

145 homes, 330 villagers – ONE VOICE

## Hazelwood Parish Neighbourhood Plan

# Sustainability assessment

Hazelwood  
Parish Council  
2016–2031



[www.hazelwoodpc.org.uk](http://www.hazelwoodpc.org.uk)

Hazelwood Parish Neighbourhood Plan -- Sustainability Grid as at 21/02/2016

Policy	Environmental Impact	Economic Impact	Socio-cultural Impact
<p><b>NP 1: Support appropriate new build</b></p> <p>1. Development of single dwellings may be permitted on sites within or on the edge of the main settlements of Hazelwood Hill, Firestone, Hob Hill, Nether Lane, Shottlegate, Over Lane, as identified on Map 5, subject to the following criteria;</p> <p>a) proposals must conserve and enhance the rural character of the built environment and respect the high quality landscape in the vicinity.</p> <p>b) applicants are required to demonstrate that the visual impact of the development proposals have been minimised by producing designs that accord with the Village Design Statement guidelines and the Landscape Character Assessment (App. B).</p> <p>c) proposals must be in accordance with district and national policies that protect areas of Special Landscape Value and Green Belt that lie within the Parish.</p> <p>2. Proposals for more than one dwelling will only be considered where there is an exceptional and demonstrable need and which conforms with NP1.1</p>	<p><b>Positive impact</b> Responsibly limiting future development in ways which will preserve the perceived rural character of Hazelwood.</p> <p><b>Positive impact</b> Avoids significant loss of agricultural land or harm to landscape.</p> <p><b>Positive impact</b> Encourages good design and quality in the built environment through reference to the Village Design Statement.</p>	<p><b>Positive impact</b> Reinforces local services and provisions.</p>	<p><b>Positive impact</b> Permitting future new houses enable families and friendship groups to remain in the neighbourhood.</p>
<p><b>NP 2: Design principles for development</b></p> <p>1. Development within the Plan area should preserve and enhance the attributes that make Hazelwood unique. The retention and reinstatement of existing key features such as mellow brick, stone, slate roofs and hedgerows will be strongly encouraged.</p> <p>2. Applicants are required to show how the scheme reflects the design characteristics detailed in the Village Design Statement 2015 (or most recent) and the Housing Character Survey where the proposal is for residential development , whether for new houses or extensions.</p>	<p><b>Positive impact</b> Provides opportunities for qualitative and visual enhancement and distinctiveness.</p>	<p><b>Positive impact</b> Investment in the homes will be protected in value.</p>	<p><b>Positive impact</b> The clear majority of residents wish to retain the quality and visual character of both landscapes and built environment.</p>

Hazelwood Parish Neighbourhood Plan -- Sustainability Grid as at 21/02/2016

Policy	Environmental Impact	Economic Impact	Socio-cultural Impact
<p><b>NP 3: Housing mix for new development</b></p> <ol style="list-style-type: none"> <li>1. Subject to the criteria in NP1, proposals for smaller (max 3 bedrooms) homes to meet local need will be supported.</li> <li>2. Proposals for larger dwellings will only be supported where it can be demonstrated that it is necessary to meet the local housing needs of residents who have lived in the Parish for 5 years or more.</li> </ol>	<p><b>Positive impact</b></p> <p>The need for smaller homes responds to residents' opinions and perceived needs enabling 'downsizing' early family homes.</p>	<p><b>Positive impact</b></p> <p>Helps to release personal capital for residents</p>	<p><b>Positive impact</b></p> <p>Helps to build a strong healthy and stable community maintaining existing socio-cultural links.</p>
<p><b>NP4: The conversion of redundant farm buildings</b></p> <ol style="list-style-type: none"> <li>1. The conversion of redundant farm buildings to residential uses will be supported where the proposal: <ol style="list-style-type: none"> <li>a) is of a scale that is sympathetic to the surrounding rural landscape,</li> <li>b) will not have an undue impact on the road network,</li> <li>c) will be compatible with existing agriculture activities,</li> <li>d) will not have a detrimental impact on the amenities of neighbouring residents,</li> <li>e) is in keeping with the distinctive character of adjoining buildings and the wider landscape setting and</li> <li>f) the buildings concerned would not require substantial extension.</li> </ol> </li> <li>2. Proposals must demonstrate how they are in accordance with the key principles in the Village Design Statement, where applicable.</li> </ol>	<p><b>Positive impact</b></p> <p>Reuse of redundant farm buildings is a valuable way of providing homes in the countryside.</p> <p>There is the potential for retaining local distinctiveness and visual character.</p>	<p><b>Positive impact</b></p> <p>Reuse of redundant farm buildings adds value to the property and rates to the community.</p>	<p><b>Positive impact</b></p> <p>Helps to build a strong healthy and stable community.</p>

