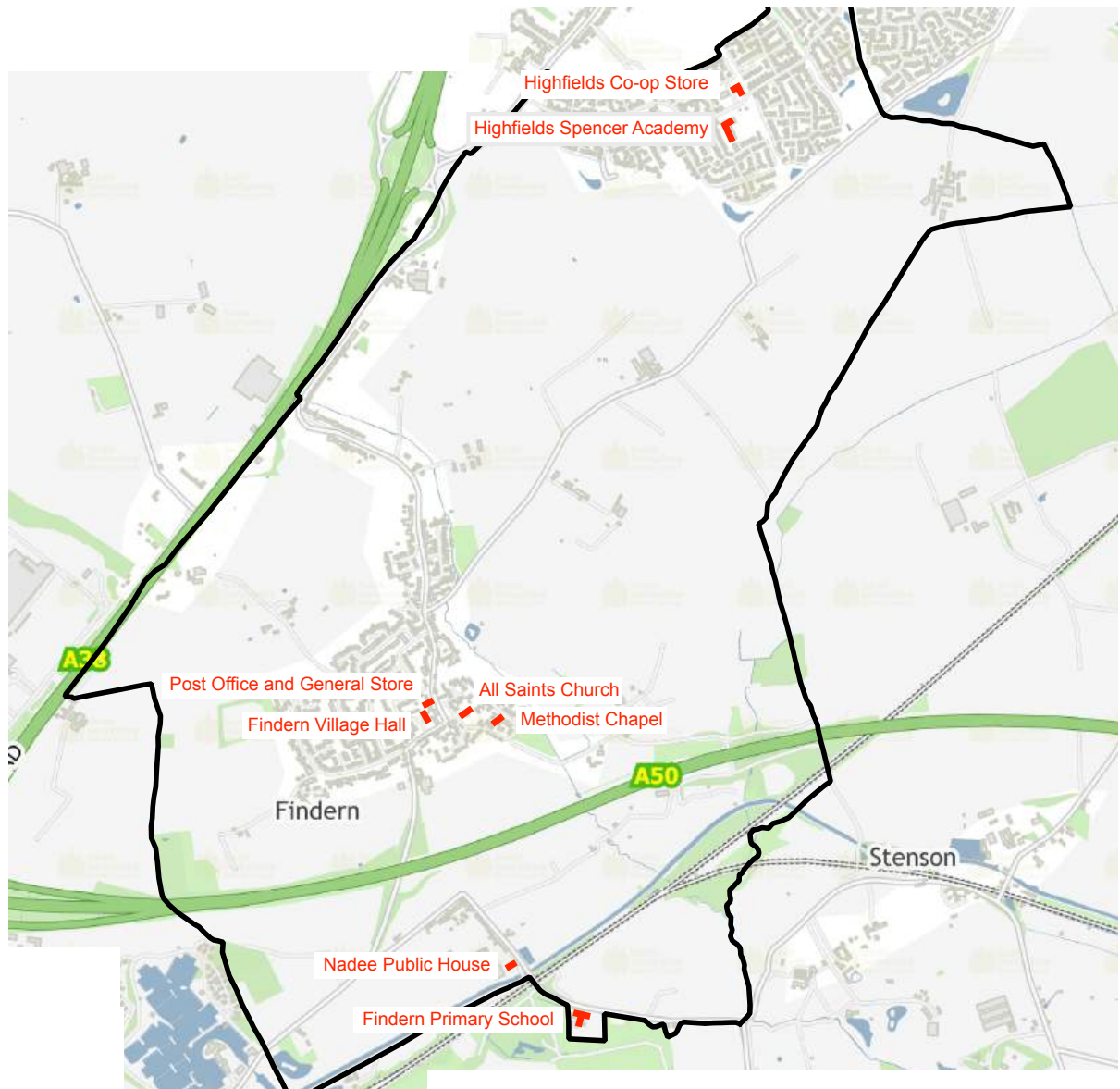
17 Protecting and Enhancing Community Facilities

