

# Consultation Statement And Addendum Willington Neighbourhood Plan



31 March 2026

## Table of Contents

<b>Introduction .....</b>	<b>3</b>
<b>Pre- Regulation 14 Consultation.....</b>	<b>3</b>
<b>Regulation 14 Consultation .....</b>	<b>12</b>
Consultation with the local community.....	12
Statutory Consultees and other organisations.....	23
<b>Addendum - Supplementary Consultation .....</b>	<b>31</b>
Appendix A Contact List of Statutory Consultees .....	41
Appendix B Newsletters Advising of Progress .....	42
Appendix C Regulation 14 Resident’s Survey .....	47
Appendix D Summary of Responses from the Community.....	71
Appendix E Supplementary Consultation Letters.....	79

## **Introduction**

1. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations in accordance with the Localism Act 2011 for Willington Neighbourhood Plan. The legal basis of the statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations which states that a consultation statement should:
  - a) Contain details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
  - b) Explain how they were consulted;
  - c) Summarise the main issues and concerns raised by the persons consulted;
  - d) Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan

## **Pre- Regulation 14 Consultation**

2. The decision to prepare a Neighbourhood Development Plan evolved during 2018. Earlier parish consultations had already established community concern regarding the impact of future development on traffic congestion, the erosion of village character, flooding and school provision, so the support for council action had already been established.
3. An application to designate the parish as a neighbourhood plan area was submitted following public consultation and an open forum meeting in February 2019 which was attended by 120 people. Residents agreed to the principle of preparing a NDP and offered support in its preparation. Two sessions were held to accommodate members of the community. The presentations took the form of a PowerPoint presentation (led by three NDP team members) along with a question and answer session and the opportunity to leave comments on issues for consideration.



**Photo of 2019 village hall initial event**

Posters and flyers for the initial event in 2019



YOU ARE INVITED TO

**“YOUR VILLAGE ...  
... YOUR VOICE”**

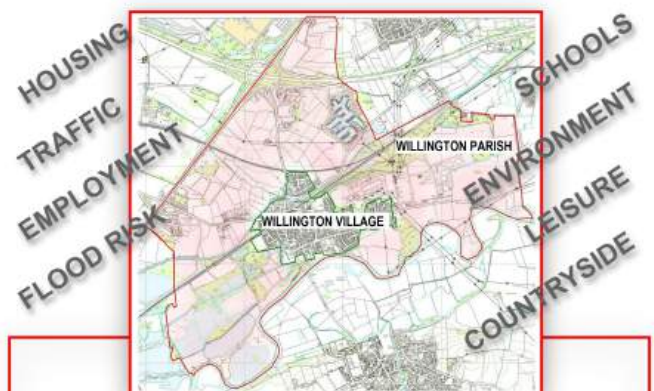
JOIN THE DISCUSSION ON  
**“THE FUTURE FOR  
WILLINGTON”**

WILLINGTON VILLAGE HALL  
**on Sunday February 17<sup>th</sup>**  
DROP IN BETWEEN  
11.00 am - 4.30 pm

**...THE AGENDA IS UP TO YOU**



WILLINGTON PARISH COUNCIL



With South Derbyshire DC gearing up to review the District Plan, now is the time to have your say. If you are concerned about the future development of Willington then you should be at .....

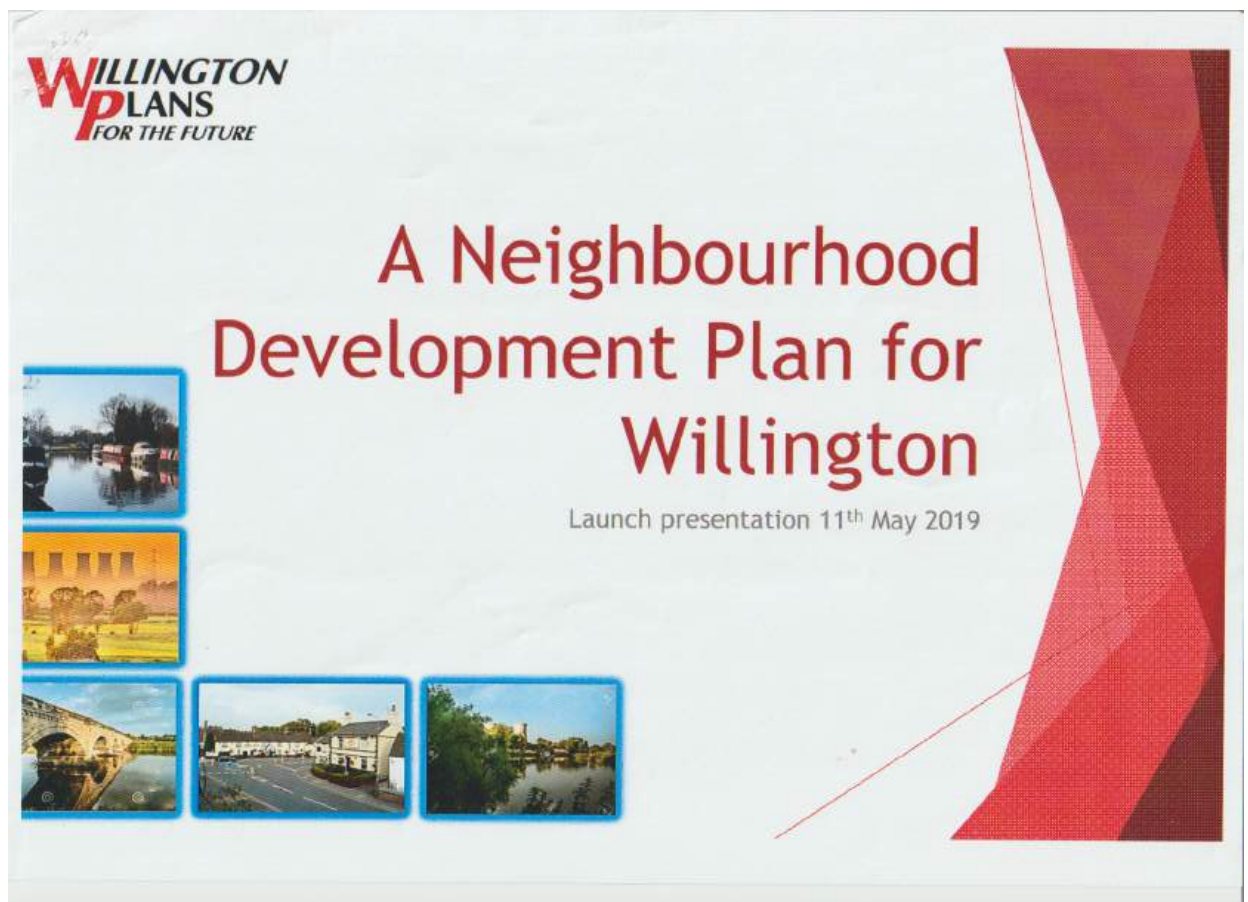
**“YOUR VILLAGE YOUR VOICE”**

WILLINGTON VILLAGE HALL  
**on Sunday February 17<sup>th</sup>**  
DROP IN BETWEEN 11.00 am - 4.30 pm  
Presentations at 12 noon and 2.00pm  
JOIN THE DISCUSSION AS

**WILLINGTON  
PLANS  
FOR THE FUTURE**

4. Steered by the Parish Council, some 40+ residents volunteered to form discussion groups to identify the issues, challenges, wants, needs and desires for Willington in the next 15+ years.
5. A more targeted event was held in May 2019 at the village hall inviting those who had already expressed an interest in engaging with the plan process for further discussion. The meeting was attended by 25 members of the public along with members of the NDP Group and comprised a review of the February presentation. Group discussions were on the broad topic issues already raised to identify which issues were NDP focused and which were normal Parish Council / District Council management issues.

### **Presentation 2019**





8. Covid interrupted the work but picked up again with a survey of all residents in Willington in 2021. A two-pronged approach was adopted, a paper based questionnaire that would be posted through every door in the village and an online version (accessible by QR code) which mirrored the printed version. The public were encouraged to complete the questionnaire (preferably online) which presented a range of issues asking the public whether they agreed or otherwise with statements such as the “need for new housing”, the “importance of good design” etc. The questionnaire was promoted through adverts around the village, local facebook groups and via the village newsletter. Copies were also available at the post office, shops and doctor’s surgery with collection boxes for completed questionnaires at each.
9. The questionnaire was launched on September 30<sup>th</sup> 2021, followed by an event at the village hall encouraging people to drop in and discuss the issues and complete the questionnaire. This was followed by a second drop in session, towards the end of the consultation period to ensure that the community had been reminded of the questionnaire and its importance to the future growth of the village.
10. Approximately one third of households completed either the paper or online survey which provided some valuable insight into the thoughts of residents.



11. The findings were presented in the Village News in 2022 (see below) and formed the basis for the scope of the neighbourhood plan.



The Neighbourhood Development Plan (NDP) group was encouraged by the number of people who took the time to complete the NDP community questionnaire .... We had some 312 responses ....with a wide range of opinions expressed. Work must now proceed on the analysis of the response and views expressed so that we can provide a real community view on what the village needs and what it should be like in 10- 15 years.

All of these will be reported to the parish Council once the data has been analysed in full. This will take some time , but in the interim, here is a brief overview of the survey results.

As an opening question we presented a vision for the future of Willington asking you to comment on a vision statement ....

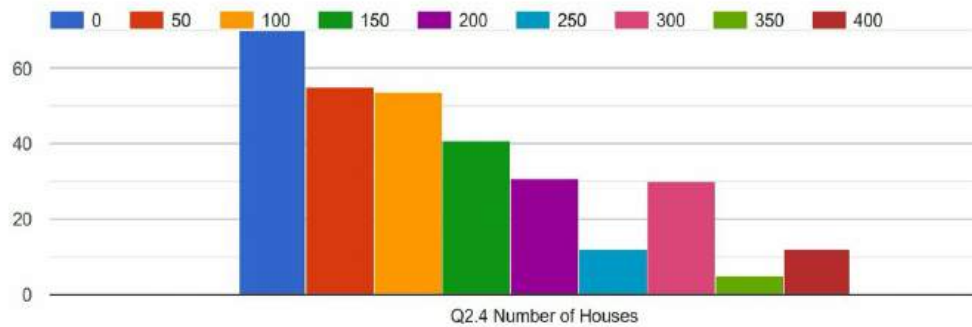
*“Willington will continue to be a thriving safe and friendly village where people want to live, work and play. We will maintain and enhance our village whilst supporting sustainable development that respects our village character and improves facilities for the benefit of all residents and visitors alike.”*

Whilst we had many people expressing a desire to stop all development and leave the village as it is now, a majority of respondents echoed the sentiments of the vision in respect to managed growth expressing the need to retain the village character and community which has been echoed throughout the wide range of the questionnaire responses.

Housing may well prove to be the decisive question and measure of public opinion on the future form and size of the village, whether it be by choice or imposition. Whatever the case might be the NDP questionnaire responses show some clear community opinions, providing the PC with some food for thought.

Most people were in agreement with the statements on a good range and mix, good design, retaining village form and character and even showed a preference for smaller edge of village estates, many quoting the “Peace Haven” development as a good example of estate design (though some did disagree).

The main question however was “how much housing would be acceptable?” which prompted responses ranging from none to over 400 new homes. However the views are not as stark as this, as the following graph indicates with a mix of opinion on the preferred level of development acceptable.



The above shows some 22% of respondents (blue column) with a preference for no more houses, set against some 78% (all other columns) accepting that some level of development is essential (albeit with opinion split over the level of preferred development) accepting that some growth is essential to support the need to widen housing choice and retain many of the services we enjoy as a key village.

The questions on the local economy confirmed the importance of local employment and retention of the Key village status, whilst also recognising the need to address the issues of the power station and its potential for development.

Education has been a hot topic in the initial group discussions and the questions, whilst not primarily an NDP issue, have provided much needed background opinion on local school issues and hence importance of local (village) education in any future provision. Whilst there has been much said about the need for a new school and increased provision to meet village needs, very few people supported new development as a means of forcing higher local provision. This will have to await the complex calculations once the development levels have been set for all local villages and the need established.

Environment is a growing concern and most showed to be in agreement with the principles outlined with many adding comments about the importance of investing in the environment and the benefits for all.

Infrastructure and Traffic proved to bring out strong opinions with support for addressing the high levels of through traffic and the need to ensure safety in and around the centre of the village. There was also considerable concern expressed re flood risk and the need to ensure that further development did not endanger the village.

Sport and leisure always ranked high in the early discussions and the questions had been designed to include all issues, albeit again of limited NDP relevance, other than to provide a well rounded view of village needs and wants. The most striking outcome from the survey was that although it is a matter of day to day concern and there was overwhelming support for the principles outlined, there was clear opinion against supporting more housing as a trade off for improved leisure facilities. Top of the community priorities were Skateboard/BMX track, Football Club, Village Hall, Tennis Courts, New (MUGA) multi-use games area ... , Scouts/Guides etc and New Cricket club/pavilion.



## Regulation 14 Consultation

13. The Regulation 14 consultation ran from 27<sup>th</sup> July until 20<sup>th</sup> September 2024; this was an 8 week period to take account of the summer holidays.

### Consultation with the local community

14. A range of methods were used to engage the local community with an online survey available on the PC web site and two drop-in sessions held during the 8 week consultation period.

### Adverts promoting the Regulation 14 consultation



## Willington Neighbourhood Development Plan Consultation

Willington Parish Council has completed their deliberations on the plans for Willington from now until 2039, and are launching a consultation on the draft plan at the end of July. The consultation will run from July 27<sup>th</sup> until September 20<sup>th</sup> in order to give the members of the Willington Community time to examine and comment on the plan proposals.

A questionnaire and information leaflet will be circulated to all households in the parish by the end of July giving you the opportunity to consider the plan policies and comment on the plan. The full plan document will be available to view on the Parish Council web site as well as in printed format.

You will be asked to complete the questionnaire, either on paper or online by September 20<sup>th</sup> at the latest.

Two drop-in events have been arranged to allow you to discuss the draft plan with the parish councillors and get an understanding of the planning process. These will take place on

**Saturday 27<sup>th</sup> July 11.00 am to 4.00pm**

**Willington Village Hall**

**and**

**Saturday 7<sup>th</sup> September 1.00pm to 5.00pm**

**Willington Village Hall**

At the end of the consultation we will be able to assess all comments and make any necessary adjustments to the draft plan before formally presenting it to SDDC for scrutiny and its subsequent approval, following a local referendum on the plan early next year.





15. A copy of the questionnaire and a summary of the WNP was hand delivered to every resident and local business using the same company who delivers the local newsletters. The posters advertising the consultation and the WNP summary were put on all notice boards with a link to where the plan could be read in full (see above).
16. The survey and the summary WNP were promoted on the parish council face book page with link to the survey. The consultation was also promoted on other local facebook pages (Spotted Willington ). The survey and WNP summary were advertised in the Willington Newsletter.
17. Paper copies of the Pre Submission Draft and the AECOM documents were placed in the doctor's surgery and the post office for the duration of the consultation period.
18. Local groups were invited to comment – via the doctor's patient participation group, St Micheal's Church Wardens, 1<sup>st</sup> Willington Scouts and Willington football team with information circulated comprehensively in the community. A parish council member, Rachel Tittley, is a governor at the primary school and and fed into the Pre Submission draft (before Reg 14) comments from the school.

19. Responses could be provided via a consultation response form on the website, or by filling in the survey form at the drop in. A link to the survey is here <https://docs.google.com/forms/d/e/1FAIpQLSfyvtlrYAhIBWWw2DiM0tpP6nu7ZtCmDoPI1P5480AKJJCwulg/viewform?pli=1> and printed out in full at Appendix C.

20. The survey provided a summary of the policy and asked respondents to say if they agreed or disagreed with it and to provide any other comments. 86 people completed the form – comments were grouped by theme and responses considered by the NPG. The WNP was amended where the comment provided additional information (this was particularly in relation to the primary school provision and factual details about footpath numbering etc). Issues raised were the same as those raised as part of the pre reg 14 consultation and were across the following themes.

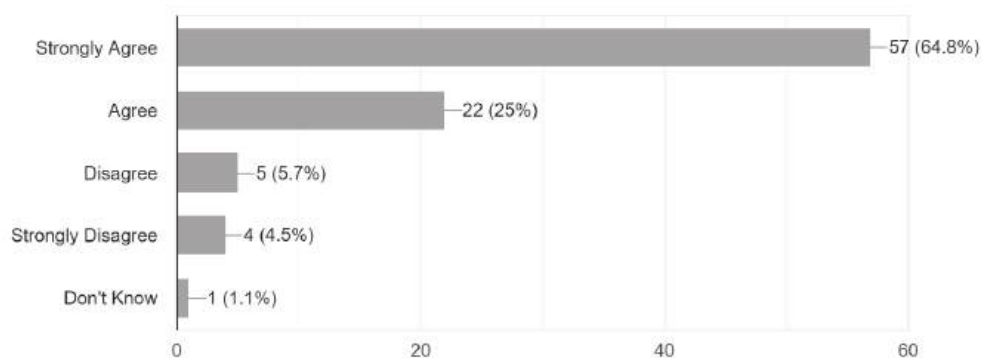
- Infrastructure (roads, schools) needed to be commensurate with housing growth
- Traffic volumes and the capacity of roads in the centre of Willington and the impact on pedestrian safety
- The need for better footpaths and cycle routes to connect Willington to Findern to make walking and cycling safer
- The need for sheltered housing for older people

21. Analysis of all residents’ comments is available at <https://www.willingtonparishcouncil.gov.uk/neighbourhood-development-plan> . It is also available at Appendix D. Email addresses from those attending the drop in and from the online responses (94 in all) were captured and permission has been sought for SDDC to contact them if necessary whilst complying with GDPR.

