

Submission Version

Sandiacre Neighbourhood Plan 2022-2037



Long View down Derby Road towards Springfield Mill

Produced by Sandiacre Parish Council on behalf of Sandiacre residents and businesses.

28/11/2023

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Common Abbreviations

AECOM	Name of national consultancy used to provide technical support through the Locality programme
BFHL	Building for a Healthy Life
BGI	Blue Green Infrastructure
CSR	Core Strategy Review
DCC	Derbyshire County Council
EBC	Erewash Borough Council
EPC	Energy Performance Certificate
HER	Historic Environment Record
HNA	Housing Needs Assessment
LCA	Landscape Character Assessment
LiDAR	Light Detection and Ranging
NPPF	National Planning Policy Framework
NPG	Neighbourhood Plan Group
SHLAA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document
SNP	Sandiacre Neighbourhood Plan
SPC	Sandiacre Parish Council

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Foreword

Dear resident of Sandiacre

As a Parish Council, we believe Sandiacre is a fantastic and unique place to live, work and play. However, we are aware there are areas which require improvement and protection for the future. Sandiacre faces a number of challenges, including the impact of HGV movement travelling through the village centre and the congestion and pollution this creates, but there are a number of notable assets, such as the Erewash Canal running through the area and the industrial history of the area.

The Parish Council has therefore begun the process of creating this Neighbourhood Plan, which sets out a vision for Sandiacre for the next 15 years. A Steering Group was established, which included representatives from the community from all walks of life: Councillors, school governors, the local church and organisations and businesses working in Sandiacre. The group offered a broad outlook, local knowledge and a range of different perspectives.

The group undertook walkabouts in the area before engaging with residents and the public through consultation questionnaires and a drop-in session to find out what local people really wanted for their community.

Issues identified that the Neighbourhood Plan can influence is the availability of housing, the need to improve the design of new development, to protect green spaces to make the most of the Local Centre and to improve biodiversity across the Parish.

Sandiacre Parish Council believes the Neighbourhood Plan will help improve residents' lives by:

- Opening up the canal with proposals within the Master Plan for a linier park along its bank
- Improving and protecting local green open spaces, parks and recreation grounds and natural areas surrounding Sandiacre
- Promoting the greening of our streets
- Ensuring that new housing is of the type and style required and is of a high environmental standard.

The Parish Council and the Steering Group believe the vision of the Neighborhood Plan will make Sandiacre an even better place to live, work and play in the future. The Parish Council looks forward to continued engagement with groups and the community on all aspects of the Plan, so we can continue to improve this vision during the consultation period and progress it forward to adoption.

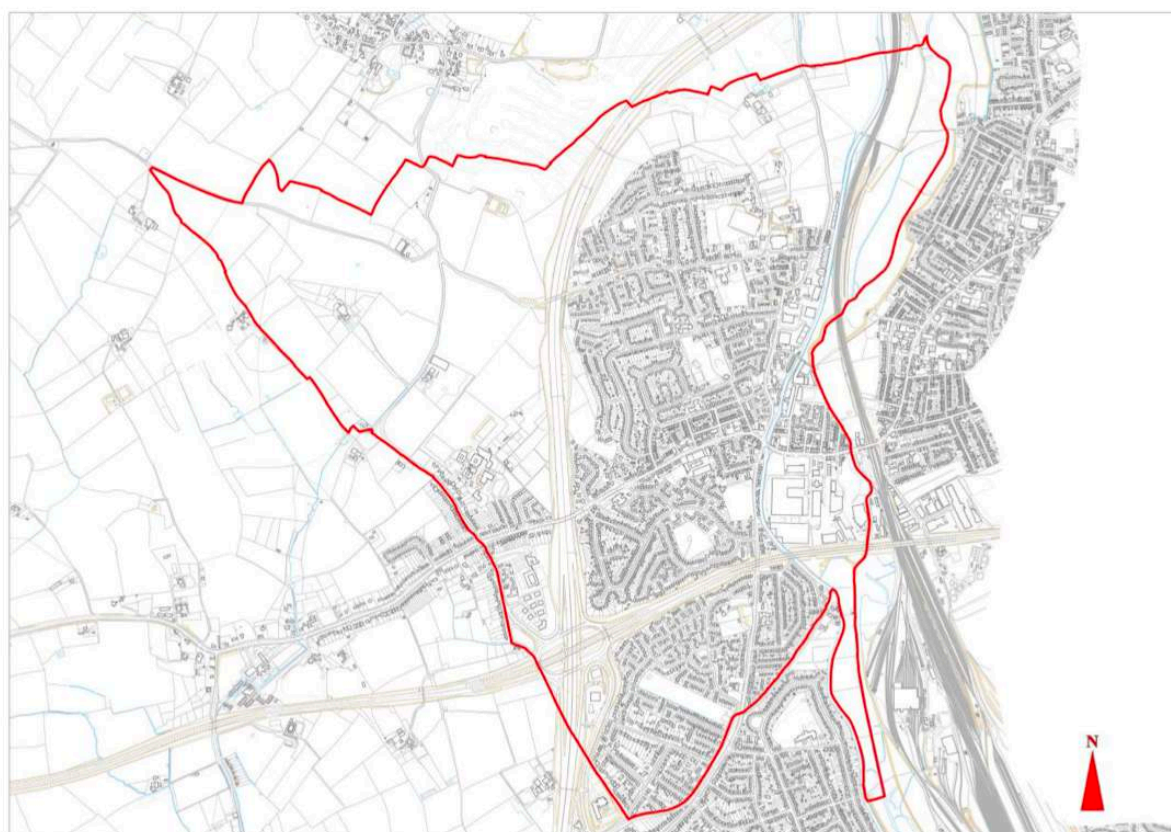
Sandiacre Neighbourhood Plan Steering Group on behalf of Sandiacre Parish Council



1 The Sandiacre Neighbourhood Plan

- 1 The Sandiacre Neighbourhood Plan (SNP) is a document produced in accordance with the Localism Act 2011. Once it has been 'made' by Erewash Borough Council (EBC) it will form part of the Development Plan for Erewash, which also includes the adopted Core Strategy and the Derbyshire County Council (DCC) Minerals and Waste Strategy.
- 2 This Neighbourhood Plan is in general conformity with the strategic policies contained in the Core Strategy 2014 - 2028, the NPPF and DCC policies. EBC are reviewing their Core Strategy, the Core Strategy Review (CSR) is currently at examination¹. Reference has been made to the evidence base that informs the CSR in the preparation of this Neighbourhood Plan.
- 3 The time frame for the SNP extends to 2037 to match the time frame of the emerging CSR.
- 4 The Neighbourhood Plan will have significant weight in the determination of planning applications. The SNP will be used by;
 - a) developers when preparing planning applications for submission to EBC
 - b) EBC in assessing and determining planning applications
 - c) inspectors in determining appeals.

Map 1 Sandiacre Neighbourhood Plan Designated Area



- 5 The Plan area covers the Parish of Sandiacre which is the western edge of the Nottingham conurbation. Land in the east of the Parish is greenbelt, the M1 runs north to south through the Parish and junction 25 is at its boundary. The eastern boundary follows the River Erewash.

¹ See <https://www.erewash.gov.uk/local-plan-section/core-strategy-review.html>

- 6 The Qualifying Body is Sandiacre Parish Council and the Plan has been written by the Sandiacre Parish Neighbourhood Plan Group (NPG) supported by a town planning consultant (who was funded by a grant from Locality).
- 7 A number of Borough wide documents that support the Core Strategy and the Core Strategy Review have been used to support the preparation of the SNP. These are available in the evidence base library for the submission Core Strategy Review²:
 - a) Strategic Housing Land Availability Assessment 2022
 - b) Long Eaton SHLAA site assessment 2022
 - c) 5 Year Land Supply Statement 2022
 - d) DCC's Landscape Character Assessment 2009
 - e) Open Space Needs Assessment 2022
 - f) Blue Green Infrastructure Strategy 2022
- 8 Neighbourhood Plan Area based studies have also been commissioned by the NPG and produced by AECOM. They are on the SNP web site <https://sandiacre.neighbourhoodplan.uk>
 - a) Sandiacre Design Guidance and Codes 2023
 - b) Housing Needs Assessment 2022
 - c) Mark Street Masterplan 2023

² See <https://www.erewash.gov.uk/local-plan-section/evidence-base-library.html>

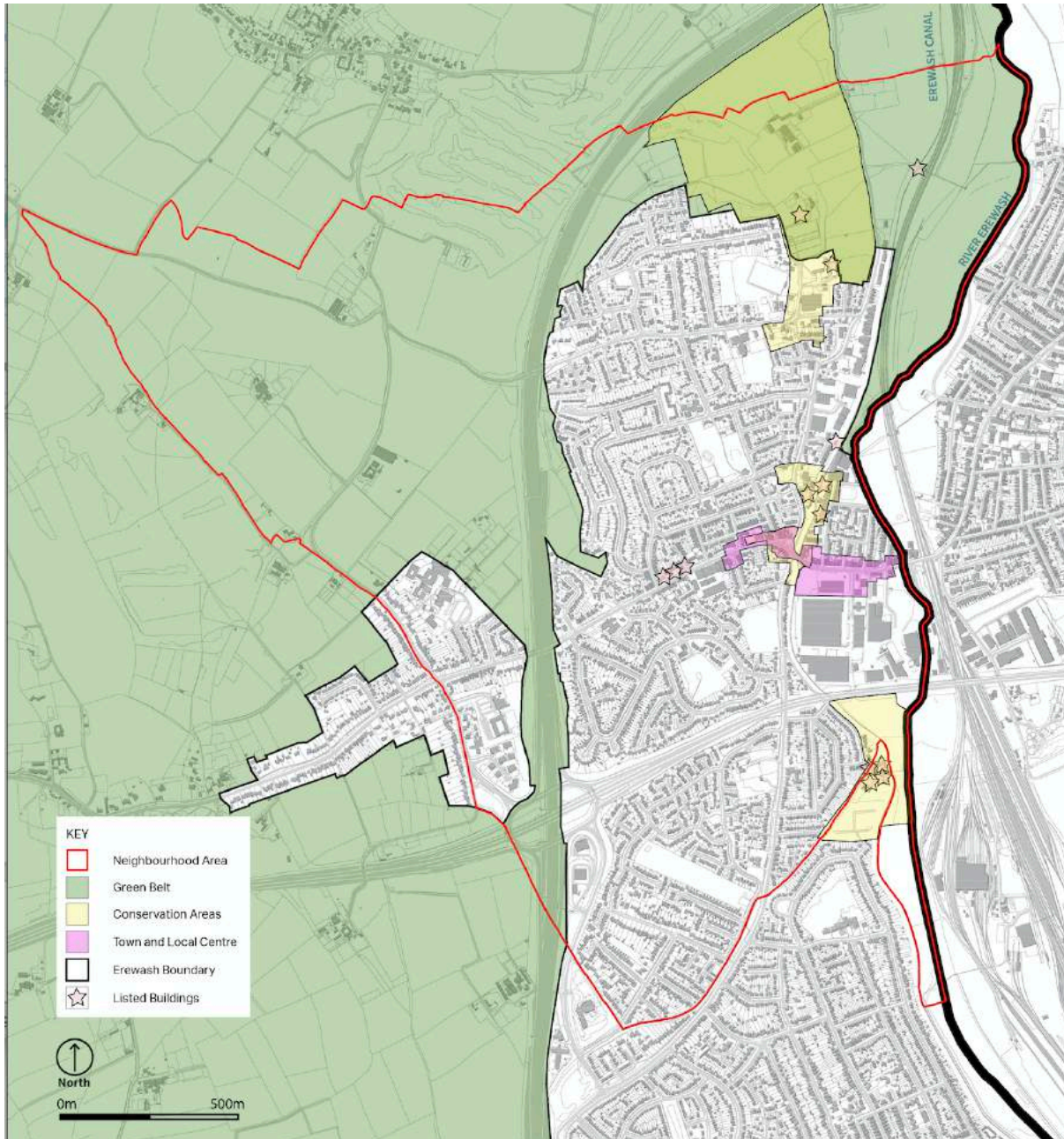
2 The Planning Context

- 9 Sandiacre Parish forms part of the Long Eaton Urban Area which in turn is part of the Nottingham conurbation. The Erewash Canal and three Conservation Areas are testimony to its heritage value. However, its location on the western edge of the Nottingham conurbation and near Junction 25 of the M1 means that there are significant development pressures.
- 10 Sandiacre falls within the Long Eaton Urban Area within Erewash Borough. The emerging CSR provides an indicative requirement for around 700 new homes to be built up to 2037 in the Long Eaton Urban Area to meet the housing requirement figure. (The housing figure for Erewash Borough is based on the Government's standard methodology).
- 11 Outside the Plan Area and 1.5 miles north of Sandiacre's Local Centre the emerging CSR is proposing the allocation of land on the former Stanton Ironworks Site for Stanton North for 55 hectares of employment land (see CSR Strategic Policy 2.1) and Stanton South (see CSR Strategic Policy 1.2) for 1000 dwellings. Given their proximity to the Plan area, their development is expected to have a significant impact on traffic volumes and put more pressure on the existing road network through Sandiacre.
- 12 There have been no strategic housing sites allocated in Sandiacre Parish in the emerging CSR. The Sandiacre built up area is bounded by the Green Belt on its western and northern edges which will necessarily direct growth to brownfield sites within the built-up area. It is likely that infill sites will come forward over that time. The NPG commissioned a Housing Needs Assessment by AECOM in 2022 to provide a valuable and unique analysis of the functioning of the housing market in the Plan Area and to give a clear indication of the type of housing required in the future.
- 13 There is no employment allocation in the Plan Area. The 55 hectares of employment land at Stanton North (outside the Plan area) is in excess of the 40 hectares required under the agreed regeneration scenario in the 2021 Nottingham Core Housing Market Assessment and Nottingham Outer Housing Market Assessment Employment Land Needs Study. The detailed analysis of the existing employment sites in the Erewash Employment Land Survey 2018 identifies those employment sites in Sandiacre that are located in Conservation Areas and/or close to residential areas that may come forward for redevelopment up to 2037.
- 14 The Erewash Canal and River run through the urban area (which is two thirds of the Parish). The SHLAA 2022 identified a number of brownfield sites including those that were historically manufacturing sites located near to the Canal as possible development sites. All these former industrial sites along the Canal are also in Flood Zone 2 or 3.
- 15 An example is Gas Street Industrial Area (EELS 031 in the SHLAA) which secured outline planning permission for the demolition of the existing industrial buildings and the construction of 53 dwellings in 2022 (see ERE/0920/0050).
- 16 Sandiacre has a Local Centre (see map 7) but there is community concern that the incremental changes to this area have not enhanced this space for the community. The Canal and historic buildings are assets that could be enhanced with a reimagined central area for a mixture of leisure, retail and residential uses making an attractive focal point for Sandiacre. Although this is a longer-term aspiration, the SNP process has enabled the community to secure the support of AECOM to produce an indicative Mark Street Masterplan for the centre of Sandiacre that could be delivered over the lifetime of the SNP.³

³ It is acknowledged that the Mark Street lies within strategic flood risk assessment flood zone two. This means that a sequential test would have to be undertaken for any residential development application on this site before the proposed uses can be considered as a suitable means of development.

17 Map 2 from the AECOM Design Code shows EBCs policy designations and listed buildings in the Plan area.

Map 2 EBCs Policy Designations and Listed Buildings from Sandiacre Design Guidance and Codes 2023

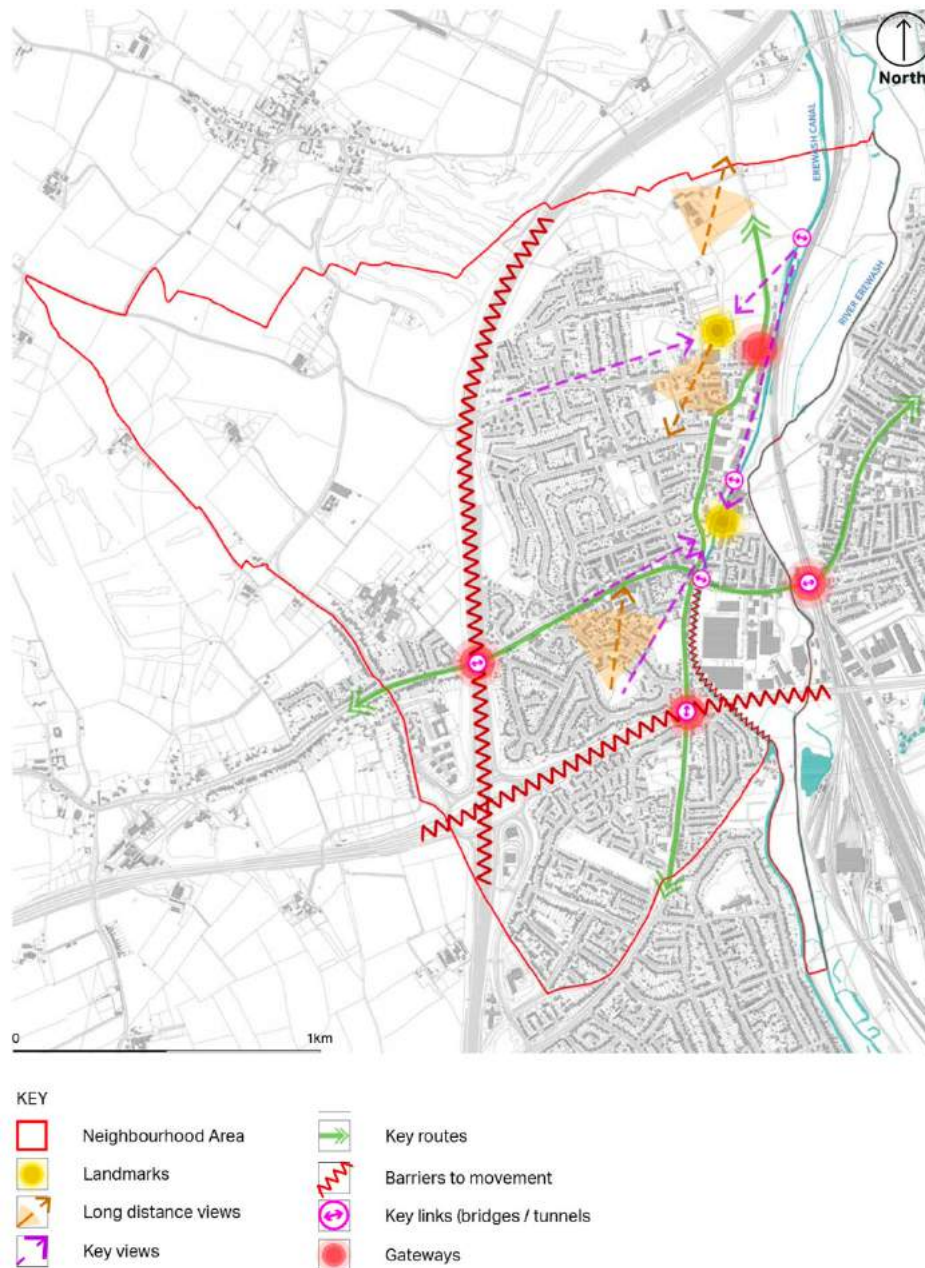


Traffic Movement

18 The B5010 runs through the centre of Sandiacre. The road narrows where it goes over the Canal Bridge but this old road carries very large traffic volumes that have come off the M1 at Junction 25. Lorries wanting to access the employment sites around Ilkeston have to come through Sandiacre.

- 19 The regeneration of Stanton Ironworks will increase the volume of traffic. Whilst the SNP cannot address strategic highway matters, it can consider the impact this is having on how residents and local businesses move around the Parish and it can propose some mitigation in terms of landscaping that could make the central part of Sandiacre feel more pleasant, whilst still remaining an important through route.
- 20 AECOM did a legibility analysis of the Parish which demonstrates how the combination of the water ways and major roads create barriers to movement across the built-up area of the Parish.

Figure 1 Legibility Analysis from Design Guidance and Codes (page 35)



- 21 Despite these challenges, Sandiacre remains a vibrant place to live. It has a wide range of services and facilities. The Parish includes well maintained parks and open spaces that provide play areas and sports fields for residents, especially young people, with many opportunities for leisure and recreation. The Erewash Canal is an important leisure route and a wildlife corridor. The reopening of the Derby and Sandiacre Canal remains a long-held aspiration (see appendix A).

