

View Response

Response #1327313

From [Avtar Sanghera](#)

[REDACTED]

Date Started: 29 May 2026 15:18. Last modified: 29 May 2026 15:18

Status Complete

Title Mr

First Name Avtar

Last Name Sanghera

Job Title Management consultant

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

Visibility Unknown.

1.

To which part of the Local Plan does this representation relate?

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please fill out a separate questionnaire form for each element of the plan (i.e. policy, paragraph, site, document) that you wish to comment on.

If comments do not provide a reference, or are submitted on a single form and

relate to multiple elements of the Plan, then the Council will assign and/or separate these points out as it considers most appropriate for submission to the Planning Inspectorate.

You must provide an answer to this question.

PM21

If 'other' please explain

«No response»

2.

Do you consider the Local Plan is:

Please check one.

Select the most applicable option in each row.

	Yes	No
Legally Compliant	<input type="radio"/>	<input checked="" type="radio"/>
Sound	<input type="radio"/>	<input checked="" type="radio"/>

3.

If you checked 'No' to Sound at question 2 above, please confirm below which of the 'tests' the Local Plan fails to meet.

Please check the relevant box.

- Positively Prepared
- Justified
- Effective
- Consistent with National Policy

4.

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.

Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Local Plan does not comply with). If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

The need for a road to link the A38 and A516 (Etwall Road) is not justified. There are only a small development of houses on the A516 that can easily have their own access from A516.

Having a through road connecting the 2 carriageways will bring additional traffic as satnav will direct motorists this way daily during rush hour - it cant be avoided.

This will create noise pollution and make the area unsafe for residents, especially children e.g. they use the estate to ride bikes safely currently. The road will cut through green land that is rich with birds, bats and wildlife. There are bats that fly daily around our house every evening, we saw a reindeer a couple of Sunday's ago, and Buzzards fly by weekly.

It feels like the developer is taking the opportunity to link the two roads for a future development.

We live at 9 Lark Hill overlooking the field between the A516 and our elevated position mean we will have no shield from the noise and eyesore of a road that has no purpose.

5.

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be

as precise as possible.

The roads does not need to link and a small isolated development on the north side is not justified. The entry from the A38 should be the only way in and out of the south side to control traffic, preserve the natural wildlife and keep children safe. The housing at the A516 is such a small development it would be batter served by moving it to the A38 side. It feels like it only there to justify a link road for future development.

6.

If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Please check the relevant box

- No, I do not wish to participate in hearing sessions.
- Yes, I wish to participate in hearing sessions.

7.

If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.

Please write your answer in the box below.

«No response»

View Response

Response #1327319

From [Avtar Sanghera](#)

[REDACTED]

Date Started: 29 May 2026 15:36. Last modified: 29 May 2026 15:36

Status Complete

Title Mr

First Name Avtar

Last Name Sanghera

Job Title Management consultant

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

Visibility Unknown.

1.

To which part of the Local Plan does this representation relate?

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please fill out a separate questionnaire form for each element of the plan (i.e. policy, paragraph, site, document) that you wish to comment on.

If comments do not provide a reference, or are submitted on a single form and

relate to multiple elements of the Plan, then the Council will assign and/or separate these points out as it considers most appropriate for submission to the Planning Inspectorate.

You must provide an answer to this question.

PM22

If 'other' please explain

«No response»

2.

Do you consider the Local Plan is:

Please check one.

Select the most applicable option in each row.

	Yes	No
Legally Compliant	<input type="radio"/>	<input checked="" type="radio"/>
Sound	<input type="radio"/>	<input checked="" type="radio"/>

3.

If you checked 'No' to Sound at question 2 above, please confirm below which of the 'tests' the Local Plan fails to meet.

Please check the relevant box.

- Positively Prepared
- Justified
- Effective
- Consistent with National Policy

4.

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.

Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Local Plan does not comply with). If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

We live at [REDACTED] - our back garden overlooks the field towards the A516 which is proposed to be 'Country Park/Green Infrastructure'. We live on an elevated position that is exposed (there are no protected poplars behind us) which means we will be overlooked from the park area impacting our privacy. There is no way to shield our privacy as the elevated position mean we can't erect a fence, for example. There are electricity pylons and high voltage cables in the parkland that would be dangerous for people visiting the park area (children climbing them - flying kites etc)

5.

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

I'm in favor of parkland that preserves the natural wildlife, but am not supporting a park area that is for leisure e.g. walks, sports etc. It should be retained as a nature reserve that is for wildlife only. The area should preserve the privacy of the current residents. Any walkways, if unavoidable, should be to the north side where the land is flat and privacy would not be impacted.

Vegetation in the green land should be allowed to grow naturally to support the wildlife.

6.

If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Please check the relevant box

- No, I do not wish to participate in hearing sessions.
- Yes, I wish to participate in hearing sessions.

7.

If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.

Please write your answer in the box below.

«No response»