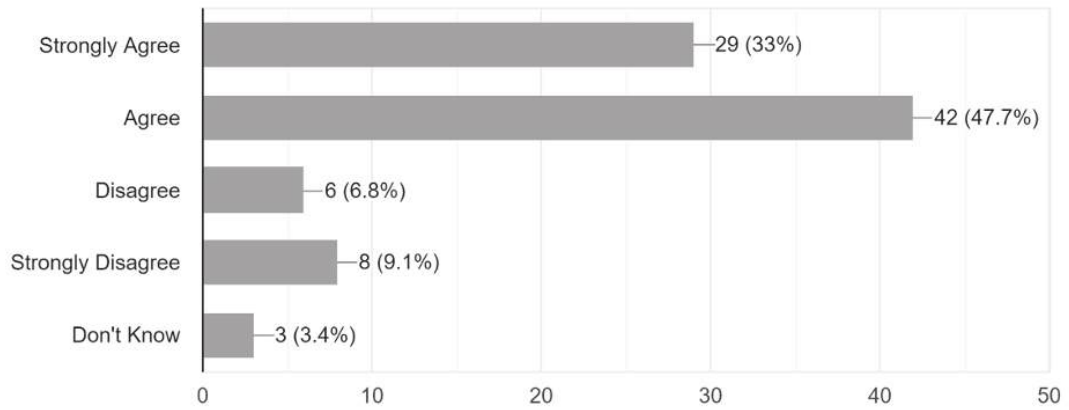
22. Table 1 below shows the residents’ responses to the survey questions. The bar charts show that where people were asked if they agreed or disagreed with the policy approach, the overall response was very positive with resounding support for the policies in the WNP.

**Table 1 Residents’ Comments on the Pre-Submission Draft**

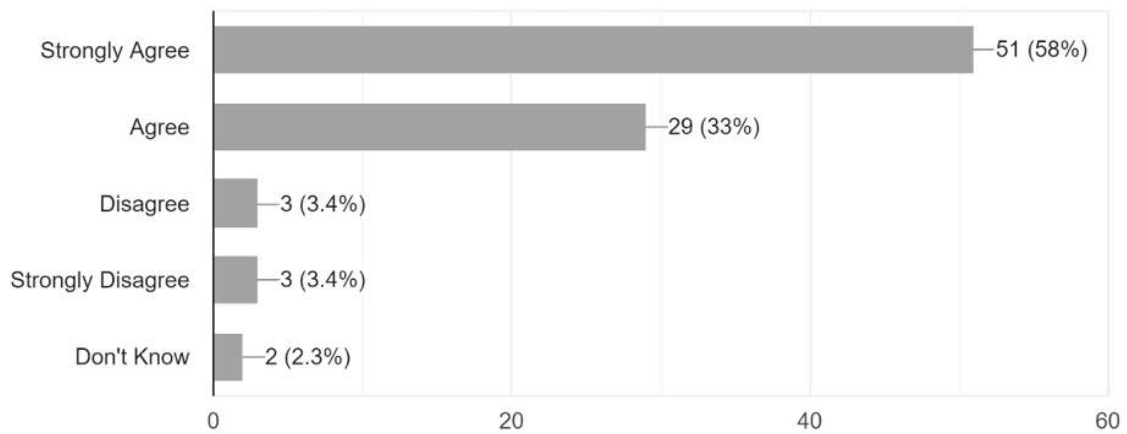
Vision / Community Objectives:  
88 responses



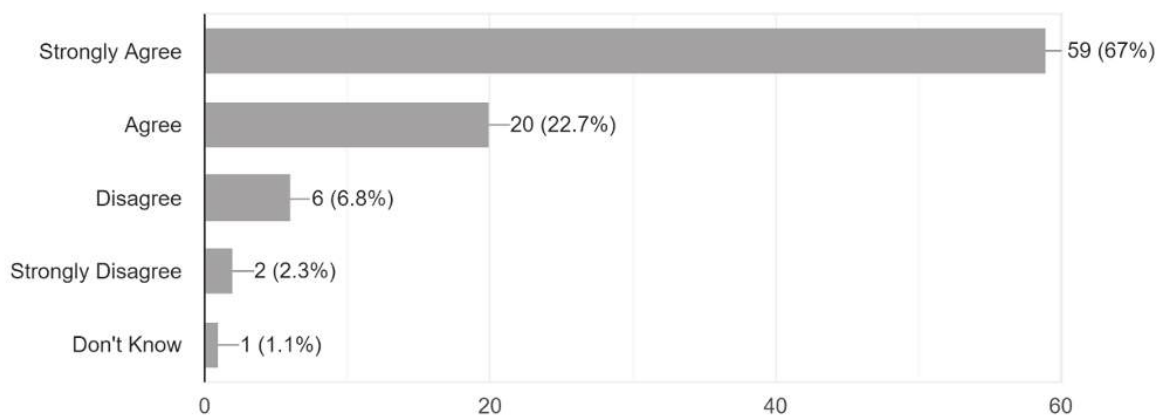
### Policy 1 Infill Development



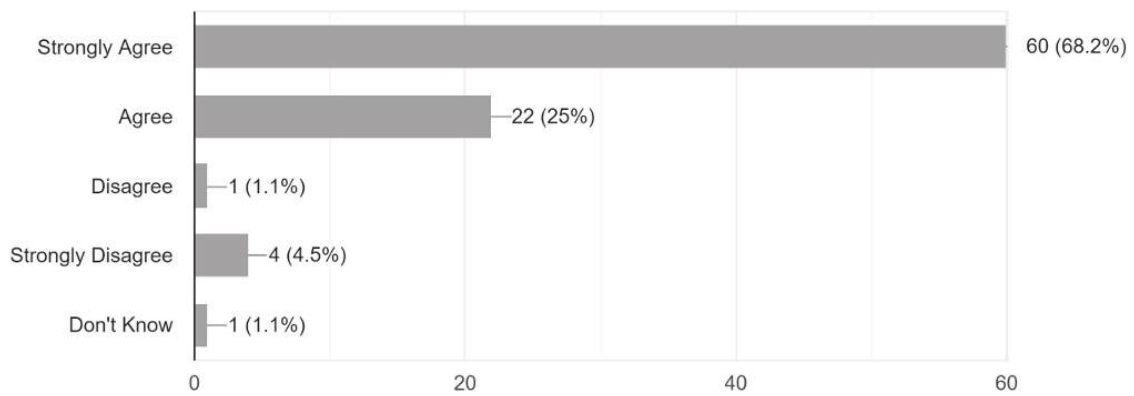
### Policy 2 Achieving Well Designed Places



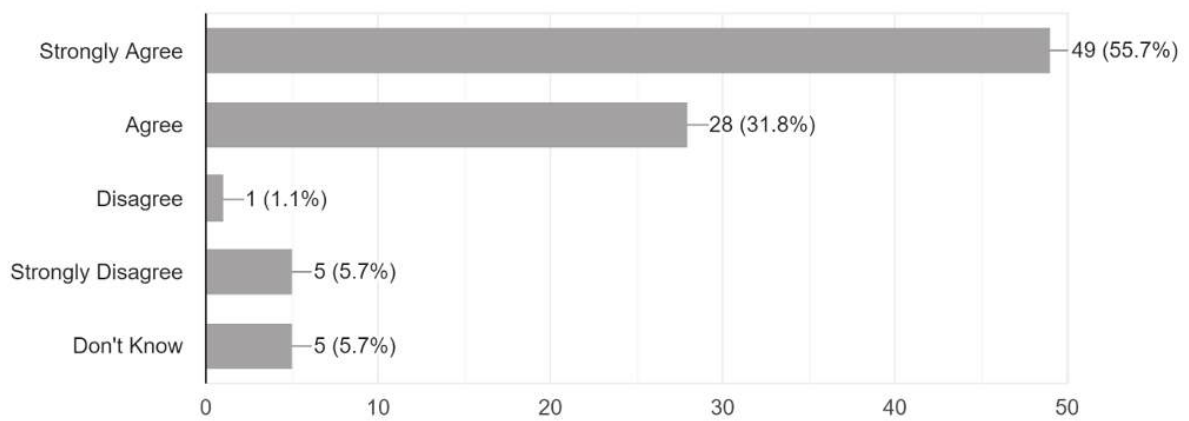
### Policy 3 Protecting the Landscape Character



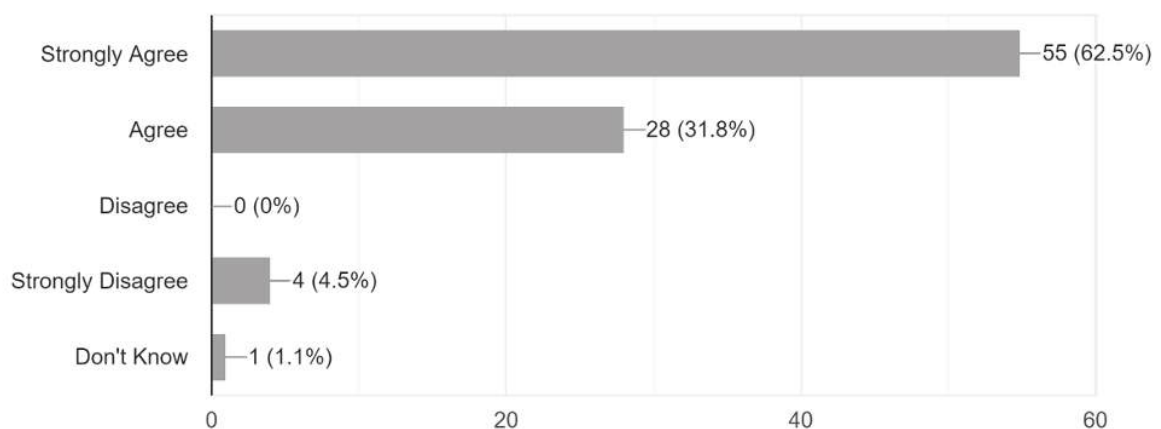
### Policy 4 Protecting and Enhancing the Natural Environment



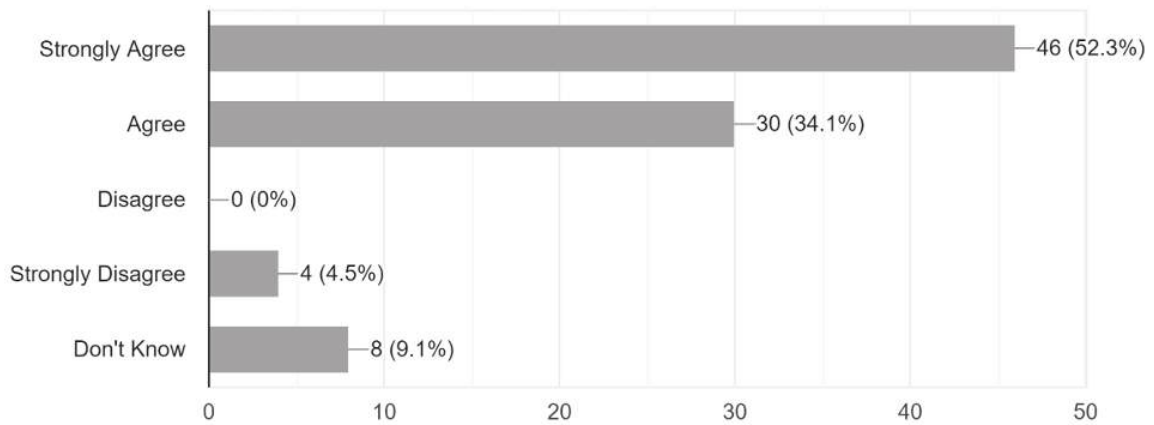
### Policy 5 Local Green Spaces



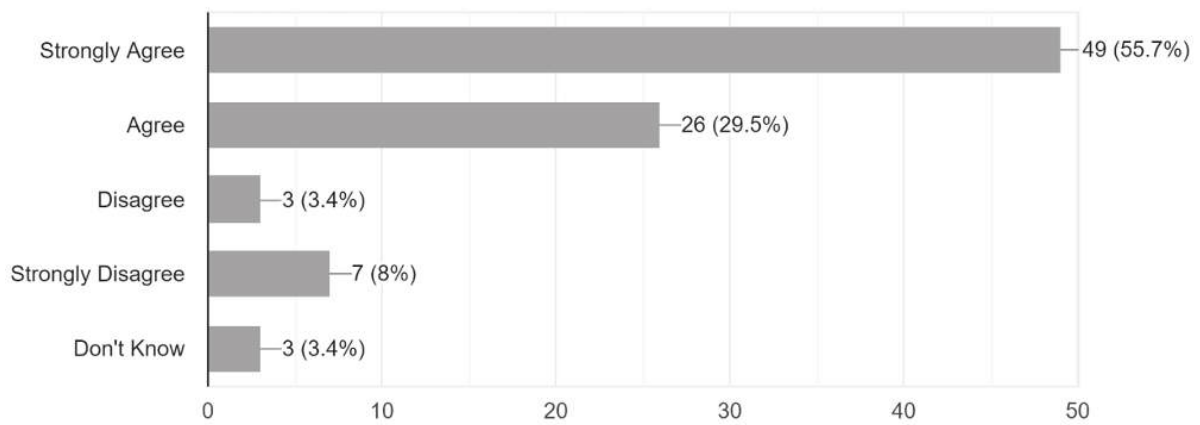
### Policy 6a Protecting and Enhancing Heritage Assets



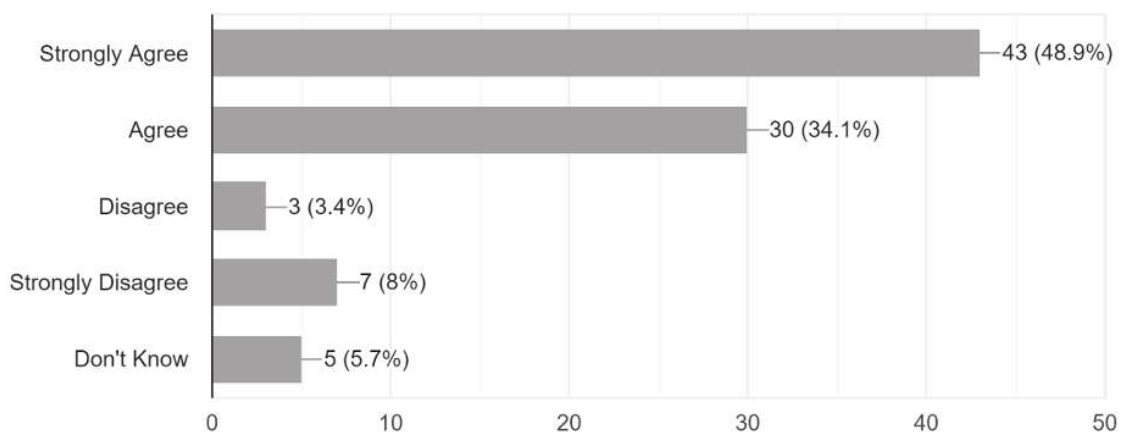
### Policy 6b Non-Designated Heritage Assets



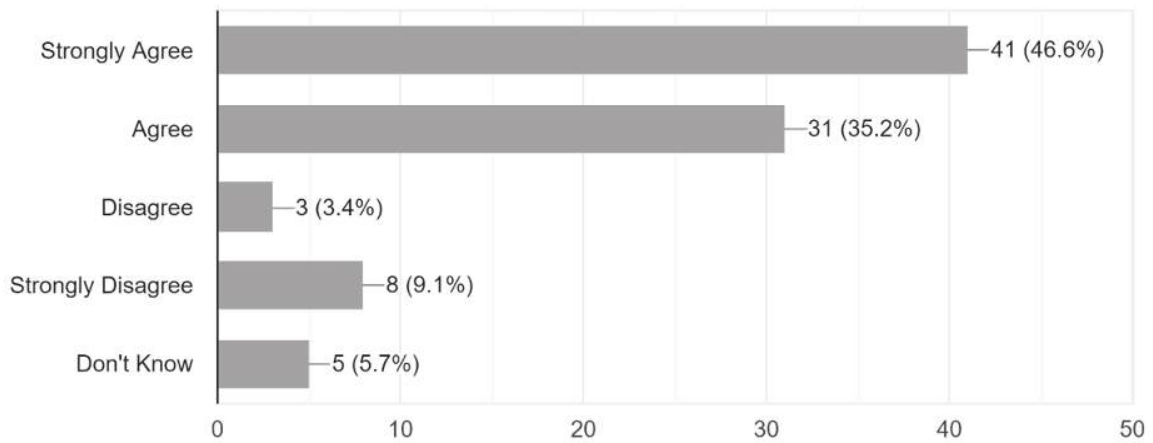
### Policy 7a Housing to Meet Local Needs



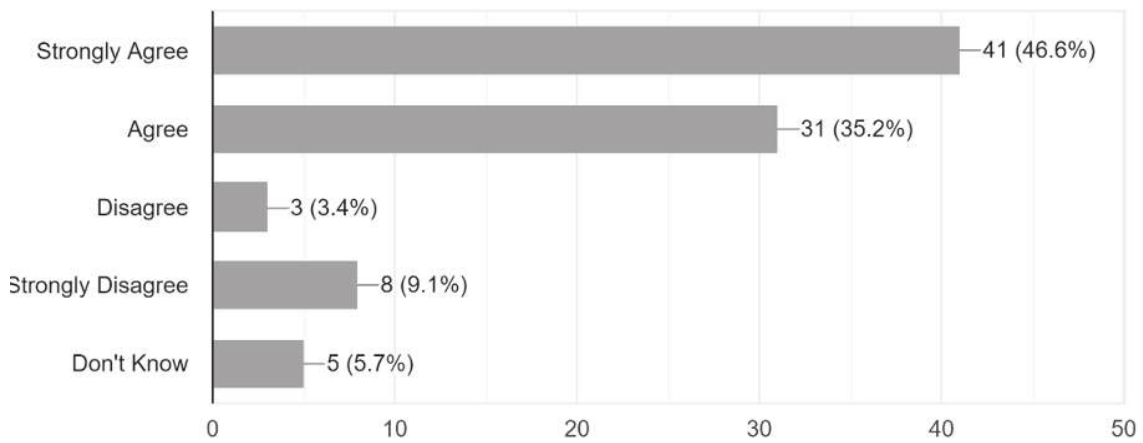
### Policy 7b Housing Mix



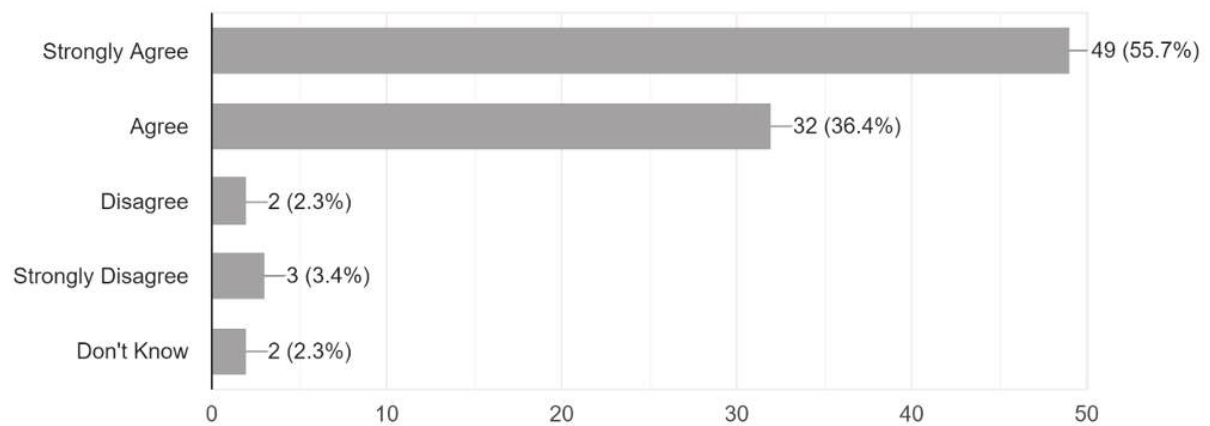
### Policy 7c Accommodation for Older People



