

Swanwick Parish Neighbourhood Plan

Sustainability Grid

October 2015

All references to maps or appendices are those that form part of the neighbourhood plan

+ = Positive Impact

- = Negative Impact

POLICY	ENVIRONMENTAL IMPACT	ECONOMIC IMPACT	SOCIO-CULTURAL IMPACT
<p><u>Policy 1: Sustainable Development Principles</u></p> <p>1.1 Planning permission will be granted for development at a scale and in locations that accord with policies set out in the Neighbourhood Plan where it can be shown that the development would support the continued viability of Swanwick by providing:</p> <p>a) new homes, including affordable housing, to meet the needs of an ageing population within the Parish in addition to meeting the district's requirements,</p> <p>b) an improved village centre with additional car parking for users of the local shops and extended community facilities that can meet the needs of the village's growing population and</p> <p>c) opportunities to maintain and extend the open spaces for the enjoyment of local people.</p> <p>1.2 All development shall be designed and located having regard to the principles and advice set out in this Neighbourhood Plan and shall be located to ensure that it does</p>	<p>+ protects the village's rural setting on the doorstep of the Derbyshire Dales</p> <p>+ balances up the economic, social and environmental implications of all development (National Planning Policy Framework para. 7)</p> <p>+ minimises the negative impact of growth up to 2028</p>	<p>+ positive approach to local housing needs of aging population and young people</p> <p>+ provides a framework for a sustainable village centre</p> <p>+ encourages development of local amenities</p> <p>+ balances up the economic, social and environmental implications of all development (National Planning Policy Framework para. 7)</p>	<p>+ sets general parameters for social infrastructure required</p> <p>+ preserves the social, built, historic, cultural and natural assets of the parish</p> <p>+ balances up the economic, social and environmental implications of all development (National Planning Policy Framework para. 7)</p> <p>+ encourages better community cohesion</p>

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<p>not cause material harm to any of the following:</p> <ul style="list-style-type: none"> a) amenity of nearby residents, b) character and appearance of Swanwick as a village separate from adjoining settlements and c) social, built, historic, cultural and natural assets of the parish. 			
<p><u>Policy 2: Protected Open Land</u></p> <p>2.1 The areas A, B, C and land shown as AVBC Protected Open Land on Map 3 will be designated as protected open land to maintain the separate identity of Swanwick.</p> <p>2.2 So far as is consistent with their predominantly open and undeveloped character, opportunities to conserve, enhance and/or restore their biodiversity will be a priority.</p>	<ul style="list-style-type: none"> +conserves, enhances and restores biodiversity +retain intrinsic value as ‘green lungs’ +define the urban edge of the settlement and limit urban creep into open countryside. + delay coalescence of settlements 	<ul style="list-style-type: none"> +provides clarity for developers for the duration of the plan - may impact on land values for the duration of the plan 	<ul style="list-style-type: none"> +Prevents coalescence with neighbouring settlements +reinforces sense of village identity +preserves the amenity of nearby residents +provides surety for local people that the edge of Swanwick will not continue to creep towards Alfreton or Somercotes
<p><u>Policy 3: Creation of additional open space for Community Use</u></p>	<ul style="list-style-type: none"> +landscape buffer will delineate the edge of the 	<ul style="list-style-type: none"> - may impact on the extent and density of development 	<ul style="list-style-type: none"> +buffer will protect the amenity of residents

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<p>3.1 Major development in the area shown as site D on Map 4 should include the provision of additional open space.</p> <p>3.2 Proposals are required to show how the community open space will</p> <p>a) act as a landscape buffer between any housing development and the proposed employment area,</p> <p>b) improve access to open space for local people and the wider community and</p> <p>c) contribute to the biodiversity of the site.</p> <p>3.3 Open space proposals that accord with principals of a Community Park or naturalized open space in AVBC's Open Spaces Strategy would be particularly supported.</p>	<p>settlement</p> <p>+contributes to biodiversity and provides natural habitats for wild life</p>		<p>+ improves access to open space for the wider local community contributing to general well-being</p>