- 22 The foregoing are all matters that motivated the Parish Council to produce a Neighbourhood Plan. Within the parameters of the Neighbourhood Planning Regulations⁴, the SNP seeks to provide a policy framework that ensures that future growth is well designed and well located, and that it protects and where possible enhances the assets of the Parish, whilst minimising the negative impacts of further development.

Consultation

- 23 The NPG recognise that consultation is key to successfully developing a Neighbourhood Plan for the Parish and that the production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the area.
- 24 The key consultation events and activities that shaped the production of this Plan will be summarised in the Consultation Statement.⁵

3 Community Aspirations

- 25 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified community aspirations that are directly related to the Plan policies. These Aspirations are important to the community and will play a key part in the implementation of this Plan. Whilst they are not part of the Neighbourhood Plan, they will contribute to the delivery of the vision and objectives of the Neighbourhood Plan. They are listed at Appendix A along with the policy and community objective to which they relate.

4 Sandiacre in Context

History

- 26 Sandiacre's location is key to understanding its history. Sandiacre was recorded in the Domesday book in 1086 and the early settlement clustered around St Giles' Church, which is in a prominent location, overlooking an ancient trading route linking the Peak District with the Trent Valley and near to a ford that crossed over the River Erewash. A market charter was secured in 1268.
- 27 The completion of a bridge over the River further south meant Sandiacre grew to the south and west and the ford was no longer used. The Erewash Canal, linking Trent Lock to Langley Mill opened in 1779 and was constructed for the transportation of coal from the Erewash Valley coalfields north of Sandiacre to wider markets. Derby Canal formed a junction with the Erewash Canal. The Canal and the River made Sandiacre an attractive location for further industrialisation.
- 28 Lace makers moved to Sandiacre in the 1820's and 3 substantial lace factories were built in the late nineteenth century because the increase in the number of lace machines in operation could not be accommodated in Nottingham. Springfield Mill (1888) and its chimney is still a prominent feature as you enter Sandiacre from the west down Derby Road.
- 29 Commercial traffic on the Erewash Canal ceased in 1952 but it was upgraded to a 'cruising waterway' in 1983 and is now popular with leisure boaters. The Derby Canal was abandoned in 1964 and was filled in but is still a walking and cycling route.

⁴ The SNP must meet the Basic Conditions test

⁵ This will be available on the SNP web site when the neighbourhood plan is submitted to EBC

- 30 The Midland Railway opened a branch line along the Erewash Valley in 1847 and Sandiacre was served by Stapleford and Sandiacre Station from 1848 until 1967. The line remains open as does Toton Sidings (just outside the Plan area) which was a major rail distribution centre for coal. Toton Sidings was identified as the site for a new station as part of high speed rail proposals although these plans have now been dropped.
- 31 Finally, the old Nottingham to Derby Road, running west to east, crosses the Erewash Canal in the centre of Sandiacre over a humpback bridge built in the 1930's. This remains the major vehicular route through the Plan area.
- 32 Sandiacre Parish has a population of 9100 living in approximately 3900 households⁶ and is located on the western edge of the Nottingham conurbation. The Green Belt that runs up to the edge of Sandiacre's built up area is part of the strategic policy response to prevent the coalescence of Nottingham and Derby.

5 Community Vision

- 33 This vision has been prepared by the NPG and has been endorsed by the community based on the consultation events.

In 15 years' time Sandiacre's residents will be well served with a range of shops and businesses in a vibrant Local Centre. The heritage of the Parish will be protected and enhanced and the benefits of the River Erewash and the Erewash Canal, will be maximised, acting as a focus for improved leisure and recreational opportunities. Progress will have been made on opening up the Derby Canal to enhance the natural and recreational asset that the presence of water provides.

Development in the Parish will be low carbon with a mixture of housing to suite all ages and incomes. Sandiacre will continue to provide high quality sports grounds, parks and green spaces that provide outdoor spaces for a wide range of community groups. The natural environment will be improved with tree and hedgerow planting an important part of new development and the biodiversity of the existing green spaces will be improved.

Walking and cycling around the Parish will be easier and more pleasant with routes to shops, local employment areas, parks and along the water ways improved to encourage active living that promotes physical and mental well-being.

⁶ Census 2021 data from <https://www.ons.gov.uk/visualisations/customprofiles/build/>

6 Community Objectives

34 Based on the Vision and through further consultation, the NPG have identified the following community objectives.

Community Objective 1 Creating a Central Hub

To repurpose key spaces and vacant or underutilised areas to create a vibrant Local Centre attractive to residents and shoppers.

Community Objective 2 Making the most of the Canal

To maximise the benefits of the Erewash Canal as a walking and cycling route, as a green corridor for wildlife, and as a leisure and recreational resource and heritage asset and to support the opening of the Derby and Sandiacre Canal.

Community Objective 3 To Protect and Improve the Parks and other Community Facilities

To protect and improve the parks and other green spaces that are highly valued assets for local people. To ensure that the community facilities are suitable to meet local needs.

Community Objective 4 Greening the Streets

To promote urban greening works like tree planting particularly on grass verges, in public parks and along Derby Road and Station Road. This will improve biodiversity and provide some climate change resilience (by introducing shading and reducing the amount of impermeable hard surfacing). On Derby Road and Station Road this will also create a more attractive shopping area.

Community Objective 5 High Quality Design

To ensure that all new development is designed to a high standard that reinforces existing character with boundary treatment including trees and hedgerows where possible. Where development is located near the Canal and in a Conservation Area, that it respects the historic character of the area in the use of materials, form and layout.

Community Objective 6 Homes for all ages

To ensure new development brings forward a mixture of house types suitable for all income levels. This should include housing suitable for older people which should be close to local services.

Community Objective 7 Getting Around

To create a well-connected, accessible and legible neighbourhood street network that prioritises active travel, making walking and cycling a convenient choice.

Community Objective 8 Net Zero Carbon

To support innovative solutions to the construction of new buildings and energy generation that accelerates development to net zero carbon.

7 Engaging with the Community: A Key Principle

- 35 This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward up to 2037. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
- 36 The NPPF recognises the importance of early discussion between applicants and the local community. Paragraph 39 states that *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'*
- 37 Encouraging consultation between developers and Sandiacre Parish Council (SPC) at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to SPC prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and, provided it meets the requirement of Borough policy, is more likely to secure approval by Erewash Borough Council.
- 38 The key principle only applies to major development.⁷

Key Principle: Pre-Application Community Engagement

1. Applicants are encouraged to actively engage with Sandiacre Parish Council and the community as part of the design process at the pre-application stage.
2. Applicants are encouraged to provide a short document with the planning application to explain:
 - a) how the developer has consulted with the community; and
 - b) how issues of concern raised by local people and the Parish Council have been addressed; and
 - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Sandiacre Design Guidance and Codes 2023 or equivalent); and
 - d) (where the proposals are for housing development), how this meets local housing need.

Neighbourhood Plan Policies

8 Sustainable Development

- 39 The purpose of the planning system is to contribute to the achievement of Sustainable Development which seeks to address social progress, economic well-being and environmental protection.⁸ The SNP policies seek to achieve community gains by ensuring that development meets these economic, social and environmental objectives. The NPPF notes that *'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'*⁹

⁷ Defined as *'For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more'*.

⁸ NPPF paragraph 7

⁹ NPPF paragraph 9

- 40 Sustainable development as defined in the NPPF will need to show that in Sandiacre Parish the following factors have been taken into account:
- a) high quality design that reinforces the existing character,
 - b) the heritage assets (the Canal and listed buildings, Conservation Areas and locally listed buildings) are protected and where possible new development enhances their setting,
 - c) development delivers a biodiversity net gain,
 - d) the development of the brownfield sites especially along the Canal is a priority,
 - e) creative solutions are found to enhance the public realm around the Local Centre,
 - f) landscaping schemes that include the planting of street trees to improve biodiversity and provide shade especially around the Local Centre are encouraged,
 - g) existing parks and public open spaces are protected and schemes that enhance their flora and fauna are encouraged,
 - h) provide housing that meets local needs,
 - i) protects the Green Belt
 - j) climate change and the necessity of encouraging low carbon development (use of materials, design, orientation, site layout)
- 41 Policy 1 is an overarching policy that establishes a framework for development. Evidence to support this approach is provided in the following sections of the SNP along with more detailed policies on each criterion.

Policy 1 Sustainable Development

- 1. Development should demonstrate how it makes a positive contribution towards the achievement of sustainable development.**
- 2. As appropriate to its scale and location, proposals should;**
 - a) provide housing of a size and tenure to meet the objectively assessed local housing needs of the Parish (including affordable housing) based on the most up to date evidence available,**
 - b) be of a scale, density, layout and design that is compatible with the local character, appearance and amenity of that part of the Parish in which it is located,**
 - c) not result in the loss of designated areas of nature conservation as identified on Map 8b,**
 - d) protect the parks and open spaces identified on map 5b,**
 - e) incorporate measures which promote walking and cycling,**
 - f) protect and provide at least 10% biodiversity net gain*,**
 - g) where applicable, include Sustainable Drainage Schemes (SuDS) that improve biodiversity as well as mitigating surface water flood risk, in accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 80),**
 - h) redevelop brownfield sites along the Canal as a priority in accordance with national policy,**
 - i) use low carbon design and construction methods.**
- 3. The enhancement of the Local Centre to provide an improved public realm and a mix of uses is supported.**

4. Proposals that increase tree canopy coverage especially around the Local Centre and along the B5010 are supported.

***in accordance with biodiversity net gain requirements as set out in national legislation.**

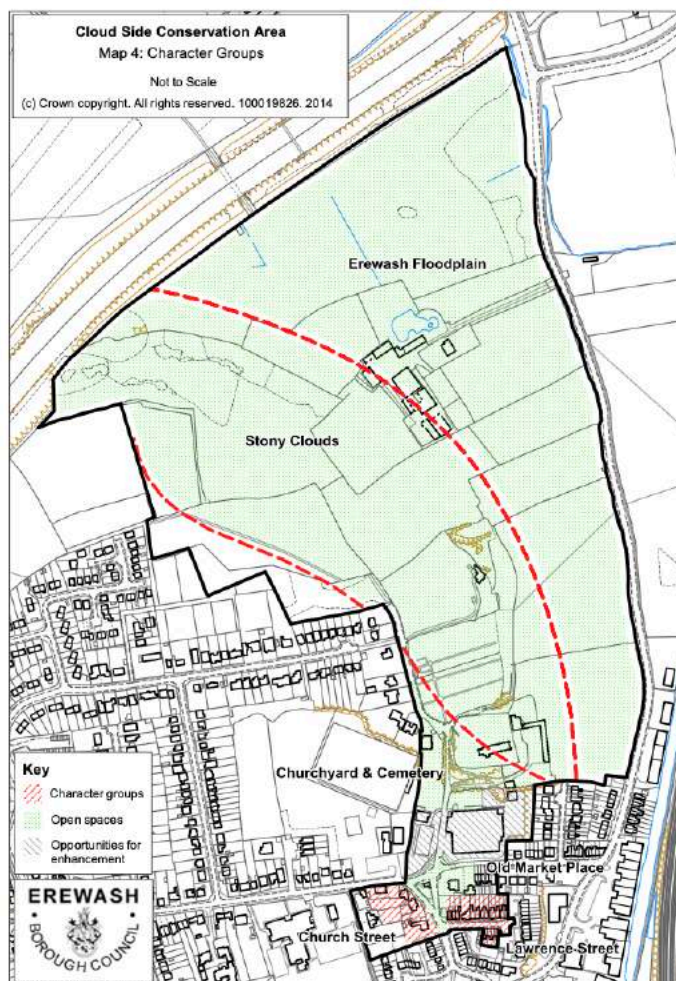
9 Protecting and Enhancing Heritage Assets

- 42 The Parish is rich in heritage. There are 14 listed buildings in the Parish, these are set out on page 23 of the Sandiacre Design Guidance and Codes 2023. The location of the listed buildings and Conservation Areas are shown on Map 2. EBC also has a local list of heritage assets, 8 buildings are identified, 7 are houses on Derby Road and Ladycross School on Victoria Road, (see Appendix D.)
- 43 The Derbyshire Historic Environment Record (HER) also provides a very useful resource. In addition to identifying both the listed and locally listed buildings it also identifies earthworks and other features of archaeological interest. (see www.her.derbyshire.gov.uk). Regard should be given to this list in accordance with National Planning Policy (paragraph 192).
- 44 In 2014, EBC produced a detailed assessment of the character of the Conservation Areas¹⁰. The oldest buildings are around St Giles' Church. Then industrialisation and the arrival of the trainline and the construction of the Canal created a thriving hub of businesses and workers houses and shifted the centre of the settlement further south. Recent development has been mainly on infill between these former industrial buildings and sites along the western side of the Canal.
- 45 There are 3 Conservation Areas, Sandiacre Canal Side, Sandiacre Cloud Side and Sandiacre Lock, although all the listed buildings in Sandiacre Lock Conservation Area are outside the Parish boundary (see map 2). The maps below from EBC show the boundaries and provide some information about their character. For the two Conservation Areas wholly within the Plan area, EBC provided additional analysis about walling and roofing materials. These maps are at Appendix C.

¹⁰ See <https://www.erewash.gov.uk/planning-policy-section/heritage-documents/category/12-conservation-areas.html> and go to link CA Sandiacre Conservation Area maps

Sandiacre Cloud Conservation Area

Map 3a Sandiacre Cloud Side



- 46 The HER notes that there are significant medieval ridge and furrow earthworks that can be easily seen on LiDAR¹¹ mapping (see <https://www.lidarfinder.com>). The Conservation Character Appraisal notes that this area (which is also a flood plain) makes a positive contribution to the setting of the Conservation Area with its agricultural character and with long views afforded to St Giles' Church.
- 47 The Conservation Area Appraisal notes that the housing here dates from around 1885. The houses are render or red brick and the 'soft landscaping makes a substantial contribution' (page 21 Conservation Area Appraisal). The location of the medieval market place was probably the triangular piece of land where Church Drive and Church Lane intersect at the top of Starch Lane. The latter was an ancient Holloway (a drover's path sunken by centuries of use). This was part of the portway, an ancient route that ran across the River Erewash (there was a ford near Stony Cloud).
- 48 The roofing materials are mainly slate with some plain tiles (see Map from Conservation Area Appraisal at Appendix C.)

¹¹ LiDAR Light Detection and Ranging (LiDAR) is an airborne mapping technique

Sandiacre Canal Side Conservation Area

Map 3b Sandiacre Canal Side



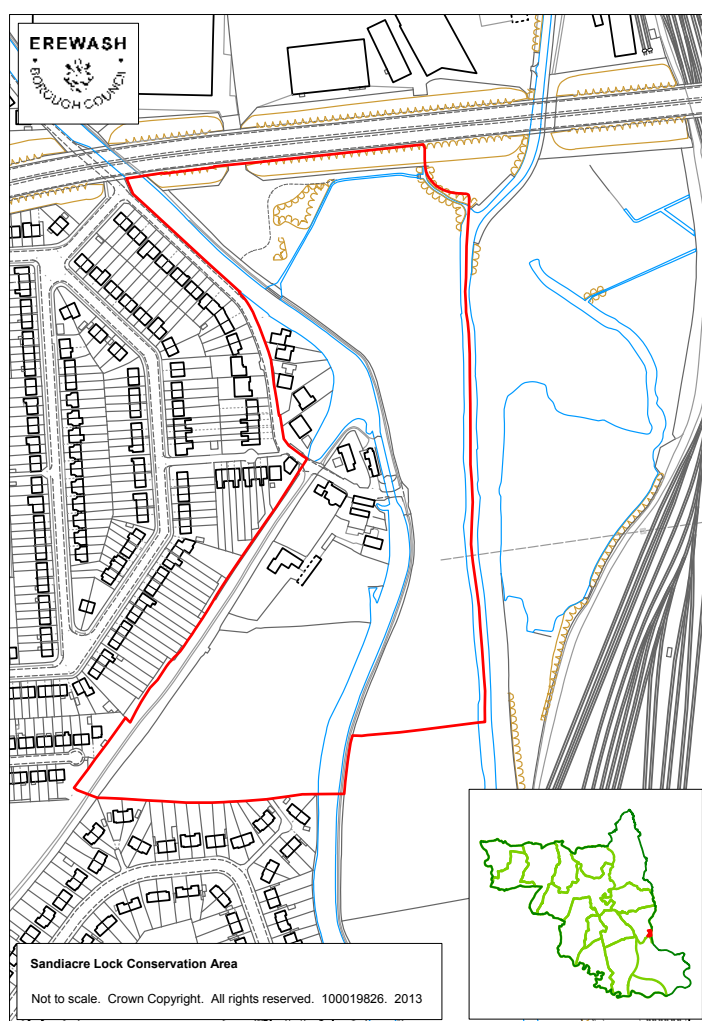
- 49 The Canal is part of the Erewash Strategic Green Infrastructure Corridor¹². It is a heritage asset as well as being a recreational facility (the national cycle route 67 runs along its tow path, forming part of the Erewash Valley Trail).
- 50 The Conservation Area Appraisal notes that *'the whole of the Erewash Canal possesses qualities of age that would justify its consideration as a heritage asset. The greater part of the canal is not designated as a conservation area. Part of the canal has been included in the Canal Side conservation area in recognition of its group value – i.e. its physical relationship with adjoining groups of buildings of diverse architectural and historic interest.'* (See Paragraph 6.31)
- 51 The Canal provides an element of soft landscaping in an otherwise hard landscape area. The watercourse is supplemented by the soft landscaping of the towpath verges and the wharfs.
- 52 Springfield Mill building (Grade II listed) dominates the landscape and the chimney provides a key visual focal point looking east along Derby Road.

¹² See Blue and Green Infrastructure Strategy in the CSR evidence base library

- 53 Trees contribute to the character of this Conservation Area with trees framing the left-hand view of Springfield Mill as you look east along Derby Road.
- 54 Materials in the Canalside Conservation Area are mainly red brick and some Flemish bond brickwork with pale headers and gault brick. The buildings were laid out originally to the back of the pavement or behind shallow forecourts. Overtime forecourts were developed with single story shop frontages. (See page 18 Conservation Area Appraisal).
- 55 On the east of the Canal, Springfield Mill dominates being four storeys high. Buildings are laid out to the back of the pavement on straight streets. There is a uniform use of red brick for walling and slate roof tiles. The houses on Grasmere Street are also red brick and built to the back of the pavement.

Sandiacre Lock Conservation Area

Map 3c Sandiacre Lock



- 56 Note that the buildings south of the basin are not within the Parish or Plan area but the waterway and open space is (see Map 2).
- 57 Where development affecting heritage assets is proposed, the Parish Council will seek to work with the developers to ensure there will be no harm to the heritage asset, whether this be the character and setting of the Conservation Area, a Listed Building or its setting, a locally Listed

Building or the historic character of an asset on the Historic Environment Register. Sensitive work to ensure there is no erosion of these heritage assets is also encouraged.

