

MAJOR DEVELOPMENT CHECKLIST

Local Plan Policy

Here is a link to our local plan

<http://www.ne-derbyslocplan.net/>

our interim planning policy

<http://www.ne-derbyshire.gov.uk/environment--planning/planning-/planning-policy/interim-housing-policy>

& our sustainable buildings policy **you will need to comply with this policy:**

<http://www.ne-derbyshire.gov.uk/environment--planning/planning-/planning-policy/interim-sustainable-buildings-policy>

You should consult our Sustainable Buildings Supplementary Planning Document in designing your scheme. You will need to submit a Sustainability Statement with your application & a template is provided at page 49 of the SPD.

Design Issues

Good design is very important to the Council and the Council has worked with Bassetlaw, Bolsover and Chesterfield District Councils to jointly produce a document entitled: '**Successful Places: a Guide to Sustainable Housing Layout and Design**' to provide guidance on sustainable housing layout and design.

The document was formally adopted by Chesterfield Borough Council as a SPD in July 2013, by Bolsover as an Interim SPD in October 2013 and North East Derbyshire as Interim Planning Guidance on the 1st December 2013.

The intention of the Residential Design Interim Planning Guidance is to improve the standard of residential design by:

- Identifying the standards of design expected by the four local authorities in accordance with current national policy and guidance.
- Increasing the awareness and understanding of the principles of good design within residential developments.
- Providing information and guidance on the design process.

The guidance is intended for housing developers, consultants and applicants considering large scale housing developments, through to smaller infill development.

The document currently has the status of interim planning guidance. Once the new Local Plan Part 1: Strategic Policies has reached a more advanced stage and can be adopted; the Successful Places interim planning guidance can be reviewed with the view of updating its status to that of a full Supplementary Planning Document (SPD). The document can be accessed at the following website:

<http://www.ne-derbyshire.gov.uk/environment-planning/planning/planning-policy/successful-places/>

Building for Life

For residential schemes of 10+ houses you are likely to be asked to contact OPUN for them to review the design of the scheme (against BfL12) please contact:

Dharmista Patel dharmista@opun.org.uk

For more information on OPUN <http://www.opun.org.uk/about-us/panel/>

Applicants/Agents should contact Dharmista and say we have referred them to OPUN for an independent BfL assessment. There will be a charge for this which will need to be paid directly by the applicant/developer. The developer should ask OPUN about the charges for the scale of scheme proposed.

OPUN should be asked to review the scheme at the pre-application stage to save delays in considering your application, the OPUN review should be included with the application together with details of any amendments made to the scheme as a result of their appraisal.

Planning application requirements

We don't have a local list yet. The requirements for a major outline application are likely to be as follows, we are happy to discuss the requirements for your application prior to submission:

- * **Correct application form & certificates** (notice number 1 will be needed if owners are involved other than the applicant)
- * **Location plan**
- * **Indicative layout plan**
- * **Design and Access Statement** please ensure that this includes reference to all relevant Development Plan Policies as well as our interim housing policy, Sustainable Buildings Policy, and crime prevention.
- * **Building for Life Appraisal** this can be provided as part of the Design and Access Statement or as a separate document. You should consider your scheme against the 20 BfL criteria and provide detailed evidence to demonstrate why you consider the relevant criteria have been met.
- * **Flood Risk Assessment**
- * **Coal Mining Risk Assessment** You can ask the LPA whether your site is in a Coal Mining Referral Area and if so contact The Coal Authority to discuss the need for/content of a Coal Mining Risk Assessment that will be required with your application
planningconsultation@coal.gov.uk
Website www.coal.gov.uk/services/planning
- * **Contamination Phase 1 Report** (you can contact either David Hay david.hay@ne-derbyshire.gov.uk to discuss contamination or other Environmental Health issues)
- * **Transport Assessment**
- * **Ecological Survey Report**

- * **Archaeological/Heritage Assets report** (you can contact the DC Archaeologist Steve Baker on steve.baker@derbyshire.gov.uk who will advise whether an archaeological or heritage assets report is necessary in this case)
- * **Viability appraisal** (if the scheme is not able to deliver 40% affordable housing & other community infrastructure-see comment below)
- * **Sustainability Statement** (see template on page 49 of Sustainable Buildings SPD)

EIA

We suggest that you submit a request for an EIA Screening Opinion ASAP so we can ascertain whether a full EIA is necessary.