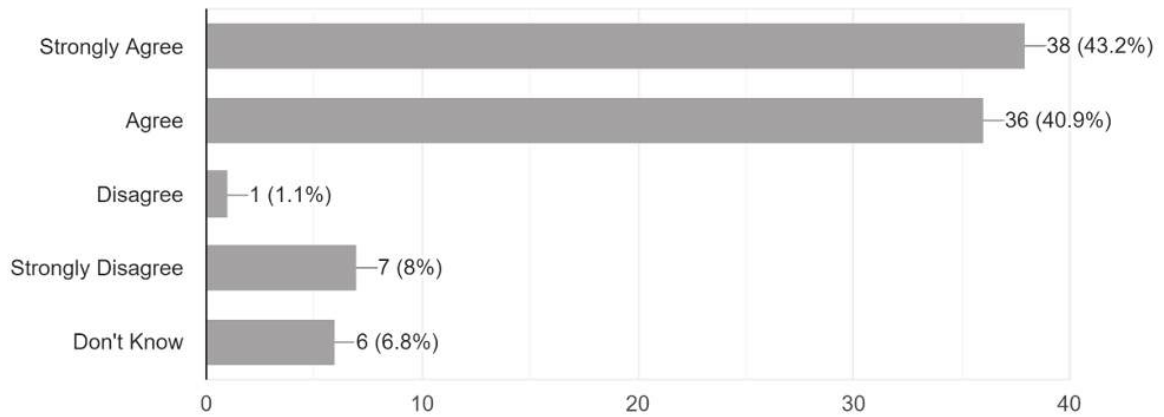
### Policy 7d Affordable Housing



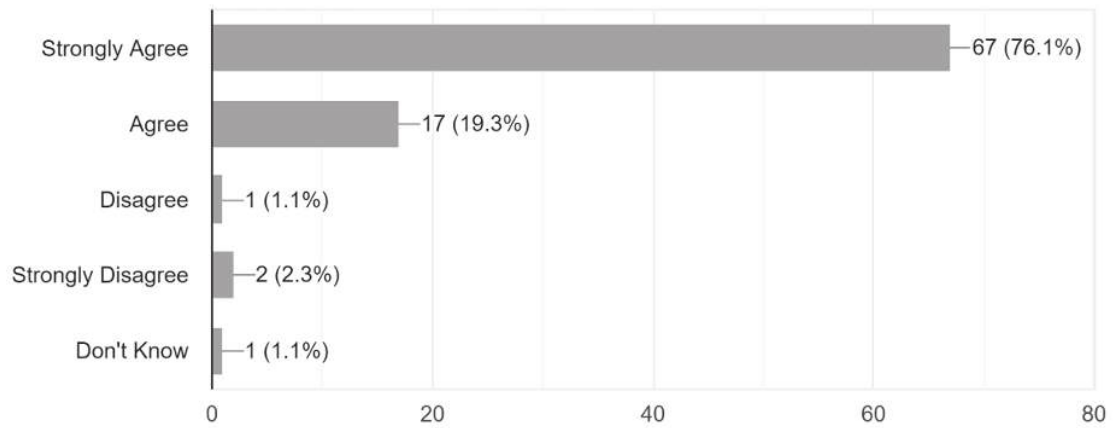
### Policy 8 Protecting and Enhancing Community Facilities



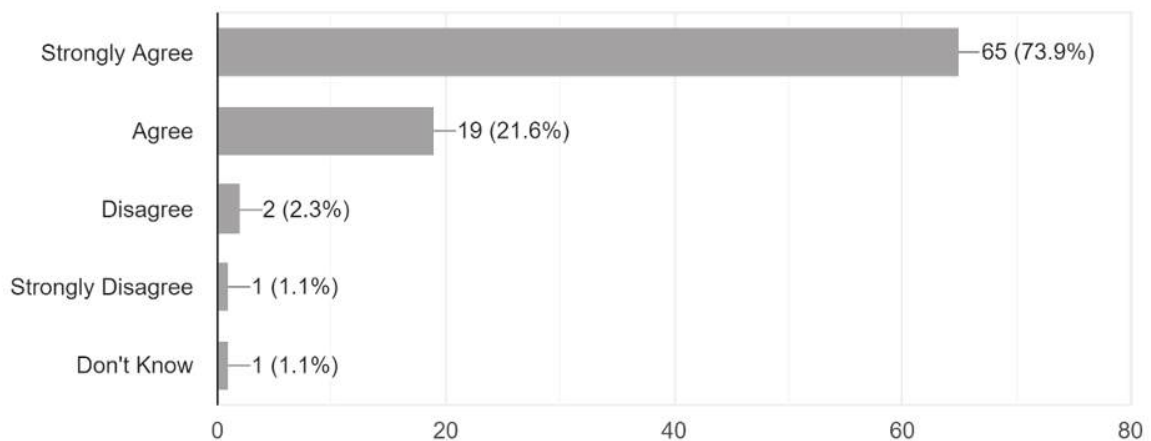
### Policy 9 Protecting the vitality and viability of Willington Centre



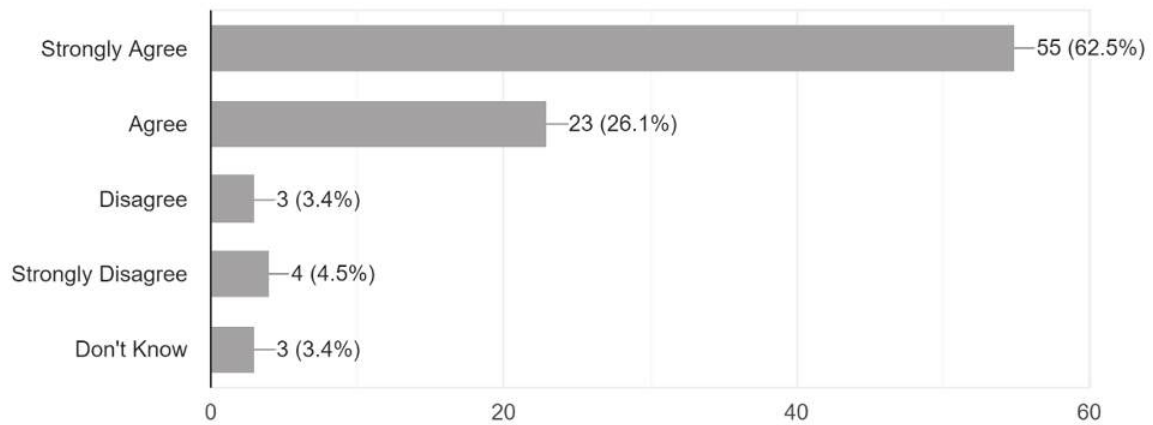
### Policy 10 Reducing the risk of Flooding



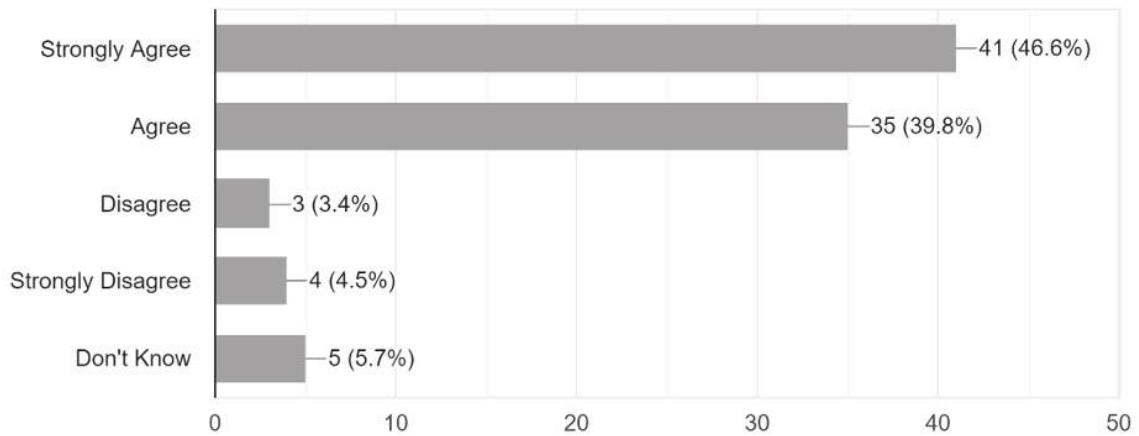
### Policy 11 Extending the Footpath and Cycle routes



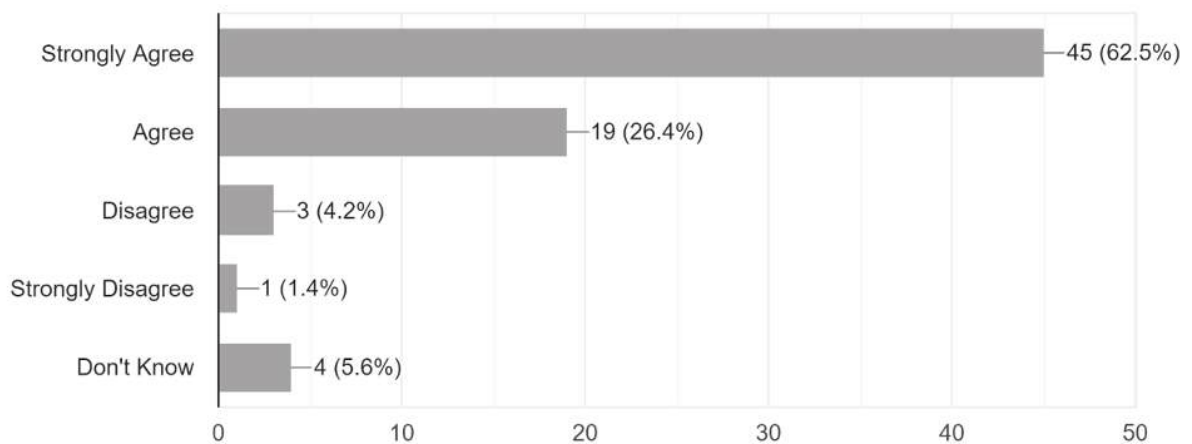
### Policy 12 Renewable Energy, Energy Efficiency and Low Carbon Technologies



### Policy 13 Mercia Marina

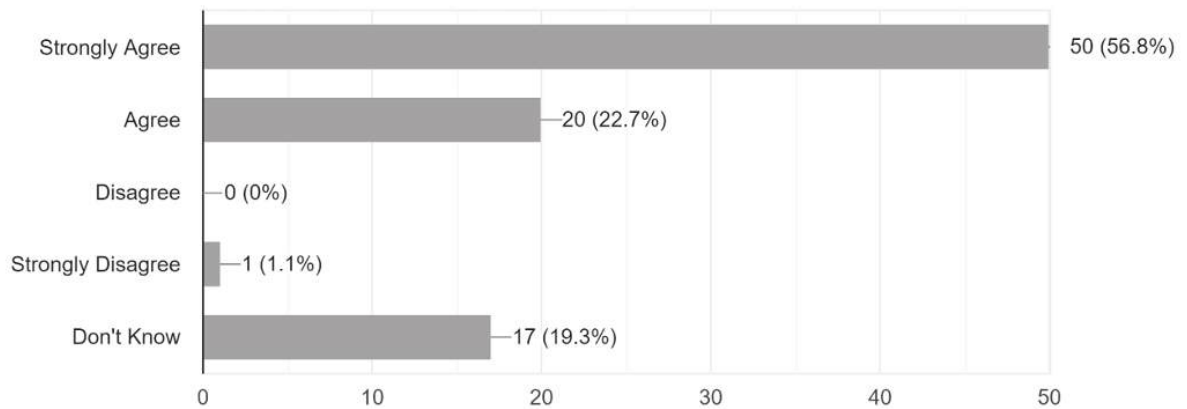


### Aspiration Policy 1 Regeneration of Willington Power Station

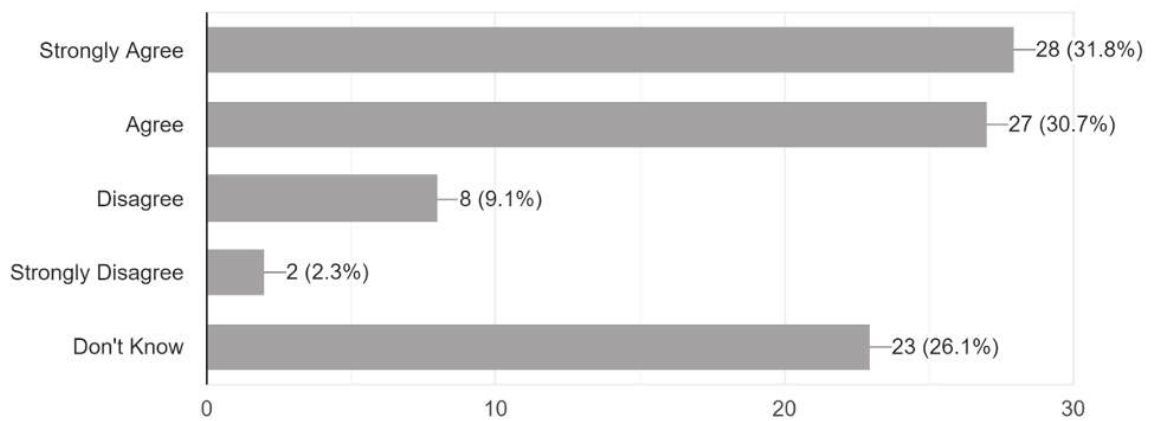


## Community Aspirations

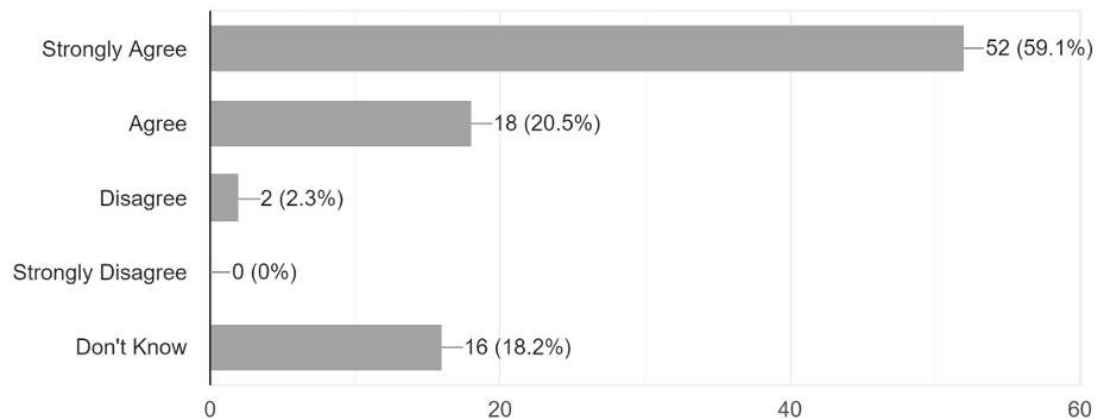
### Environmental Improvements to Willington Centre



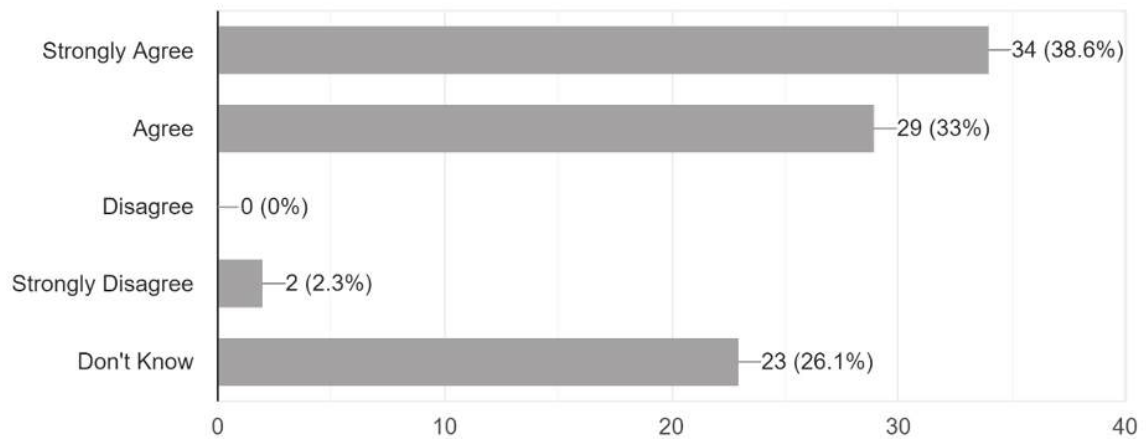
### Providing EV charging points in public car parks



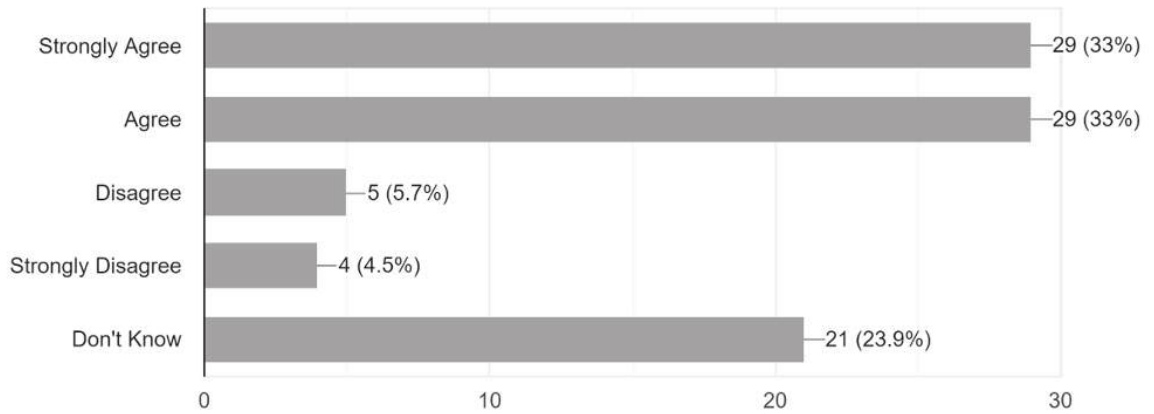
### Improving pedestrian access to Mercia Marina



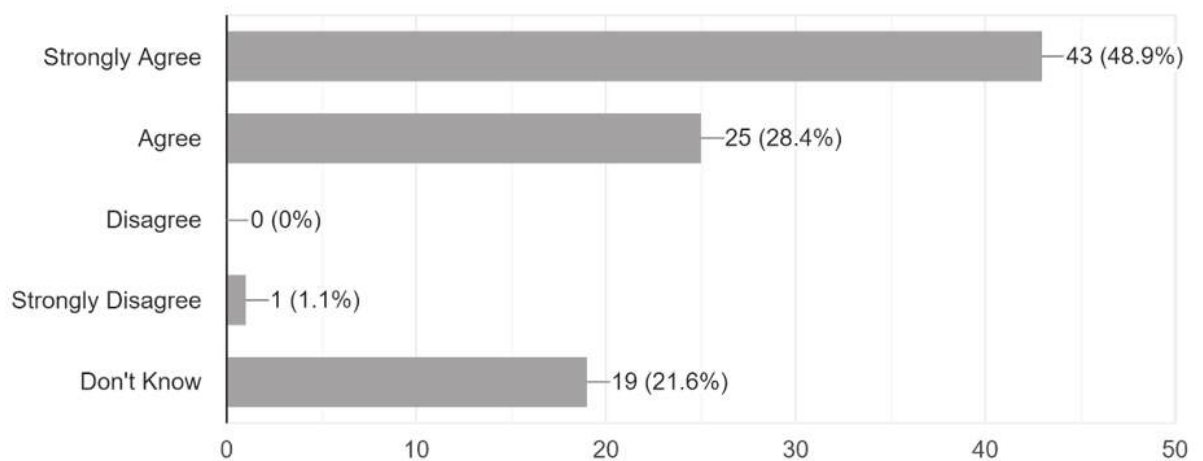
### Recognising the heritage significance of heritage assets in Willington



### Improving rail links to Crewe



### Ensuring housing growth is matched with provision of school places



23. Note only 4 questions out of 20 had less than 80% support (when strongly agree and agree have been added together). Detailed analysis shows that for these 4 statements, 20% of responses were 'don't know' and not 'disagree'.