All references to Appendices mean those in the Neighbourhood Plan

Hazelwood Parish Neighbourhood Plan -- Sustainability Grid as at 21/02/2016

Policy	Environmental Impact	Economic Impact	Socio-cultural Impact
<p><b>NP 5: Maintaining and enhancing the Parish's biodiversity</b></p> <ol style="list-style-type: none"> <li>1. Development should seek to conserve or enhance the biodiversity value of the Plan area.</li> <li>2. Proposals must demonstrate how they have used hedgerows on site boundaries instead of hard/physical structure wherever possible.</li> </ol>	<p><b>Positive impact</b> Improves habitats.</p>	<p><b>Positive impact</b> Provides and protects valued wildlife and ecology for future generations.</p>	<p><b>Positive impact</b> Community interest in biodiversity will be encouraged through the development process. Particular interest will be focused on hedgerows trees and landscape, nature conservation, cherished views and ecology.</p>
<p><b>NP 6: Protection of landscape character across the Plan area.</b></p> <ol style="list-style-type: none"> <li>1. Development in Hazelwood Parish will be supported providing it:               <ol style="list-style-type: none"> <li>a) does not represent a significant visual intrusion into the landscape setting. The view corridors highlighted in Map 7 and Appendix D are particularly sensitive in these respects.</li> <li>b) does not demonstrably diminish the setting of the built environment and its relationship with the landscape.</li> <li>c) conforms to the principles of the Village Design Statement</li> </ol> </li> </ol>	<p><b>Negative impact</b> Any development and change has the ability to harm the open setting of parts of the neighbourhood.</p> <p><b>Positive impact</b> The recognition that specific views are highly significant to the character of the neighbourhood.</p>		<p><b>Positive impact</b> Widespread benefit to retaining the distinctive characteristic views both from within and from further afield.</p>
<p><b>NP 7: Use of buildings for employment purposes</b></p> <ol style="list-style-type: none"> <li>1. The re-use or redevelopment of farm buildings and rural buildings outside the settlements for employment uses (A1 shops, A2 financial services, A3 cafes, A4 public houses, B1 light industry) will be supported where it can be demonstrated that:               <ol style="list-style-type: none"> <li>a) it is of a scale that is sympathetic to the surrounding rural landscape, conforms with the Village Design Statement, policies NP2, NP4 and NP5</li> <li>b) it will not have an undue impact on the road network,</li> <li>c) it will be compatible with existing agriculture activities,</li> <li>d) it will not have a detrimental impact on the amenities of neighbouring residents,</li> <li>e) it is in keeping with the distinctive character of adjoining buildings or their wider setting,</li> </ol> </li> </ol>	<p><b>Positive Impacts</b> Reuse or redevelopment of such redundant buildings can be a valuable use of the property and land.</p> <p><b>Positive Impacts</b> Potential avenue for visual and environmental improvements.</p>	<p><b>Positive Impacts</b> Valuable use of existing resources To add to the local economy.</p>	<p><b>Positive Impacts</b> May encourage the provision and diversification of job opportunities.</p>