- 185 The provision of adequate community space (indoor and outdoor) fosters social cohesion and well-being, providing venues for a range of community activities for all ages. Local facilities reduce car travel for residents who otherwise have to travel outside the Parish. For those without a car or with limited mobility, being able to access local meeting spaces will be key to their health and well-being.
- 186 With a growing number of older residents as well, easy access to local facilities significantly enhances the quality of life of existing and future residents and contributes to sustainable development.
- 187 SDDC define community facilities as *'facilities used by local communities for leisure and social purposes including community centres and meeting places, local shops, sports venues, leisure centres, cultural buildings, public houses, places of worship and play area'*.³⁵
- 188 Map 9a shows the range of community services and facilities in the Parish. Findern Village benefits from a Village Hall that is very well used, it is a hub of community activity. Other community spaces include the Methodist Chapel which is well run and highly valued too. It no longer has a pub in the village, but Nadee's provides a focal point by the canal for food and drink at weekends and in the evening. Other valued facilities include hairdressers, a café, convenience store with post office and children's nursery located around the Green. There are primary schools located in both Highfields and Findern Village.
- 189 Highfields has a Local Centre with a small supermarket, children's nursery, vets and takeaway. But it does not have a community building. The original planning application included a community building, but this has not been delivered. This is considered a real loss to the newly forming community. The Primary school at Highfields used to provide space for community meetings but this offer has been withdrawn as the school roll expanded. The lack of an indoor meeting space makes it harder for the new residents to get to know each other. An aspiration at Appendix A is that a community building (or access to shared indoor space for the community) is provided.



The Green is a highly valued outdoor space for community events – here people gather for a festive Christmas event December 2024

³⁵ See Glossary to Local Plan Part 1

Map 9a Community Facilities and Services

190 Any new community buildings should be designed using sustainable building practices, being low carbon, reducing water usage and using renewable energy. Existing buildings should be retro fitted to improve insulation and make use of renewable energy where funding opportunities permit. This will future proof the buildings, reducing their carbon footprint and making them cheaper to run.

Policy 9 Protecting and 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 (including retrofitting to make them more energy efficient) 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 (using sustainable building practices in its operation and construction) 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.

18 Housing Mix and Type

- 191 There is no expectation of additional major development in Findern Parish (at least until the LPP 1 Review and LPP 2 have been reviewed and a new local plan approach set out in a combined document), other than that permitted by LPP 1 Policy H1. This allows for up to 15 dwellings either within the Settlement Boundary or up to 15 adjoining the Settlement Boundary, where it is a rural exception site.³⁶
- 192 The FPNP will be reviewed in 5 years' time at which point it may need to be amended to align with a new Local Plan approach.
- 193 The NPG commissioned AECOM to undertake a Housing Needs Assessment (HNA) for the Parish to get a better understanding of the existing housing stock and to understand the likely housing needs of the local population up to 2040. Having this analysis for the Parish provides evidence and an understanding of the role of the Parish within the wider housing market area. The housing policies below are intended to enhance the positive role the Parish plays and to plan ahead to reflect the changing housing needs of the population.
- 194 Findern is not a self-contained housing market area, it is part of South Derbyshire District which is in turn part of the Derby City Housing Market Area. Findern is part of the Derby Fringe sub area.³⁷ Changes in need or demand in Derby City will impact on Findern. The development of Highfields was a consequence of the need to meet both the District's and the City's requirements³⁸.
- 195 The HNA identified two housing sub areas in the Parish, the Findern Village and Rural sub area and Highfields. There were 1797 dwellings (at May 2024) 930 in the Findern Village Rural sub area and 1062 in Highfields. This is a 147% increase in the number of dwellings in the Parish since 2011.