## Statutory Consultees and other organisations

24. SDDC provided a comprehensive list of statutory consultees who were emailed seeking a response to the Pre-Submission WNP. This list of statutory consultees is at Appendix A.

25. Below are the written responses from the statutory consultees along with the NPG comment and indicating if and how the Plan was consequently amended.

### South Derbyshire District Council

Section of the Plan	Comments	NPG Comments	Amendments Made
Policy 1 (3) Infill development	Reference to infill development outside the settlement boundary needs to be aligned with SDDC policy BNE5	Amended	Y
Policy 2 (5) iii Achieving well designed places	It may not be viable for all major development to achieve pedestrian/cycle links	'where viable' added	Y
Policy 3 Protecting Landscape Character	Acknowledged that does not stop development but policy refers to landscape character and sensitivity but does not set out what the landscape character of each key view is.  Significant Green Areas queries evidence used and suggests it is insufficient	Descriptions to justify the key views are provided with the photos at appendix B. The descriptions have been expanded to provide more detail.  The NPG does not have access to funds to commission separate landscape character studies but the evidence is drawn from DCCs LCA, the AECOM Design Code for the Parish and local knowledge. The policy seeks to provide clarity on the areas of open countryside that would be sensitive to development because their undeveloped character contributes to the rural character of Willington Parish. Text amended at para 100 to reflect comments from SDDC on the Findern NP as well.  This approach has been followed and successfully	Y  Y

Section of the Plan	Comments	NPG Comments	Amendments Made
		<p>examined in numerous neighbourhood plans across multiple local planning authorities for example see Scopwick and Kirkby Green NP in North Kesteven DC, Shirland and Higham, in North East Derbyshire DC, Bottesford NP in Melton BC, Misterton Review NP in Bassetlaw DC.</p> <p>The approach seeks to demonstrate those parts of the parish that have landscape significance, to provide additional local information. Where the significant green areas are in the settlement boundary they are open green spaces that reflect the rural character of the wider area. Section 12 provides a detailed explanation of this and concise locally gathered information to provide a better understanding of the landscape around the parish, to help inform future decisions. The community saw this as a way of ensuring SDDC took the sense of openness of these spaces into account when deciding future applications. The NPG have amended the Significant Green Areas north of the railway line to identify the areas as having medium and high landscape sensitivity.</p>	
Policy 6 Protecting and Enhancing Heritage Assets	There should be clear evidence provided to justify local listing.	Additional information has been provided at Appendix E using the criteria from Historic England at Appendix D. There has been liaison with the conservation officer at SDDC.	Y
Policy 7a	The proposed wording of policy 7a goes beyond the requirements of Policy H1	Amended to reflect SDDC policy	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
Flood risk assessment and infrastructure requirement	<p>with respect to development being contiguous with the development boundary – contiguous is not a word used regularly in policy.</p> <p>Not all applications will require flood risk assessment SDDC accord with NPF requirements.</p> <p>Not all developments require the provision of local infrastructure.</p>	Policy wording amended	
Policy 7b Housing Mix	Policy goes beyond requirements of H20 and SDDC suggest reference to Local Housing Needs Assessment.	<p>The Local Housing Needs Assessment document provides evidence to support a higher standard for accessible and adaptable and wheelchair user homes, this standard is applied in the draft LPP 1 Review H20 and the evidence is used in this amended policy.</p> <p>Comparison with housing mix in LHNA provided.</p>	Y
Para 172	Wording makes it unclear Confusion as to whether sites are being allocated	Amended – no sites are allocated in the WNP.	Y
Policy 13 Mercia Marina	Clarity is sought on whether development is required to meet all criteria and not possible to ask for pedestrian access improvements for all applications at the marina.	Wording of criteria 3 and 4 merged with criteria 1. Criteria 5 amended.	Y
Comments on the design code		This was produced by urban designers with local input. The comments are useful and have been noted. The Design Code is used to inform the WNP but it is not part of the NP examination.	N

## Derbyshire County Council

Section of the Plan	Comments	NPG Comments	Amendments Made
Overall	Comprehensive and well thought through	Noted	
Community Objective 8	Suggest this includes reference to retro fit to achieve net zero	Agreed and amended	Y
Policy 7b	Ref should be to policy 7b not policy 7a in criteria 2	Agreed and amended	Y
Policy 7d Affordability	NPPF has been updated no longer prescribed first homes split	Policy 7d updated to reflect NPPF	Y
Para 179	Peacehaven Estate is in Willington Primary catchment	Amended text, some children did get in to Willington school but some did not, it depends on age of children and capacity of that year group.	
Para 180	Says that this does not reflect DCC policy and that the S106 planning contributions from the Peacehaven development was paid to DCC to expand provision at Willington Primary school	Children do not get automatic places at Willington Primary School it depends on the age of the child.	Y
Policy 8 Protecting and Enhancing Community Facilities	Error in ref to policy 9 should be policy 8	Amended	Y
Policy 11 extending footpaths and cycle routes	Welcomes this policy but could add ref to Derbyshire key cycle network and local cycle network.	Wording added to text and policy	Y
Section on renewable energy	Well thought through	Noted	NA
Para 215 and 216	Ref to storage suggested	Amended	Y
Policy 12	Refer to support for installation and storage of renewable energy	Agree this is an important issue	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
Aspiration 1	Add role of former power station for renewable energy storage	Amended	Y
Appendix A	Information provided on likelihood of second station (inconceivable), increase frequency on cross country service and bus route	Information added	Y

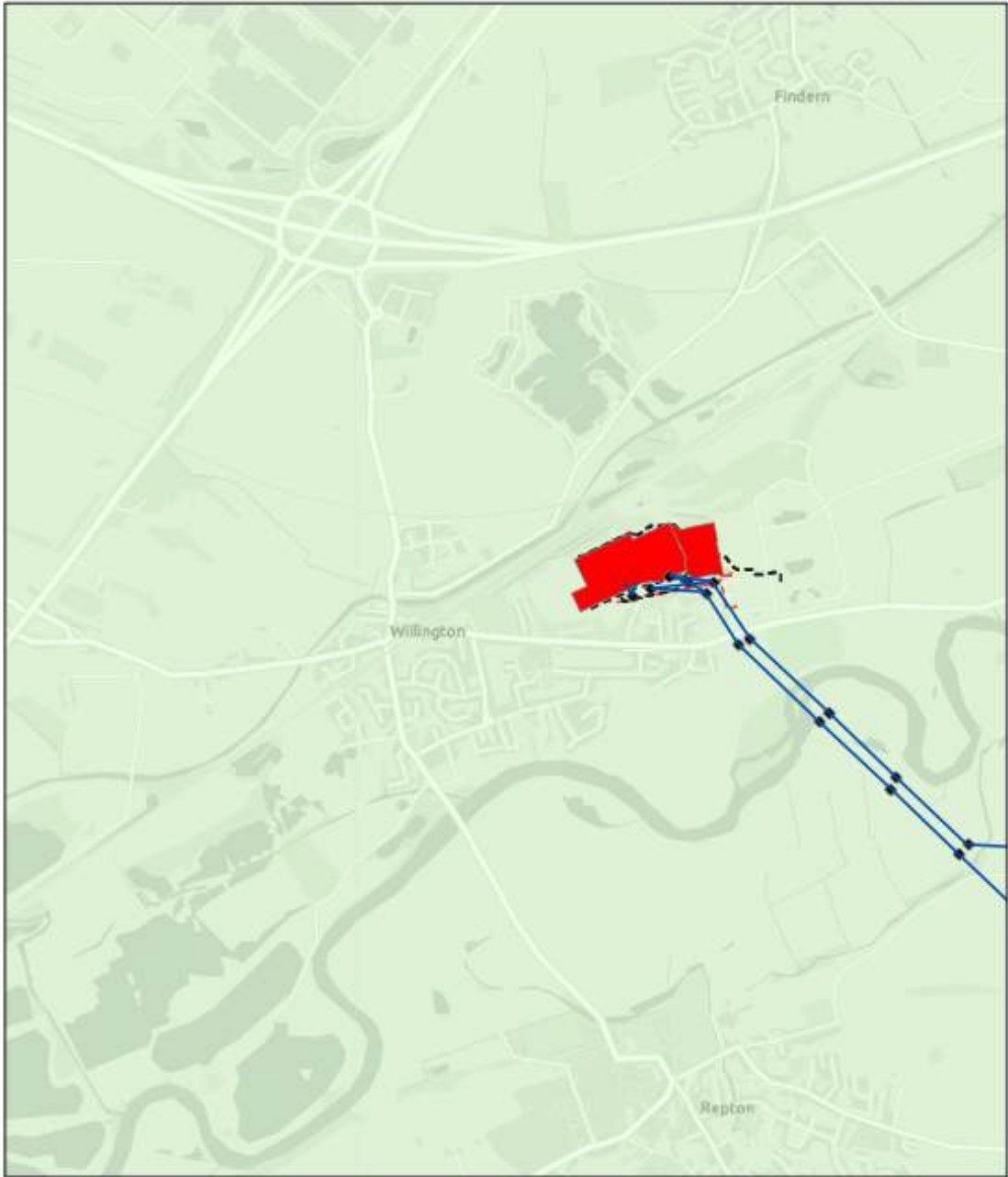
#### National Gas Transmission

Section of the Plan	Comments	NPG Comments	Amendments Made
	No specific comment to make		

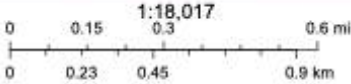
#### National Grid

Comments	NPG comments	Amendments Made												
<p>The following assets are in the neighbourhood area</p> <table border="1"> <thead> <tr> <th>Asset Description</th> </tr> </thead> <tbody> <tr> <td>Electrical Substation: WILE4</td> </tr> <tr> <td>Electrical Substation: WILL1</td> </tr> <tr> <td>132Kv Underground Cable route: WILLINGTON EAST 400KV S/S</td> </tr> <tr> <td>ZD ROUTE TWR (200C): 400Kv Overhead Transmission Line route: WILLINGTON EAST TO SGT2</td> </tr> <tr> <td>ZD ROUTE TWR (200A - ZSA001B): 400Kv Overhead Transmission Line route: RATCLIFFE - WILLINGTON EAST 2</td> </tr> <tr> <td>ZSA ROUTE TWR (001B - 002): 400Kv Overhead Transmission Line route: DRAKELOW - WILLINGTON EAST</td> </tr> <tr> <td>ZD ROUTE TWR (200A - 200D): 400Kv Overhead Transmission Line route: RATCLIFFE - WILLINGTON EAST 1</td> </tr> </tbody> </table> <table border="1"> <tbody> <tr> <td>ZSA ROUTE TWR (ZD200D - 001C - 002): 400Kv Overhead Transmission Line route: HAMS HALL - WILLINGTON EAST</td> </tr> <tr> <td>ZSA ROUTE TWR (002 - 014): 400Kv Overhead Transmission Line route: DRAKELOW - WILLINGTON EAST</td> </tr> <tr> <td>ZD ROUTE TWR (138 - 200A): 400Kv Overhead Transmission Line route: RATCLIFFE - WILLINGTON EAST 1</td> </tr> <tr> <td>275Kv Underground Cable route: WILLINGTON EAST 400KV S/S</td> </tr> </tbody> </table> <p>Map provided for reference see below</p>	Asset Description	Electrical Substation: WILE4	Electrical Substation: WILL1	132Kv Underground Cable route: WILLINGTON EAST 400KV S/S	ZD ROUTE TWR (200C): 400Kv Overhead Transmission Line route: WILLINGTON EAST TO SGT2	ZD ROUTE TWR (200A - ZSA001B): 400Kv Overhead Transmission Line route: RATCLIFFE - WILLINGTON EAST 2	ZSA ROUTE TWR (001B - 002): 400Kv Overhead Transmission Line route: DRAKELOW - WILLINGTON EAST	ZD ROUTE TWR (200A - 200D): 400Kv Overhead Transmission Line route: RATCLIFFE - WILLINGTON EAST 1	ZSA ROUTE TWR (ZD200D - 001C - 002): 400Kv Overhead Transmission Line route: HAMS HALL - WILLINGTON EAST	ZSA ROUTE TWR (002 - 014): 400Kv Overhead Transmission Line route: DRAKELOW - WILLINGTON EAST	ZD ROUTE TWR (138 - 200A): 400Kv Overhead Transmission Line route: RATCLIFFE - WILLINGTON EAST 1	275Kv Underground Cable route: WILLINGTON EAST 400KV S/S	Noted the NP does not propose anything that would conflict with this use	NA
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# Willington Neighbourhood Plan National Grid Asset Map



17/09/2024, 13:55:01



- Electric\_Assets\_4020      Electric\_Assets\_7634
- 400                      - - - 275
- ◆ Electric\_Assets\_1587      - - - 132 & Below
- Electric\_Assets\_3956      □ Development\_Plan\_Monitoring\_v2\_977\_5701
- Development\_Plan\_Monitoring\_v2\_977

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### Natural England

Section of the Plan	Comments	NPG Comments	Amendments Made
General	No specific comments to make	Noted	NA

### Coal Authority

Section of the Plan	Comments	NPG Comments	Amendments Made
General	No specific comments to make – area not within a defined coalfield	Noted	NA

### Historic England

Section of the Plan	Comments	NPG Comments	Amendments Made
General	If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway ( <a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a> ). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.	Noted the NPG have met with SDDCs conservation officer and sought guidance, reference has also been made to the Historic Environment Record	NA

### Sports England

Section of the Plan	Comments	NPG Comments	Amendments Made
General	No specific comments to make	Noted	NA

### Repton Parish Council

Section of the Plan	Comments	NPG Comments	Amendments Made
General	No specific comments to make	Noted	NA

### Etwell Parish Council

Section of the Plan	Comments	NPG Comments	Amendments Made
Para 139	Reference to the Freeport - provided more information on how Etwell PC are considering this matter in their NP – they will encourage use of rail for freight and public transport for workers and will push for access to the Freeport to be from the A50/A38 roundabout	Noted	NA
Para 213	Endorses Willington’s approach to establish pedestrian/cycleway between Willington and Etwell	Noted	NA

### National Highways

Section of the Plan	Comments	NPG Comments	Amendments Made
General	<p>The Neighbourhood Development area is bounded to the North and West by the A50 trunk road and the A38 trunk road.</p> <p>We have reviewed the draft Neighbourhood Plan and note that it does not propose any new development sites beyond those already identified in the South Derbyshire Local Plan.</p> <p>We appreciate the emphasis placed on Section 20, "Getting Around," in relation to Objective 7 of the Neighbourhood Plan. Specifically, the proposed enhancements to cycling and walking infrastructure and the initiatives aimed at promoting active travel within the area. These improvements align with the broader goals of creating healthier, more sustainable communities through increased physical activity and reduced reliance on cars.</p>	Noted	NA

## Addendum - Supplementary Consultation

26. An additional consultation phase was undertaken from 19<sup>th</sup> January until 6<sup>th</sup> March 2026. This was due to an omission in the Regulation 14 process that was identified by SDDC at the end of the Regulation 16 consultation. Some of the landowners for the Local Green Spaces had not been specifically notified.
27. SDDC also provided the NPG with a land registry list to assist the NPG in being certain that all the landowners whose land was included in the Significant Green Areas were specifically consulted.
28. The NPG also took the opportunity to reconsult with landlords and tenants on the proposal to identify their property as a non-designated heritage asset.
29. The responses received below are from this additional consultation. Because some of the respondents headed their responses 'Regulation 16' consultation and others as 'supplementary consultation' the **Neighbourhood Plan Group requested that SDDC withdraw the Plan from the submission process on the 11<sup>th</sup> March**. This enabled the NPG to consider these additional comments and amend the Plan accordingly before resubmitting (Regulation 15) to SDDC on 31<sup>st</sup> March 2026.
30. In response to the NdHA letters 7 properties were removed from the list for submission.
31. The letters for the supplementary consultation that include the LGS landowners, the SGA landowners or agents, and residents or landlords of the NDHA are at Appendix E.
32. An additional Appendix J Assessment Matrix for Significant Green Areas has been added to the WNP for submission.

