



PLANNING AHEAD ETWALL NEIGHBOURHOOD PLAN

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PRE-SUBMISSION FEEDBACK FORM ON ETWALL NEIGHBOURHOOD PLAN

Prior to submission to South Derbyshire District Council of the draft Neighbourhood Plan for Etwall Parish (2024-2041), we are publicising the Plan and conducting the Pre-submission Consultation in accordance with the Neighbourhood Planning (General) Regulations 2012, Section 14. The **Pre-submission Draft Neighbourhood Plan for Etwall Parish 2024-2041** was ratified at the Parish Council meeting on 7 April 2025

We are now inviting members of the Local Community, including those who live, work, or have businesses here, and Statutory Consultees, to study and offer comments on this draft Plan. By making a full response to the qualifying body, Etwall Parish Council, you will be helping us to complete the Consultation Process and move forward with the development of the Neighbourhood Plan for Etwall Parish (2024-2041), which we hope will be of benefit to the Parish in future years.

The public consultation will take place between Monday 2 June and Monday 11 August 2025

If you would like to formally respond in writing, please send your response to etwallndp@gmail.com or complete the feedback form and post in the box provided in Etwall Library

Before completing the feedback form, we would suggest you read the [Summary Document](#) that provides an overview of the Plan. The full information can be found in the [Pre-submission Draft Neighbourhood Plan for Etwall Parish 2024-2041](#), together with the [Appendices](#) and the [Traffic Review](#) of the Parish.

The other documents that may be of interest, are the research that was conducted to build this plan:

- The [Housing Needs Assessment](#) looks at the demographics of Etwall Parish, now, and the future growth over the next 15 years. It analyses the population and the type of houses that we currently have compared to the type we will require in the next 15 years; it also provides an analysis and understanding of the role of the Parish within the wider housing market area.
- The [Etwall Neighbourhood Plan Design Guidance and Code 2024](#) analysis shows what makes Etwall Parish special and its unique characteristics. The report details the design code that any future development needs to adhere to.

Printed copies of all documents (for reference only) will be available at the Library and informal drop-in sessions arranged in the Parish, where members of the Working Group for the Neighbourhood Plan will be available to talk through the Plan. The dates for these sessions are:

Etwall Methodist Church Hall Wednesday 11 June 7.30-8.30 pm

Etwall Library Thursday 12 June 2.30-3.30pm;

Etwall Library Wednesday 18 June 10.30-11.30 am

Frank Wickham Hall 24 June 2025 6.00-8.00 pm

The Plan, along with all of the supporting documents, can be found by following this link to the Parish Council's website; <https://etwall.org.uk/etwall-neighbourhood-plan/>

Should you have any questions, or if you are having difficulty accessing the documents, please email etwallndp@gmail.com

Background to Pre-submission draft Neighbourhood Plan for Etwall Parish 2024-2041

Over the past year, the Working Group for the Neighbourhood Plan has been gathering evidence and commissioning reports about the Parish to write a draft Neighbourhood Plan.

A Neighbourhood Plan gives communities the opportunity to take a pro-active role in developing a shared vision for their neighbourhood and to shape the development and growth of their local area. During the development of a Neighbourhood Plan, members of the community are asked to consider the local issues and concerns that affect them, their families, and their neighbours; and to identify what it is about their neighbourhood that they value and want to protect.

The Parish Council is consulting across the Parish to ensure that the final Neighbourhood Plan for Etwall Parish (2024-2041) reflects the views of the community. Whilst the Neighbourhood Plan has been produced based on the initial consultation in 2024, we need to know that the community agree, or otherwise, with the emerging Plan and consider any changes that need to be made.

Note: The Neighbourhood Plan for Etwall Parish covers the period up to 2041 in accordance with the time frame of the Local Plan for South Derbyshire; and the area covers the Parish of Etwall.

