

ACTION PLAN - DEVELOPMENT & HOUSING

OBJECTIVE FIVE	ACTION	BY WHEN
Compare the preceding objectives with statutory development control policies already adopted by the District Council and those in part 2 of the Local Plan open to public consultation	List key planning policies set out in the Local Plan that must be satisfied for all new development within or close to the village	Done

OUTCOME

Housing Policy H1 of the adopted Part 1 of the new Local Plan for South Derbyshire explains how new housing development is to be distributed throughout the District. The majority of development is to be located on the edge of Derby and Burton, in larger key settlements and named local service villages.

Church Broughton is one of a list of rural villages where this policy can permit a maximum number of 15 dwellings within or close to the settlement boundary. In all cases this would only occur subject to any development being very carefully sited such that it complied with all other development control policies, some of which are set out in more details in Part 2 of the new plan.

This plan will shortly be examined by an Independent Government Inspector with the intention of the District Council being able to formally adopt this section of the Plan in May 2017. Other relevant policies in that section of the Plan includes policy SDT1, which lists villages with settlement boundaries, including Church Broughton.

Normally, no new development would be permitted outside development boundaries but where, in exceptional circumstances, it is permitted, policy BNE5 describes very strict control criteria which must be satisfied. An example of this type of development is affordable housing as part of a cross subsidy scheme. Policy H21 in Part 1 of the Plan provides some explanation relating to affordable housing.

Policy BNE8 protects significant trees and hedges. Policy BNE5 protects important green spaces within settlement

These are the main policies that could have a bearing on development in Church Broughton and would be operated by control officers in accordance with the South Derbyshire's separately prepared Design Guidance Documents.