Population Characteristics

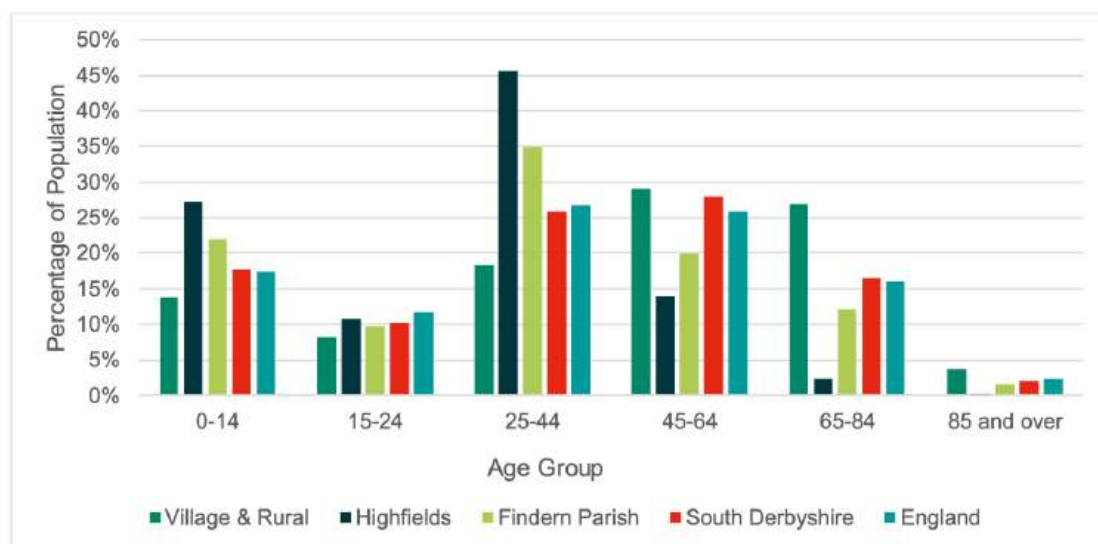
- 196 The age profile of the Parish gives an indication of what housing might be required in the future. The HNA notes that:
- 1) The combined percentage of people aged over 65 is 31% in the Village and Rural area compared with just 3% in Highfields. The proportion for Findern Parish is 14% which remains lower than South Derbyshire (19%) and England (18%) because Highfields makes up a larger share of Parish population than Village and Rural.
 - 2) The proportion of children (aged 0 to 14) is much higher in Highfields at 27% indicating the presence of a large number of young families. It is 14% in the Village and Rural area.
 - 3) Aged 25-44 is strongly overrepresented in Highfields compared to the other areas. They make up 46% of the population compared to 18% in Village and Rural (compared to 26% in the District).

³⁶ Definition of Rural Exceptions Sites in the NPPF Annex 2: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

³⁷ See Strategic Housing Market Assessment Executive Summary 2020 at <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/evidence-base-2/district-wide-and-derby-hma-evidence>

³⁸ The LPP 1 Review is necessitated by SDDCs need 'to deal with the critical issue of meeting unmet housing need arising from the Derby Urban Area' (para 1.6 Draft Local Plan Part 1 Review).

- 4) Highfields has a lower share of people aged 45 to 64 (14%) compared to 29% in the District.
- 5) The proportion of people aged 45-64 in Village and Rural alongside the very high number of people aged 65-84 and 85+ is likely to translate into a large population of older households over the timeframe of FPNP. This has implications for the housing needs in the Parish.

Figure 1 Age Structure 2021

Source: ONS 2021, AECOM Calculations

197 The HNA projects the age of households in the Parish by 2040 based on the current profile.

Figure 2 Projected age of households Findern Parish 2040

Year	24 and under	25 to 34	35 to 54	55 to 64	65 and over
2021	57	408	496	346	340
2040	82	437	833	266	546
% change 2021-2040	44%	7%	68%	-23%	61%

Source: AECOM Calculations

198 The demographic changes can be translated into an ideal of dwelling sizes and type.

Housing Size and Type

199 The Findern Village and Rural sub area contains a different housing mix from Highfields, which was built to meet the needs of Derby City and has a younger population profile. Figure 3 shows the accommodation type across the two geographies.