Access / highways

We strongly advise you to discuss the access options with Graham Fairs at the Highway Authority prior to submitting any application. Graham can be contacted on 01629 538648 or graham.fairs@derbyshire.gov.uk
Graham/his colleagues will require a plan to show the access arrangements proposed in order to provide a comment. There may be a charge for this service at DCC.

Developer contributions

Our SPD's can be viewed at:

<http://search2.openobjects.com/kbroker/derbyshire/nederbyshire/search/search.lsim?qt=supplementary+planning&pgid=44206&action=Search&sr=0&nh=10&cs=iso-8859-1&sc=derby-nederbyshire&sm=0&mt=1&to=0&ha=1012&searchsite.x=3&searchsite.y=4>

Contributions are likely to be requested for:

Education and possibly other County functions -to find out the contributions likely to be requested you can contact Harriet Fisher at Derbyshire County Council:
harriet.fisher@derbyshire.gov.uk

Recreation and open space – If the site is close to an existing play area. It may make sense to extend the existing play area to provide additional or upgraded equipment on the existing play area. We would probably resist the creation of a small new play area within the site as it makes more sense to maximise the quality of the existing facility. Contributions would be based on the calculations given in the recreation and open space SPD. You may wish to discuss options for extending/upgrading the existing play area with our Parks Officer Alison Griffiths on 01246 217287 or Alison.griffiths@nederbyshire.gov.uk

Health Care provision - to find out the contribution likely to be requested you can contact:
david.beardow@derbyshirecountypct.nhs.uk or
linda.mosley@derbyshirecountypct.nhs.uk 01246 514964

Affordable homes

Our policy requires the provision of 40% of the proposed dwellings as affordable housing as a starting point. If the scheme is not able to deliver this level a viability appraisal should be submitted with the application. We will ask the District Valuer to assess the viability report and the applicant will be expected to pay for the DV's work on this (c£3,000 depending on the size of the scheme).

We have evidence of a high level of need for affordable housing across the District and a low level of provision. There is a particular need for rented units. Our Housing Officers, will be able to provide more information on this and can be contacted via karen.perkins@ne-derbyshire.gov.uk

Employment and Skills

The Council is committed to maximising employment opportunities from all new developments for residents who live within the North East Derbyshire district and pro-actively works with partners to ensure that skills are available as required by developers and businesses. An Employment and Skills Policy has been adopted by the Council and can be seen at <http://www.ne-derbyshire.gov.uk/business/employment--skills-policy> More information can be obtained from Jane Weston, Working Communities Strategic Project Manager, 01246 217205, jane.weston@ne-derbyshire.gov.uk

Flooding & Drainage

If there are any flooding/drainage issues you should contact the Environment Agency. For advice on whether a Flood Risk Assessment is required consult the following website:

<http://www.environment-agency.gov.uk/research/planning/93498.aspx>

and our Drainage Engineers about any local flooding issues. 01246 217393.

You are also recommended to contact the local water Authority at an early stage –Yorkshire Water or Severn Trent Water, about mains drainage and water supply.

Ecology

You are advised to consult with Natural England's website in considering whether any supporting ecological reports are required. **Ecological reports cannot be required by condition and must be provided before an application is determined.** In some cases ecological reports will be required before registration.

<http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx>

Archaeological & Heritage Assets

Your scheme may require an archaeological and/or Heritage Assets reports (you can contact the DC Archaeologist Steve Baker on steve.baker@derbyshire.gov.uk who will advise whether reports are necessary in this case)

The National Heritage List for England is accessible via the English Heritage website and also at www.heritagegateway.org.uk

Alongside listed buildings, scheduled monuments, registered parks, gardens and battlefields and protected wreck sites, World Heritage Site records have been added to the Heritage List for England (but are separately designated by UNESCO). Certificates of Immunity (COI) and Building Preservation Notices (BPN) are also recorded on it.

If you have any queries, please contact: designation@english-heritage.org.uk

Crime Prevention

We advise you to enter into pre-application discussions with the Crime Prevention Design Advisor, Rob Drury, who can be contacted on robert.drury.246@derbyshire.pnn.police.uk

You are advised to design your scheme to meet Secured by Design Principles. In accordance with the Design and Access Statement (DAS) Circular, Crime Prevention issues must be addressed in your DAS.

Percent for Art-

You should also consider Policy BE5 of the Local Plan which relates to Percent for Art. This can potentially be addressed by a condition on any permission but we would require some public art to be part of the scheme. You should refer to this in your DAS/supporting Statement.

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