The Plan will have significant weight in the determination of planning applications; the policies form a framework which will, along with the supporting documents, guide development over the plan period. The Plan will be used by:

- The Planning Service at South Derbyshire District Council (the local planning authority) in assessing future planning applications.
- Developers as they prepare planning applications for submission to South Derbyshire District Council.
- The Parish Council in responding to consultations on applications, and
- Planning Inspectors to help assess planning applications.

The draft Neighbourhood Plan for Etwall Parish has been prepared by the Neighbourhood Plan Working Group with support from the qualifying body, Etwall Parish Council, and aided by a planning consultant funded by the Locality Grant Programme.

Following this pre-submission consultation, the Plan will be submitted to South Derbyshire District Council for wider publication and independent examination. It will then be offered for a referendum within the Parish, and subject to a **majority** vote, will be brought into force within the Statutory Development Plan.

Consultee/Organisation Name*
Consultee/Organisation Contact Email*
Connection to Etwall Neighbourhood Plan (eg. resident in parish, landowner, statutory body)

Please tell us what your opinion is on Etwall Parish having a Neighbourhood Plan until 2041?

Please spend a few minutes answering those questions that are relevant to you to make sure you have your say on the future of Etwall Parish.

*** GDPR Declaration:**

Your details will only be used to communicate with you on Neighbourhood Plan issues.

Do you consent for your information to be used? YES NO

Community Vision for the future of Etwall Parish:

This Vision has been prepared by the Neighbourhood Plan Working Group and has been endorsed by the community based on the consultation events:

- Etwall should retain its village character and maintain a sense of separation from neighbouring built up areas.
- Landscaping and design will minimise the impact of the East Midlands Intermodal Park (aka Freeport) on the village.
- The infrastructure and facilities of the Parish should meet the needs of its residents now and in the future.
- Etwall should provide a safe and healthy environment that fosters a strong community spirit.
- Development should conserve key views both within Etwall village and across the Parish.
- The flora and fauna of the Parish should be protected and enhanced.
- New houses will be of a type and tenure that meet local needs.

V1: Do you agree or disagree with the Community Vision for the future of Etwall Parish?

AGREE	DISAGREE
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V2: If you disagree with this Community Vision, please tell us what it should say. If you agree and would like to add a comment, please do so here.

Community Objectives for the future of Etwall Parish:

Based on the Vision and through further consultation, the Neighbourhood Plan Working Group have identified the following Community Objectives:

Community Objective 1: To ensure development is well designed so that it relates positively in form and function and enhances the character of the village.

Community Objective 2: To ensure that future development is located so that the sense of separation is retained between Etwall village and neighbouring settlements.

Community Objective 3: To ensure that any additional development that will increase vehicle movements demonstrates how the increased traffic flows will be accommodated without causing severe congestion. To make Main Street more pedestrian and cycling friendly.

Community Objective 4: To ensure that future housing growth is of a size and type that meets local housing requirements, to enable residents to continue living in Etwall if they want to.

Community Objective 5: To protect and where possible enhance the existing community facilities ensuring that they meet local need.

Community Objective 6: To protect and extend/improve walking and cycling routes within the village and out to the surrounding villages and to make walking and cycling a more attractive option.

Community Objective 7: To protect and where possible enhance the biodiversity of the Parish.

Community Objective 11: To ensure the design and layout of the EMIP (Freeport) minimises its impact on the landscape and character of the Parish.