### Central England Cooperative

Section of the Plan	Comments	NPG Comments	Amendments Made
General	These representations are submitted on behalf of Central England Co-operative Ltd in response to correspondence dated 15 January from the Parish Council inviting comments on the draft Neighbourhood Plan and the proposed designation of land within my client's ownership as a Significant Green Area. The representation relates to our client's interest at land South of Castle Way, Willington.	Noted	NA
Policy 1	The draft Willington Neighbourhood Plan is informed by a 2023 Housing Needs Survey which was updated in 2024. The 2023	Para 63 and 65 have been added explaining the function of the HNA study and its contribution to preparing the policies in the WNP. SDDC	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p>Housing Needs Survey identifies a need for 171.7 affordable rented homes and the demand for 91.9 affordable home ownership homes within the neighbourhood plan period. The 2024 report update provides an interim overall housing requirement as agreed by South Derbyshire District Council in the absence of a housing requirement being provided by them. The report recommends an overall housing need range of 212-324 dwellings over the plan period 2022-2039 (262-374 net need minus 50 units on an existing allocated site). The report caveats this as stating that the eventual housing requirement from South Derbyshire for Willington could be higher or lower depending on the wider housing distribution strategy. Either way, the survey identifies a clear need for housing in Willington which is further strengthened by its identification as a Key Service Village in the Adopted and emerging Local Plan. However, the policy framework of the Neighbourhood Plan does not positively respond to this identified need.</p>	<p>were unable to provide a HRF when requested in 2023 due to the stage of their own Local Plan Review but were supportive in the NPG identifying smaller sites within and on the edge of the settlement where this was in conformity with their LPP1 H1 policy. The parish is constrained due to flood risk but the NPG did support development on the edge of the marina and on the land around Dale Farm. At the time of the site assessment work (2024) the landowners for Dale Farm were not supportive of having their site allocated and SDDC advised that expansion of the marina towards Willington was contrary to their Local Plan strategic policy. The NPG accept that additional development on sites adjoining the village are required and expect that there will be development adjoining the settlement boundary over the Plan period but that these locations will be identified as part of the review of Local Plan Part 1 and Part 2 which will be combined.</p>	
	<p>Proposed amendments to policy 1 Outside the Settlement Boundary infill development will be limited to one or two dwellings to fill a small, restricted gap in an existing frontage within small groups of housing in accordance with LPP 2 BNE5 or exceptionally, where the proposal is adjoining the Settlement Boundary, for up to 25 affordable dwellings as an exceptions or cross-subsidy site in accordance with LPP Part 1 H1 <u>unless it is necessary to meet an</u></p>	<p>The NPG did not consider it appropriate to add the wording as presented as it does not provide any limit to the size of development. However, development adjacent to the settlement boundary is now a separate criterion 4. Whilst the scale of growth (up to 25) remains in accordance with SDDC Local Plan policy the amended wording is considered more flexible and constructive.</p>	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p><u>identified district-wide housing need, or local housing need as evidenced through a housing needs survey.</u></p>		
Policy 2	<p>Policy 2 is sufficiently flexible to allow well-designed proposals to come forward without being unduly constrained by prescriptive locational or stylistic requirements.</p>	Noted	NA
Policy 3	<p>By applying extensive Significant Green Area designations and view protections over large areas of potentially developable land, which is not supported by any robust evidence, Policy 3 risks preventing, rather than shaping, development, undermining housing delivery in a sustainable settlement, restricting the ability to bring forward sensitively designed schemes.</p> <p>It is recommended that the identification of Key Views be removed from the policy due to lack of robust evidence and justification. Alternatively, if evidence or justification can be provided, Policy 3 (1) and (2) should be modified in the following</p> <p>Amendments to policy 3 proposed.</p>	<p>The identification of Significant Green Areas and Key Views was not intended to block development but to provide additional local detail about the quality of the landscape and its sensitivity to development. The WNP had to be in general conformity with the Local Plan policies and most of the SGAs are in the open countryside. Their designation was not intended to prevent sites being allocated as part of a local plan process rather it was to be used as a design led management tool as the respondent suggests. This has been clarified at para 103.</p> <p>With regard to the robustness of the landscape analysis please also see the response to SDDC page 25/26 above.</p> <p>The amended wording proposed by the respondent has been used in full. The SGA affecting the site has been reduced to focus on the areas of existing mature trees and hedgerows along the canal and the eastern boundary.</p> <p>Appendix J has been added to the WNP and this assessment matrix provides more information on the criteria used to make this assessment.</p>	Amended

## Marrons

Section of the Plan	Comments	NPG Comments	Amendments Made
General	<p>Marrons is instructed by Brackley Property Developments (“the respondent(s)”) to act on its behalf in preparing these representations in response to the Willington Neighbourhood Development Plan (“the WNDP”) 2023 - 2041 Regulation 16 Consultation.</p> <p>These representations pertain to our client’s interests at Axis 50.</p>	Noted	NA
Objectives	<p>The need to support commercial growth should be made clear and explicit. The inclusion of an additional objective would strengthen the Plan’s alignment with national planning policy and assist the Council in striking an appropriate balance between residential growth and future employment. In our view, the need to support commercial growth should be made clear and explicit.</p>	<p>Objective 9 supports local facilities and Objective 10 supports the marina. The objectives are based on community consultation and the reference in the vision to a thriving village where people can live work and play reflects the type of economic activity valued by local people. A Neighbourhood Plan does not have to address all planning matters and focuses on the issues identified by local people.</p>	No
Policy 3	<p>Most of the site is in an area of medium landscape significance and the southeastern edge has a higher significance – queries use of word sensitivity in policy and distinction with significance, supports the analysis that the landscape north of the railway is less sensitive to development on the setting of the village. ‘Paragraph 97 recognises, rightly, in our view, that the open countryside to the north of the railway line is increasingly distanced from Willington village’s settlement boundary and is in closer proximity to the major transport corridors of the A38 and A50. The significance of this open space in contributing to the rural character of Willington parish is less.’</p> <p>Considers that KV7 is not a key view but shows the boundary to development</p>	<p>Difference between sensitivity and significance has been explained and the SGA map has been edited based on the comments and the area covering Axis 50 has been amended and reduced. This is a design led management tool. The amended SGA boundaries are not intended to block future development and the NPG note that the indicative proposal for the Axis 50 identified</p>	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p>The policy subtext suggests that the SGA designation is one which is intended to complement Policy BNE5 of LPP2. That reliance is misplaced. Indeed, Policy BNE5 grapples with development in rural areas more Generally.</p> <p>Absence of a landscape assessment matrix</p>	<p>landscape buffers of trees and hedgerows and the accommodation of watercourses and planting for SuDs across the site.</p> <p>The amended wording of policy 3 (2) requires a proportionate approach. KV 7 does show the sense of openness as you approach Willington village from the north. An assessment Matrix has been provided based on the analysis by the NPG.</p>	
Policy 4	<p>Policy 4 the Maps provided in support of Policy 4 (Maps 7a – 7c (inclusive)) are illegible, due to their low resolution. These should be enhanced and recaptured, for ease of reference.</p> <p>Policy 4 (2) Conflation of NPPF mitigation hierarchy and BNG requirements</p>	<p>These maps will be put on the parish council website at higher resolution.</p> <p>Amended</p>	Y
Policy 12	<p>Add 'where possible' to ensure that the policy is applied proportionately and that, in practice, it takes into account viability and practicability considerations,</p>	<p>Policy amended to start with 'as appropriate to its scale, nature and location'</p>	Y

#### Rapleys on behalf of Mercia Marina

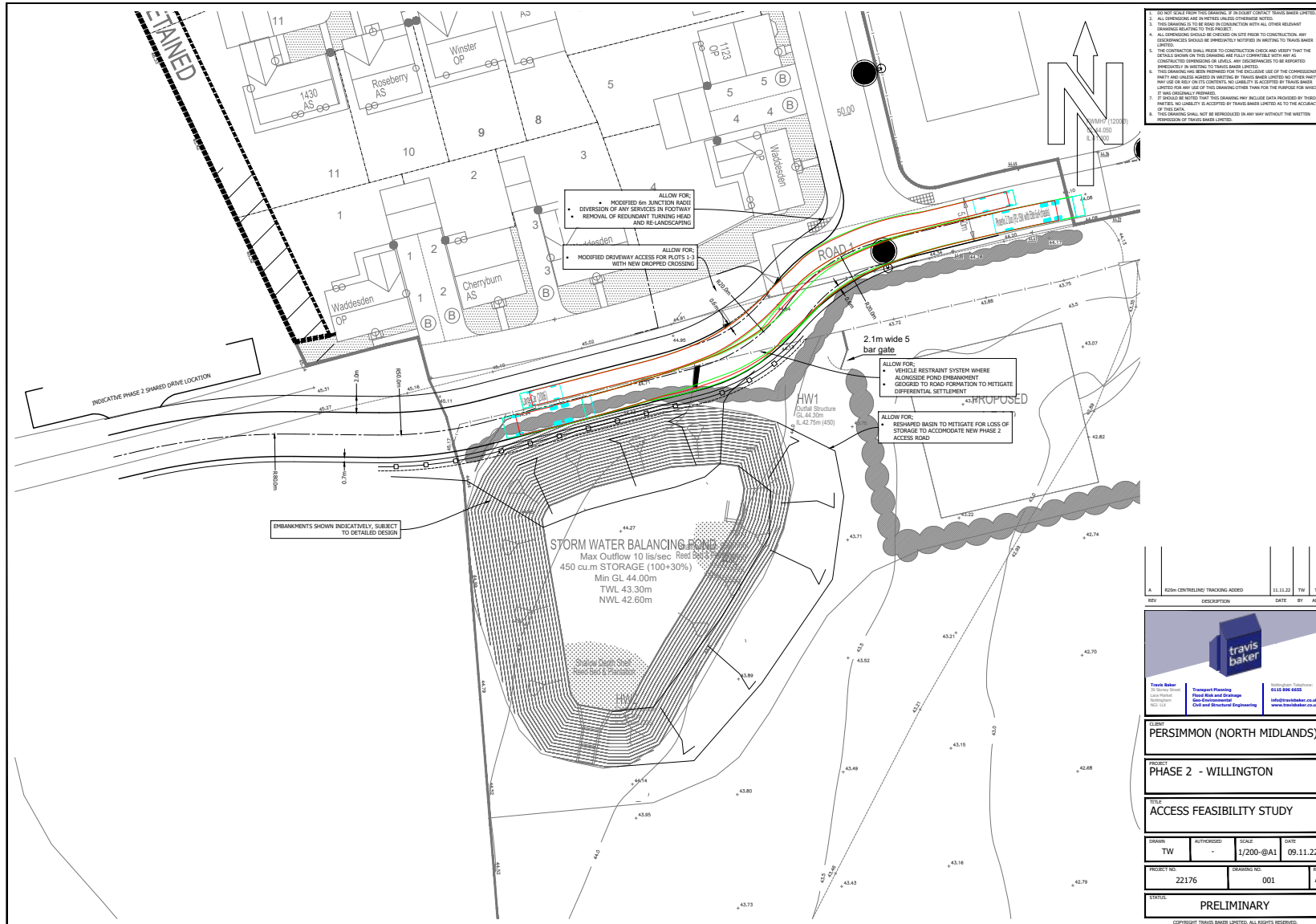
Section of the Plan	Comments	NPG Comments	Amendments Made
Policy 3	<p>SGA designation and associated Policy 3 could potentially be used to frustrate development in the designated areas. Since this includes land adjacent to the marina, it could unduly constrain the marina's expansion plans. Part of the SGA encroaches onto land which is already covered by existing marina development (holiday lodges).</p>	<p>The SGA is intended to be a design led management tool not a blocker to development. A review of the SGAs and in consideration of this response the SGA areas have been removed from the fields in question.</p>	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
Policy 13	<p>While the intention of Policy 13 is positive, the policy wording as currently drafted remains too narrow in scope and risks restricting the ability of the marina to respond to future economic, social and operational needs. In particular:</p> <ul style="list-style-type: none"> <li>• It does not explicitly support ancillary or complementary uses that could deliver long-term resilience, economic growth, or local social benefit;</li> <li>• It is insufficiently flexible to accommodate reasonable evolution or diversification of the marina, particularly where development remains well-related and sensitively designed beyond existing marina boundaries;</li> <li>• It does not recognise the need for policies to be adaptive to changing tourism and retail patterns, nor does it allow for innovation beyond existing tourism and hospitality uses;</li> <li>• One of the Marina’s key aspirations is to deliver retirement accommodation on adjacent land. This would not constitute stand-alone residential development, but rather a natural and sustainable extension of the Marina’s existing function and community. Such a development would help address unmet local need and reflects national policy support for rural diversification, and a growing requirement for age appropriate housing in a well-connected, supported setting</li> </ul>	<p>The community value the facilities provided by the marina. Land adjacent to the marina was put forward in the SHELAA and was included in the Willington Site Options and Assessment. However, it was not taken forward for assessment as it was unconnected to the settlement boundary of Willington village<sup>1</sup> and would have been contrary to SDDCs settlement hierarchy policy LPP 1 H1. SDDC were unable to provide a housing requirement or need figure over and above allocations made as part of the adopted Local Plan Part 2, (which allocates a site for 50 homes in Willington). For this reason, site allocation is not part of the WNP but the WNP will be reviewed in 5 years’ time at which point it may need to be amended to align with a new Local Plan approach which will see the combining of LPP 1 and LPP 2 and which will allocate sites to meet local and district need.</p> <p>Policy 13 1a and 1b have been amended to take this response into account, to reflect the positive role the marina plays and the support in principle for development on the marina site whilst remaining in general conformity with SDDCs policies.</p>	Y

Persimmon

<sup>1</sup> See Site Assessment and Options page 17 at <https://www.willingtonparishcouncil.gov.uk/uploads/240221-willington-site-options-and-assessment-final-report.pdf?v=1721923986>

Section of the Plan	Comments	NPG Comments	Amendments Made
Policy 3	<p>I confirm that Persimmon Homes partly owns SGA 20; the site forms the open space for our Land off Repton Road development which was granted planning permission in May 2014 (ref 9/2014/0018). I note that the land to the west of our development is allocated in the South Derbyshire local plan for residential development of around 50 dwellings (Policy H23 I). Access to the allocation will be provided via a diversion of Kingfisher Lane; a plan showing the diversion is attached.</p> <p>The plans in the Neighbourhood Plan do not clearly show the boundary of the SGAs to enable confirmation as to whether the area of the access is included within it or not. It is not considered that the proposed access road would conflict with the wording of Policy 3.1 of the emerging Willington Neighbourhood Plan. The access forms a small proportion of the SGA and will be constructed between the drainage pond and the current edge of built development. It would not result in an impact on landscape character or a reduction of the openness of the area. However, it is suggested that it would provide clarity for all involved if the access were excluded from the SGA. As an allocated site it will be important that the Neighbourhood Plan does not put in place any barriers to the delivery of the site; as you are aware, one of the basic conditions for the Plan is that it is general conformity with the strategic policies of the development plan</p>	Northern boundary of SGA 17 (as renumbered on Map 6) has been altered to align with the submitted access road .	Y



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- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS RELATIVE TO THIS PROJECT.
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A	R20h-CENTRELINE TRACKING ADDED	11.11.22	TW	TW

**Travis Baker**  
 Limited  
 100, 101, 102, 103  
 The Quadrant  
 Wokingham  
 RG40 3AB

**Transport Planning**  
 Road, Rail and Air  
 Civil Engineering  
 Civil and Structural Engineering

**Telephone: 0118 966 6650**  
**info@travisbaker.co.uk**  
**www.travisbaker.co.uk**

**CLIENT**  
 PERSIMMON (NORTH MIDLANDS)

**PROJECT**  
 PHASE 2 - WILLINGTON

**TITLE**  
 ACCESS FEASIBILITY STUDY

DRAWN	AUTHORIZED	SCALE	DATE
TW	-	1/200-@A1	09.11.22

PROJECT NO.	DRAWING NO.	REV
22176	001	A

**STATUS**  
 PRELIMINARY

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Derbyshire County Council

Section of the Plan	Comments	NPG Comments	Amendments Made
Policy 4	<p>Conflated mitigation hierarchy and BNG Need to refer to Derbyshire's Local Nature Recovery Strategy</p> <p>List of enhancement measures could be wider and refer specifically to veteran trees as they are an irreplaceable habitat.</p> <p>The parish is in the Heartwood Community Forest</p>	<p>Amended</p> <p>Reference added in policy Policy Amended</p> <p>Added</p>	Y
Policy 5	<p>LGSs appear well justified and offer a mix of recreational, landscape and ecological value. LGS6b is a Local Wildlife Site – care is required if access improvements are sought</p>	<p>Ref to need for ecological assessment for any access improvements added in para before policy box.</p>	Y
Protecting and enhancing heritage assets	<p>There is an omission in the plan in relation to archaeological heritage assets reference should be made to them Derbyshire historic environment record with respect to monuments. The plan should reference the extent of prehistoric archaeology. There is a large scheduled monument within the planet area. The HR record link is provided. The schedule of monument is located in local Green Space Areas 6a and 6b – and needs to be taken into account.</p>	<p>The additional information on the evidence of prehistoric and other archeological evidence is added. Reference has been added to the location of the Scheduled Ancient Monument in relation to the Local Green Spaces.- see para 125</p>	Y
Community facilities	<p>Updated information provided about the number of school places in the catchment of Willington primary school and the process by which places are allocated.</p>	<p>Additional information has been added at para 182</p>	Y
Reducing the risk of flooding	<p>Request that sustainable drainage systems is added to policy 10</p>	<p>Amended</p>	Y
Renewable energy	<p>Welcome to the fact that many of the Comments on renewable energy in the Pre submission draft have been addressed. Request that renewable energy generation is included as a separate criteria and also</p>	<p>Additional criteria added to policy 12 (3) and 12 (50 amended</p>	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	specified in retrofit development to ensure a more proactive approach to energy generation.		