<p><u>Policy 4: Improve and extend parks, open spaces and green corridors</u></p> <p>4.1 Major development proposals will be expected to demonstrate that they protect and enhance green infrastructure assets affected by development and take opportunities to improve linkages between green corridors.</p> <p>4.2 Arrangements for the provision of, or improvement to, parks and open spaces required by development and/or to mitigate the impact of that development, in line with national guidance and</p>	<p>+protects and enhances green infrastructure assets</p> <p>+improves linkages between green corridors</p> <p>+ improves the biodiversity of the open countryside around the village</p>	<p>+ensures that planning gain from any significant development benefits the whole community.</p>	<p>+promotes healthy life styles by providing open space and non-vehicular linkages</p> <p>+ extends cycle track and encourage reduced reliance on vehicles</p>
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<p>legislation, will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission.</p> <p>4.3 Green infrastructure enhancements may include:</p> <ul style="list-style-type: none"> a) open space (e.g. play areas, sports fields/youth and adult areas, amenity open space) b) Natural heritage (e.g. mitigation measures, habitat restoration, habitat protection, habitat creation, landscaping, site management , site interpretation c) Non-vehicular routes and connections 			
<p><u>Policy 5: Create a network of pedestrian and cycle connections</u></p> <p>5.1 Where appropriate to its scale and location, applicants are required to show how their proposals</p> <ul style="list-style-type: none"> a) will enhance the attractiveness of walking and cycling in and around the parish, b) will connect to cycling and pedestrian routes outside the parish and c) provide safe and direct cycling and pedestrian routes to the village centre. 	<p>+contributes to the reduction in greenhouse gases from reduced car journeys</p>	<p>+reduces pressure on the limited car parking provision within the village</p> <p>+increases use of local facilities</p>	<p>+provides health benefits from increasing physical activity</p> <p>+enables safe access to the village centre</p>

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<p><u>Policy 6: Design Principles for New Development</u></p> <p>6.1 Where applicable, development proposals will be supported provided that the scheme demonstrates all of the following criteria:</p> <p>a) A layout that maximises opportunities to integrate into the village through creating new connections and improving existing ones and which allows for easy, direct movement to and from the village centre and surrounding areas,</p> <p>b) A thorough consideration of local character in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used and</p> <p>c) A design that draws upon this consideration of local character to ensure new development enhances the distinctiveness and quality of the village as a whole.</p> <p>6.2 For residential schemes, the use of an industry agreed standard (BFL12 or equivalent) in developing the design concepts and in assessing the quality of any major scheme would be particularly encouraged.</p> <p>6.3 New housing should be designed to enable future</p>	<p>+ promotes urban design best practice</p>	<p>+ inappropriate development encourages people to drive straight out to adjoining settlements for shopping and other services</p> <p>+ supports the growth and development of small businesses and home working</p> <p>+ enables future adaptation for home working where practicable</p>	

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<p>adaptation for home working where practicable. Schemes are encouraged to demonstrate the ways in which the design has this flexibility.</p>			
<p><u>Policy 7: Pre Application Community Consultation on Major Development</u> 7.1 Applicants submitting proposals for major development 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. 7.2 In consulting with the community it will be considered best practice for the applicant to follow the guidelines set out in Appendix C.</p>	<p>+ secures development that improves the economic, social and environmental conditions for the whole parish</p>		<p>+ pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.</p> <p>+ meaningful community involvement at design stage reduces levels of objections</p>
<p><u>Policy 8: Protecting the Historic Centre</u> 8.1 In addition to protecting and respecting the existing Listed Buildings in accordance with borough wide policies the Neighbourhood Plan has identified buildings regarded as locally important heritage assets. The criteria for assessing non designated heritage assets are shown at Appendix D. This list of non-designated heritage assets in 2015 will be held on the parish council website. This will be monitored and updated annually.</p>	<p>+ conserves heritage assets in a manner appropriate to their significance</p> <p>+ encourages new development to make a positive contribution to local character and distinctiveness</p>		<p>+ sense of community and belonging enhanced by recognising non-designated heritage assets that are consistent with guidance contained in the NPPF and that published by Historic England</p>

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<p>8.2 The effect of a proposal on the significance of these non-designated heritage assets will be taken into account in determining an application in order to minimise conflict between the heritage assets' conservation and any aspect of the proposal.</p> <p>8.3 Proposals to sympathetically redevelop the elevation of streets and the quality of shop fronts in the Village Centre to make them more in keeping with their historic setting will be encouraged.</p>			