Policy 2 Protecting and Enhancing Heritage Assets

- 1. Proposals for development, including change of use, that involve a designated heritage asset, or the setting of a designated heritage asset will be expected to;**
 - a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting,**
 - b) respect any features of special architectural or historic interest, including where relevant the historic curtilage or context, its value within a group and/or its setting, such as the importance of a street frontage, traditional roofscape, or traditional shopfronts,**
 - c) be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design and form, building technique(s), materials and detailing, boundary treatments and surfacing, or be of a high quality contemporary or innovative nature which complements the local vernacular, in order to retain the special interest that justifies its designation,**
 - d) ensure significant views away from, through, towards and associated with the heritage asset(s) are conserved or enhanced.**

- 2. The Erewash Canal runs through Canalside and Sandiacre Lock* Conservation Areas. The effect of a proposal on the significance of the Canal, including its setting, will be taken into account when determining planning applications.**

- 3. The open spaces (including gardens), the industrial heritage, traditional materials (red brick and render), low red brick wall boundary treatment, street trees and other soft landscaping form part of the special interest of the Cloud Side, Canalside and Sandiacre Lock* Conservation Areas. These features contribute to the setting of the historic sites and buildings that include a range of Listed Buildings and Monuments on the Historic Environment Record. Development will only be permitted within the Conservation Areas where it will preserve the character, appearance and urban grain of the Conservation Area and the setting of the Listed Buildings and Monuments.**

*** All references are to that part of Sandiacre Lock Conservation Area in the Plan area**

- 4. Proposals that require a change of use of a heritage asset will be considered favourably where all of the following can be demonstrated;**
 - a) the proposed development would represent a viable use that would secure the future of the heritage asset,**
 - b) where the proposed use will help to support the Local Centre economy,**
 - c) the change of use will not be detrimental to the significance of the heritage asset and its setting.**

- 5. The retrofit of heritage properties/assets will be supported where the intention is to reduce energy demand and to generate renewable energy, providing it safeguards the heritage assets.**

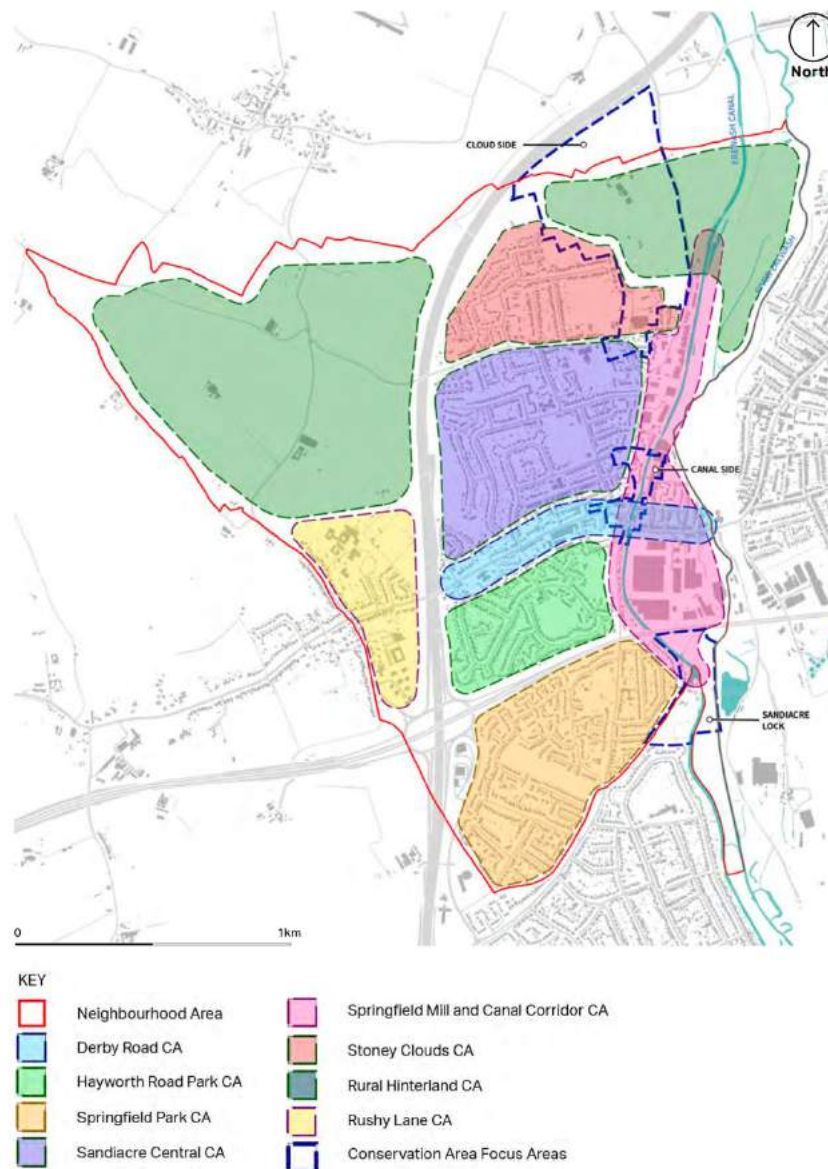
- 6. The demolition of historic buildings and structures will not be supported unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss in accordance with national policy.¹³**

¹³ See NPPF para 201

10 Achieving Well Designed Places

- 58 The NPPF notes that *'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'*.¹⁴ The National Model Design Code 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The Design Code states that *'specific, detailed parameters for the physical development of a site or area'*.¹⁵
- 59 The Sandiacre Parish Design Guidance and Codes 2023¹⁶ has been prepared by AECOM and the local community. It divides the Parish into character areas and provides a comprehensive analysis of each area.

Map 4 Extract from the Sandiacre Design Guide and Codes



¹⁴ See NPPF paragraph 134

¹⁵ See <https://www.gov.uk/government/publications/national-model-design-code> page 1

¹⁶ The document is available at <https://sandiacre.neighbourhoodplan.uk/supporting-docs>

- 60 The analysis forms the basis for the specific local criteria and a set of design principles. The Sandiacre Parish Design Guidance and Codes 2023 is an important part of the SNP and provides the evidence base for Policy 3.
- 61 It is important that all proposals take full account of this local context (set out in the design principles below) and that design embodies the ‘sense of place’, both in terms of local character and distinctive features. Responding to the context means recognising existing positive design solutions (or using existing cues) as inspiration.
- 62 For example, development along the Canal should make the most of this aspect and be orientated to provide active frontages looking onto it. This provides natural surveillance for the towpath making it a more appealing walking route. Development in the vicinity of the Canal should ensure that gaps between buildings allow for glimpsed views of the Canal from within the Plan area.
- 63 Equally, development along streets should reflect the significance of the street, for example on Derby Road the frontages should be active and attractive.
- 64 Development should also reflect the topography of the area with key views across from Hayworth Road Park, along Derby Road towards Springfield Mill and looking across to St Giles’ Church from Stony Clouds.
- 65 Soft landscaping, like hedgerows, grass verges and street trees enhance the character areas. Significantly the character areas with the most hard landscaping (the Springfield Mill and Canalside) benefit from the Canal corridor that weaves through providing a backdrop of greenery.
- 66 Flooding is an issue in many of the Character Areas, soft landscaping can contribute to mitigation measures and have multi benefits and where Sustainable Drainage Systems are required, they should be considered from the outset of the design process in accordance with the Industry Best Practice for SuDs (the SuDs Manual CIRIA C753).
- 67 Given the presence of water in the sites identified in the SHLAA as potentially suitable for development, it is vital that development proposals consider drainage hierarchy issues at the design stage resulting in better solutions to addressing surface water through development.¹⁷
- 68 High quality design could also be demonstrated by a report showing how the scheme accords the Sandiacre Parish Design Guidance and Codes 2023.

Policy 3 Achieving Well Designed Places

- 1. Proposals should demonstrate a high design quality that will contribute to the character of the Parish. In order to achieve this, development proposals should reinforce the character of the area by taking into account the most up to date design guidance and codes (the Sandiacre Parish Design Guide and Codes 2023 or its equivalent).**
- 2. Particular attention should be given to landscaping schemes and boundary treatment (using either native trees or a species considered more suitable based on the advice of Erewash Borough Council, hedgerows and low red brick walls) that reflect the surrounding character.**
- 3. As appropriate to their scale, nature and location, development proposals should;**
 - a) respond to the local character of the area and immediately adjoining neighbouring properties,**

¹⁷ See Planning Practice Guidance Paragraph 80

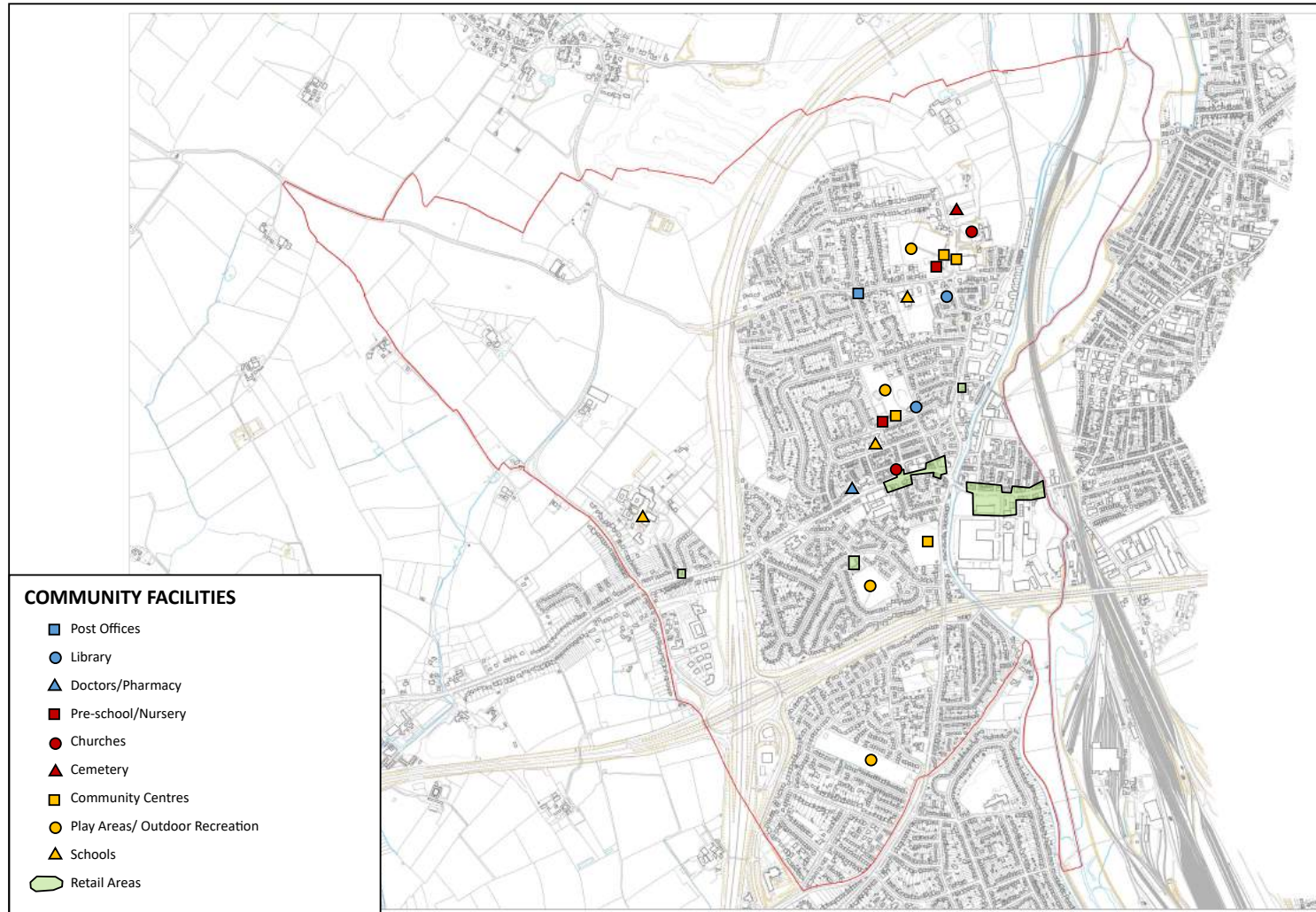
- b) demonstrate sensitive positioning within plots and be of such a scale and form as to not dominate neighbouring properties or the streetscape,
 - c) where redeveloping existing buildings in the Conservation Areas, show a thorough understanding of the history of the buildings and provide a clear rationale on how this has been taken into account in the design of the proposals,
 - d) use materials that reflect those dominant in the character area as identified in the most up to date design guidance,
 - e) overall, the colour palette should reflect the hues in local materials,
 - f) orientate buildings to front the street and overlook key routes to provide a degree of overlooking and natural surveillance,
 - g) be of a scale and mass sympathetic to heritage assets and their setting in accordance with national and Borough policies,
 - h) implement the principles of the drainage hierarchy (PPG 80), and
 - i) where applicable, incorporate sustainable drainage systems that provide environmental and community benefits from the outset.
4. In the Derby Road Character Area (in addition to criteria 1 – 3 above) development proposals should;
- a) retain the enclosure and frontage to Derby Road,
 - b) promote active and attractive frontages along Derby Road,
 - c) include detailing such as Flemish Bond brickwork with pale headers,
 - d) ensure the key view along Derby Road to Springfield Mill is protected,
 - e) parking, where possible, should be in parking bays or to the rear of properties.
5. In the Springfield Mill and Canal Corridor Character Area (in addition to criteria 1-3 above) development proposals should;
- a) at key focal points, corners and terminating positions building scale can be increased to provide variance on the street,
 - b) provide an active frontage and overlooking on key streets and spaces including the Erewash Canal,
 - c) enhance public space, planting and biodiversity along the Canal side,
 - d) provide for glimpses across to Springfield Mill where possible.
6. In the Hayworth Road Park Character Area (in addition to criteria 1-3 above) development proposals should;
- a) take into account the topography to retain the long views across Sandiacre,
 - b) include low or open boundary treatments to retain the positive interaction between public and private space to provide variance on the street,
 - c) parking, where possible, should be to the side of properties,
 - d) include street trees.
7. In the Springfield Park Character Area (in addition to criteria 1- 3 above) development proposals should;
- a) create additional connections between streets to improve the area's permeability,
 - b) avoid the creation of rear boundaries to routes and spaces.
8. In the Sandiacre Central Character Area (in addition to criteria 1 – 3 above) development proposals should retain the strong building line and sense of enclosure along the key routes.

- 9. In the Sandiacre North Character Area (in addition to criteria 1- 3 above) development proposals should;**
- a) orientate properties to work with the topography as well as overlook key spaces and turn key corners,**
 - b) take into account the topography to retain the long views across Sandiacre,**
 - c) parking, where possible, should be provided on-plot.**
- 10. In the Rushy Lane Character Area (in addition to criteria 1- 3 above) development should integrate with the wider landscape by limiting scale to two storeys on the edge of sites and soften the boundary with appropriate planting.**

11 Protecting and Enhancing Community Facilities

- 69 Reflecting the Parish's location on the western edge of the built-up area of Long Eaton, the Parish benefits from a variety of community facilities that serve both residents in the Plan area and the wider rural hinterland. Map 5 shows their location.
- 70 Recent growth within the Parish and in the wider area means that the existing facilities are in demand. The provision of adequate community space (indoor and outdoor) fosters social cohesion and well-being, providing venues for a range of community activities for all ages.
- 71 Local facilities reduce car travel for residents who otherwise have to travel outside the Plan area. For those without a car or with limited mobility, being able to access local meeting spaces will be key to their health and well-being.
- 72 With a growing number of older residents as well, easy access to local facilities significantly enhances the quality of life of existing and future residents and contributes to sustainable development.
- 73 Map 5 shows the location and variety of community facilities and retail services in the Parish.

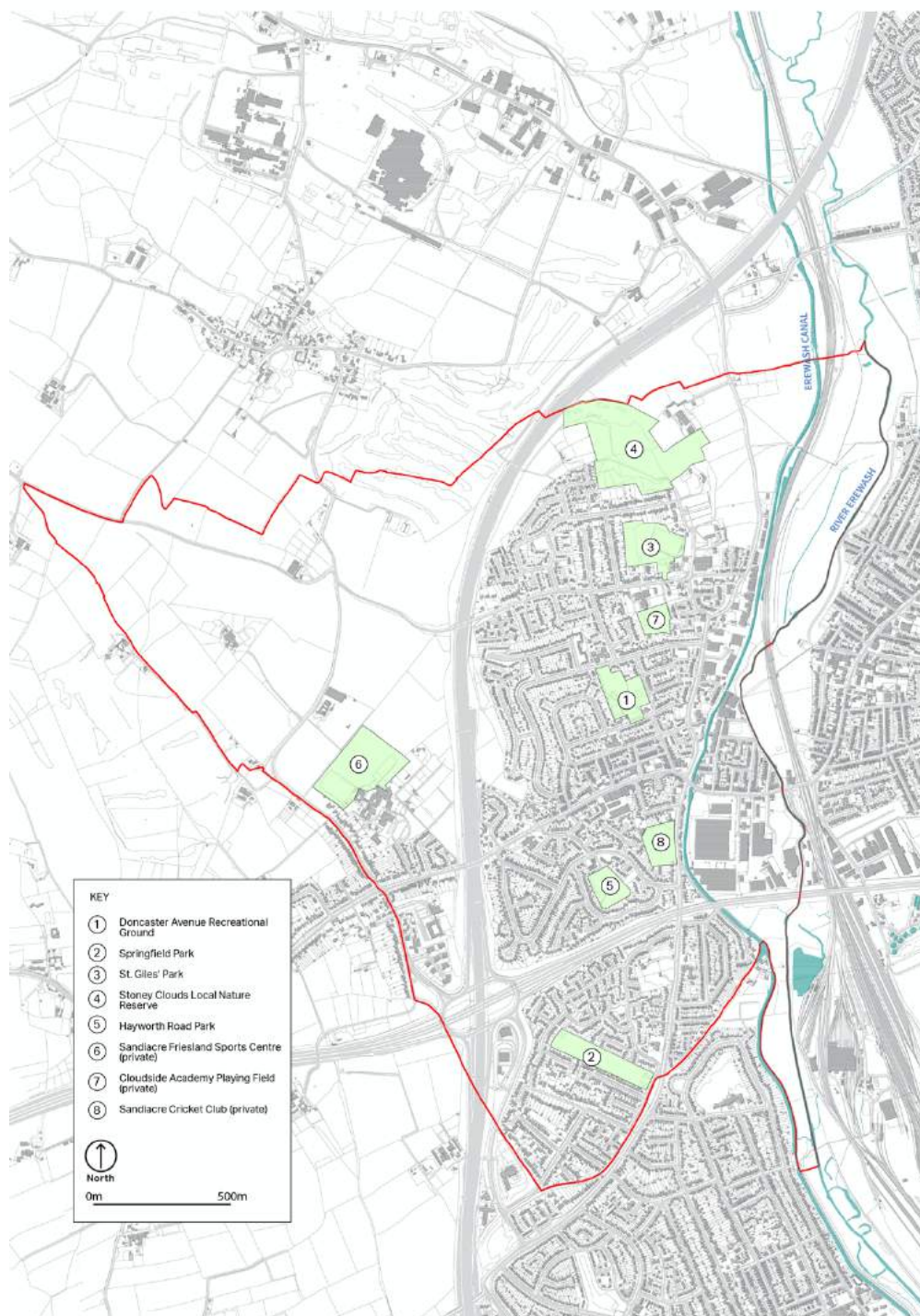
Map 5a Community Facilities and Services



Parks and Playing Fields

74 The NPPF notes that ‘access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities’ (paragraph 98). The Parish benefits from a number of green spaces and some of the community facilities listed in Policy 4 are important open green spaces. These highly valued open spaces have multi benefits providing areas for leisure and recreation. Depending on their use some of them provide opportunities for enhanced landscaping to improve biodiversity. (This is discussed in the section on biodiversity below).

Map 5b Parks and Playing Fields



Policy 4 Protecting and Enhancing Community Facilities

1. The following are identified as community facilities;
 - a) St Giles' Church Hall
 - b) The Memorial Institute
 - c) Sandiacre Cricket Club (grounds and pavilion)
 - d) Scout Hut
 - e) Methodist Church Hall
 - f) Doncaster Avenue Recreation Ground
 - g) Springfield Park
 - h) St Giles' Park (which is the location for Sandiacre Town Football Club)
 - i) Hayworth Road Park
 - j) Friesland Academy, Sports Centre and playing fields
 - k) Cloudside Academy and playing fields
 - l) Sandiacre Library
 - m) Sandiacre Lock Cottage

2. Proposals for the enhancement, improvement and/or extension of existing community facilities will be supported where;
 - a) consultation in accordance with the Key Principle (as set out in this Neighbourhood Plan) has been undertaken and demonstrates support for the proposal,
 - b) the design and location of the scheme is in accordance with the other policies in this Plan.

3. The loss of the community facilities listed at criterion 1 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 to the satisfaction of Erewash Borough Council, or that a replacement facility of equal size and quality is provided in a location that is easily accessible to local residents.

12 Local Green Spaces

75 The National Planning Policy Framework paragraph 101-102, affords Neighbourhood Plans the power to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan period and beyond so long as they meet the following criteria:

- a) *In reasonably close proximity to the community it serves;*
- b) *Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance recreational value (including as a playing field) tranquility or richness of its wildlife; and*
- c) *Local in character and is not an extensive tract of land.*

76 Given the continued development pressure within and around the Plan Area, the green spaces within the built-up area will have a continued and, likely, growing significance, providing tranquility, access to safe open space for recreation and for biodiversity.