#### Dale Farm Letter

Section of the Plan	Comments	NPG Comments	Amendments Made
Site WNP2	<p>Our clients own the land annotated in the 'Willington Neighbourhood Plan – Site Options and Assessment' dated February 2024 as 'Site WNP2 – Land at Dale Farm, Findern Lane'</p> <p>Although it was not considered appropriate for allocation at the time, primarily because its availability was uncertain The current owners of the site are now looking to bring it forward for development and have requested that we inform yourselves in relation to the potential for the land to be allocated within the emerging Neighbourhood Plan.</p>	<p>Whilst this site did seem suitable because it was not available it could not be taken forward for public consultation. The NP is now at an advanced stage and does not include site allocations. The NPG consider that the site assessment was positive about this site but are unable to allocate it through the NP process now that ownership has changed. The NP text has been amended to show that it is now available.</p>	Y

## Appendix A Contact List of Statutory Consultees

MP Heather Wheeler  
Neighbouring Parish Council  
Findern  
Repton  
Eggington  
Etwall  
Burnaston  
Twyford and Stenson

Derbyshire County Council  
The Coal Authority  
The Homes and Community Agency  
Natural England  
Environment Agency  
Historic England  
Network Rail  
Highways England  
Western Power  
Severn Trent  
Severn Trent  
Centrica (Energy )  
Three Mobile  
Vodafone and O2 Mobile  
Derby and Derbyshire Integrated Care Board  
South Staffs Water  
Avison Young (National grid )  
National Grid  
Severn Trent  
Historic England  
Sport England  
South Derbyshire CVS  
Primary Care Network Willington GP surgery

## Appendix B Newsletters Advising of Progress



Whilst the process may seem slow and the prospect of having a draft neighbourhood plan (NDP) on the table within two years may sound a long way off, the reality is that the process has started and we are working in sync with the District Council.

Progress is now being made. The NDP group had its first face to face meeting with the appointed planning consultant only two weeks ago, to get a deeper understanding of Willington and the aspirations of the community, drawing very much on the responses to the community questionnaire. Likewise the NDP group became better acquainted with the process and requirements of NDP preparation and the need for precise record keeping as well as the information that needs to be collected in support of any plan.

We each have our tasks for the next few weeks. The consultant is seeking information from the District Planners on housing needs and regional targets, and we are collating information on the consultation programme to date, seeking background information on traffic levels and the history of major housing applications as well as refining some of our aspirations that underly the vision for the village. We have also been asked to map significant elements in the village such as important buildings, key locations, open spaces, important views and rural setting.

It was also clear that we will need to employ specialist consultants to advise on housing need, design issues and landscape in order to support our case for the village retaining its village character.

What was made clear to the consultant was that the community want to see Willington remain a village with a clear community identity as well as retain its key local services. Whilst it may have to accept that some growth is inevitable this should be used to improve the village and its services and not allow it to become part of the wider Derby conurbation.

There is a lot of work needed to analyse the results of the questionnaire and no doubt this will help set the agenda for the NDP as well as provide the parish council with a number of priorities for action on matters that are outside the scope of the NDP

The work continues.



The work of the NDP group moves on slowly, but then it was never going to be a fast process as we are dependent on others for support and information.

In the meantime we are looking at the more important physical attributes of the village such as open space, landmark buildings, the dynamics of the village and critical views. All of these will feed into the consideration of growth options and constraints. This is something you can also get involved with by letting the parish clerk know what is important to you !

The ongoing work at the moment is the documenting of the consultation process to date, both in terms of what we did and what the community thinks. The link for the "summary analytics" is [bit.ly/3rAcnq8](https://bit.ly/3rAcnq8). Click the link to open in Google Forms. A white box will appear saying file unavailable. Do not click reload, instead click outside the white pop-up box. You will then have full access to the summary analytics.

It is however difficult to correlate all responses and balance the comments ... especially when you get people not wanting any more housing, but then calling for more shops, better and public transport, both of which require larger populations to make them viable. It will be a difficult business pleasing everyone.

The primary issues are, as expected, traffic, housing, public transport, green issues and the power station site.

Traffic is seen as a major issue, be it peak traffic flows, increased through new development, the nuisance of large lorries or the speed of traffic. There is an ongoing wish to see a bypass and/or a third river crossing taking away traffic from the village.

Housing has raised the highest number of comments with two differing points of view, no more housing versus limited growth.

Those who are campaigning for no more new housing also refer to not wanting to be a part of Burton or Derby and most support keeping the village as it is now, or in some cases as it was some 15 years ago.

The support for more housing is more nuanced with some 66% of respondents in favour of some controlled development, prioritising infill development and small peripheral sites with a wide mix of housing and bungalows accepting the need for growth to meet local need along with an increase/improvement in local services.

Maintaining the "village character" appears important to most people although that definition of character may be difficult to agree as comments are split between keeping the village unchanged and letting it grow to meet local needs, be that housing or improved services.

It is clear that many people have "invested" in the village and it is important to the wider community that maintaining the village's character and rural green setting are reflected in any future policies for the village.



Summer may have seemed like down time for the Neighbourhood Development Plan, but whilst we may have been distracted by the Queen's Jubilee, the Raft Race, the Carnival and other events work has been continuing behind the scenes.

Earlier this year the NDP group was tasked with looking critically at the village and highlighting those elements of open space, footpaths, views, canal side, riverside that were important elements of the village and which would need safeguarding in any future plan. This was then used to brief consultants, in May, and agree a brief for a "village appraisal". This has been an ongoing task for our consultants and we expect to receive their report within the next month.

Likewise our planning consultant, who is leading the project, has been liaising with South Derbyshire planners to try to establish a base line development need for the area and balance that against national needs/plans for housing growth, as well as demands from developers. It is a slow process, balancing need and demands which must also take the aspirations of the community into account.

We are expecting to be able to bring both these elements together in the next couple of months and gain an idea of what the future for the village might look like and how we might need to seek to further influence that future development.

This is regrettably a slow process with the ongoing unknowns of the power station's future role, the impact of the proposed Free Port development and the ongoing need for a new bridge over the River Trent; all of which could have an impact on the village. This seemingly lengthy process may seem frustrating to many but it is important to remember that we are now part of the plan process. Our task is to ensure that we have a voice in the future planning of the village and keep in step with and influence the plan process, rather than trying to dictate its pace and outcome.

Whilst we await the outcome of the consultant reports the NDP group still has much to do. We need to review the early work on what is important to the village in terms of village form and ensure that we have a priority list of the village elements that need protecting so we can react to whatever the consultants might recommend and ensure the community view is upheld.

You can also add your voice to the debate by letting us know what you feel is important to the village and how it may be best safeguarded against development.

Your views please to the Parish Clerk ...[clerk@willingtonpc.org.uk](mailto:clerk@willingtonpc.org.uk)



As reported in the September newsletter, there was much going on behind the scenes and it was expected that the run up to Christmas would be a busy time for the NDP team. And as we get back to work again after an extended summer break there are a number of things that need to be addressed.

South Derbyshire District Council launched their first formal consultation on the review of the local plan with their "Issues and Options" consultation to ensure that the emerging local plan covers all the right issues including housing, jobs, infrastructure, health, climate change and the environment. Notices have been posted around the village about drop in sessions, however from November sessions are limited to Tuesday and Thursday at the Civic offices in Swadlincote, between 10.00am and 4.00pm should you want to speak with a council representative on the consultation.

Whilst it is a lengthy questionnaire, aimed mainly at parish councils, it is available to all to respond to whether you wish to comment on just one or all issues. The link to the consultation document is [www.southderbyshire.gov.uk/issuesandoptions](http://www.southderbyshire.gov.uk/issuesandoptions) with December 5<sup>th</sup> deadline for comments.

The consultants appointed by the Parish Council to advise on design issues arising from any new development and also existing village issues have also reported, providing a 100 page Design Guide for the village. It is now the NDP's task to review the draft text to ensure it meets with our needs and agree any changes that might be necessary.

We are also now able to have sight of the results of the Planning Dept's "call for sites" which is their first step in assessing what may be available for development, but more importantly what (for a number of reasons) may be unsuitable, and what in planning terms are the best sites to consider. We will be working to add comments to the planners' own assessment of each site to ensure that the village view is registered.

We will continue to report back on progress and provide you the opportunity to have your say as the plan evolves. In the first instance we ask you to respond to the "Issues and Options" consultation. The South Derbyshire Planners want your views and emphasise that you don't have to answer all questions – you can just answer the questions on the subjects that mean most to you.

You may also like to take a look at the facebook site 'No to AXIS 50/Burnaston Cross' for an informal discussion on the South Derbyshire LDP Consultation and how it affects Willington.

## Chairman's update

Hello and Welcome to the March/April Newsletter

The days are cold but the days are getting lighter and brighter, always a good sign that spring is around the corner, with new born lambs in the fields and spring flowers starting to burst in our gardens, it gives us all something to look forward to after the long dark winter days.

A committee has been set up to discuss and recommend ideas for what we can do as a village for the Kings coronation. We would like ideas from Parishioners about activities that you would like to see during the weekend. Please contact Rachel our Clerk, via Facebook or the Parish website, with any ideas you may have.

The Neighbourhood Development Plan is progressing well with the final version of the Design Guide and Code signed off. The Housing Needs assessment has been produced and sent to us for our comments. This has been reviewed and has been returned to AECOM the consultants with our comments for them to be incorporated into the document. We have received three responses to our 'call for sites' that aren't included in the SDDC document and have asked AECOM to carry out a technical assessment on them, similar to the SDDC process. We are also finalising the maps for the green spaces and heritage buildings which will be incorporated in the plan.

A building control document has been produced for the TRPF Community Hall and football changing rooms project and we are engaging with a company called MFA to carry out our inspection process of the build. A building project specification document is being produced to enable prospective building companies to give us comparable quotes when tendering. It is hoped that this will be completed in the next two weeks to allow us to go out to tender.

There are a lot of volunteers that carry out weekly litter picks in and around the village which is greatly appreciated by residents and the Parish Council alike. We already have a contract with our groundsman to carry out litter picks within the village but we are concerned along with some residents about the amount of rubbish that is being thrown from cars down Etwall road in particular. Our Footpath and Open Spaces group will be organising a series of litter picks along there and any other areas of concern that are highlighted. This will be discussed at their next meeting and details will be made available on our Facebook page and website.

We had a visit from two representatives from South Derbyshire Police Safer Neighbourhood Team at our last Parish Council meeting. They were praising our Community Speed Watch team for being proactive and helping to reduce speeding through the village. They were also asking for more volunteers to come forward to help to make the village a safer place. If you would like to volunteer, please contact our Clerk who will be able to arrange the relevant training. We would like to offer our congratulations to the team on their efforts and keep up the good work!

## Appendix C Regulation 14 Resident's Survey

# Consultation of Draft Neighbourhood Development Plan - 2024

The Parish Council need your comments to ensure that the neighbourhood plan reflects the views of the community. Whilst the Neighbourhood Plan has been produced, based on the initial consultation in 2020, we need to know that you agree, or otherwise, with the emerging plan and consider any changes that need to be made.

The Neighbourhood Plan covers the period up to 2040 in accordance with the time frame of the Local Plan for South Derbyshire.

The plan will have significant weight in the determination of planning applications.

The Plan will be used by:

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

The Neighbourhood Plan policies form a framework which will, along with the supporting documents, guide development over the plan period.

The Neighbourhood Plan has been prepared by the Willington Neighbourhood Plan Group on behalf of Willington Parish Council and supported by a planning consultant funded by the Locality Grant Programme.

The plan area covers the Parish of Willington ([Sharepoint Map 1a Designated Area](#) or [GoogleDrive Map 1a Designated Area](#)) and is the final stage in the production before we submit to the local authority and for a Village referendum.

All of the research paperwork and findings can be found on the Willington Parish Council Website or using the link : [Link to Willington PC Website NDP Page](#)

**Before commencing the survey, you would benefit by reading at least the 3 documents in the links below.**

**The 3rd one is the draft neighbourhood plan which will be the official document.**

Links are provided to relevant files during the survey, and further background information should you require more detail and analysis. The files below are saved on Microsoft Sharepoint, but you do not need an account to open, simply select 'open in browser' when prompted. As alternative sources, there are links to the main files on GoogleDrive [All files on GoogleDrive](#) as well as a repository on the [Willington PC Website](#) .

Please contact [john.houghton@willingtonPC.org.uk](mailto:john.houghton@willingtonPC.org.uk) if you are having difficulty accessing the links but all of the information is contained within the draft neighbourhood plan (website, googledrive and sharepoint).

[Link to Sharepoint "Foreword from the Chair"](#)

[Link to GoogleDrive "Foreword from the Chair"](#)

[Link to Sharepoint "The Willington Neighbourhood Outline"](#)

[Link to GoogleDrive "The Willington Neighbourhood Outline"](#)

[Link to Sharepoint Full Willington Neighbourhood Plan \(WNP\)](#)

[Link to GoogleDrive of the full WNP](#)

*If you are unable to open these downloads from Google or Microsoft then follow the*

[Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)

### **Vision / Community Objectives: \***

By 2040, Willington will continue to be a thriving, safe and friendly village, where people can live, work and play. We will maintain and enhance our village while supporting sustainable development that respects the village's character and improves facilities for the benefits of all residents and visitors alike.

Link to Full Policy wording and Text :- [Vision & Community Objectives PDF](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

---

### **Vision / Community Objectives Comments**

Please add any additional comments to support your views:

Your answer

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The following sections relate to the 13 Key Policies and the 6 Community Aspirations.

Each policy section will have the main detail as well as a link to the full policy online (select open in browser if prompted, no need to sign in).

For further detail on how and why each policy was created, you can review the full Willington Neighbourhood Plan which will hold the research findings and desired outcomes for the plan period.

## Policy 1: Infill Developments

Link to Full Policy 1 [Policy 1 Detail](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Housing Need Assessment [Housing Need Assessment detail](#)

Link to Site Assessment Report [Site Assessment Report](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

**1.1: Applications for high quality residential developments on infill and redevelopment sites within the Settlement Boundary, will generally be supported, with controls for infill sites outside the settlement boundary.** \*

- Strongly Agree
- Disagree
- Strongly Disagree
- Don't Know

### 1.2: Infill Developments Comments

Please add any additional comments to support your views:

Your answer

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## Policy 2: Achieving well designed places:

Link to Full Policy 2: [Policy 2 detail](#)

Link to Map 2: [Map of local design code areas](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Willington Design Code: [Willington Design Code Detail](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

**2.1: Development proposals should demonstrate a high design quality that will \* contribute to the character of the Code Areas as defined in the Willington Design Guide and Codes 2023. In order to achieve this, new development proposals should reinforce the character of the area as defined in the Willington Design Guide and Codes 2023**

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

## 2.2: Achieving well designed spaces comments:

Please add any additional related comments here.

Your answer

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### **Policy 3: Protecting the Landscape Character**

Link to full policy 3: [Policy 3 detail](#)

Link to Map 5: [Map 5 Key Views](#)

Link to Map 6: [Map 6 - Significant Green Spaces](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Willington Design Code: [Willington Design Code Detail](#)

Link to Site Assessment Report [Site Assessment Report](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

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**3.1: In areas identified as Significant Green Areas ([Map 6](#)) development should \* take account of the landscape sensitivity and the way in which the Significant Green Areas contribute to the wider character and sense of openness they provide within and around Willington village. Development proposals which would have significant ecological impacts will not be supported unless appropriate mitigation and/or compensation measures are incorporated into the overall development package.**

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

---

### **3.2: Protecting Landscape Character Comments:**

Please add any additional related comments here:

Your answer

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## Policy 4: Protecting and Enhancing the Natural Environment

Link to full policy 4: [Policy 4 detail](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Willington Design Code: [Willington Design Code Detail](#)

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**4.1: Development proposals which would have significant ecological impacts \* will not be supported unless appropriate mitigation and/or compensation measures are incorporated into the overall development package. Mature trees should also be protected and retained.**

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **4.2: Protecting and Enhancing the Natural Environment Comments:**

Please add any additional related comments here:

Your answer

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## **Policy 5: Designation of Local Green Spaces**

Link to full policy 5: [Policy 5 detail](#)

Link to Map 8: [Map 8 Local Green Spaces](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

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**5.1: The Plan designates the areas identified on [Map 8](#) as Local Green Spaces. \***  
**The determination of development proposals within a designated Local Green Space will be consistent with policies for managing development in Green Belt.**

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

---

### **5.2: Designation of Local Green Spaces Comments**

Please add any additional related comments here:

Your answer

---

## **Policy 6a: Protecting and Enhancing Heritage Assets**

Link to full policy 6a: [Policy 6a detail](#)

Link to Map 8a: [Map 8a Conservation and Listed Buildings](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Willington Design Code: [Willington Design Code Detail](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

**6a.1: Development within the historic core of Willington (the area around St Michaels and Hall Lane) should respect the scale, building plots, height, roof line and complement existing materials and architectural detailing to reflect the prevailing historic character as identified in the Willington Design Guide and Codes 2023.** \*

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **6a.2 Protecting and Enhancing Heritage Assets Comments**

Please add any additional related comments here:

Your answer

---

## **Policy 6b: Non Designated Heritage Assets**

Link to full policy 6b: [Policy 6b detail](#)

Link to Map 8b: [Map 8b local heritage assets](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Willington Design Code: [Willington Design Code Detail](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

**6b.1: The buildings identified on [Map 8b](#) are identified as non-designated heritage assets. The effect of a proposal on the significance of a non-designated heritage assets, including their setting, will be taken into consideration when determining planning applications in order to minimise the conflict between the heritage asset's conservation and any aspect of the proposal.** \*

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **6b.2: Non Designated Heritage Assets Comments**

Please add any additional related comments here:

Your answer

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## **Policy 7a: Housing to Meet Local Needs**

Link to full policy 7a: [Policy 7a detail](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Housing Need Assessment: [Housing Need Assessment](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

**7a.1: Development that provides housing to meet the needs of the local community is supported where the proposal;**

\*

- a) is within or contiguous to the Village Settlement Boundary,**
- b) provides a sustainable development pattern which supports the Village Centre,**
- c) is designed to accommodate the local infrastructure needs,**
- d) is designed in accordance with the Willington Design Code,**
- e) includes a landscaping plan that reduces the impact on key views,**
- f) includes a flood risk assessment to demonstrate that it will not exacerbate flood risk on adjacent land (where outfall is a key design consideration).**

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **7a.2: Housing to Meet Local Needs comments**

Please add any additional related comments here:

Your answer

---

## **Policy 7b: Housing Mix**

Link to full policy 7b: [Policy 7b detail](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Housing Need Assessment: [Housing Need Assessment](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

**7b.1: As appropriate to their scale, nature and location, housing schemes are required to deliver a housing mix that meets local need in accordance with the findings in the most up to date Housing Needs Assessment.** \*

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **7b.2: Housing Mix comments**

Please add any additional related comments here:

Your answer

---

## **Policy 7c: Housing for older people**

Link to full policy 7c: [Policy 7c detail](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Housing Need Assessment: [Housing Need Assessment](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

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**7c.1: Proposals for the development of housing for older people, particularly \* sheltered accommodation with limited support, will be supported within the Plan Area, given its topography and the proximity of everyday services.**

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

---

### **7c.2: Housing for older people comments**

Please add any additional related comments here:

Your answer

---

## **Policy 7d: Affordable Housing**

Link to full policy 7d: [Policy 7d detail](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Housing Need Assessment: [Housing Need Assessment](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Wellington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

### **7d.1:**

\*

- 1) Where applicable, the development of affordable housing will be supported in accordance with District policy.**
- 2) The mix of affordable housing products should be in accordance with national policy with 25% for First Homes, (discounted at 30%) and 8% shared ownership in accordance with the most recent Housing Needs Assessment, unless an alternate mix can be demonstrated to be more appropriate on the basis of site circumstances.**
- 3) Affordable housing schemes should be fully integrated with market housing and be consistent in the quality of design and provision of private and public spaces.**

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **7d.2: Affordable Housing comments**

Please add any additional related comments here:

Your answer

---

## **Policy 8: Protecting and Enhancing Community Facilities**

Link to full policy 8: [Policy 8 detail](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Map 9a: [Willington Community Facilities](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

**8.1: Proposals for the enhancement, improvement and extension of community, \* buildings, or the provision of new buildings to extend the offer of community facilities or important local services, will be supported where the design and appearance is in conformity with [Policy 2](#).**

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **8.2: Protecting and Enhancing Community Facilities comments**

Please add any additional related comments here:

Your answer

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## **Policy 9: Protecting the Vitality and Viability of Willington Centre**

Link to full policy 9: [Policy 9 detail](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Map 9b: [Willington Village Centre Boundary](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

**9.1: Within the area shown on [Map 9b](#), where planning permission is required, <sup>\*</sup> applications for retail development at ground floor level within class Ea (display or retail sale of goods, other than hot food) will be supported.**

Provided that:

- a) it is appropriate with the scale and function of the centre, and
- b) it does not adversely impact on neighbouring properties.