DISAGREE

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Policy 1 Achieving Well Designed Places

1. Development proposals should demonstrate a design quality that will contribute to the character of the Parish as defined in the Etwall 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 considered the Design Codes as set out in Section 4 of the Etwall Design Guidance and Code 2024 and used the Design Code Matrix (Appendix C). Proposals should:
 - a) respond to the local character of the immediate area and provide a clear rationale for how this is considered in the design of the proposals,
 - b) use materials and architectural detailing that reinforce the existing character as defined in the Etwall Design Guidance and Code 2024,
 - c) reflect the overall colour palette,
 - d) have a scale and massing that reflect neighbouring properties,
 - e) have a layout that maximises opportunities to integrate new development with the existing settlements, public spaces and footpath network,
 - f) use buildings, landscaping and planting to create/reinforce well defined streets and attractive green spaces,
 - g) provide direct and safe access points for pedestrians and cyclists and enhance non-vehicular connectivity within the village and to the countryside,
 - h) include landscaping schemes that protect existing street trees and include hedgerows and shrubs to reflect the green character of existing streets,
 - i) ensure car parking provision does not dominate the street scene,
 - j) incorporate sustainable design features, for example Passivhaus, to maximise energy efficiency to contribute to meeting national climate targets.
3. Development boundaries that adjoin the open countryside should include trees and hedgerows to allow a soft transition to the surrounding fields.
4. Minimise the risk of additional development increasing surface water run-off and sewage discharges into Etwall Brook (compared with 2020-2024 data).

1.1: Do you agree or disagree with the Policy for Achieving Well Designed Places?

AGREE	DISAGREE
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1.2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.

Policy 2 Infill Development

1. Applications for high quality residential development on infill sites (including residential 'backland' or garden developments) within the Settlement Boundary as defined on Map 3 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 Etwall Design Guidance and Code 2024 particularly Design Code 11,
 - 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. Exceptionally where the proposal is adjoining the Settlement Boundary and is for up to 25 affordable dwellings this would be in accordance with LPP 1 H1.

2.1: Do you agree or disagree with the Policy for Infill Development?

AGREE	DISAGREE
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2.2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.

Policy 3 Protecting the Landscape Character

1. Development proposals that adversely affect the undeveloped character of the areas identified as having landscape sensitivity (Map 4b) and the Key Views (Map 4c) will not be supported. Development in these locations should be designed to respect the landscape sensitivity and safeguard relevant Key Views. In this way their contribution to the wider character and sense of openness that they provide within and around Etwall village is maintained. This should be demonstrated via an objective assessment of the effects the proposals will have on the landscape character.
2. Should development be proposed within the Key Views or Areas of Landscape Sensitivity, the impact will need to be carefully considered. A prime factor in the decision will be whether the development can be designed in a way that safeguards the view and respects the sensitivity of the 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 views when it reaches maturity.
4. Mature street trees and hedges make a significant contribution to the prevailing character of Etwall Parish and should be protected. Development proposals that involve the removal of hedgerow boundaries and trees including those that contribute to the street scene should include a landscape plan, tree survey and arboricultural assessment that demonstrate how the planting programme proposals will protect and enhance each tree and hedgerow and will still reflect the rural character. Where possible street trees and hedgerows should be replaced with local native species at a ratio of 2:1 (as recommended in Design Code 16).
5. Any required mitigation planting and boundary treatment should include native species unless advised otherwise by SDDC.
6. To minimise impact on the landscape, development on the edge of a built-up area should include a soft green boundary to the open countryside (potentially including native hedges and native trees).
7. Development proposals should demonstrate how they have taken into account the Etwall Design Guidance and Code 2024, particularly Design Codes 16 and 17.
8. Development outside the Settlement Boundary will be restricted in accordance with Policy BNE5 Local Plan Part 2 or equivalent.

3.1: Do you agree or disagree with the Policy for Protecting the Landscape Character?

AGREE	DISAGREE
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3.2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.