77 The National Planning Policy Framework states that

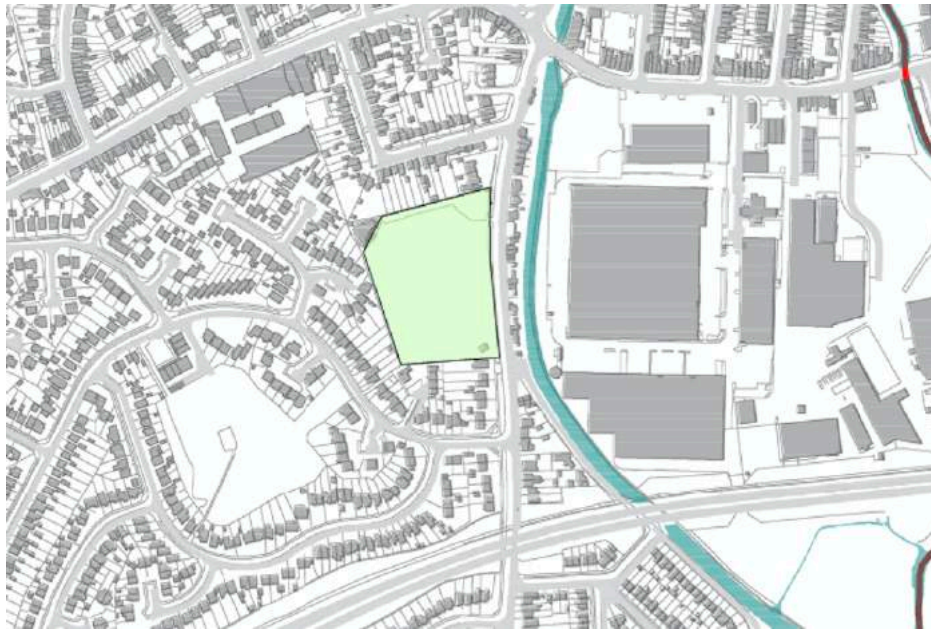
- a) *inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (paragraph 147); and*
- b) *when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations (paragraph 148).*

78 A survey of the Parish was undertaken in 2022 by members of the NPG. The Local Green Spaces shown on Maps 6a to 6g have been assessed and it is considered by the NPG that they meet the NPPF criteria. Appendix E provides photos and the justification for their inclusion.

Map 6a Doncaster Avenue Recreation Ground



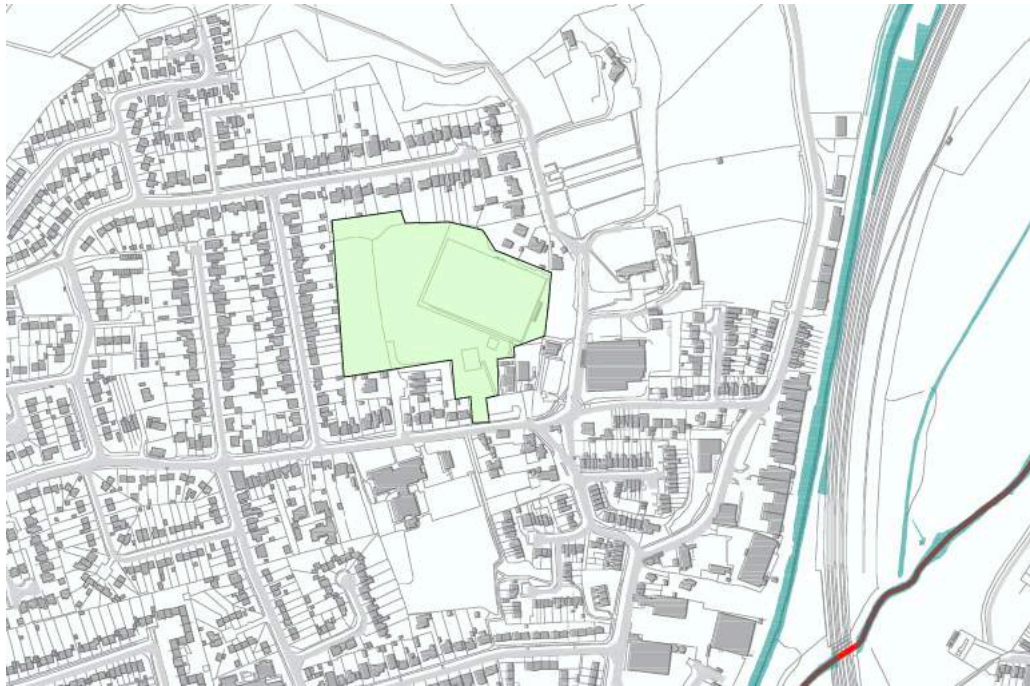
Map 6b Sandiacre Cricket Club Grounds



Map 6c Springfield Park

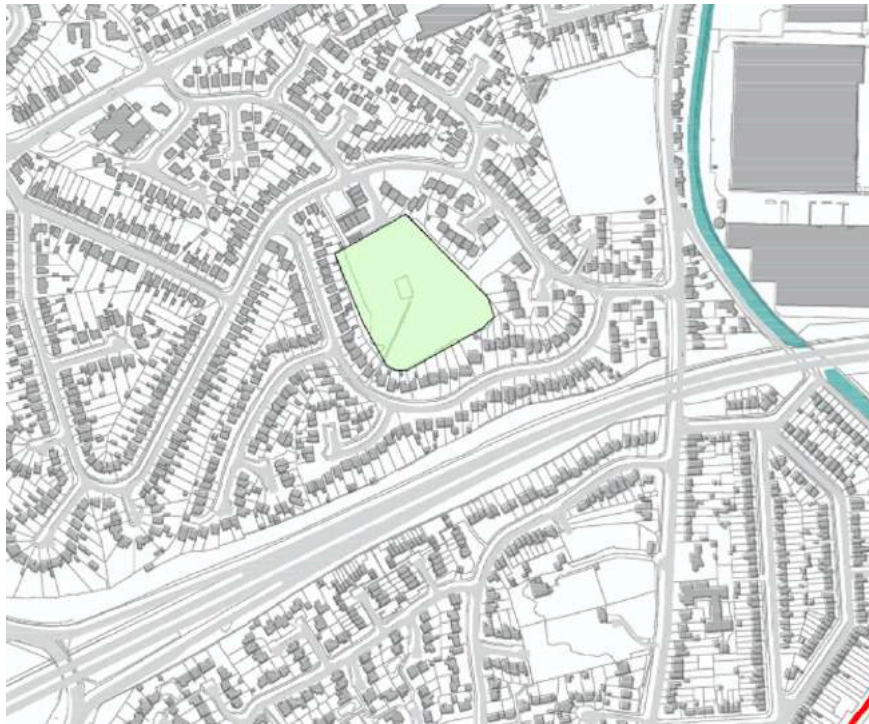
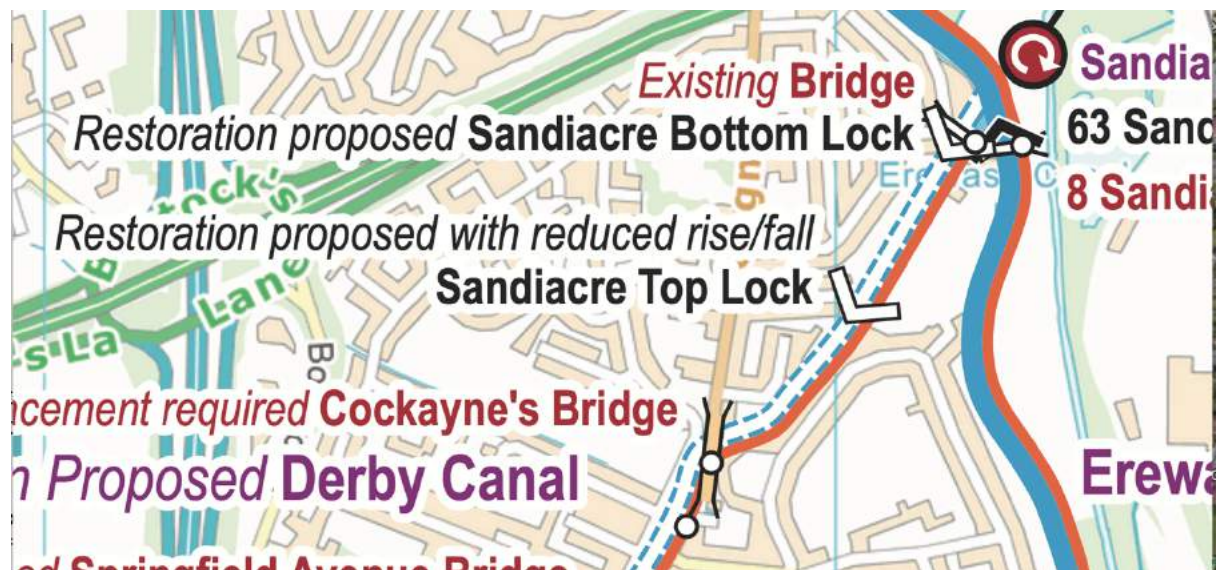


Map 6d St Giles' Park



Map 6e Stony Cloud Nature Reserve



Map 6f Hayworth Road Park**Map 6g Route of Former Derby Canal from Sandiacre Bottom Lock to Cockayne's Bridge**

Map from free maps at <https://www.waterwayroutes.co.uk/49m3/>

Policy 5 Designation of Local Green Spaces

1. The Plan designates the sites shown on Map 6a- 6g as Local Green Spaces.
2. Policies for managing development within a Local Green Space should be consistent with national policy on Green Belts.

13 Improving the Local Centre

79 The Local Centre is defined in EBCs Core Strategy and is shown on the map below in pink. The Canal Side Conservation Area runs through it (yellow area) with listed buildings in the vicinity (stars).

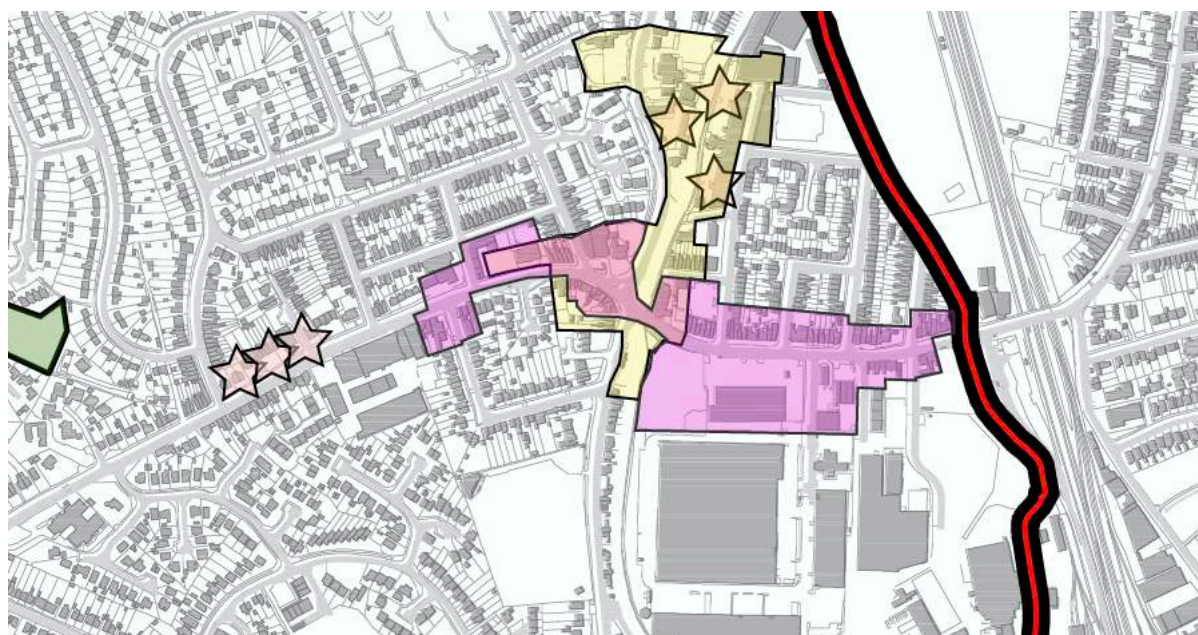
80 The CSR Strategic Policy 3 supports the following:

‘Within designated and proposed centres, the following types of development will be encouraged at a scale appropriate to the position of that centre in the hierarchy:

- *Ground floor commercial, service and community uses, including pubs and takeaways;*
- *Offices and studios;*
- *Upper floor residential uses;*
- *Public realm enhancements;*
- *Sustainable transport provision; and*
- *Proposals to revitalise existing markets’*

81 In the community consultation, the regeneration of the Local Centre, to make it a more attractive place for shopping, working and with a better public realm offer (making more of its location next to the Canal) came out as an important objective.

82 The CSR also notes under Strategic Policy 3 *‘Vacant and underused sites in Sandiacre local centre provide regeneration opportunities that should support the local centre’s continued vitality.’* See <https://www.erewash.gov.uk/local-plan-section/policy-document.html#house>

Map 7 Local Centre (pink area) from AECOM Design Guidance and Codes 2023

KEY	
	Neighbourhood Area
	Green Belt
	Conservation Areas
	Town and Local Centre
	Erewash Boundary
	Listed Buildings

- 83 Derby Road is a primary arterial road and the main through route. The Local Centre is defined by the shops and businesses that sit either side. The junction of Derby Road, Longmoor Lane, Station Road and Town Street is known as the market place (although it is not the site of the medieval market). The junction is within the Canal Side Conservation Area and was reconfigured in 2003-2009.
- 84 The Conservation Area Appraisal notes (paragraph 6.25) the '*substantial negative contribution to the character of [the market place]*' from the volume of traffic at this junction. This is considered further in the section below on Getting Around.
- 85 Travelling east along Derby Road there are some small shops, businesses and a Co-op before the busy Sandiacre crossroads junction. There is a small parking area and landscaped area (two trees and shrubs) that is well maintained in front of the Co-op which provide soft landscaping relief from the urban environment. The volume of traffic, especially heavy goods vehicles along this stretch of Derby Road and going onward over the Canal bridge, makes this feel a very busy vehicular, rather than pedestrian, space.
- 86 Continuing eastwards along the B5010 (now called Station Road) the northern side of the street is traditional Victorian frontage with some alterations and insertions but provides a good range of space for small local businesses with a generous pavement for spill out space. This side of the street and these characteristics favour pedestrian activity and should be protected and enhanced.

- 87 This contrasts with the southern edge of Station Road which suffers from a *'poorly conceived car orientated development that results in a low interest, low activity frontage that is car dominated'* (Masterplan page 12). The blank supermarket façade fails to provide enclosure to the street- scene and the site boundary is also poorly defined without trees or landscaping which. The Masterplan proposals seek to address this matter suggesting short and longer term options.
- 88 The Erewash Canal and towpath run through the Local Centre. This is a Strategic Green Infrastructure Corridor for Erewash Borough that is identified as having a *'high social and environmental value with capacity for further enhancement'*¹⁸. Landscaping, like street trees and planting (akin to the landscape area in front of the Co-op on the other side of the Canal Bridge), provide a softer boundary for shoppers and would provide a visual link to the trees and greenery along the Canal which can be seen from Station Road looking west. Every opportunity should be taken to provide improved access to the canal to further encourage people to make use of it as a walking or cycling route through the centre and providing a link to the wider area. This issue is also covered in Policy 8 below.
- 89 There is a significant area of under-utilised scrub-woodland adjacent to the Canal and next to Lidl super market that should be considered for enhancement, especially given its central location in the Local Centre.



Erewash Canal runs through the Local Centre

- 90 Further along Station Road the Burger King building provides a more favourable aspect in keeping with the scale and type of older houses and shops on the north side of Station Road, with its corner aspect and low red brick wall. The paving and heritage lighting also reinforce the historic character of the area.
- 91 Beyond Bradley Street the houses still have the historic features (e.g., stone lintels around bay windows) and the low brick walls to the front define the public and private space and retain the enclosure in keeping with other parts of Station Road. The positive impact of these buildings is lessened due to the apparent poor maintenance (of those still occupied).

¹⁸ See <https://www.erewash.gov.uk/local-plan-section/policy-document.html#green> Strategic Policy 5

- 92 In addition, there is a vacant property in a gateway location which still retains the architectural features indicating its former grandeur, although its current state creates a negative impact on the character of the Local Centre. EBC and the Parish Council continue to seeks ways to return the house to occupation.
- 93 Opposite these houses on Station Road an occupier has retained the boundary wall but used concrete for the wall. This is not sympathetic to the character of the area. Elsewhere these low walls have been removed to create parking forecourts.
- 94 The Sandiacre Design Guidance and Codes 2023 defines the Local Centre as within the Derby Road Character Area. The Design Principles should be applied to future development in the Local Centre as set out in Policy 3.
- 95 Design Code C2 Streets and Spaces (see page 98 - 99) establishes a Code for future development in the Local Centre. The need to green the streets is not just an objective in the Local Centre and reference should also be made to Policy 7b below but this is especially relevant to the street scene from the Canal Bridge to Osmaston Street.
- 96 Policy 6a recognises the importance of creating a pleasant environment for shoppers. Providing places to sit and meet increases dwelling time and spend. This will make the Local Centre a more attractive place to visit.
- 97 For local shopping areas to operate successfully it is necessary for shops (in Class Ea¹⁹) to group together in order to enable shoppers to make comparisons. EBCs analysis in its Town and Local Centre Health Checks 2022²⁰ noted that there were 90 units in the Local Centre and 6% were vacant. There was no change from 2020. This compares favourably with the 10% vacant units in Long Eaton Town Centre.
- 98 Policy 6a seeks to ensure that within the Local Centre, retail uses are promoted. The conversion of retail to other commercial uses within the same use class does not require planning permission (in addition to retail, use class E comprises financial services, cafes and restaurants, offices research and development and industrial processes). However, where a change of use provides other benefits like improved access to the Canal or increased access to public open space, these wider community benefits should be taken into account.
- 99 It is also accepted that the importance of supporting retail uses in the Local Centre relates to uses at ground floor level.

Policy 6 Improving the Local Centre

- 1. Within the Local Centre as defined on Map 7, applications for retail development at ground floor level within class Ea will be supported. Where planning permission is required, applications for other forms of development at ground floor level must comply with Borough policies.**
- 2. Within the Local Centre, to enhance the form and function of the retail buildings on Derby Road, development should;**
 - a) promote active frontages and retain enclosure in accordance with the most up to date design guidance (the Sandiacre Design Guidance and Codes 2023 or its equivalent),**

¹⁹ See use classes order at <https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes> Class Ea is the Display or retail sale of goods, other than hot food

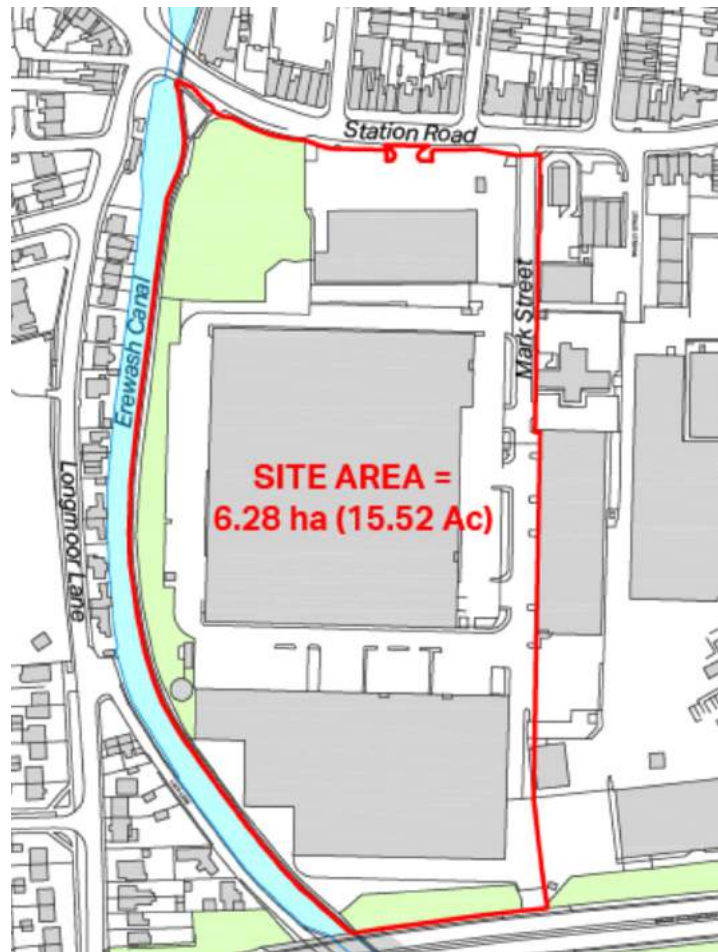
²⁰ See <https://www.erewash.gov.uk/planning-policy-section/town-centre-health-checks.html?highlight=WyJyZXRhaWwILCJyZXRhaWwlnIwic3R1ZHkiXQ==>

- b) provide a strong building line and building heights on the edge of public spaces that reinforces this enclosure,**
 - c) orientate notable buildings to provide articulation on key corners and focal points to enhance legibility,**
 - d) include street trees where possible on plot or in open spaces,**
 - e) design street lighting, planting and other street furniture in combination.**
- 3. The design of public realm enhancements in the Local Centre should;**
- a) include trees and planting of native species that interconnects with the wider Canal green corridor,**
 - b) seek opportunities to improve access to the canal towpath,**
 - c) prioritise pedestrians over vehicles.**
- 4. Public spaces should be overlooked by buildings of an appropriate scale and density that reflects the local character of the Derby Road Character Area.**

100 As part of this Neighbourhood Plan process the NPG commissioned a Masterplan for the redevelopment of part of the Local Centre (that part of the Local Centre that extends south of Derby Road and up to Mark Street). The community aspiration for this site is set out in Appendix A and is intended primarily to enhance the form and function of the Local Centre. The work for the Masterplan has helped to identify the various factors that contribute to the negative features of the Local Centre. The implementation of the Masterplan is a long-term aspiration, but elements of it could be undertaken in the nearer term subject to funding and as part of other development opportunities. Development within the Local Centre should take into account the community aspiration as set out in the Masterplan.