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **9.2: Protecting the Vitality and Viability of Willington Centre comments**

Please add any additional related comments here:

Your answer

## **Policy 10: Reducing the Risk of Flooding**

Link to full policy 10: [Policy 10 detail](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Map 10a: [Flood risk from rivers](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

**10.1: Development must follow a sequential approach to flood risk management \* using the most up to date mapping information. 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.**

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **10.2: Reducing the Risk of Flooding comments**

Please add any additional related comments here:

Your answer

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## Policy 11: Extending the Footpaths and Cycle Routes

Link to full policy 11: [Policy 11 detail](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

Link to Map 11c: [Walking and Cycle Routes](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

### **11.1: Development that enables the extension of the cycle and footpath network \* is supported.**

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **11.2: Extending the Footpaths and Cycle Routes comments**

Please add any additional related comments here:

Your answer

---

## **Policy 12: Renewable Energy, Energy Efficiency and Low Carbon Technologies**

Link to full policy 12: [Policy 12 detail](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

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

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **12.2: Renewable Energy, Energy Efficiency and Low Carbon Technologies comments**

Please add any additional related comments here:

Your answer

---

## **Policy 13: Mercia Marina**

Link to full policy 13: [Policy 13 detail](#)

Link to Full WNP [Full Neighbourhood Plan with research](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

**13.1: Development proposals that enable the sustainable growth of Mercia Marina as a tourism destination are supported subject to consideration of scale, layout and design, support for the rural economy, and maximising opportunities to enhance the biodiversity of the Marina.** \*

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **13.2: Mercia Marina comments**

Please add any additional related comments here:

Your answer

---

## **Community Aspirations**

All of the community aspirations have resulted from work carried out during the production of the WNP but are not subject to planning policies.

This annex therefore does not form part of the statutory development plan, but nevertheless is an important element for the community in achieving the Vision set out in the WNP.

### **14.1: Aspirational Policy 1 - Regeneration of former Willington Power Station site \***

The Community supports the redevelopment of the former Power Station site for renewable energy generation where the proposal is in accordance with Design Code C4 from the Willington Design Guide and Codes 2023 and;

- a) provides a soft boundary to the north, west and east reflecting the site's rural location,
- b) provides a frontage to Twyford Road reflecting its location at the edge of the village,
- c) addresses the issue of flood risk on the site, and
- d) protects the biodiversity of the site and enhances it by at least 10% in accordance with national legislation.

Link to Aspirational Policy : [Community Aspirational Policy \(Sharepoint\)](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **14.2: Power Station Regeneration comments**

Please add any additional related comments here:

Your answer

---

### **Aspiration 1 - Environmental Improvements**

Link to all Aspirations : [Community Aspirations \(Sharepoint\)](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

#### **15.1: Environmental Improvements in Willington Centre. To work with South Derbyshire District Council (SDDC), Derbyshire County Council (DCC) and other partners to prepare a layout that reduces street clutter, and allows a more pedestrian, cyclist friendly feel to this busy Centre.**

\*

##### *Proposed Actions*

1. The Parish Council will seek to work with owners to secure appropriately sensitive remedial works to:

- a) improve the experience of arriving in the centre of Willington for people on foot or bike,
- b) maximise the connections to the wider assets (Canal, Mercia Marina),
- c) improve boundary treatment around the notable buildings,
- d) seek local listing for some of the notable buildings.

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

#### **15.2: Environmental Improvements comments**

Please add any additional related comments here:

Your answer

---

## **Community Aspirations**

### **Aspiration 2 - EV Charging**

Link to all Aspirations : [Community Aspirations \(Sharepoint\)](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

### **16.1: Providing EV Charging Points at Public Car Park near Willington Train Station to promote the move to low carbon energy use.**

\*

#### *Proposed Actions*

- 1) The Parish Council will work with SDDC and DCC to seek to provide EV charging points at the public car park near the train station.
- 2) Note EDF is planning a battery storage at the former Willington Power Station to provide a private network for EV charging partnership working will be explored.

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **16.2: EV Charging comments**

Please add any additional related comments here:

Your answer

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## **Community Aspirations**

### **Aspiration 3 - Footpaths to Mercia Marina**

Link to all Aspirations : [Community Aspirations \(Sharepoint\)](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

### **17.1: To improve pedestrian access to Mercia Marina to make the walk to Mercia \* Marina from Willington village safer and more attractive.**

*Proposed Actions*

- 1) To work with the Canal and River Trust to improve canal footpath 8 surface especially around and including the pedestrian bridge across to the Marina.
- 2) To improve pedestrian safety when using the disconnected pavements along Findern Lane to the Marina.

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **17.2: Footpaths to Mercia Marina comments**

Please add any additional related comments here:

Your answer

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## **Community Aspirations**

### **Aspiration 4 - Recognise Heritage**

Link to all Aspirations : [Community Aspirations \(Sharepoint\)](#)

*If you are unable to open these downloads in a browser (due to Microsoft authorisation) then follow the [Link to Willington PC Website NDP Page](#) where all the documents are held (just not in any easy to read order)*

### **18.1: To recognise the heritage significance of the historic core of Willington and identify notable buildings that are not listed** \*

*Proposed Actions*

1) To nominate buildings that have local historic value

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Don't Know

### **18.2: Recognise Heritage comments**

Please add any additional related comments here:

Your answer

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## Appendix D Summary of Responses from the Community

	Number of Comments	% Agree (top 2)	% Disagree (bottom 2)	Theme 1	Response	Suggested Changes to be made	Theme 2	Response	Suggested Changes to be made	Theme 3	Response	Suggested Changes to be made
Vision / Community Objectives Comments	29	89.80%	10.20%	Too much traffic now and if future development worsens. Bypass around Willington. Improved public transport	A bypass around the village has been proposed, whilst it would be a good idea, it is highly unlikely and again is outside of the scope. Bus links from Willington go from Derby to Burton, effectively from north to south of the village. Unfortunately, there are no links to Hilton or Swarkestone which is east to west. A new route would be most advantageous; however this again is outside of the scope. The general theme here is that more development would increase the flow of traffic, especially during peak times. This is an issue that needs resolving, however this particular issue is outside of the scope of the NDP.	Noted	There is concern within the village that there won't be enough places at Willington primary school if more development takes place.	Whilst I understand peoples concern, this will be taken into consideration on a case-by-case basis if and when planning applications are received by SDDC.	Noted	The village is already too big and lost its community spirit.	No development in the village is not an option. Within the NDP we have stated that any future development needs to ensure that it meets and retains the character and charm of the village.	Noted
1.2: Infill Developments Comments	35	80.70%	15.90%	We need more housing stock and limiting location makes it more difficult to build good houses that people want to buy. Infill increases population density and looks unsightly. Strategic expansion of the current settlement boundary can significantly enhance the village by the use of correct architecture and quality building materials.	We believe that it would be better for the village if we utilise the infill spaces that we have identified so that we can keep the size and character of the village. Building outside of the settlement boundary could leave the village susceptible to larger developments and considerably increase the size of the village.	Noted	Sewers and other utilities will also form part of the planning application and the authority will ensure that the correct facilities are put in place.	There has been a housing needs assessment carried out and bungalows for the elderly and more starter homes have been identified. Developers will be required to build in line with this assessment as detailed in the NDP. The Power station was considered for development but deemed not suitable due to the contaminated land and the close proximity to the many power lines around the area.	Noted	For Willington's future it's vitally important to grow both with additional housing and facilities but retain its character and charm.	No new housing will be built on flood plains around the village. Any new developments will have to meet the criteria as to ensure that there is no impact on the village.	Noted
2.2: Achieving well designed spaces comments:	24	91%	6.80%	Infrastructure improvement - Highway signs are ugly and need Padel courts	Road signs are highways responsibility and falls outside of the NDP scope. Any sport or general activities would be considered by the Parish Council if 106 monies was made available.	Noted	Think new concepts not just what we got. Think character not just cardboard cut-out houses. Off-road parking. Starter Homes. Flooding and solar considerations. Retaining wildlife	Any future developments would have to take into consideration the requirements of the housing needs as stipulated in the NDP. Also there is a requirement to incorporate the latest ecological requirements as documented, i.e. solar panels, heat pumps etc.	Noted			

	Theme 4	Response	Suggested Changes to be made	Theme 5	Response	Suggested Changes to be made	Theme 6	Response	Suggested Changes to be made	Theme 7	Response	Suggested Changes to be made
<b>Vision / Community Objectives Comments</b>	Flood risk from new developments. Retain and develop green spaces for people to use. Unscrupulous developers doing poor job.	No new development will be built on the flood plain and any future development must ensure that it meets the planning criteria and flooding doesn't impact the village.	Noted	It is noticeable that there are no objectives dealing with Commercial, Industrial and infrastructure developments.	Although business and employment is mentioned within the NDP, I think that we will look at the section again to see if we have incorporated enough detail.	Noted						
<b>1.2: Infill Developments Comments</b>	Bus services, schools, surgery, roads all need to improve if additional development	No new housing will be built on flood plains around the village. Any new developments will have to meet the criteria as to ensure that there is no impact on the village.	Noted	Affordable homes are not sustainable for Willington. There is insufficient employment within the village.	There is a strategic and regional plan for employment across the region with a Freeport to boost employment.	Noted						
<b>2.2: Achieving well designed spaces comments:</b>												

	Number of Comments	% Agree (top 2)	% Disagree (bottom 2)	Theme 1	Response	Suggested Changes to be made	Theme 2	Response	Suggested Changes to be made	Theme 3	Response	Suggested Changes to be made
<b>3.2: Protecting Landscape Character Comments:</b>	25	89.70%	9.10%	Significant Green Area should be safeguarded. There is considerable support for protecting the landscape character of the area, based mainly on limiting development and ensuring the current village boundaries are not breached	The policy is designed to recognise the importance of ecology as part of the fabric of the village, especially at the boundary of village and countryside and the need for the ecology and character of an area (and hence its potential impact on the village) to be considered in the event of any development proposals for the area. Whilst it supports the general presumption against development outside the current village boundaries it provides a context within which any such proposals should be considered.	Noted	Significant Green Area could enhance the village if properly developed. There is some support for additional housing outside the village boundary based on the reasoning that it can enhance the village if developed properly, also recognising that some areas given significant green space status are themselves former landfill sites.	Whilst there is a presumption against major development of the village the plan recognises the need for limited development to meet local needs and hence provides a context within which any such proposals should be considered.	Noted	Use of Private Space. Concern has been raised regarding the use of private space and the application of permitted development rights.	This is an issue for the planning authority and its interpretation of National Planning Guidance.	Noted
<b>4.2: Protecting and Enhancing the Natural Environment Comments:</b>	20	93.20%	5.60%	MATURE TREES IMPORTANT but also to renew and plant fresh trees	It is important to set out the principle that mature trees are an important part of the environment and should be safeguarded wherever possible. However each mature tree / location will bring different issues re viability and/or compensatory measures.	Noted	ECOLOGICAL GAINS Developments should include plenty of green spaces which are well maintained and not just wildflowers or a few fruit trees	The policy seeks to ensure that the ecological impact of development will be recognised and hence steps taken to minimise any such impact ensuring that either on site mitigation or any compensatory planning is a sustainable long term benefit.	Noted	Compensation concerns. Mature trees must be protected at all cost, they take a significant amount of flood water up, they were not planted for nothing. The river authority is slashing willows and other. New tree planting often gets vandalised, or dies of drought/flooding. This should be taken into account in any compensation planting.	It is important to spell out the need for any new development to have regard to the natural site conditions and work with these to ensure a plan that recognises the value of its natural assets and sets out ground rules for current and long term ecological management.	Noted
<b>5.2: Designation of Local Green Spaces Comments</b>	21	87.50%	6.80%	PROTECT OPEN SPACE	Policy 5.1 gives protection to a number of green spaces within the village envelope that are important to the community but are not included within the current SDDC Local Plan.	Review	DEVELOP BROWNFIELD SITES	The plan supports the use of infill sites within the village envelope. Large brown field sites development would extend the village envelope and have major implications for the village. Preference for power generation/ storage has been expressed for the power station site.	Noted	EFFECTIVE IMPLEMENTATION	The policy refers to the protection of open space within the village envelope from development, should it ever be considered, then the strongest policies will be applied in terms of development suitability.	Put a better definition in the plan to draw the distinction between the hierarchy of open land, making a clear distinction between countryside and public open space .... and defining "green belt"
<b>6a.2 Protecting and Enhancing Heritage Assets Comments</b>	15	94.3	4.5	Height of residential development to be kept below 3 stories	Within design code and HNA	Noted	Guide to be extended to modifications and/or extensions	Where these are subject to planning regulation	Define development to reflect any building requiring planning permission, including modification and extension, to be covered by the guide	Current regulations to be applied robustly	Regulation outside of Parish Council remit	Noted
<b>6b.2: Non Designated Heritage Assets Comments</b>	9	86.4	4.5	Concern that property owners have not agreed to being identified	home owners have been consulted	Reference for owners to appeal	Concern that process is open to abuse	Process for buildings to be considered to take account of this - potential appeal process	Reference for owners to appeal	Additional buildings to be considered	Process for adding buildings to be considered	Reference to process for addition to be made
<b>7a.2: Housing to Meet Local Needs comments</b>	33	85.2	11.4	Infrastructure to be upgraded to reflect any future development - roads, doctors surgery, schools	Regulation outside of Parish Council remit	Noted	Flooding impact on any developments	Regulation outside of Parish Council remit - see Q10.1	Noted	To consider sizes of housing - starter homes, bungalows and not 5 bed housing	See Q7b.1 and 7c.1	Noted

	Theme 4	Response	Suggested Changes to be made	Theme 5	Response	Suggested Changes to be made	Theme 6	Response	Suggested Changes to be made	Theme 7	Response	Suggested Changes to be made
<b>3.2: Protecting Landscape Character Comments:</b>	Deliverability. Concern expressed at the lack of commitment by developers to mitigation and compensatory works that are always left to the end of the contract and are often not completed.	This is an issue for the planning authority and not within the scope of the plan	Noted	Long Term Ecological impact. Support for long term approach to ecology both in terms of assessing what is present and how best to accommodate the long term provision and maintenance of the areas concerned.	The policy requires the developer to take a responsible approach to ecological issues and ensure that plans recognise the long term consequences of any mitigating/compensatory proposals.	Noted						
<b>4.2: Protecting and Enhancing the Natural Environment Comments:</b>	HOLISTIC VIEW. Minimising ecological impact is important, but it is not all about trees .. all flora and fauna should be considered.	The policy is written in a form to include all aspects of the ecology of any proposed development site and how that will be recognised and included within the development scheme	It may be prudent to revisit the policy wording to emphasis a more holistic approach to the ecology of the site and consider the requirement of an impact study as part of the applications process.									
<b>5.2: Designation of Local Green Spaces Comments</b>	LACK OF INFORMATION. Where is rest of maps/details	The pack delivered to each house included a questionnaire and full list of policies. It was not possible to distill the complete 102 page plan document into these pages so two consultation events were organised at the village hall where all documentation was available, as it was at both the Surgery and post Office for the consultation period.	Noted	ADDITIONAL GREEN SPACE namely by Trent and the Power Staion	Already within the plan	Noted	ADDITIONAL FACILITIES namely for kids and children	This is not an issue for the Neighbourhood Development Plan, but an issue for the Parish Council to consider.	Noted			
<b>6a.2 Protecting and Enhancing Heritage Assets Comments</b>	Guide to be extended beyond historic core	Believe that this would be punitive to future developments	Noted	Retention of facades with demolition behind to be considered as a minimum.	Believes that this would be covered by the guide and planning regulations as drafted	Noted						
<b>6b.2: Non Designated Heritage Assets Comments</b>	Blended organic approach to design with no architectural clashes	Believe that this would be covered by the guide and planning regulations as drafted, but that reference should be made to high quality modern design	Note that high quality, sustainable modern buildings only to be considered									
<b>7a.2: Housing to Meet Local Needs comments</b>	Parking spaces to be appropriately provided	Regulation outside of Parish Council remit	Noted	Objection to any further development	Housing need notes that more homes are required to be built to satisfy a need and legally cannot be challenged	Noted	Concen regarding the calculation of housing need and its reference to Government Housing requirements	Accom report defines numbers required	Noted			