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. Exceedance of 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 DCC's Landscape Character Assessment (LCA) or Local Nature Recovery Strategy were applicable.
2. Development proposals which would have significant negative ecological impacts will not be supported unless appropriate mitigation and/or compensation measures are incorporated in the overall development package.
3. Development proposals should demonstrate they:
 - a) retain existing trees, woodlands and hedgerows or, where this is not possible, replace them using native species (unless a non-native species is recommended, and accepted to be more suitable in that location), and
 - b) propose a landscaping scheme that recognises the significance of the existing trees and woodlands providing soft boundaries to reflect the need to enhance greenery along frontages.
4. Enhancement measures may include:
 - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors',
 - b) planting wildflower meadows and strips, encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources,
 - c) 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,
 - d) the installation of habitat features (i.e., nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, housemartins and house-sparrow, and
 - e) protecting dry ditches - as these features are essential to the sustainable management of surface water.
5. 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, 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.
6. Development proposals should demonstrate how they have taken into account the Etwall Design Guidance and Code 2024, particularly Design Code 14 and 16.
7. Whilst the Etwall Parish Council supports the implementation of renewable energy initiatives, it does not support the repurposing of best and most versatile agricultural land for large scale installation of photovoltaic panels.

4.1: Do you agree or disagree with the Policy for Protecting and Enhancing the Natural Environment

AGREE	DISAGREE
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4.2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.

Policy 5 Designation of Local Green Spaces

- 1. The Plan designates the areas identified on Map 6 as Local Green Spaces:**
 - LGS1 Allotments
 - LGS2 Egginton Road East (A50 bridge to Common End)
 - LGS3 Egginton Road grassed area (junction with Main Street)
 - LGS4 King George Recreation Grounds
 - LGS5 Gerrards Grove
 - LGS6 Alms Meadow Recreation Area
 - LGS7 Alms Meadow Perimeter
- 2. The determination of development proposals within a designated Local Green Space will be consistent with policies for managing development in Green Belt.**

5.1: Do you agree or disagree with the Policy for Designation of Local Green Spaces

AGREE	DISAGREE
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5.2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.

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Policy 6 Protecting and Enhancing Heritage Assets

- 1. The heritage assets found locally shall be appreciated and valued for their significant contribution to the distinctive character of Etwall. Great weight shall be afforded to the preservation and enhancement of such assets, especially in respect to the decision-making process in planning functions.**
- 2. New development should either preserve or enhance the special interest and setting of any Listed Buildings. If harm has been identified this must be given special regard in the consideration of any exceptional circumstances outlined in the National Planning Policy Framework within any planning balance.**
- 3. The retention of locally important heritage assets is supported and development proposals affecting these will need to accord with District policies.**
- 4. New development should either preserve or enhance the significance of Non-Designated Heritage Assets, listed buildings and features on the historic environment record as shown on Maps 7a and 7b. The significance of these assets shall be taken into account when assessing any proposed development that may affect these assets.**

6.1: Do you agree or disagree with the Policy for Protecting and Enhancing Heritage Assets

AGREE	DISAGREE
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6.2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.

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. For development in Flood Zones 2 and 3, the exception test will be applied in accordance with Diagram 3 of national planning practice guidance.
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 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 that provide biodiversity.
4. As appropriate to their scale, nature and location development proposals should demonstrate they have taken into account Design Code 20 Resilience to Climate Change.

7.1: Do you agree or disagree with the Policy for Reducing the Risk of Flooding

AGREE	DISAGREE
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7.2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.

Policy 8a Car Parking, Traffic Movement and Pedestrian Safety

1. Development proposals at locations on Map 9b at Junction 22 (Main Street/Burnaston Lane), 23 (Main Street/Willington Road) and 24 (Hilton Road/ Egginton Road) are required to demonstrate that they will not result in further vehicular congestion. Developments which would potentially increase traffic movement at these three junctions must include mitigation measures to prevent extra congestion.
2. Proposals that include modifying the junctions identified on Map 9b to improve pedestrian safety will be supported.
3. Development proposals that improve traffic flows and pedestrian safety especially the solutions identified in section 16 that require planning permission will be supported.

8a.1: Do you agree or disagree with the Policy for Car Parking, Traffic Movement and Pedestrian Safety?

AGREE	DISAGREE
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8a.2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.