101 Figure 1 shows the extent of the Masterplan area. Note the northern part overlaps with the Local Centre.

Figure 1 Extent of Area covered by the Masterplan



14 Protecting and Enhancing Biodiversity

102 A study undertaken by the Natural History Museum in 2021 calculated that the safe limit for intactness was 90%, the world is at 73% and England is at 53%²¹. Recognising the seriousness of the issue, the Environment Act requires development to achieve a 10% net biodiversity gain.

103 The aerial image below is from the Sandiacre Design Guidance and Codes 2023 and shows that Sandiacre Parish has open countryside to the west, north and northeast, characterised by extensive agricultural fields, small pockets of woodland and river plains. Field boundaries are clearly defined by hedgerow and mature trees with small rural lanes connecting Sandiacre with the wider countryside. Two bridges across the motorway on Stanton Road and Derby Road connect the built-up area with the rural hinterland.

Map 8a Aerial View of the Parish



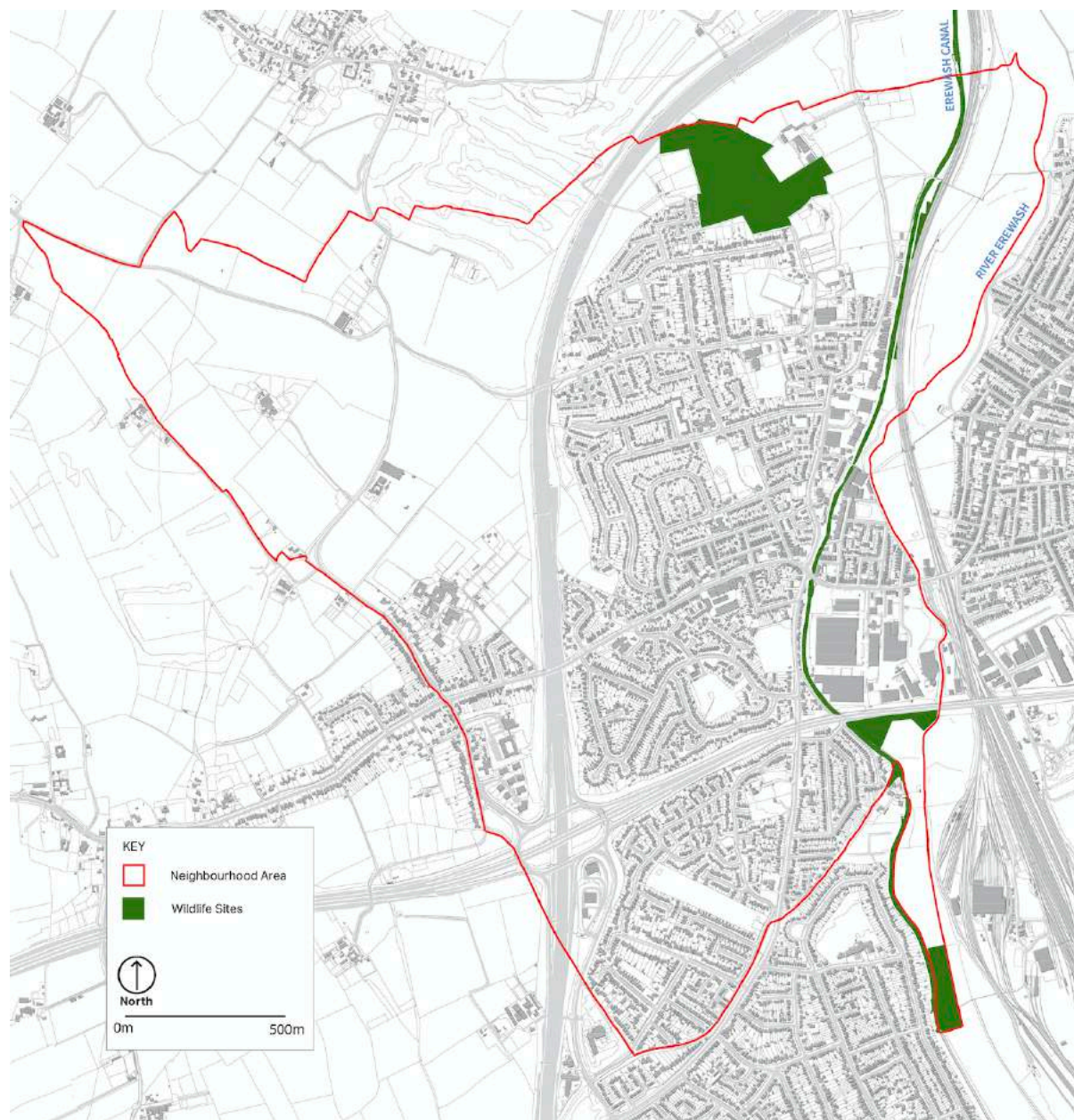
²¹ See <https://www.nhm.ac.uk/discover/news/2021/october/analysis-warns-global-biodiversity-is-below-safe-limit.html>

- 104 According to the Derbyshire Landscape Character analysis²², the countryside to the west of the urban area is in the plateau estate farmlands LCA with the undeveloped land on the east being in the Riverside Meadows LCA.
- 105 Given policy constraints on development in the Green Belt within the Local Plan and the NPPF, the SNP primarily focuses on the extent of biodiversity within the urban area of the Parish.
- 106 An important focus of the SNP is to encourage a more coherent landscape planting and management regime. This 'Greening of the Streets' will increase the number of trees, planting and green spaces and will provide multi benefits. It will:
- increase habitats for wildlife and create wildlife corridors connecting to the parks and Canal and River corridors
 - increase areas where water can naturally soak away
 - create more places for residents and visitors to dwell
 - extend the time visitors want to spend in the Local Centre (increasing their spend in the local shops.)
- 107 Much of the housing and employment areas are in flood zones 2 and 3 with the areas between the River Erewash and the Erewash Canal in an area of high risk (see Map 10). Increasing the permeable areas (by creating more green spaces) and planting more trees and vegetation will assist in reducing surface water run off by allowing water to drain away naturally.
- 108 A major asset, in terms of enabling local people to have direct access to areas rich in biodiversity is the presence of the Erewash Canal. The Blue Green Infrastructure Strategy for Greater Nottingham identifies the significant contribution the Canal (and River) make. *'In urban areas where land is often at a premium, the need for green spaces to fulfil multiple functions and services is beneficial to both people and wildlife. Multifunctionality can range from habitat provision and access to nature, recreation, health, landscape setting, flood attenuation and water resource management. One good example of multifunctionality is the wide range of BGI functions fulfilled by Canals.'*²³
- 109 This is reflected in the Core Strategy Review. The Erewash Canal and River are identified as Strategic Green Infrastructure Corridors in Strategic Policy 5²⁴. The opportunities to enhance the role of the Erewash Canal where it runs through Sandiacre Parish is discussed in more detail below and is an important element in the Masterplan (see Appendix A).
- 110 Map 8b shows the areas designated as wildlife sites in the Core Strategy. There are 4 local wildlife sites in the Parish these are Stony Clouds LNR and adjacent grassland, Sandiacre Marsh, Lock Lane Scrub and Erewash Canal.

²² See <https://www.derbyshire.gov.uk/environment/conservation/landscapecharacter/landscape-character.aspx>

²³ See Paragraph 2.22 Blue and Green Infrastructure Strategy at <https://www.erewash.gov.uk/local-plan-section/evidence-base-library.html>

²⁴ See <https://www.erewash.gov.uk/local-plan-section/policy-document.html#green>

Map 8b Wildlife Sites in the Parish

111 Analysis by Friends of the Earth identifies the area around Stony Clouds as suitable for rewilding.²⁵ There are also opportunities on the recreation areas to increase the number of trees and shrubs to increase biodiversity. On sites owned or managed by the Parish Council a programme of additional landscaping to increase biodiversity would be supported.

112 There are parts of the built-up area of Sandiacre where an absence of trees and soft landscaping creates a hard urban feel. The Sandiacre Design Guide and Codes notes that *'within the higher density areas, such as Derby Road and along Town Street, there is limited planting in the street scene which creates a hard environment and does not allow for a visual relief.'*²⁶

²⁵ See <https://groups.friendsoftheearth.uk/near-you/local-authority/erewash#nature/modal-3>

²⁶ See Design code section 2.5.4 street types

Trees and shrubs

113 The NPPF highlights the important contribution trees can make to the character and quality of the environment²⁷. Trees enrich the quality of the Plan area and mature trees have significant biodiversity value. It is important to use the right tree for the right place. For example, smaller-canopied species should be deployed where a tree is desirable but spatial constraints forbid a forest-sized species. Native species are desirable, but this is not prescriptive and not all suit this locality – species diversity is important and is a way of building climate change resilience and disease resistance.

114 The provision of street trees is encouraged across the Parish. Priority should be given to providing green spaces and planting trees in areas identified as having high levels of hard surfacing.

115 There should be a strong tree network especially along Derby Road and Town Street and in the character area defined as Sandiacre Central and Hayworth Road Park Character Areas (see Map 4 showing the location of these character areas), to provide cooling and shade and to enhance biodiversity. Species rich areas of landscaping such as grassland or meadow are also encouraged. The installation of bird boxes, bat boxes and bee bricks is also supported across the Parish.



Derby Road looking west at the corner of King Edward Street devoid of street trees

²⁷ See NPPF paragraph 131



The street trees at the corner of Derby Road and Town Street significantly soften this busy vehicular junction

116 There is community support, national, district and local evidence to support an approach that ensures there is no net loss of tree canopy and where possible a net gain. This may mean planting more than one tree to replace a mature tree (where it had a large tree canopy). Where trees are removed as part of a development scheme they should be replaced.

117 Enhancement measures should contribute to the delivery of the actions in the Local Nature Recovery Strategy or equivalent and may include:

- a) planting wild flower meadows and strips,
- b) planting appropriate trees and shrubs, especially species that provide good berry or nectar sources,
- c) encouraging the creation of sustainable urban drainage schemes (SUDS), (e.g., rain gardens, pond and wetland creation and geopaving) in new schemes and 'retrofitting' where appropriate, (this is covered in Policy 9 below).
- d) the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow,
- e) planting and management regimes along the River Erewash and Erewash Canal corridors that increase biodiversity.

118 The Parish Council would be keen to work with local groups to identify ecological priority areas, this information could be fed into EBCs work to focus Biodiversity Net Gain credits on areas of greatest need (via their Local Nature Recovery Strategy for example).

Policy 7a Protecting and Enhancing Biodiversity

- 1. As appropriate to their scale, nature and location, development proposals should provide at least 10% net biodiversity gain in line with the applicable legislative requirements in accordance with local and national planning policy. Any such measures should be targeted to benefit local conservation priorities as identified in the Local Nature Recovery Strategy or equivalent.**
- 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. As appropriate to their scale, nature and location and in accordance with national policy, a tree-planting programme should be incorporated into development proposals so that there is no net loss of tree canopy and where possible a net gain. Where on site provision is not feasible, off-site provision within the Plan area may be acceptable.**
- 4. The Erewash Canal is a Local Wildlife Site and landscape planting as part of new development along the Canal should be incorporated that further supports this role.**

Policy 7b Greening the Streets

- 1. Development proposals should demonstrate they;**
 - a) retain existing trees and hedges, or, where this is not possible replace them using native species (unless a non-native species is considered more suitable in that location),**
 - b) propose a landscape scheme that recognises the significance of the existing trees and soft boundaries and reflects the need to enhance greenery along frontages.**
- 2. Any new highway infrastructure proposals should, where feasible;**
 - a) retain existing trees and landscaping,**
 - b) achieve a net gain of tree canopy, as part of the landscaping scheme (of a species to be advised by EBC).**

15 Making the Most of the Canal

119 The presence of water within the Plan area is a defining characteristic affecting how the Parish has evolved. The River Erewash forms the boundary to the Plan area and the Canal carves a path through what is now the retail centre of the Parish. The Canal towpath provides an important connection into the national canal network and is on the national cycle network (in addition to its significant contribution as a green corridor).

120 Land around the River Erewash is Flood Zone 3, with limited public access. However, the land adjacent to the Canal is Flood Zone 2 with Public Rights of Way and development (housing and employment) running alongside it. In recent years the vacant sites (usually former industrial sites) along the Canal have been redeveloped for housing.

121 The Sandiacre Design Guidance and Codes 2023 identifies the River and Canal as significant barriers to movement. The main through route from the M1 to the edge of the Nottingham built up area goes over the historic humped back bridge over the Canal through the centre of Sandiacre and is a bottleneck most of the day.

122 However, the presence of the Canal cutting through the centre of Sandiacre also provides a strong landscape feature. The mature trees and planting provide a public open space with seating metres from the very busy junction of Longmoor Lane, Town Street, Derby Road and Station Road.



Looking East along the Erewash Canal near Springfield Mill.

123 The Canal Side Conservation Area and Sandiacre Lock Conservation Area extend along parts of the Canal (see Map 3b and 3c). The Sandiacre Design Guidance and Codes 2023 analysis and images (see page 57) show the variety of redbrick housing and large warehouses that line the Canal. These large warehouses reflect a bygone era, their location is not now dependent on the movement of goods on the Canal and the photos below shows how they present a blank façade to the Canal towpath.



Photos showing employment buildings with blank elevations facing the Canal

124 Springfield Mill was converted into apartments and the elevation facing the canal is windowed and provides natural surveillance onto the tow path. The reuse of this former industrial building reinforces the historic character and presents an attractive back drop to the Canal towpath.



Springfield Mill looking along the canal towpath.

125 There are sites along the Canal (like the buildings on Mark Street) which over time may be redeveloped. It is important that future development within the Plan area continues to ensure the delivery of an uninterrupted and attractive pedestrian and cycle corridor along the Canal. This is explored further in the section developing the Local Centre.

126 Development is required to demonstrate a minimum 10% biodiversity net gain on the site (see policy 7a), it is expected that layout and landscaping schemes will take every opportunity to create or enhance connections with existing blue and green infrastructure.

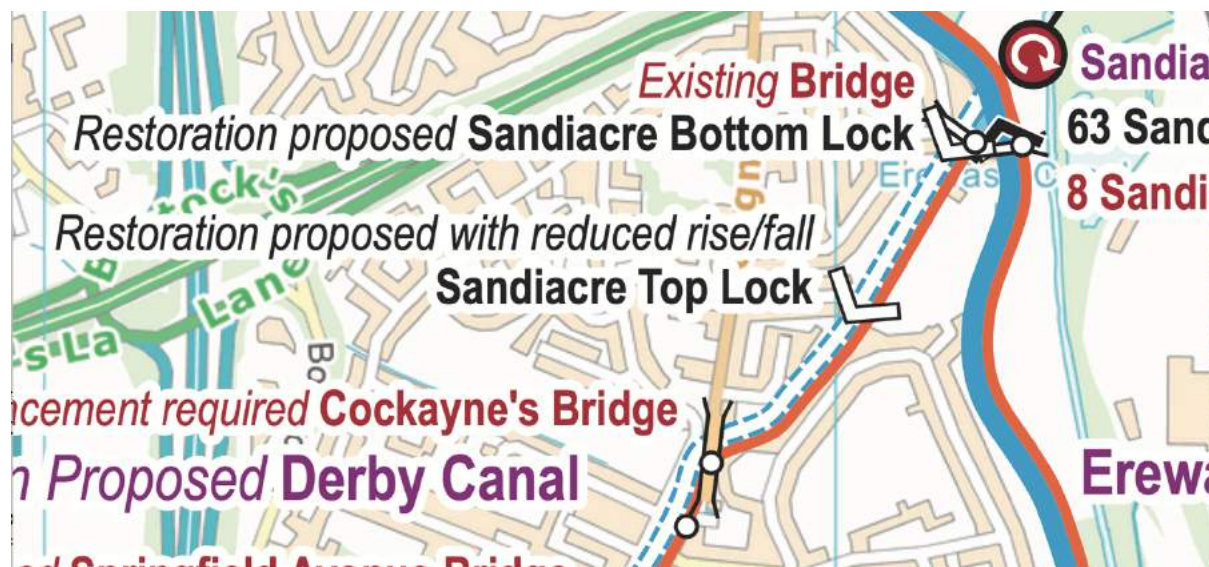
127 Access to and along the Canal is important to local people with well used footpaths and cycle routes along the Canal towpath. These routes should be protected and where possible enhanced. Development in the vicinity of the Canal may provide opportunities to improve access to the Canal and this is supported.

Policy 8 Making the Most of the Canal Corridor

1. As appropriate to their scale and nature, development adjacent to the Erewash Canal should demonstrate how it has considered its location next to a waterway providing an active frontage to the Canal towpath.
2. Development should maintain the Canal towpath and where possible and practicable, extend it.
3. Proposals that result in improved access and/or an expansion of the green open space near the Canal bridge in the centre of Sandiacre for leisure and recreation are supported.

128 The Derby and Sandiacre Canal used to connect with the Erewash Canal where Sandiacre Lock is now. The Parish Council support the work of the Derby and Sandiacre Canal Trust to reopen the Canal (this is a community aspiration see Appendix A). The route of the Derby Canal remains a cycling and walking route.