	Number of Comments	% Agree (top 2)	% Disagree (bottom 2)	Theme 1	Response	Suggested Changes to be made	Theme 2	Response	Suggested Changes to be made	Theme 3	Response	Suggested Changes to be made
7b.2: Housing Mix comments	31	83	11.4	To consider sizes of housing - 2 bed starter homes, 3 bed smaller homes and bungalows and not 5 bed housing	The HNA sets out appropriate housing mix and support provision of smaller homes	Noted	More social housing needed	Regulation outside of Parish Council remit	Noted	Infrastructure to be upgraded to reflect any future development - roads, doctors surgery, schools	Regulation outside of Parish Council remit	Noted
7c.2: Housing for older people comments	22	87.5	10.2	Sheltered/residential home need identified	Agree the WNP has used the parish housing need assessment to understand local housing need - a lack of suitable sites makes this difficult to deliver	Noted	No desire for homes for the elderly	Current plan recommends a balanced approach to new housing mix	Noted	Concerns regarding the infrastructure to support this currently - doctors, social services, safe pavements	Regulation outside of Parish Council remit	Noted
7d.2: Affordable Housing comments	23	81.8	12.5	Definition of affordable to be reviewed	this is a government definition	Noted	Infrastructure to be upgraded to reflect any future development - roads, doctors surgery, schools	Regulation outside of Parish Council remit	Noted	Desire for ecological issues to be taken into account	Regulation outside of Parish Council remit	Noted
8.2: Protecting and Enhancing Community Facilities comments	25	92.1	5.7	Use of facilities by non- village occupiers - ensure new facilities do not impact the village hall	Facilities need to be economically sustainable and village hall is run by a trust	Noted	Need for housing higher than community facilities	Increased housing will drive an increased need for community facilities	Noted	Alternate use for Old School	This is owned by the Diocese and any change of use would require planning and any purchase would require funding	Noted
9.2: Protecting the Vitality and Viability of Willington Centre comments	17	84.1	9.1	No additional retail development wanted	Design Code Plan	Noted	Agree to need for retail but want this to exclude hot food	There are district planning permissions on food outlets that are external to this plan	Noted	Retail to be accessible, within walking distance	The plan covers the walking area of Willington	Noted
10.2: Reducing the Risk of Flooding comments	20	95.4	3.4	Not just flooding to be improved, but all infrastructure	Regulation outside of Parish Council remit	noted	Request for the wording to be more accessible and not in jargon	Sequential refers to a specific test for flooding and we need to ensure that the document references this	para 190 explains the sequential test	No development on flood plain	Regulation outside of Parish Council remit	Noted
11.2: Extending the Footpaths and Cycle Routes comments	28	95.50%	3.40%	Footpaths are currently poorly maintained and unsuitable	Footpaths are out of the remit of the Parish but requests for upgrades have been made	noted	Cycle Bridge from Footpath 11 over the Trent	noted and WNP amended	Noted	Roads too tight and/or too busy to add new cycle routes	It is acknowledged that the road network is tight	Noted
12.2: Renewable Energy, Energy Efficiency and Low Carbon Technologies comments	26	88.60%	7.90%	New Developments should have solar/ASHP etc to reduce energy use	This is part of the design code within the NP and also a planning requirement with district	noted	Load of BS1 No More	Noted	Noted	Develop Power Station for Energy	NP expresses desire to retain the site for energy use or lease	Noted
13.2: Mercia Marina comments	19	86.40%	7.90%	Great for village and great opportunity	noted	noted	Planning control on what gets built on Marina to ensure height, design control	SDDC planning have strong control requirements for this site already	Noted	Traffic Management to marina, roads poor condition and busy	noted and walking and cycling encouraged	Noted
14.2: Power Station Regeneration comments	20	88.90%	5.60%	Retain for power generation	agree and this is proposed in the WNP	noted	Leave to nature	Any future development will require green space planning control	Noted	No Housing	Housing is not within the NP nor within the SDDC local plan	Noted
15.2: Environmental Improvements comments	21	79.50%	1.10%	Pelican crossings from Chippy to Sun and from TRPF to School	WNP seeks to reduce car usage in the village centre	noted	Declutter village, too many signs	Design code requests decluttering village centre and reduction in signage when built into a design code	Noted	Enforce cutting back of hedges away from pavements	WPC no powers to enforce but PC encourages this	Noted

	Theme 4	Response	Suggested Changes to be made	Theme 5	Response	Suggested Changes to be made	Theme 6	Response	Suggested Changes to be made	Theme 7	Response	Suggested Changes to be made
<b>7b.2: Housing Mix comments</b>	Concern regarding how the calculation of housing need and its reference to Government Housing requirements	Aecom report defines numbers required	Noted	How has future demographic change been taken account of?	In Aecom report	Noted	Objection to any further development	Housing need notes that more homes are required to be built to satisfy a need and legally cannot be challenged	Noted			
<b>7c.2: Housing for older people comments</b>	Objection to any further development	Housing need notes that more homes are required to be built to satisfy a need and legally cannot be challenged	Noted									
<b>7d.2: Affordable Housing comments</b>	Objection to any further development, including affordable housing	Housing need notes that more homes are required to be built to satisfy a need and legally cannot be challenged	Noted									
<b>8.2: Protecting and Enhancing Community Facilities comments</b>	Desire for modern community building	Impact of funding on design	Noted	Pre-and after school provision needed	This is provided at Willington School - by an outside provider	Noted	Funding for Bowling club	Donations are made by WPC to support	Noted			
<b>9.2: Protecting the Vitality and Viability of Willington Centre comments</b>												
<b>10.2: Reducing the Risk of Flooding comments</b>	Review of all projects, not just those required to by their size	Regulation outside of Parish Council remit	Noted									
<b>11.2: Extending the Footpaths and Cycle Routes comments</b>	Cycle path to Etwell/John Port School	agree but outside WNP but Etwell also along a NP and supporting better cycle links to Willington as aspiration	Noted	Control of the Cycle Groups/Peletons at weekends	This is not within the remit of a NP	Noted	Canal Tow Path needs improvements to make useable all year	agree this is noted in the WNP	Noted			
<b>12.2: Renewable Energy, Energy Efficiency and Low Carbon Technologies comments</b>	Already a national planning policy	Noted	Noted	Concern of impact of BES (battery) on infrastructure in village	noted	Noted	No more Pylons (underground only)	this may not be feasible but the WNP identifies significant green areas and key views to seek to minimise the visual harm to these parts of the parish	Noted			
<b>13.2: Mercia Marina comments</b>	Pedestrian access to Marina is poor (footpaths dangerous)	agree - policy to improve footpaths in WNP	noted	Marina is large enough already, no more development wanted	noted	Noted						
<b>14.2: Power Station Regeneration comments</b>	Small Nuclear development	Noted	Noted	Battery Storage sites need to go on here first before other sites allowed	This is agreed but not within the remit of the NP	Noted						
<b>15.2: Environmental Improvements comments</b>	Remove on-road parking as creates traffic blockages (post office)	NP cannot control on-road permitted parking but the parish can lobby with evidence to restrict	Noted	Reduce and enforce speed limits for pedestrian safety. Stop HGV traffic	agreen	Noted	Improved East/West bus routes	This is part of the NP transportation policy	Noted	Keep car park free to ensure space to park	Whilst not in the NP, this is a desire for SDDC and WPC	Noted

	Number of Comments	% Agree (top 2)	% Disagree (bottom 2)	Theme 1	Response	Suggested Changes to be made	Theme 2	Response	Suggested Changes to be made	Theme 3	Response	Suggested Changes to be made
16.2: EV Charging comments	22	62.50%	11.40%	Increase amount available but not at Car Park. Use Village Hall spaces	Village Hall is not within the control of the NP nor WPC	noted	Not needed, already have at service station	Noted	Noted	Expend Marina/Station car park and add charging points. Ensure Commuters should charge at home	Land is not owned by SDDC, WPC so unable to expand	Noted
17.2: Footpaths to Mercia Marina comments	18	79.60%	2.30%	Improve whole footpath network	agree and this is proposed in the WNP	noted	Improvements needed to canal towpath as unpassable.	agree this is noted in the WNP	Noted	Need a footpath all the way along Findern Lane as crossing dangerous	agree - this is a matter for the highways authority the WNP seeks to reduce car usage and make cycling and walking safer	Noted
18.2: Recognise Heritage comments	12	71.60%	2.30%	Agreed. Already lost too many. Use chuch more	noted	noted	Not sure/ only if owners agree / burdon on owners / public buildings only	owners have been consulted	Noted	Signs on heritage buildings with map to follow them/heritage trail	This will form part of WPC ongoing development but not a NP policy	Noted
19.2: Improved Rail Links comments	23	66%	10.20%	Current train use unknown due to lack of ticket management	There is now a pay machine and tickets are enforced further	noted	Increase Derby frequency and wont need Crewe line	A request within the NP	Noted	More frequent stops at Willington and a Crewe Line	A request within the NP	Noted
20.2: School Provision comments	14	77.30%	1.10%	More houses so more school provision needed. Control housing unless space	School provision is a planning requirement for futura developments	noted	New school needed	Primary is not currently at capacity and declining birth rates. Secondary have a new school planned outside the parish	Noted	What provision for preschool in village	This is outside the remit of the NP	Noted
21.4: Please tell us what your opinion is on Willington having a Neighbourhood Development Plan till 2040.	65	n/a	n/a	WASTE OF TIME	This appears to be a minority view, however some review of the community needs is essential if only to assess the suitability of the village to accept new development and hence outline the constraints/conditions on growth over the next 15 years. This has resulted in a pragmatic view that whilst there may be demand for more housing sites the options are limited and the village form should be retained as far as is practically possible. Much of the initial work was undertaken by members of the community and Parish Councillors giving their time and expertise freely. The appointment of a consultant to assist in the plan process has been paid for by government grants set up to facilitate the process of NDP. useful in highlighting the issues of importance to the community which will assist in setting the agenda/priorities for the Parish Council	Noted	SUPPORTIVE. Eg: "Everyone needs to look to the future and improvement is never a bad thing and as a resident feel privileged to be able to participate in ensuring the village is able to move with the times and we are able to have an input."	It has always been recognised that Willingtons position provides both opportunity and constraints on growth. It's position close to the River Trent and straddling the Trent & Mersey Canal provides an attractive location for both home and leisure, yet its position, close to Derby and major commuting routes provides demand for development.	Noted	IMPLEMENTATION CONCERNS. General support with concerns regarding the deliverability of the plan whether it be in respect to long term commitment, funding, political support, infrastructure improvements, traffic and external decisions.	Much of the support for the plan principles is accompanied by concerns re the ability to ensure that the plan is implemented is a valid concern. Whilst there can be no long term guarantees that the plan will survive in its current form the process ensures that the plan is approved and becomes part of the approved local plan which guides planning policy, subject to regular review, for the next 15 years. The plan works with current issues and best predictions for future growth demand so must always be seen as a guiding document rather than one that is set in stone.	Noted

	Theme 4	Response	Suggested Changes to be made	Theme 5	Response	Suggested Changes to be made	Theme 6	Response	Suggested Changes to be made	Theme 7	Response	Suggested Changes to be made
16.2: EV Charging comments	Charge for car-park to deter long term parking and add charging. Local people parking permit for short term	Charging for parking is contentious as it would impact train usage and potentially limit frequency of trains. Also, drivers would park on roads and create further congestion	Noted	EV's are a con and therefore not needed. Safety concerns over EV cars	noted	Noted	Use EV charging income to develop/improve village	This is a good strategy if the WPC owned/controlled any of the land suitable.	Noted	Nitrogen charging to be considered	Unaware of Nitrogen	Noted
17.2: Footpaths to Mercia Marina comments	Should be policy not aspiration	agree it is also a policy	Noted	Add new footpaths to Marina (from Peacehaven and from the East side around power stations site). Accessible canal bridge	the PC note and support this aspiration	Noted	Traffic control to make safer for pedestrians to walk there	Traffic is a highways matter but the WPC and NP share the view to make it safer	Noted			
18.2: Recognise Heritage comments												
19.2: Improved Rail Links comments	Lift access required	A request within the NP	Ensure lift/disabled access is included	Increased noise and more parking needed	Noise from trains? The WPC do not own any parking sites	Noted						
20.2: School Provision comments	Should be policy not aspiration	This is a policy within SDDC	Noted	Use Findern as not enough demand to expand Willington primary	some children from Willington do attend Findern primary school - WNP amended to clarify situation re school places	Noted						
21.4: Please tell us what your opinion is on Willington having a Neighbourhood Development Plan till 2040.	CLIMATE CHANGE is going to require more dynamic planning on shorter timescales to reflect pace of change and pace of new technologies and other solutions to deal with issues. There will need to be more reactive capacity.	Environmental change is global issue with local impacts which must be recognised, as well as the ability of individuals to make a difference. The plan sets the basis for managing climatic change, as far as is possible, through land use planning and encourages other measures to ensure that development, as far as is reasonably possible, reduces its carbon footprint.	Noted	SHORT TIMEFRAME FOR PLAN An ongoing NDP is a sensible thing to create but not sure why it needs a termination date of 2040, surely it should be to 2050, since a tree can take 30 years to become mature.	The NDP is established within the framework of the Local Plan which has a statutory period of 15 years with regular reviews.	Noted	TRAFFIC ISSUES not dealt with within the plan	Section 20 of the Draft Neighbourhood Plan highlights a number of traffic issues in respect to traffic volumes, heavy lorries and vehicular pedestrian conflict. The plan however is a land management plan and highway issue are the remit of the County Council and therefore not a policy area for the NDP. Traffic issues fall within the remit of the parish council to seek a resolution through the highway authority.	Noted			

The excel file is available to view at <https://www.willingtonparishcouncil.gov.uk/pre-submission-draft-willington>

## **Appendix E Supplementary Consultation Letters**

Non-designated Heritage Asset Consultation Letter January 16<sup>th</sup> 2026

Dear Sir / Madam,

In March 2025 a letter was hand delivered to the property that you have an ownership connection with. This letter is a further formal consultation to ensure that all individuals and organisations with a legal or financial interest in the property are fully informed.

Willington Parish Council is preparing a Neighbourhood Development Plan covering the period to 2040. The Plan considers housing, environment, community facilities, transport and local heritage.

As part of this process, your property has been identified as a proposed 'Non-Designated Heritage Asset'. This reflects the contribution the building makes to the historic character, rural setting and/or transport heritage of the Parish.

This designation 'does not mean the building is listed' and does 'not remove permitted development rights'. There is no additional planning control placed on the property. Where planning permission is required, the designation simply ensures that the contribution the building makes to local character is considered as part of the planning balance.

We would like to include your property in the Neighbourhood Plan. However, if you would like further information, wish to comment, or would prefer that the property is not included, please contact us using the details below. Any request for removal will be respected.

A full copy of the entire Willington Neighbourhood Plan can be found on the council website <https://www.willingtonparishcouncil.gov.uk/neighbourhood-development-plan>. A copy of Map 8b is attached showing all proposed heritage assets.

Please respond by Friday 6 March 2026.

Yours faithfully,

John Houghton  
Chair – Willington Neighbourhood Plan Group

**John.Houghton@WillingtonPC.org.uk | 07827 447 156**

**Clerk@WillingtonPC.org.uk | 07976 230 669**

Dear Sir / Madam,

Willington Parish Council is preparing the Willington Neighbourhood Development Plan in accordance with the Town and Country Planning Act 1990 (as amended), the Neighbourhood Planning (General) Regulations 2012 (as amended), and national planning policy.

A Strategic Housing and Economic Land Availability Assessment (SHELAA) and a local Call for Sites were undertaken during 2024. Using the submitted sites and supporting feasibility analysis, a draft Neighbourhood Development Plan was prepared. Public and statutory consultation on the draft Plan was carried out during early 2025 in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

This letter constitutes a further formal notification to all known landowners and organisations with a legal or financial interest in land identified in the draft Plan as a Significant Green Area (SGA). It provides an additional opportunity to review the draft Neighbourhood Development Plan as a whole and to make representations in respect of land proposed for SGA designation.

Significant Green Areas are locally defined through the Neighbourhood Development Plan to identify land that makes an important contribution to the character, setting, function and environmental quality of the Parish. SGA designation is intended to guide future decision-making by recognising the role such land plays within the settlement, while not carrying the same policy status as Local Green Space designation under national planning policy.

The draft Willington Neighbourhood Development Plan, including policies, supporting evidence and mapping identifying all proposed Significant Green Areas, is available to view at:  
<https://www.willingtonparishcouncil.gov.uk/neighbourhood-development-plan>

The Neighbourhood Development Plan will be submitted to South Derbyshire District Council under Regulation 15 and will subsequently be subject to independent examination under Regulation 16. All duly made representations will be forwarded to the independent examiner for consideration.

We therefore invite representations on the draft Neighbourhood Development Plan and on the proposed Significant Green Area designation of land in which you have an interest. Representations should focus on whether the Plan meets the basic conditions and is consistent with national planning policy.

Please submit any representations by Friday 6 March 2026.

Yours faithfully,

John Houghton  
Chair – Willington Neighbourhood Plan Group  
For and on behalf of Willington Parish Council

Contact:

John.Houghton@WillingtonPC.org.uk | 07827 447 156  
Clerk@WillingtonPC.org.uk | 07976 230 669

Dear Sir / Madam,

The Willington Neighbourhood Development Plan is being prepared by Willington Parish Council in accordance with the Town and Country Planning Act 1990 (as amended), the Neighbourhood Planning (General) Regulations 2012 (as amended), and national planning policy.

A Strategic Housing and Economic Land Availability Assessment (SHELAA) and a local Call for Sites were undertaken during 2024. These processes invited landowners, developers and statutory bodies to submit land for consideration as part of the evidence base for the Neighbourhood Plan.

Using the submitted sites and associated feasibility analysis, a draft Willington Neighbourhood Development Plan was prepared. The draft Plan was subject to public and statutory consultation in early 2025 in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

This letter constitutes a further formal notification to all known landowners and organisations with a legal or financial interest in land that has been identified within the draft Plan as Local Green Space (LGS). It provides an additional opportunity to review the draft Neighbourhood Plan as a whole and to submit representations in respect of land proposed for LGS designation.

Local Green Space designation is provided for under national planning policy and may be applied through neighbourhood plans where land is demonstrably special to a local community, is local in character, and is not an extensive tract of land. Designation affords a level of protection consistent with Green Belt policy, while allowing for appropriate management and use of the land.

The draft Willington Neighbourhood Development Plan, including policies, supporting evidence and plans identifying all proposed Local Green Spaces, is available to view at:  
<https://www.willingtonparishcouncil.gov.uk/neighbourhood-development-plan>

The Neighbourhood Plan will be submitted to South Derbyshire District Council under Regulation 15, and will subsequently be subject to independent examination under Regulation 16. All duly made representations will be submitted to the independent examiner for consideration.

We therefore invite you to make any representations on the draft Plan and the proposed Local Green Space designation of land in which you have an interest. Representations should focus on whether the Plan meets the basic conditions and is consistent with national planning policy.

Please submit any comments by Friday 6 March 2026.

Yours faithfully,

John Houghton  
Chair – Willington Neighbourhood Plan Group

For and on behalf of Willington Parish Council

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