Figure 3 Housing Type

Type	Village & Rural	Highfields	Findern Parish	South Derbyshire	England
Detached	60.8%	45.8%	52.2%	41.3%	22.9%
Semi-detached	29.2%	35.1%	32.6%	34.9%	31.5%
Terrace	7.1%	17.1%	12.8%	17.1%	23.0%
Flat	3.0%	1.9%	2.4%	5.9%	22.2%

Source: Census 2021, AECOM Calculations

200 Findern Parish has higher proportions of detached homes than the District and England and correspondingly fewer terraces and flats (which tend to be the most affordable options relied upon by young households in particular). There are more detached dwellings in the Village and Rural sub area which is not surprising given it's rural and historic character. Although detached homes continue to dominate in the new development, the addition of Highfields has increased the availability of terraces and semi-detached houses in the Parish.

201 Only 8.3% of the housing stock in the Parish is bungalows. No bungalows were built as part of the Highfield scheme. In the Village and Rural area 14.8% of dwellings are bungalows which exceeds the District and England averages at just over 9%. Bungalows usually appeal to older households and those with mobility limitations.

202 The LPP 1 Review Policy H20 requires schemes of 15 dwellings or more to include 2 bed bungalows. This approach is supported by the NPG and would meet evidenced need.

203 Analysis of the dwelling size (see Figure 2 below) shows that while the proportion of 3 bedroom homes is consistent everywhere, the Parish has far higher proportions of 4+ bedroom properties and lower proportions of 1-2 bedroom homes than South Derbyshire and England. The share of homes that have 4+ bedrooms is higher in Highfields than Village & Rural, suggesting that the existing skew toward larger properties has only been exaggerated by this new development.

204 Highfields also brings the Parish's share of 2 bedroom homes below the District average. Both sub-areas have less than half the proportion of 1 bedroom homes that exists across South Derbyshire. This is consistent with the absence of flats. Together these characteristics indicate a lack of the home types and sizes that tend to be most affordable (but 1 bed dwellings are not necessarily appropriate in rural locations.)

Figure 4 Dwelling size (bedrooms) various geographies 2021

Number of bedrooms	Village & Rural	Highfields	Findern Parish	South Derbyshire	England
1	2.0%	2.5%	2.3%	5.1%	11.6%
2	23.2%	17.2%	19.8%	24.2%	27.3%
3	42.1%	42.9%	42.6%	43.3%	40.0%
4+	32.7%	37.4%	35.4%	27.4%	21.1%

Source: Census 2021, AECOM Calculations

205 The HNA calculated the housing mix required to 2040 to address the imbalance in housing stock which is overly weighted in favour of large homes compared to the mix best suited to meet the Parish's future needs. The evidence demonstrates a need for smaller 2 and 3 bed dwellings across the Parish. The HNA suggested a dwelling mix for the village and rural and the Highfields sub areas. Note this is indicative and embeds existing size preferences and does not anticipate changes in what people want from their homes. For example, since covid more people may require an additional (bed)room for an office.

Figure 5 Suggested dwelling mix to 2040 sub areas

Number of bedrooms	Village & Rural	Highfields
1	16.4%	12.6%
2	34.5%	48.0%
3	49.1%	39.3%
4+	0.0%	0.0%

Source: AECOM Calculations

206 Whilst the HNA identifies the above suggested housing mix, the policy requirement needs to demonstrate more flexibility recognising that in the future there may be development seeking to meet the needs of a wider housing market area. The HNA evidence is showing that to meet the Parish housing needs there should be focus on providing mid-sized homes, particularly 2-3 bedrooms with 4 bed homes no longer being the focus for delivery. However, where development is meeting a wider geographical need then a wider mix of house types may be appropriate.

207 The HNA analysis aligns with other evidence on the expected needs of an ageing population and issues of affordability. Given the limited services in the Findern Village and Rural, whilst the analysis identifies a shortfall in one bed dwellings this is not considered appropriate. Highfields is nearer the amenities of Derby City and some provision of 1 bed dwellings may be appropriate.

208 Having a higher proportion of smaller 2-3 bed houses is also in conformity with LPP 1 Review Policy H20 which requires major development proposal to comprise a range of dwelling sizes broadly proportioned as follows.

Figure 6 Housing Balance Policy HS20 from Review Local Plan Publication Version Part 1

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	9%	35%	40%	16%
Affordable home ownership	19%	45%	29%	7%
Affordable housing (rented)	32%	39%	24%	5%

209 The District wide assessment indicates a higher proportion of four bed market dwellings than that suggested in the Parish HNA.