<p><u>Policy 9: Enhancing facilities in the village centre</u></p> <p>9.1 Development that supports the vibrancy and vitality of the village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be encouraged.</p> <p>9.2 Development proposals in the village centre should include the provision of off-street parking</p> <p>9.3 Schemes to provide a new community building within the village centre will be particularly encouraged.</p> <p>9.4 Proposals for a mixed-use scheme</p>	<p>+ increases the centre's attractiveness</p> <p>+ reduces congestion for local and through traffic</p> <p>+ can improve air quality in vicinity of schools</p>	<p>+ access to local shops within walking distance of your home reduces car usage</p> <p>+ supports local businesses</p> <p>+ can remove a significant barrier to increasing activity within the village</p> <p>+ increased footfall aids the growth of local businesses</p>	<p>+ encourages social cohesion</p> <p>+ provides a focal point for community</p> <p>- might encourage greater use of vehicles for short runs</p> <p>+ improves local facilities for younger people</p>
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<p>that includes a community building along with ancillary uses suitable within the village centre will be supported.</p>			
<p><u>Policy 10: Provision of a mix of housing types</u></p> <p>10.1 Planning applications for residential development are required to deliver a mix of housing type and tenure to address the imbalance identified in this Neighbourhood Plan.</p> <p>10.2 Developers must show how the key findings in the most recent Derby Strategic Housing Market Update have been taken into account in the different house types and bedroom numbers proposed.</p> <p>10.3 The provision of smaller properties suitable for older people and starter homes for young people will be encouraged. Locating them within walking distance of the village centre and local amenities would be particularly encouraged.</p>		<p>+ releases larger under-occupied properties to open market</p> <p>+ revitalise housing market</p>	<p>+ encourage younger people to continue living within area</p> <p>+ enables safe access to the village centre by aging population with added health benefits from increased activity</p>
<p><u>Policy 11: Allocation of Affordable Housing</u></p> <p>11.1 All new affordable housing on market sites or exception sites in Swanwick will be</p>		<p>+ potential to reduce housing affordability ratio</p>	<p>+ meet the needs of the younger members of the community</p>

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<p>allocated based on local connection criteria, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. In this context a strong local connection means an applicant(s)</p> <ul style="list-style-type: none"> a) Was born in the Parish of Swanwick or who lived in the area as a child for 5 years or more; or b) Has permanently resided in the Parish of Swanwick for 5 years or more; or c) Used to permanently live in the Parish of Swanwick for 5 years or more but has been forced to move away because of the lack of affordable housing; or d) Has been permanently employed in the Parish of Swanwick for 5 years or more. <p>11.2 If there are insufficient applicants able to prove a strong local connection then the terms of priority apply as set out in the Home Options Local Connection Criteria.</p>			
<p><u>Policy 12: Supporting Local Businesses</u></p> <p>12.1 Proposals for the development of employment</p>	<p>- Limited space available</p>	<p>+ Growth of local businesses</p>	<p>+ improve availability of job opportunities</p>

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<p>uses within the existing built up area of Swanwick will be supported where:</p> <ul style="list-style-type: none"> a) the new floor space created is less than 1,000 square metres or the site area does not exceed 0.5 hectares b) development is for A1,(shops) A2 (financial services) ,A3 (cafes), A4 pubs B1 (industry), D1 (non-residential institutions e.g. church halls,) or D2 (Assembly or leisure) c) the scale design and form is in keeping with its surroundings d) the nature of the operation does not affect the amenity of the surrounding area e) it will not create or exacerbate environmental or highway safety problems. <p>12.2 Where planning permission is necessary, permission will be granted for small scale home based businesses provided it can be shown that</p> <ul style="list-style-type: none"> a) The amenity of nearby residents will not be adversely affected by the nature of the operation, noise or traffic generated b) The scale and design is sympathetic to the character of the area and c) The operation of the business can be contained within the confines of the premises. 	<p>✚ preserves the character and setting of the village</p>		
<p><u>Policy 13: Supporting High Quality Communications Infrastructure</u></p> <p>13.1 Proposals which provide the necessary means for</p>	<p>✚ low impact on environment if installed during development</p>	<p>✚reduces the need to travel</p> <p>✚contributes to sustainable</p>	<p>✚ contributes to wider connectivity within community</p>

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<p>residents to access the superfast broadband network when it becomes available will be particularly encouraged</p>		<p>development</p>	

Conclusion:

The surrounding Parish and Town Councils offered no comment or response during the pre-submission consultation. It can be interpreted that these councils consider Swanwick’s plan will be at least neutral or not have any negative impact on their administrative areas. Overall, the sustainability grid shows that the Swanwick Parish Neighbourhood Plan will have positive environmental, economic and socio-cultural impacts on the plan area.