Map 9 showing the Former Derby Canal route in the Parish



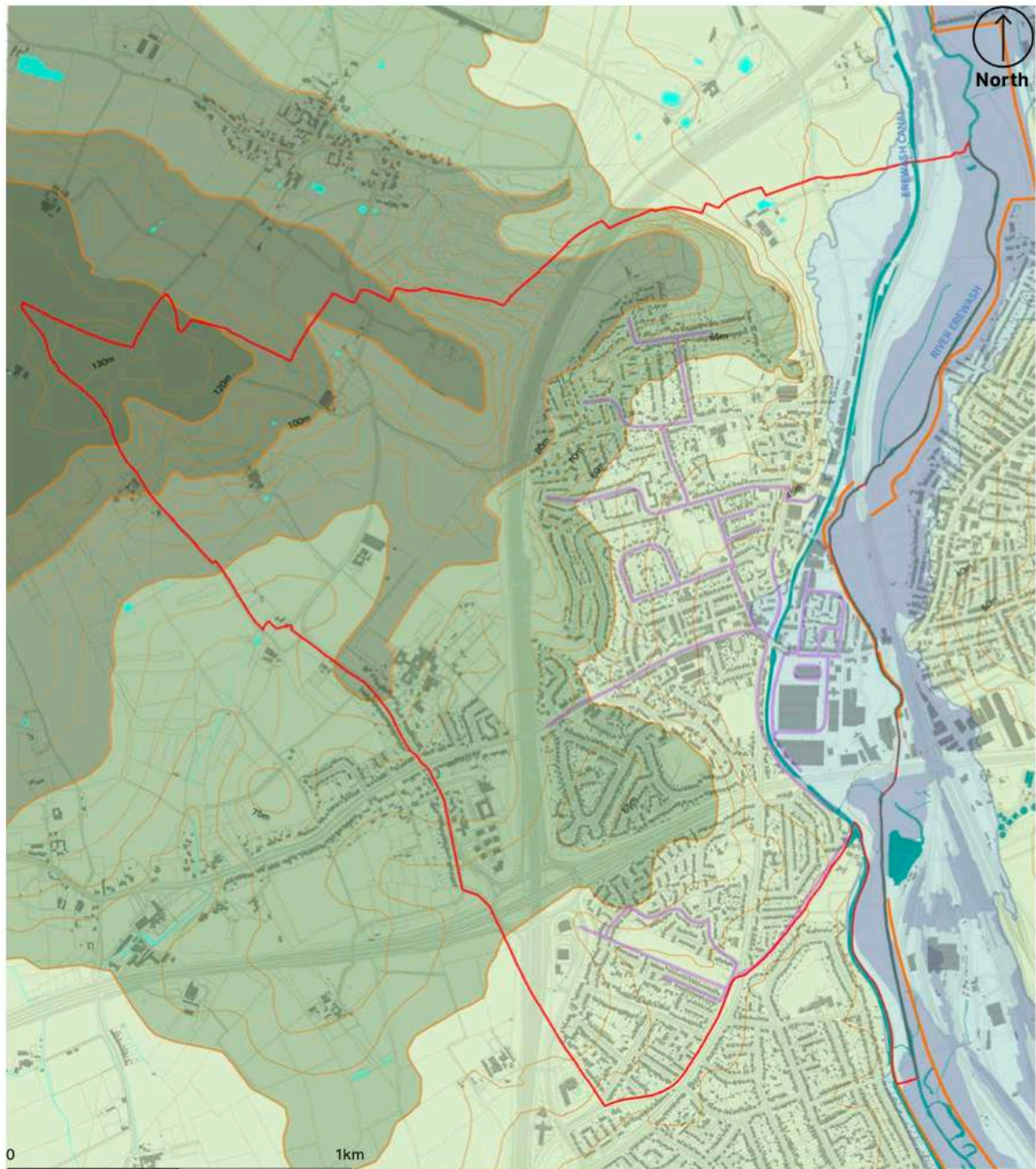
129 The SNP designates the disused stretch of Derby Canal that is in the parish as a Local Green Space (see Map 6i and Policy 5).


16 Reducing the Risk of Flooding

- 130 Sandiacre's urban area is within Flood Zones 2 and 3 with the areas between the River Erewash and the Erewash Canal an area of high risk (see Map 10 below).
- 131 Flood Zone 3 is limited to an area of floodplain located between the plan boundary (River Erewash) and railway line. The fields around the River Erewash are a flood plain and play an important role in holding water reducing the risk of flooding in the built-up area.
- 132 Whilst this area is unlikely to attract proposals for development, the EA noted in its comments on this SNP at Regulation 14 that should any applications be forthcoming within this area then a detailed site specific Flood Risk Assessment (FRA) will need to be undertaken and it is recommended that pre application advice from the Environment Agency (EA) is sought.
- 133 There are significant flood defence works along the River Erewash and the Erewash Canal both to the north and south of the urban area. However, the areas benefiting from these defensive measures are predominantly to the east of the watercourses.²⁸
- 134 Flood zone 2 impacts a larger portion of the NHP and appears to emanate from both the Erewash Canal in the north of the NHP area and the River Erewash in the south of the NHP area impacted areas include Ilkeston Road in the north and stretching south impacting dwellings and businesses between Rutland Grove spreading westerly as far as Hall Drive to the south.
- 135 Any development proposals in areas of flood zone 2 will require an appropriate site specific flood risk assessment (FRA). Further details on how to compile a FRA can be found by visiting <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>
- 136 The extent of flood risk from surface water is a consideration. This collects on areas of hardstanding such as road surfaces and parking areas in dips or flows along escape routes after periods of heavy rainfall. This type of flood risk is distributed in pockets throughout the settlement. Map 10a shows the extent of the Flood Zones and the streets liable to surface water flooding.
- 137 The NPPF requires all plans to apply a sequential risk-based approach to the location of development taking into account the current and future impacts of climate change. The Exception Test provides a method of managing flood risk while still allowing necessary development to occur. The Exception Test is only appropriate for use when there are large areas in Flood Zones 2 and 3, where the Sequential Test alone cannot deliver acceptable sites, but where some continuing development is necessary for wider sustainable development reasons, taking into account the need to avoid social or economic blight.
- 138 EBC will require applicants to undertake site specific flood risk assessment for all development in Flood Zones 2 and 3. In accordance with the NPPF paragraph 167, development in Flood Zone 2 and 3 must be '*appropriately flood resistant and resilient and incorporate sustainable drainage systems*'.

²⁸ From Design Guidance and Codes 2023 section 2.4.3

Map 10a Flood Risk in the Parish (from the AECOM Design Guidance and Codes page 27)



KEY			
	Neighbourhood Area		Contours
	40 - 60m		River and Canal
	60 - 80m		Flood Zone 2
	80 - 100m		Flood Zone 3
	100 - 120m		Flood Defense
	120 - 140m		Flooding from surface water

- 140 Sustainable drainage systems in the context of Sandiacre Parish, will include increasing the amount of permeable surfaces allowing water to soak away. The impact of paving over front gardens and the lack of permeable surfaces along the main streets has been noted in the Design Guidance and Codes 2023, especially around the Local Centre. This not only erodes the character of streets but is a contributory factor in the extent of surface water run-off. SuDs can only be required as part of major planning applications however, implementing Neighbourhood Plan Policy 7a Greening the Streets and Policy 7b Improving Biodiversity will help to alleviate the extent of surface water run off as well improving landscape character and biodiversity.
- 141 Given the extent of flood risk in the Parish, the implications of climate change, and the expectation that there will be major development in the Plan area, Policy 9 provides a framework for addressing flood risk.

Policy 9 Reducing the Risk of Flooding

- 1. Development must follow a sequential approach to flood risk management. For development in Flood Zones 2 and 3 the exception test will be applied in accordance with table 3 of national planning practice guidance.**
- 2. In addition, development of sites in Flood Zone 2 will be permitted where development;**
 - a) is resilient to flooding through design and layout which follows the sequential approach and includes hazard free access to sites and pedestrians and vehicles in the event of flooding,**
 - b) has floor levels which are above the one in 100 year flood level,**
 - c) incorporates appropriate mitigation measures such as on-site for defence works and/or a contribution towards a commitment to undertake such offsite measures as may be necessary.**
- 3. Development in defended Flood Zone 3 will only be considered where it can be demonstrated that it meets requirements a) b) and c) above and**
 - d) it is safe from residual risk of flood defences failing and**
 - e) does not impede flow rate or reduce floodplain storage unless compensatory storage is provided on a level for level and value for volume basis.**
- 4. Development in undefended Zone 3a will be considered where it can be demonstrated that it meets requirements a), b), c) and e) above and**
 - f) is appropriate in accordance with Table 3 of the National Planning Practice Guidance or**
 - g) cannot be located on land at lower risk due to lack of suitable land where there are exceptional reasons for the development to take place in that location.**
- 5. Development on the functional Flood Plain Zone 3B will be allowed for water compatible uses and essential infrastructure only when no reasonable alternative sites are available and the requirements of a), b), c) and e) above are met.**
- 6. 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.**

- 7. Surface water management should be undertaken through the utilisation of appropriate techniques which mimic natural drainage patterns and, where appropriate, achieve net gains for nature including through green infrastructure provision such as the planting of native trees and bushes.**

17 Housing

142 The housing market in Sandiacre Parish is not self-contained, but plays a particular functional role in relation to the wider built-up area and the surrounding rural area. A Housing Needs Assessment was commissioned for the NPG which provides a unique analysis of the functioning of the housing market in the Plan Area.

Key Facts on the Housing Stock in the Plan Area from the Housing Needs Assessment²⁹ (population statistics based on 2020 mid-year estimates 2021 census data was not available)

Quantum	<ul style="list-style-type: none"> • There are approx. 4023 dwellings • 207 dwellings have been built since 2011 - but some were demolitions so the net increase is 112
Affordability	<ul style="list-style-type: none"> • house prices have risen by 70% in the last 10 years, median house price is £215,435 • Average household income is £42,000, lower quartile income is £16,899 so a household with two lower earners have a joint income of about £33,798 • Those on average income can only afford access to entry level home ownership options • Private rental is more affordable with entry level and average rented homes being affordable for large segments of the population. • Affordable home ownership products offer good potential to extend home ownership in the parish. For instance, a large segment of the population would benefit from First Homes being offered at a discount of 30% or from Shared Ownership at a 50% equity share in the dwelling.
House Type	<ul style="list-style-type: none"> • proportion of detached and semi-detached dwellings is higher than the national average • 54% of dwellings are 3 bed • 27% are two bed • slightly higher proportion of homes with 4 or more bedrooms in the parish than wider Erewash. • 39% are detached • 34% are semi detached • 10% flats • 17% terraced
Tenure	<ul style="list-style-type: none"> • 74% of households own their own homes – higher than the national average.

²⁹ See <https://sandiacre.neighbourhoodplan.uk/supporting-docs>

	<ul style="list-style-type: none"> • Number of households in private rental accommodation grew by 147% between 2001 and 2011 (national average was 82%) • Specialist older people's accommodation is either age-restricted or offers some form of additional care. The current stock totals 119 units across 7 developments, almost all of which are offered through social rents
Demographic changes	<ul style="list-style-type: none"> • Currently around 959 people aged 75+ living in Sandiacre. This has grown from 786 in 2011 and is projected to increase to 1,342 by the end of neighbourhood plan period in 2037 (a 50% increase in households in its older population between 2011 and 2037) • A majority of projected need is for sheltered (age-restricted) housing as opposed to extra-care, but it may be advantageous to prioritise extra-care options given the current lack of this type of accommodation. Most of the need is also for market purchase tenures as opposed to affordable rents

143 The HNA at paragraph 108 and 109 shows that *'the demand for housing by size and type tends to be determined primarily by wealth ... This study is concerned primarily with need rather than demand. Need for homes of different sizes is chiefly determined by the number of people occupying the home'*.

Future Housing Mix

144 The age structure of the population is a key indicator of the future need for housing. The HNA analysis shows that population growth can be expected to be driven by the oldest households, with 50% growth in older (65+) households from 2011- 2037. A further 15% growth is projected in the younger population (25-34), but most other age groups are expected to remain similar or decline. Both of these groups may need access to smaller/mid-sized homes. (Paragraph 137).

145 To accommodate the future population of Sandiacre, it is recommended that the Parish diversify its housing mix, increasing the number of 1-2 bedroom dwellings to balance out the high proportion of 3+ bedroom dwellings on offer and ensure that both younger households and downsizing older people have a broader range of options than they do at present. The provision of some 1-2 bed flats would also assist with affordability (this is discussed below).

146 Also, the National Pensioners Convention notes that new pensioner dwellings should have 2 bedrooms, even if only having one occupant. This would accommodate the needs of the individual for family/friends visits and, in some cases, a live-in carer.³⁰

147 However, it is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the Parish or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of Sandiacre Parish in the wider housing market area, and site-specific factors which may justify a particular dwelling mix.

³⁰ Comments provided for the Cossall Neighbourhood Plan which is located nearby

148 One such factor is the development of a major employment site on the former Stanton Ironworks site. This is likely to put additional pressure on the need for housing in the surrounding area which includes within Sandiacre. This housing is likely to be required for younger residents of employment age with families.

149 The HNA notes that mid-sized homes (2-3 bed) provide the most flexibility, young starter families and downsizing older households may both need mid-sized homes but are likely to have extremely different requirements and degrees of purchasing power (HNA paragraph 143). The HNA notes that to best meet the needs of the large cohort of older households expected by 2037 a variety of mid-sized homes variety will be crucial in terms of space, flexibility, quality, location and accessibility. *'Variety should be sought within the mid-sized homes that come forward in future to attract both newly forming households on lower budgets and older households with substantial equity from their existing larger homes. Facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms.'* (HNA Paragraph 145).

150 Approved Document M Volume 1 of the national standards for space and accessibility for new dwellings includes two optional categories: M4(2): accessible and adaptable dwellings and M4(3): wheelchair user dwellings.³¹ The principle of developing homes for life helps to ensure that properties are appropriate to support the changing needs of individuals and families at different stages of life.

151 In seeking M4(2) compliant homes such dwellings could be considered as 'homes for life' and would be suitable for any occupant, regardless of whether or not they have a disability at the time of initial occupation. This ensures that dwellings are appropriate for elderly people whilst still being suitable for occupiers such as first-time buyers. The government confirmed in July 2022 that it would amend the Building Regulations to require all new development to be accessible and adaptable although the regulations have not yet been amended³².

152 The Parish Council supports all new housing being built to life time homes standards but given that this has not yet been mandated by government, Neighbourhood Plan Policy 10a supports the focus on 2-3 bed homes being M4(2) compliant as this would provide the greatest benefit in terms of flexibility in the housing market.

153 The provision of more homes being suitable for wheelchair users (M4(3)) would also be beneficial and is supported.

Policy 10a A Mix of Housing Types

- 1. To be supported, planning applications for housing schemes are required to deliver a housing mix that meets local needs based on the most up to date housing needs assessment and that includes smaller dwellings.**

³¹ see <http://www.lifetimehomes.org.uk/pages/lifetime-homes-and-wheelchair-design.html>

³² See <https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes/outcome/raising-accessibility-standards-for-new-homes-summary-of-consultation-responses-and-government-response#implementation-and-next-steps>

- 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 policy based on specific character elements or some other demonstration of suitability.**
- 3. All 2 or more bed dwellings should be suitable for people of varying ages and at different stages in their life cycle and be built to M4(2) standards unless it can be demonstrated that it would be unviable to do so.**
- 4. Proposals for dwellings that meet the higher M(4)3 standards of the Approved Document M, Volume 1 will be supported.**

Affordability

154 The Greater Nottinghamshire and Ashfield HNA (2020), which considers the housing needs of the wider sub-region, has been used to determine the scale of affordable housing need in Sandiacre. That study identified the need for 38 units of affordable rented housing per year across Erewash. This can be prorated according to population statistics to arrive at a figure for Sandiacre (where 7.9% of the Erewash population lives). The result is a need for around 3 affordable rented homes per annum in Sandiacre, or 54 over the entire Neighbourhood Plan period.

155 Information provided by EBC for the HNA indicates that in 2022 there were 130 people on their waiting list for Affordable Housing across the Borough. Furthermore, across the Borough there are currently approximately 600 units of affordable rental accommodation (affordable and social rent), with between 20 and 30 of these becoming available each year.

156 The HNA paragraph 71 states that *'the affordable rented sector performs a vital function in Sandiacre as the only option for a large segment of those in the greatest need.'*

157 The Core Strategy Policy 8 sets out the Affordable Housing Requirement *'On sites of more than 15 dwellings up to 30% of those units will be sought by negotiation to be delivered as affordable housing, subject to consideration of viability. Viability is likely to constrain this target in certain areas. In the Long Eaton Urban Area it may be reduced to around 20%.'*

158 On the basis of the target of 700 for the Long Eaton Urban Area and the prorated 133 based on Sandiacre's proportion of that population, and the requirement that around 20% of all homes should be affordable, the Parish has the capacity to deliver around 27 affordable homes over the Plan period.

159 There is no legal requirement to meet affordable housing need in full and given the policy constraints of the Green Belt and housing allocations elsewhere in the Borough, it is expected that the majority of Sandiacre's housing growth will come forward in the form of smaller infill sites which may not trigger the Affordable Housing requirement.

160 Table 4.3 from the HNA page 24 demonstrates that both median and new build housing is generally unaffordable to those on mean incomes. This will have a knock-on effect in terms of affordability for other income thresholds. Those with an average household income would only

be able to access entry-level home ownership options. Affordability is better for privately rented housing so long as there are two income earners in the house hold. Entry-level and average rented homes appear affordable for large segments of the population with the exception of those on Low incomes living alone. The HNA notes that *'The greater challenge regarding rented housing is the low availability of properties to rent.'* Paragraph 97.

Table 4-3: Affordability. Thresholds (Income required, £)

Tenure	Mortgage Value	Rent	Income required	Affordable on mean incomes? (£42,000)	Affordable on LQ 1 incomes? (£16,899)	Affordable on LQ 2 incomes? (£33,798)
Market Housing						
Median House Price	£175,500	-	£50,143	No	No	No
LA New Build Median House Price	£195,296		£55,799	No	No	No
LQ/Entry-level House Price	£144,225	-	£41,207	Yes	No	No
Average Market Rent	-	£8,760	£29,200	Yes	No	Yes
Entry-level Market Rent	-	£6,000	£20,000	Yes	No	Yes
Affordable Home Ownership						
First Homes (-30%)	£122,850	-	£35,100	Yes	No	No
First Homes (-40%)	£105,300	-	£30,086	Yes	No	Yes
First Homes (-50%)	£87,750	-	£25,071	Yes	No	Yes
Shared Ownership (50%)	£87,750	£2,438	£33,196	Yes	No	Yes
Shared Ownership (25%)	£43,875	£3,656	£24,723	Yes	No	Yes
Shared Ownership (10%)	£17,550	£4,388	£19,639	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£4,951	£16,488	Yes	Yes	Yes
Social Rent	-	£4,668	£15,543	Yes	Yes	Yes

Source: AECOM Calculations

161 Because of the large gap between incomes and the affordability of homes to buy, home ownership products offer good potential to extend home ownership in the Parish. Those on average incomes would benefit from First Homes being offered at a discount of 30% or from Shared Ownership at a 50% equity share in the dwelling.

162 The definition of First Homes is set out in Planning Practice Guidance Paragraph: 001 Reference ID: 70-001-20210524

First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:

a) must be discounted by a minimum of 30% against the market value;

b) are sold to a person or persons meeting the First Homes eligibility criteria (see below);
 c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
 d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).

First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

Policy 10b Housing Tenure

- 1. Development is required meet the demonstrable local housing need for affordable home ownership and affordable homes to rent in accordance with national and Borough policies.**
- 2. In addition to providing First Homes, the affordable housing mix may include other forms of discounted market housing, for example shared ownership housing.**

Demographics and Implications for Housing

163 AECOM calculations project that by 2037, 13.9% of Sandiacre's population will be over 75 compared to 8.8% in 2011 (an increase of 556 people). The older households (55-75) tend to be the ones who own their property outright 63% or with a mortgage or shared ownership, 23%.

164 The HNA identified that within the Parish the current stock of housing purpose built for older people totals 119 units across 7 developments, almost all of which are offered through social rents – leaving a potential gap in the market for owner-occupier properties. All of the existing stock is also age- restricted with limited on-site care, meaning that there is little provision for those who require additional support.

165 Having homes that are adaptable will contribute to meeting some of the future demand for housing suitable for older people so the policy approach in 10a (3) and (4) above should assist. However, the AECOM analysis indicates a gap in the private housing market for specialist housing for older people. Given the concentration of services and facilities in the Parish and particularly around the Local Centre, and the local demand demonstrated, the provision of market housing purpose built for older people would constitute sustainable development and is supported.

Policy 10c Accommodation for Older People

Proposals for the development of accommodation for older people, particularly sheltered accommodation with limited support, available for owner occupiers would meet a local housing need and is supported.

18 Renewable Energy, Energy Efficiency and Low Carbon Technologies

166 The government identifies the planning system as having a significant role to play in tackling climate change (NPPF paragraph 152). The NPPF paragraph 155d) notes that ‘plans should identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.’

167 We must reduce the energy we use to heat and cool our homes as well as shifting to net zero carbon sources of heating and cooling. The design and layout of new development can significantly affect the efficiency of buildings in terms of their energy use and needs. For example, effective passive design maintains thermal comfort by utilising the sun’s natural cycles and natural ventilation to reduce the need for activity or cooling systems.

168 Heating in buildings and industry create 32% of total UK emissions³³. A strategy to reduce carbon to heat buildings is a priority area in the 2021 Joint Recommendations³⁴.

169 The topography of the Plan Area (the centre of Sandiacre sits in a bowl) means that with the industrial activity and emissions from the M1 the area is recorded as having Nitrogen Oxide levels over 40. EBC have also identified some control areas within the Plan Area and immediately adjoining it, see maps 10b and 10c. This highlights the need to take positive action to move to cleaner renewable technologies.