Housing for Older People

- 210 The HNA considered the need for specialist housing for older people. Whilst the addition of Highfields has reduced the age profile of the Parish, District wide analysis (the South Derbyshire HMA 2020) and analysis of the Village and Rural sub area, shows a significant expansion in the 65+ cohorts, (see table 6-3 in the AECOM HNA page 50).
- 211 Of the 242 people aged 75+ in the Parish today 231 (95%) live in the Village and Rural area. The population of the Findern Village and Rural Sub area has declined by 56 between 2011 and 2021 due to ageing, mortality and the limited new construction.
- 212 The HNA also notes that the vast majority of those in the 55-75 cohort own their own property and that there will be a requirement for different housing types, ranging from housing with care for those whose day to day activities are limited a lot compared with those who may only need adaptations to their existing homes.
- 213 The 2020 Strategic Housing Market Area (SHMA) identifies a shortfall of 674 sheltered homes and 46 extra care units across the District over the period 2019 – 2028. Specialist housing for older people should only be provided in sustainable accessible locations that offer services and facilities. It is considered that Findern Village is a less suitable location for specialist accommodation. However, Derby is likely to form the hub role for surrounding parishes and Highfields could conceivably be seen as a suitable location for specialist housing schemes in the future. (This would cater primarily to residents from the wider Parish and surrounding areas.)
- 214 The majority of older people will live in mainstream housing all their lives. Encouraging lifetime homes which can be accessible and adaptable in new development would be another way to contribute to meeting housing need for older people.
- 215 LPP 1 Policy H20 provides encouragement for development to accommodate specific groups such as older people and to be adaptable. However, it does not set specific targets for the portion of new housing that might be required to meet national standards for accessibility and adaptability (M4 (2)) or for wheelchair users M4 (3)).
- 216 The Local Housing Needs Assessment 2023 for Derby City and SDDC suggests that the Councils consider requiring 5% of new market homes to meet M4 (3) A 'wheelchair adaptable standards' and up to 10% to be M4 (3) B 'wheelchair accessible homes' in the affordable sector. This recommendation is applied to the LPP 1 Review Policy H20 and supported based on the evidence in the Findern Parish HNA.

Policy 10a Housing Mix and Type

- 1. As appropriate to their scale, nature and location, proposals for housing schemes 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 with a focus on 2-3 bed homes although other house sizes may be acceptable where it is demonstrated they are meeting the needs of a wider housing market area.**
- 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.**
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. For major development, requirements for 5% for market homes M4(3)(a) and 10% for affordable homes M4(3)(b) in accordance with the criteria in the emerging Local Plan Part 1 Review policy are supported.**

Affordability³⁹

217 House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type and size of home they occupy.

218 To gain a clearer understanding of local affordability it is useful to understand what levels of income are required to afford different tenures. This is done using affordability thresholds, the estimated amount of annual income required to cover the cost of rent or a mortgage given local housing prices. The HNA analysed the house prices of the Parish since 2014 and uses ONS data to provide the average total household income locally for 2020 which was £45,600.

219 Affordable housing is specifically defined in the NPPF as *‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)’*. The full definition is at page 88 of the HNA and in Annex 2 of the NPPF.

³⁹ The key assumptions AECOM used - the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income. These are standard assumptions across housing needs assessments at neighbourhood and local authority scale. This is discussed in more detail in Appendix C of the HNA.