Policy 8b Extending the Footpaths and Cycle Routes

1. As appropriate to their scale, nature and location, development proposals should include as part of the scheme walking/cycling routes that connect to existing or create new routes to increase connectivity to the village centre.
2. Development that enables the extension of the cycle and footpath 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 (for example, but not limited to, making a segregated cycle route on Main Street);
 - b) improvements to pedestrian safety and which pedestrians use.

8b.1: Do you agree or disagree with the Policy for Extending the Footpaths and Cycle Routes?

AGREE	DISAGREE
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8b.2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.

Policy 9 Protecting and Enhancing Community Facilities

1. The following buildings (which are shown on Map 10) and listed at Appendix H, are identified as community facilities:
 - a) Methodist Church Hall
 - b) Frank Wickham Hall
 - c) Scout Hut
 - d) Army Cadet Hut
 - e) Library
 - f) Cricket Pavilion
 - g) Leisure Centre
 - h) St Helen's Church
2. Proposals for the enhancement, improvement and extension of the buildings listed in 9(1), or the provision of new buildings, to extend the offer of community facilities or important local services, will be supported where the design and appearance is in conformity with Policy 1.
3. Where planning permission is required, development that will result in the loss of sites or premises used for important local services and community facilities listed in Policy 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*,
 - d) there is little evidence of local use of that service or facility*.

*Applicants will be expected to demonstrate to SDDC'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 (or a period determined by SDDC).

9.1: Do you agree or disagree with the Policy for Protecting and Enhancing Community Facilities?

AGREE	DISAGREE
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9.2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.

Policy 10a Housing Mix and Type

1. Proposals for smaller 2-3 bed dwellings would address the existing imbalance in housing stock and would be supported where the scheme is in accordance with other policies in this Neighbourhood Plan.
2. 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.
3. For major development or mixed-use proposals on a site of more than 0.5 hectares, dwellings that are adaptable and accessible to accommodate the needs of residents as they age are supported as per policy M4(2). 5% of market homes and 10% of affordable homes (in accordance with emerging District policy but a higher percentage would be supported) should be built as per policy M4(3) to accommodate wheelchair users.
4. Where planning permission is required for a change of use from a dwelling house to a home with multiple occupation, the proposal needs to demonstrate that sufficient off street parking is provided or that there is sufficient capacity on street to accommodate the additional vehicles that are likely to be required, without causing obstruction to neighbouring properties. Where planning permission is required to allow a change of use from a C3 Residential Use, permission will only be supported if:
 - the building is a detached building
 - the proposed use will not have an adverse effect on the residential amenity of neighbouring properties due to an intensification of activity (eg. noise)
 - there is sufficient off street parking for all vehicles, including staff, visitors and users of the building
 - there will be no additional traffic congestion caused by the change of use, road access to the building must be able to accommodate any extra traffic safely and without adversely affecting neighbouring properties

10a.1: Do you agree or disagree with the Policy for Housing Mix and Type?

AGREE	DISAGREE
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10a.2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.

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, especially but not solely for first time buyers.
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.

10b.1: Do you agree or disagree with the Policy for Affordable Housing?

AGREE	DISAGREE
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10b2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.

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 25 dwellings for affordable housing to meet the identified needs of local people will be supported where the following criteria are met:
 - 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 Plan.

10c.1: Do you agree or disagree with the Policy for Rural Exception Site?

AGREE	DISAGREE
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10c.2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.

Policy 11 Developer Contributions

Subject to their scale and significance, development proposals should demonstrate a consideration of their impact on local infrastructure (including schools, GP services, highways, local services and community facilities) and how any required works would mitigate the identified impacts in a satisfactory way in accordance with national regulations (s106 and Community Infrastructure Levy where applicable).

11.1: Do you agree or disagree with the Policy for Developer Contributions?

AGREE	DISAGREE
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11.2: If you disagree with this Policy, please tell us what it should say. If you agree but would like to add a comment, please do so here.