Map 10a from Erewash Borough Council’s Interactive Map



Key

- smoke control areas in grey
- parish boundary in black

170 The Derbyshire Digital Map shows air quality based on the Nitrogen Oxide monitors in 2015. At that time parts of the Plan Area near the motorway were recording as over 40 (this level at which Local Authorities have to take action).³⁵

171 Equivalent data for 2022 shows that air quality based on this measure has improved but the presence of major road networks and the development of Stanton Ironworks as a major employment site over the Plan period will require constant vigilance and a continued push towards the use of cleaner technology.

172 The UK Green Building Council (UKGBC) advocate energy use reduction before the use of renewables, providing evidence that approximately 20% of improvement (beyond current building regulations standards) could be delivered entirely through energy efficiency measures including

³³ See <https://www.gov.uk/government/publications/clean-growth-strategy/clean-growth-strategy-executive-summary>

³⁴ See <https://www.theccc.org.uk/wp-content/uploads/2021/06/CCC-Joint-Recommendations-2021-Report-to-Parliament.pdf>

³⁵ See https://maps.derbyshire.gov.uk/connect/analyst/mobile/#/main?mapcfg=Ordnance_Survey_Maps

enhanced insulation, glazing and air tightness, high efficiency heating and hot water recovery. For example, a quarter of the heat lost in uninsulated homes is lost through the roof.³⁶

173 The recent increase in energy costs have reinforced the need to move to renewable energy sources. The Parish Council support initiatives to explore the potential of the use of renewable energy, for example, solar panels on the roofs of buildings, the use of hydro energy given the presence of water from the river and canal and wind energy. This could include creating a community renewable energy scheme.

174 The Parish Council supports the transition to low carbon motorised transport. For example, increasing the provision of charging points in the public car parks would encourage the use of zero emission vehicles in the Plan area. New development should enable the charging of electric vehicles. This does not require planning permission but will be strongly encouraged as part of the pre application discussions with developers.

175 Sandiacre lies within an area of serious water stress concern³⁷. The management of water resources is required to ensure that demand for water can be achieved in a sustainable manner. Severn Trent advise that the consumption of water per dwelling should not exceed 110 litres per person per day. Energy efficiency in design should incorporate technology to improve water efficiency. Water efficient design also provides energy efficiency benefits through a reduced need to treat water for consumption and treat wastewater. It also provides savings for managing water within the buildings. Given the issues of surface water flooding in parts of the Plan area, water efficient development would also reduce the impacts that the built environment has on existing infrastructure.

Policy 11 Renewable Energy, Energy Efficiency and Low Carbon Technologies

- 1. New development should incorporate sustainable design features to maximise energy efficiency due to the importance of this in meeting national climate targets.**

- 2. Innovative approaches to low carbon buildings and construction which demonstrates sustainable use of resources and high energy efficiency levels will be supported where the resultant-built form respects the character of the setting. Examples include, but would not be limited to;**
 - a) the use of alternative heat sources to natural gas,**
 - b) siting and orientation to optimise passive solar gain,**
 - c) passive³⁸ design principles (where appropriate),**
 - d) the use of high quality, thermally efficient building materials,**
 - e) installation of energy efficiency measures such as loft and wall insulation and double/triple glazing,**
 - f) meeting the EPC B target set out by the Committee on Climate Change for all new non-domestic buildings,**
 - g) maximizing the installation of solar panels including building integrated panel technology on roofs of all orientations except due north,**
 - h) the installation of on street electrical vehicle, bike and scooter charging points,**
 - i) the installation of cycle parking facilities.**

³⁶ See <https://energysavingtrust.org.uk/advice/roof-and-loft-insulation/>

³⁷ See <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>

³⁸ Passive design here refers to a method of construction where a comfortable interior environment can be created using very little energy; simply by eliminating the reliance on active heating or cooling systems. See <https://passivedesign.org/overview-of-passive-design>

- 3. The retrofitting of energy efficiency measures is supported, including the retrofitting of listed buildings, provided that it safeguards the historic characteristics of these heritage assets.**
- 4. Developments should demonstrate that they are water efficient, incorporating innovative water efficiency and water re-use measures.**

19 Getting Around

Improving Pedestrian Movement

176 Derby Road is a primary arterial road that takes through traffic from the M1 to access the growing employment and residential areas around Ilkeston if they are coming from the south. The only direct access is on the old Nottingham to Derby Road that runs through the centre of Sandiacre and over the Erewash Canal bridge.

177 The impact of traffic volumes, especially HGV's is detrimental to the pedestrian environment particularly at the junction of Longmoor Lane, Town Street, Station Road and Derby Road.

178 The Parish will inevitably see even more traffic directed through it given the scale of planned growth for employment and residential uses particularly around Stanton. This will, in turn, cause even more congestion for those living in Sandiacre.

179 Reducing traffic congestion in the Parish is an aspirational policy and is set out at Appendix A, because highway planning is classed as a strategic matter (and is not within the remit of the Neighbourhood Plan) and it does not relate to any specific development site within the Parish. However, it is the matter of greatest concern to local residents and as part of its on-going work, the Parish Council will continue to lobby the Borough and County Council to address this significant transport issue.

Walking and Cycling

180 Improving pedestrian safety and making it more attractive to walk and cycle around the Parish, particularly into the Local Centre, reduces car usage, improves health and well-being and represents sustainable development. The Climate Change Commission December 2020 Local Authorities and the Sixth Carbon Budget notes that '*constraining the growth in vehicle mileage is vital to reducing emissions*'³³. To achieve net zero carbon in 2050 we need to shift 33-35% of trips to walking, cycling and public transport.

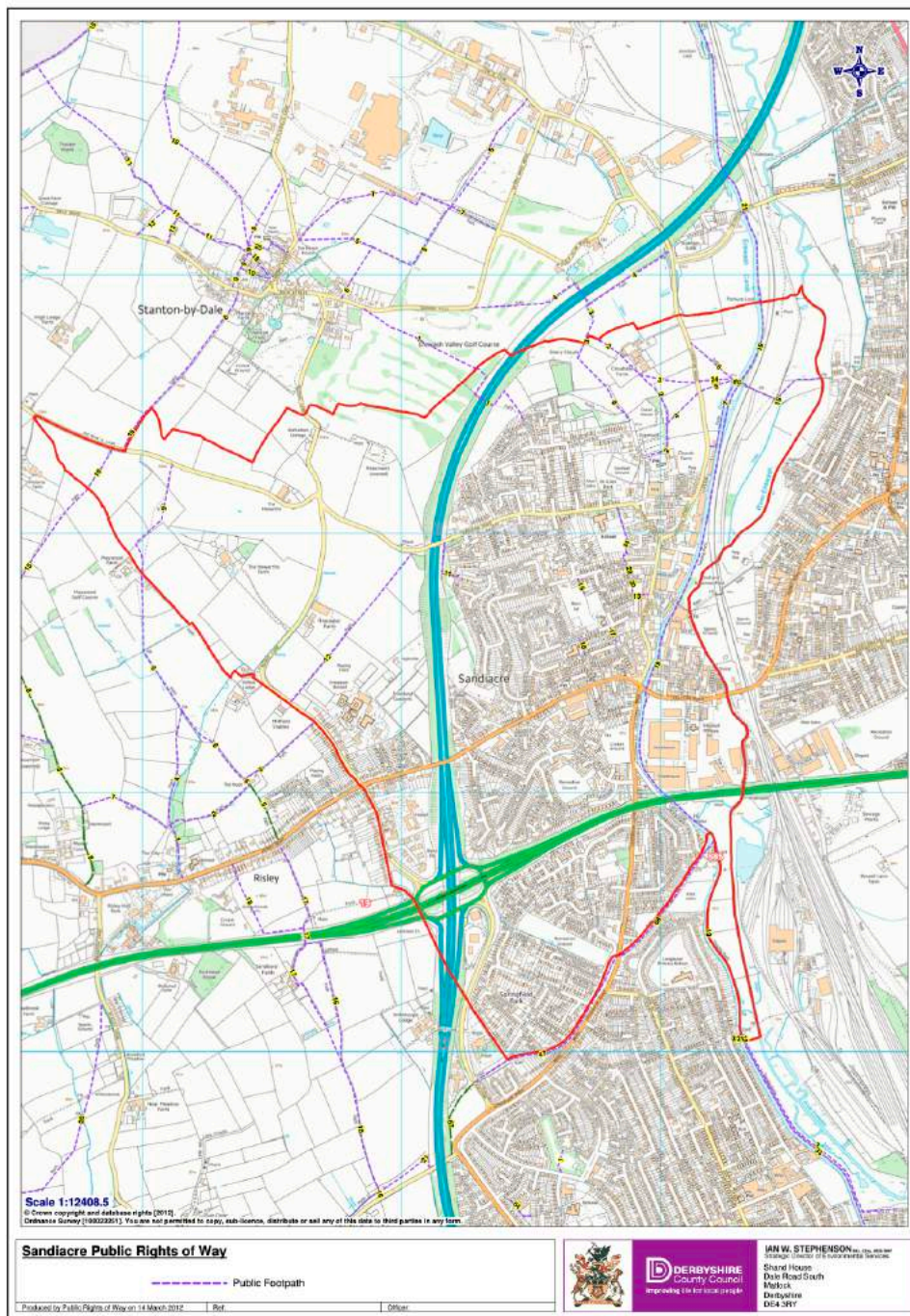
181 Policy 12 provides a policy framework to support development that makes pedestrian and cycle movement safer. Policy 7b Greening the Streets and Policy 6 Improving the Local Centre are also seeking to improve the pedestrian experience along these main thoroughfares.

182 The Canal tow path provides a major route for walking and cycling and is an example of the multi benefits of blue/green infrastructure.

183 Within the SNP area there are 25 public footpaths, notably Sandiacre Public Footpath No.19 that runs along the canal. There is also a cluster of paths within the central residential area and some to the west and east in the more rural areas. Long Eaton Public Footpaths Nos. 68 and 47 run adjacent to the southernmost border of the Parish.

184 These routes are valued by local people, providing safe, direct access along the Canal, out into the countryside, as well as routes through the built-up area. Map 11 below shows these routes. They are protected and development proposals should ensure that they remain open and unobstructed. Where development may affect a public right of way, permission is required from DCC for temporary closure and the path should remain unaffected on completion of the development in accordance with existing regulation.

Map 11 Public Rights of Way Sandiacre Parish



Car Parking Provision

185 Many of the houses in Sandiacre were built before households owned multiple cars. The location of Sandiacre between Nottingham and Derby and near the M1 means it is an attractive location for those wishing to commute to either City or beyond.

186 Census Data records car ownership by household. Table 2 below shows how, between 2011 and 2021 car ownership increased. There are fewer households with no car and more households have more than one car.

Table 2 Car Ownership in Sandiacre Parish Census 2011 and 2021

	2011		2021	
		%		%
households no car	750	20	644	16
households 1 car	1664	44	1660	42
households 2 cars	1116	29	1249	32
households 3 cars or more	297	7	382	10
	3827	100	3935	100

187 On some of the residential streets, cars parked on the road creates congestion with roads sometimes becoming impassable. On street parking can also create hazards for pedestrians where cars are parked on the pavement.



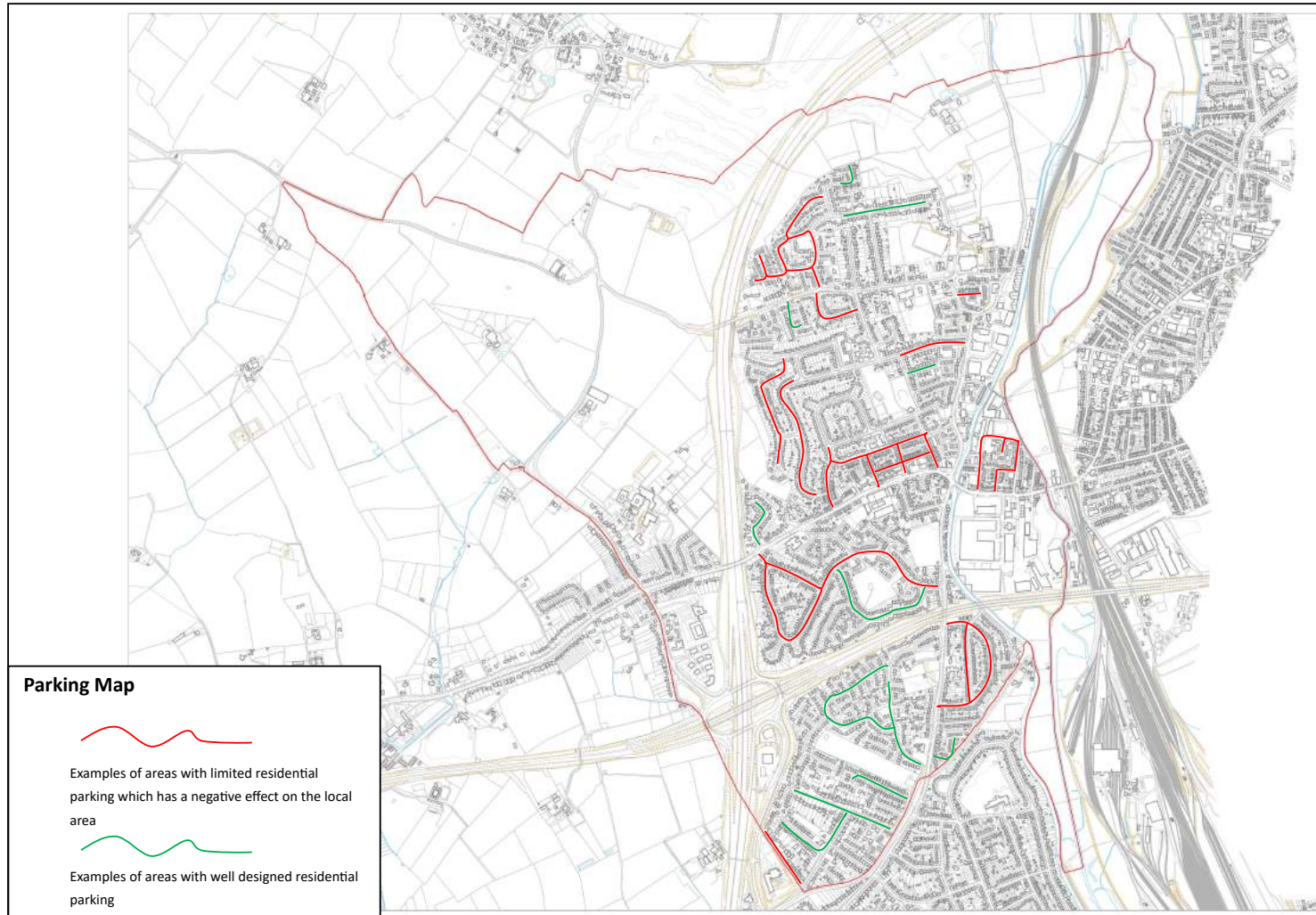
Examples of on street car parking that does not block the road or the pavement from Building for a Healthy Life page 65 see <https://www.designforhomes.org/project/building-for-life/>



Map 12 below shows the streets where on street parking is a particular issue. Future development should seek ways to provide sufficient off-street parking for residents that takes into account the car ownership levels in the Parish whilst ensuring a high-quality design. Design guides like Building

for a Healthy Life provide examples of best practice where the use of street trees and laybys creates parking provision without making parking spaces dominate the street scene.

Map 12 Streets where on street parking can cause congestion.



Buses and Trains

188 Generally, Sandiacre has a good bus network with the i4 to Derby and Nottingham and MY15 from Ilkeston to East Midlands Airport/Long Eaton both providing regular services seven days a week.

189 Toton Sidings is a rail head immediately outside the southeast boundary of the parish. The sidings were identified as the site for a new station as part of high speed rail proposals although these plans have now been dropped. Nevertheless, it remains important regional infrastructure which has the potential to reduce the movement of HGVs on the local roads, which would significantly improve the environment around the Local Centre for Sandiacre residents.

Policy 12 Pedestrian and Cycle Movement and Car Parking

- 1. Improving or extending the non-vehicular routes for walking or cycling across the Parish will be supported where the proposals;**
 - a) do not detract from the landscape character as defined in the most recent Landscape Character Assessment Study and the Sandiacre Design Guidance and Codes; and**
 - b) will not harm locally protected habitats.**
- 2. Where applicable, development proposals will be expected to demonstrate how they protect and where possible enhance existing public rights of way and permissive routes.**
- 3. Changes to the road layout, crossing points, pavements and street scene that make active movement routes safer and more pleasant for pedestrians along Derby Road and around the junction of Derby Road, Station Road, Longmoor Lane and Town Street are supported.**
- 4. On schemes of more than one dwelling, proposals will need to demonstrate how parking has been taken into account in the layout of the scheme in accordance with the Sandiacre Design Guidance and Codes 2023, this will include consideration of the prevailing character of the street.**

20 Implementation

190 The policies in this plan will be implemented by EBC as part of their development management process. Where applicable, Sandiacre Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle. Whilst EBC will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

191 There are several areas of activity which will affect delivery and each is important in shaping the Parish in the months and years ahead. These comprise:

- a) The statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider EBC planning policies and the National Planning Policy Framework.

- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the Plan Area.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and community life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process (see Appendix A) .
- e) The Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to Borough and County Council investment programmes where a policy can be shown to be delivering Borough and County objectives

21 Monitoring and Review

192 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Sandiacre Parish Council.

193 If it is apparent that any policy in this Plan has unintended consequences, or is ineffective, it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.

194 Any amendments to the Plan will only be made following consultation with EBC, local residents and other statutory stake holders, as required by legislation.

Appendix A Community Aspirations


This separate annex of the SNP contains a number of community aspirations. Some take the form of projects which will be pursued by the Parish Council, others take the form of actions where the Parish Council will seek to work alongside other organisations and landowners whilst some are expressions of the local community's vision and ambitions for the future of the Parish.

All of the community aspirations have resulted from work carried out during the production of the SNP, but are not subject to planning policies. This annex therefore does not form part of the Neighbourhood Plan, but nevertheless is an important element for the community in achieving the vision set out in the SNP for the Parish.

<p><u>Community Aspiration 1 Improving the Local Centre by</u> <u>a) Public Realm Improvement Project Derby Road and Station Road</u> Linked to Community Objective (CO) 1 Creating a Central Hub, CO 4 Greening the Streets, Policy 6a Improving the Local Centre, Policy 7b Greening the Streets and Enhancing Biodiversity, Policy 4 Protecting Landscape Character</p> <p><u>b) Shop front Improvements</u> Linked to CO 5 High Quality Design, Policy 6a Improving the Local Centre</p>	<p>To work with landowners, EBC and other agencies to increase the number of trees and planting, to provide places to dwell within the Local Centre. To open up the views to the Canal and to provide more publicly accessible green space within the Local Centre</p> <p>To work with landowners, tenants and EBC to improve the shop fronts in the Local Centre. Linked to the proposal to improve the public realm above, this will enhance the Local Centre making it a more attractive place to spend money.</p>
<p><u>Community Aspiration 2 Redeveloping land between the Canal and Mark Street</u> Linked to CO 1 Creating a Central Hub, CO 5 High Quality Design, Policy 6a Improving the Local Centre</p>	<p>The community consultation highlighted the improvements to the form and function of the Local Centre as a high priority. The inclusion of this community aspiration sets out the local community's wishes and more than begins the conversation with landowners and EBC, signalling how this central core of Sandiacre could be enhanced and the benefits that would accrue in terms of providing a thriving attractive centre for the village. It is recognised that the Masterplan is one expression of how this space could be redeveloped over time. Whilst it is the community's preferred expression, technical studies (flood risk assessments etc) may require alternate layouts and various options are suggested that could be rolled out over the life time of the SNP and beyond. <u>It is acknowledged that lies within strategic flood risk assessment flood zone two. This</u></p>

means that a sequential test would have to be undertaken for any residential development application on this site before the proposed uses can be considered as a suitable means of development.