Figure 6 Affordability Thresholds Findern Parish

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £45,300	Affordable on LQ earnings (single earner)? £21,207	Affordable on LQ earnings (2 earners)? £42,414
Market Housing						
NA Median House Price	£235,125	-	£67,179	No	No	No
NA Entry-level House Price	£219,599	-	£62,743	No	No	No
Highfields New Build Entry-Level House Price	£251,955		£71,987	No	No	No
LA New Build Median House Price	£256,500	-	£73,286	No	No	No
3+ Bed Market Rent	-	£15,300	£51,000	No	No	No
1-2 Bed Market Rent	-	£10,956	£36,520	Yes	No	Yes
Affordable Home Ownership						
First Homes (-30%)	£176,369	-	£50,391	No	No	No
First Homes (-40%)	£151,173	-	£43,192	Yes	No	Marginal
First Homes (-50%)	£125,978	-	£35,994	Yes	No	Yes
Shared Ownership (50%)	£125,978	£3,499	£47,658	No	No	No
Shared Ownership (25%)	£62,989	£5,249	£35,494	Yes	No	Yes
Shared Ownership (10%)	£25,196	£6,299	£28,195	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£5,672	£18,888	Yes	Yes	Yes
Social Rent	-	£4,518	£15,046	Yes	Yes	Yes

Source: AECOM Calculations

220 Whilst the AECOM analysis is an assessment based on set assumptions (e.g. that the household has access to a 10% deposit) it indicates that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Private renting is generally only affordable to average or dual earners. However, neither appear able to afford a 3+ bedroom rented home unless they spend more than 30% of their joint income on rent.

221 AECOM note that there is a relatively large group of households in Findern Parish who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £36,500 per year (at which point entry-level rents become affordable) and £62,500 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.

222 The LPP 1 Review Policy H21 seeks up to 40% affordable housing on eligible sites (over 10 dwellings) subject to viability compared to 30% in the adopted policy. SDDC provide justification for this which aligns with the affordability assessment in the Findern Parish HNA.

223 It is important that affordable housing is well integrated with other housing tenures. Homes in Multiple Occupation must be well managed to ensure the amenity of neighbouring properties is not affected.⁴⁰

⁴⁰ Based on community feedback at Regulation 14 of a home in multiple occupation in the Parish

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. They should be well managed and maintained to ensure the amenity of neighbouring properties is not adversely affected.**

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.**

19 Renewable Energy, Energy Efficiency and Low Carbon Technologies

224 The government identifies the planning system as supporting the transition to a low carbon future (NPPF para 161). We must reduce the energy we use to heat and cool our homes as well as shifting to net zero carbon sources of heating and cooling. The design and layout of new development can significantly affect the efficiency of buildings in terms of their energy use and needs. For example, effective passive design maintains thermal comfort by utilising the sun's natural cycles and natural ventilation and shading to reduce the need for active cooling systems.

225 Heating in buildings and industry create 32% of total UK emissions⁴¹. A strategy to reduce carbon to heat buildings is a priority area in the 2021 Joint Recommendations⁴². The UK Green Building Council (UKGBC) advocate energy use reduction before the use of renewables, providing evidence that between 19 to 20% of improvement (beyond current building regulations standards) could be delivered entirely through energy efficiency measures. These include (but are not limited to):

- a) siting and orientation to optimise passive solar gain,
- b) the use of high quality, thermally efficient building materials
- c) installation of energy efficiency measures such as loft and wall insulation and double/triple glazing
- d) meeting the EPC B target (set out by the Committee on Climate Change for all new non domestic buildings
- e) maximising the installation of solar panels, including building, integrated panel technology on roof of all orientations, except due north
- f) moving from high carbon sources (gas, oil, or LPG) to low carbon sources such as air or ground source heat pumps.

226 South Derbyshire lies within an area of serious water stress concern⁴³. The management of water resources is required to ensure that demand for water can be achieved in a sustainable manner. Severn Trent advise that the consumption of water per dwelling should not exceed 110 litres per person per day.

227 Energy efficiency in design should incorporate technology to improve water efficiency. Water efficient design also provides energy efficiency benefits through a reduced need to treat water for consumption and treat wastewater. It also provides savings for managing water within the buildings. Given the issues of drainage in parts of the Plan area, water efficient development would also reduce the impacts that the built environment has on existing infrastructure.

228 The NPPF para 165c) notes that '*plans should identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems*'.

229 The NPG supports the transition to low carbon motorised transport. For example, increasing the provision of charging points in the public car parks would encourage the use of zero emission vehicles. Since 2021 all new development that provides a parking space is required to provide EV charging provision⁴⁴.