All references to Appendices mean those in the Neighbourhood Plan

Hazelwood Parish Neighbourhood Plan -- Sustainability Grid as at 21/02/2016

Policy	Environmental Impact	Economic Impact	Socio-cultural Impact
<p>f) the buildings concerned would not require substantial extension or demolition.</p>			
<p><b>NP 8: Supporting the expansion or creation of local businesses</b></p> <ol style="list-style-type: none"> <li>1. The expansion and creation of new businesses on land already in employment use will be supported where:               <ol style="list-style-type: none"> <li>a) the scale and nature of the proposal is in keeping with the rural setting,</li> <li>b) the proposal would not have unacceptable impacts on the local road network</li> <li>c) the proposal would not cause significantly harmful impacts on the amenities of neighbouring residents and other uses.</li> </ol> </li> <li>2. Expansion of the existing business facilities at The Knowle may be supported where development is in accordance with this Neighbourhood Plan.</li> </ol>	<p><b>Positive impacts</b> Potential avenue for visual and environmental improvements.</p> <p><b>Positive impacts</b> Potential for associated improvements to local services and facilities.</p> <p><b>Negative impacts</b> Possible danger and environmental harm from increased local traffic and pollution.</p> <p><b>Negative impacts</b> Constraints and safeguards could potentially threaten the viability of the business.</p>	<p><b>Positive impacts</b> Potential for improvements and diversification in the local economy and wealth creation.</p> <p><b>Positive impacts</b> Value of rates to the community.</p>	<p><b>Positive impacts</b> Potential for broader social interaction in the locality</p>
<p><b>NP 9: Improving the provision of broadband</b></p> <ol style="list-style-type: none"> <li>1. Proposals that provide access to superfast broadband to serve properties and business developments in the Parish will be supported.</li> <li>2. New development, where viable, should provide the necessary means for residents to access the superfast broadband network when it becomes available and, if possible, contribute to improvements in the service for existing residents and businesses.</li> </ol>	<p><b>Positive impacts</b> Potential for associated improvements to local recreation, businesses, online services, information and facilities.</p>	<p><b>Positive impacts</b> Potential for associated improvements to businesses and knowledge bases.</p>	<p><b>Positive impacts</b> Potential for associated wellbeing.</p>
<p><b>NP 10: Enhancing the provision of community facilities.</b></p> <ol style="list-style-type: none"> <li>1. In order to promote a thriving Parish for all ages, the redevelopment of community facilities for non-community uses will be resisted unless it can be demonstrated that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided in an equally accessible location</li> </ol>	<p><b>Positive impacts</b> Potential for enhanced, better and increased local facilities and activities within an established community environment.</p>		<p><b>Positive impacts</b> Potential for associated wellbeing, community cohesion and cultural activities.</p>

All references to Appendices mean those in the Neighbourhood Plan

Hazelwood Parish Neighbourhood Plan -- Sustainability Grid as at 21/02/2016

Policy	Environmental Impact	Economic Impact	Socio-cultural Impact
<p>2. Proposals to improve or extend the community facilities within the Parish will be supported where:</p> <ul style="list-style-type: none"> <li>a) the proposals would not have significant harmful impacts on the amenities of surrounding residents and other activities.</li> <li>b) the proposals would not have significant harmful impacts on the surrounding local environment.</li> <li>c) the proposals would not have unacceptable impacts on the local road network.</li> <li>d) the proposals would provide appropriate car parking facilities.</li> <li>e) the proposals conform to policies NP1, NP2, NP4 and NP5...</li> </ul>			
<p><b>Aspiration Policy 1: Pre-application community consultation</b></p> <ul style="list-style-type: none"> <li>1. Applicants submitting development proposals are encouraged to actively engage in consultation with the Parish Council and the community as part of the design process at the pre-application stage.</li> <li>2. It will be considered best practice for the applicant to follow the guidelines set out in Appendix C.</li> </ul>	<p><b>Positive impacts</b> Increased environmental awareness through consultation process. <b>Positive Impacts</b> Better design and landscape quality.</p>		<p><b>Positive impacts</b> Community cohesion through local involvement.</p>
<p><b>Aspiration Policy 2: Road safety and transport</b></p> <ul style="list-style-type: none"> <li>1. The Parish Council will work with the Highway Agencies to seek solutions to control the speeding of vehicles through Hazelwood Parish.</li> <li>2. The Parish Council will work with Derbyshire County Council and local bus operators to seek to provide a bus service to Derby via the A6.</li> </ul>	<p><b>Positive impacts</b> Reduces potential harm to the countryside and its users. <b>Positive impacts</b> Potential reduction in environmental harm from car journeys.</p>	<p><b>Positive impacts</b> Reduces potential for serious costly accidents. <b>Positive impacts</b> Potential reduction in the cost of travel.</p>	<p><b>Positive impacts</b> Potential for social wellbeing through road safety. <b>Positive impacts</b> Improved opportunity for local travel convenience and contact.</p>

All references to Appendices mean those in the Neighbourhood Plan