<p><u>Community Aspiration 3a Improving biodiversity and amenity at Springfield Park</u> Linked to CO 3 To Protect and Improve the Parks and other Community Facilities, Policy 4 Protecting and enhancing community facilities. Policy 7a Protecting and Enhancing Biodiversity</p>	<p>To work with EBC and other partners and to seek funding to implement a tree planting programme and gym trail</p> 
<p><u>Community Aspiration 3b Improving Hayworth Road Park</u></p>	<p>To remove and replace the fencing around the children’s play area the Friends of Hayworth Road Park have secured a quote for the work £12,785 plus VAT (April 2023)</p>
<p><u>Community Aspiration 4 Improving Doncaster Avenue Recreation Ground</u> Linked to CO 3 To Protect and Improve the Parks and other Community Facilities, Policy 4 Protecting and Enhancing Community Facilities. Policy 7a Protecting and Enhancing Biodiversity</p>	<p>To work with EBC and other partners and to seek funding to upgrade the BMX track</p>
<p><u>Community Aspiration 5 Improving Memorial Hall</u> Linked to CO 3 To Protect and Improve the</p>	<p>To work with EBC and the local community to ensure that community facilities meet local needs.</p>

Parks and other Community Facilities, Policy 4 Protecting and Enhancing Community Facilities	To seek funding to renovate the Hall (including using renewable energy and altering the interior to make it more suitable for modern users).
<u>Community Aspiration 6 Reducing Traffic Congestion and Improving Pedestrian Safety</u> Linked to CO 7 Getting Around, Policy 6a Improving the Local Centre, Policy 12 Improving Pedestrian Safety	To lobby and work with EBC and DCC to seek ways to minimise the volume of traffic, especially HGVs, along Station Road and Derby Road. To lobby and work with EBC and DCC to provide a pelican crossing on Longmoor Lane.
<u>Community Aspiration 7 reopening the former Derby Canal</u> Linked to CO 2 Making the most of the Canal and River, Policy 7a Protecting and Enhancing Biodiversity	Supporting the Derby and Sandiacre Canal Trust to continue their restoration at Sandiacre Lock adjacent to the Erewash Canal. Over the next few years this will enhance the area, which already attracts visitors. The subsequent restoration of the Canal and through route to Derby will bring economic, wellbeing and wildlife benefits to Sandiacre and ultimately encourage boating traffic onto the Erewash Canal and through Sandiacre.

Appendix B AECOM Reports commissioned for the Neighbourhood Plan Group

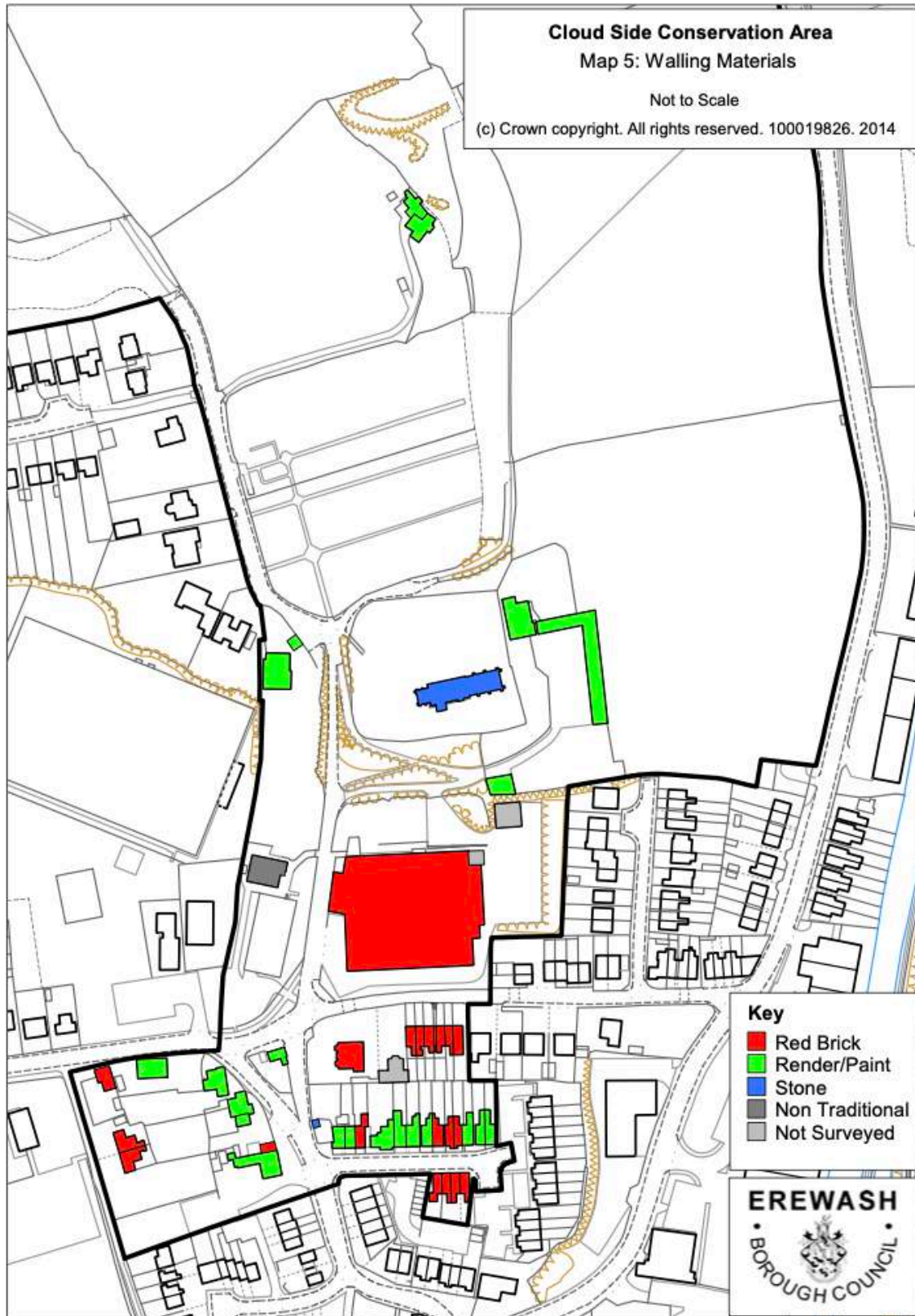
Sandiacre Design Guidance and Codes 2023

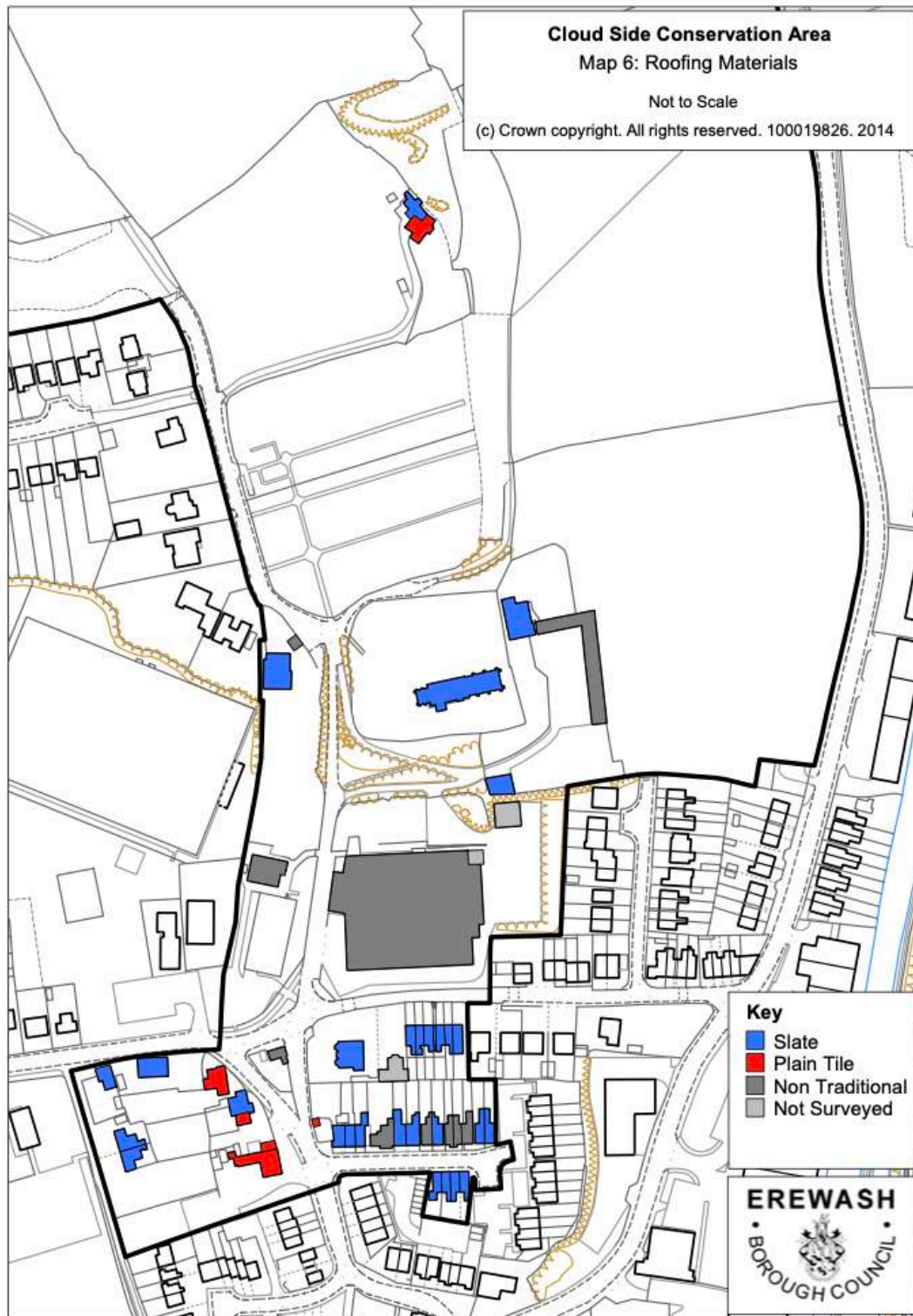
Housing Needs Assessment 2022

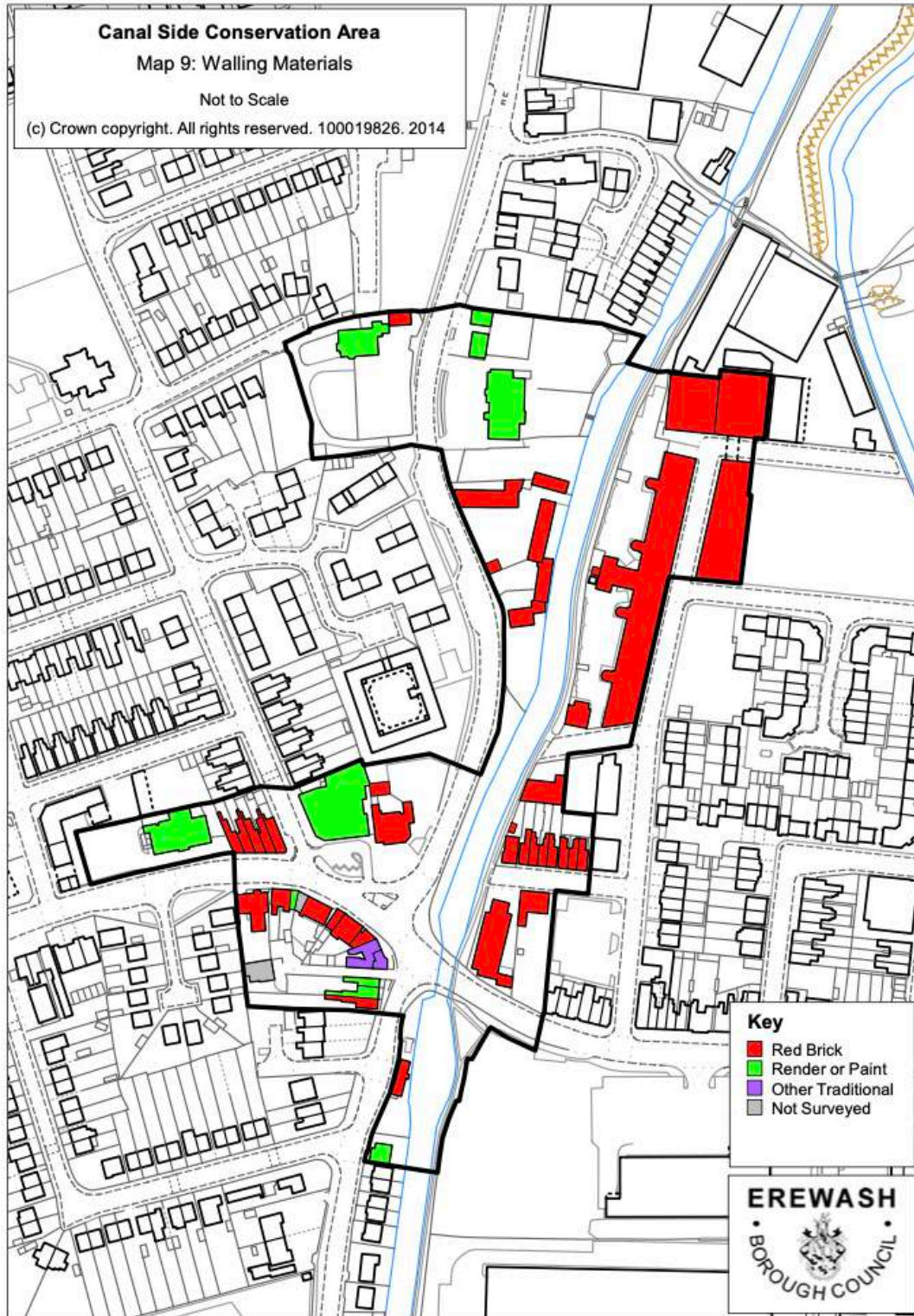
Mark Street Masterplan 2023

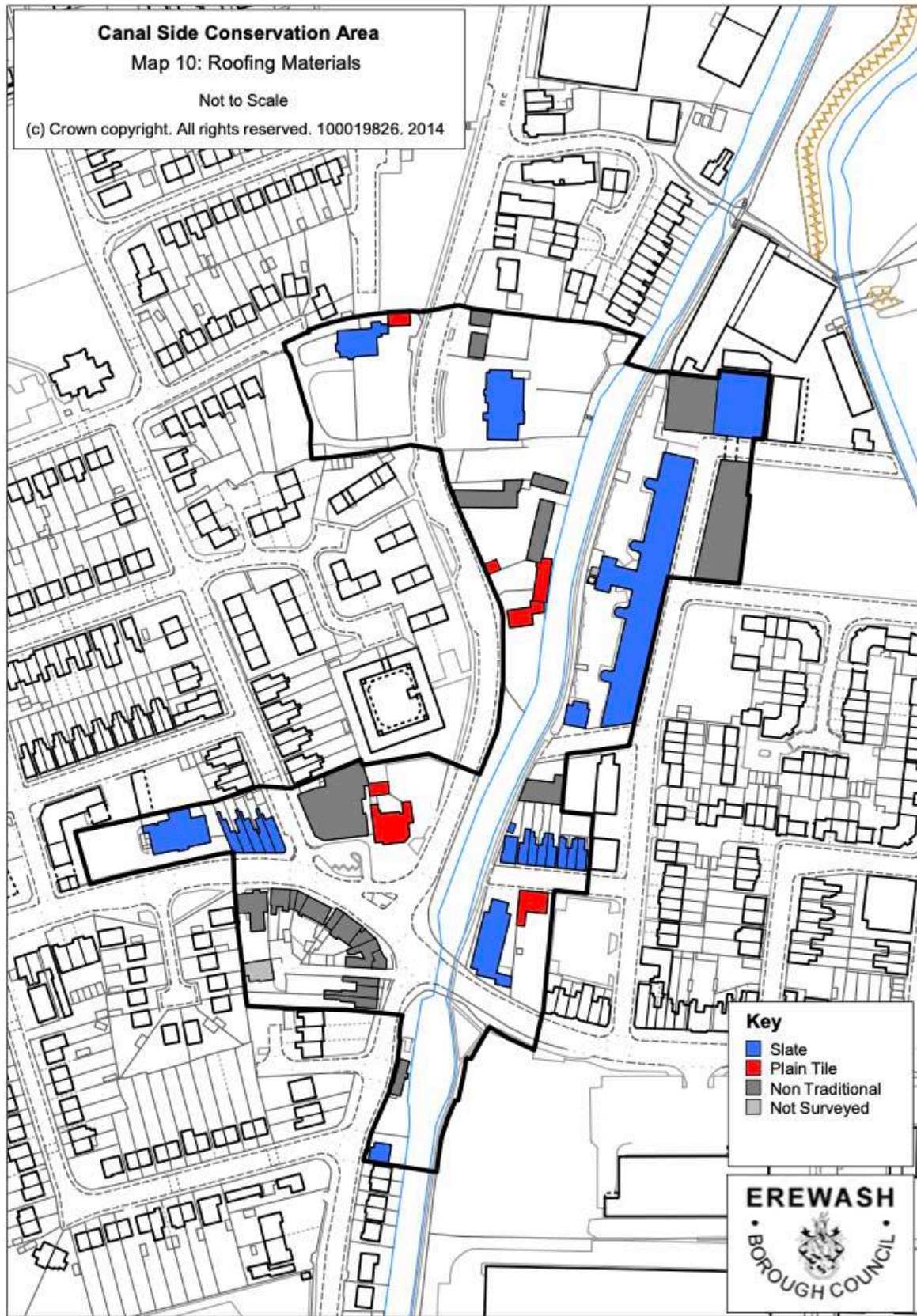
These are all separate files due to their size and can be found on the neighbourhood plan tab at <https://sandiacre.neighbourhoodplan.uk/supporting-docs>

Appendix C Conservation Areas analysis of materials by EBC in 2014









Appendix D Locally Listed Buildings (identified by EBC)

97-103 Derby Road

93-95 Derby Road

83 Derby Road

Ladycross School Victoria Road

Appendix E Description of Local Green Spaces

Site 1	Description	Test against LGS criteria in the NPPF
Doncaster Avenue Recreation Ground	Located in the heart of the built-up area this large playing field, includes children’s play area is centrally located, well used and highly valued It is owned and maintained by Sandiacre Parish Council	It is a demonstrably special green space of local significance providing an area for residents of all ages to walk, play and relax. It is close to the community it serves.



Site 2	Description	Test against LGS criteria in the NPPF
Springfield Park	It is owned and maintained by Sandiacre Parish Council	The green space has local significance providing and valuable leisure and recreation space for local residents. It is close to the community it serves.



Site 3	Description	Test against LGS criteria in the NPPF
St Giles' Park	A high-quality playing field with pavilion used by football teams, children and dog walkers. The location of the Sandiacre Town Football Club. It is owned and maintained by EBC.	It is a demonstrably special green space of local significance providing an area for residents of all ages to walk, play and relax. It is close to the community it serves



Site 4	Description	Test against LGS criteria in the NPPF
Stoney Clouds Local Nature Reserve	Owned by EBC, this Local Nature Reserve is part of the Cloud Side Conservation Area. Located on an escarpment it provides long views out north and views back from the Erewash Canal tow path and M1 to St Giles' Church.	This site is valued for its wildlife and tranquillity and is of local significance. It contributes to the landscape setting of the Cloud Side Conservation Area. It is close to the community it serves and demonstrably special.



Site 5	Description	Test against LGS criteria in the NPPF
Hayworth Road Park	Owned by EBC, these are large playing fields with a children’s play area. Centrally located within and surrounded by housing on the Hayworth Park Estate. The green space is highly valued with good natural surveillance. The Friends of Hayworth Park group help maintain the land and have a programme of increasing the flora and fauna with EBC.	This green open space is of local significance providing access to space for leisure and recreation. It is demonstrably special being well used by local people. It is close to the community it serves.



Site 6	Description	Test against LGS criteria in the NPPF
Sandiacre Cricket Club Grounds	Highly valued well maintained green space in the heart of the built-up area and near the Canal and the Local Centre. It is well used by local people.	This green open space is of local significance providing access to a cricket pitch for local teams, training and matches. It is demonstrably special being well used by local people. It is close to the community it serves.



Site 7	Description	Test against LGS criteria in the NPPF
(Disused) The Former Derby Canal	This linear space provides an important and well used green connection from the Canal to the southern part of the Parish. Its route is the Parish boundary. There is a campaign to reconnect and reopen the route as a waterway which would increase its value for biodiversity and tranquility so it would not conflict with its designation as a local green space.	This linear walking and cycling route is highly valued by local people. It is tranquil and rich in wildlife and it is close to the community it serves and demonstrably special.