⁴¹ See <https://www.gov.uk/government/publications/clean-growth-strategy/clean-growth-strategy-executive-summary>

⁴² See <https://www.theccc.org.uk/wp-content/uploads/2021/06/CCC-Joint-Recommendations-2021-Report-to-Parliament.pdf>

⁴³ See <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>

⁴⁴ See <https://www.gov.uk/government/publications/infrastructure-for-charging-electric-vehicles-approved-document-s#full-publication-update-history>

230 Design Codes E1 Passive Design Measures and Orientation and E2 Integrating Renewable Energy in New Developments in the Findern Design Guidance and Codes sets out the framework for development.

Policy 11 Renewable Energy, Energy Efficiency and Low Carbon Technologies

1. New development should incorporate sustainable design features to maximise energy efficiency and reduce over heating due to the importance of this in meeting national climate targets in accordance with Design Codes E1 and E2.
2. Innovative approaches to low carbon buildings and construction which demonstrates sustainable use of resources and high energy efficiency levels will be supported where the resultant-built form respects the character of the setting.
3. Residential development is required to meet the water efficiency standards of 110 litres per person per day.
4. The retrofitting to adapt homes to climate change of energy efficiency measures is supported, including the retrofitting of listed buildings, provided that it safeguards the historic characteristics of these heritage assets.
5. All development should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures.
6. Proposals for the development of renewable and low carbon sources of energy, particularly from community owned projects, will be supported provided that:
 - a) the scheme demonstrates that the chosen location is necessary and in an area of poorer quality agricultural land,
 - b) the developer has provided a thorough written analysis of the landscape impact satisfactorily demonstrating an ability to mitigate visual, noise, dust, smell and reflected light intrusion,
 - c) meaningful early consultation has been undertaken in accordance with the Key Principle in this Neighbourhood Plan and appropriate adjustments made accordingly,
 - d) residents' living conditions, amenity, health and quality of life are or can be made acceptable during construction, operation and decommissioning of installations,
 - e) there is a biodiversity net gain supported by a 30 year management plan to ensure this biodiversity benefit remains (in accordance with the most up to date legislation),
 - f) designated and/or non-designated heritage assets are not harmed,
 - g) the proposal is not located in a Significant Green Area, and
 - h) supporting information shows how the surrounding environment will be protected and how full site restoration to an acceptable state will be achieved when production ceases.

20 Implementation

231 The policies in this plan will be implemented by South Derbyshire District Council as part of their development management process. Where applicable the Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle. Whilst SDDC will be responsible for development management, the Findern Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

232 There are several areas of activity which will affect delivery, and each is important in shaping the Plan area in the months and years ahead. These comprise:

- a) the statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Parish. However, this is also in the context of the wider South Derbyshire District Council planning policies and the National Planning Policy Framework,
- b) investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the local economy,
- 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,
- d) the role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process (see Appendix A),
- e) the Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to District and wider investment programmes where a policy can be shown to be delivering District and wider objectives.

21 Monitoring and Review

233 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 the Parish Council.

234 If it is apparent that any policy in the Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the NPG that there will be a review of the Plan 5 years after it has been made.

235 Any amendments to the Plan will only be made following consultation with South Derbyshire District Council, local residents and other statutory stake holders as required by legislation.

Appendices are in a Separate Document due to file size

Appendix A Community Aspirations

Appendix B Key Views

Appendix C Criteria for the identification of non-designated heritage assets

Appendix D (1) Heritage Assets

Appendix D (2) Listed Buildings

Appendix E (1) Flora and Fauna Recorded in the Community Managed Areas

Appendix E (2) Species recorded by Derbyshire Wildlife Trust across the Parish

Appendix F (1) Assessment of Local Green Spaces proposed for designation

Appendix F (2) Photos of Local Green Spaces see Map 5

Appendix F (3) SDDC's Local Green Spaces

Appendix F (4) Additional Evidence for LGS 8

Appendix G What does good design look like?

Appendix H Constraints and Risk Factors for Pedestrians

Appendix I Popular Walking Routes

Appendix J Significant Green Areas justification and description