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Good afternoon

Please see comments below from the Parish Council.

Question 1: Should the Council produce a Local Plan Part 2 Review under the existing planning system, or should a single full Local Plan Review be undertaken under the new system? (please tick)

- Produce a Local Plan Part 2 Review under the existing system YES
- Produce a single Full Local Plan under the new system No
- Other Question 2: Please provide a reason for your answer above

South Derbyshire's local plan must be completed before Local Government Reorganisation (LGR) to protect the district from unplanned speculative development.

Housing Allocations:

Question 3: Where should the housing needs be met? Please provide site details including projected delivery timescales and the specific need being met.

Where need is greatest, close to Derby, where infrastructure is already in place.

Question 4: Are there other mechanisms that the plan should consider to securing housing delivery in addition to allocating specific sites (e.g. identifying indicative broad locations/areas for future growth adjacent to existing settlements, extending settlement boundaries, supporting certain Changes of Use)? Yes/No No

Question 5: Please provide a reason for your answer above

With only a housing need of 57 from the strategic allocations in local plan part 1. Again any additional housing should be near existing infrastructure.

Question 6: Are there any other issues that the Council should consider when ensuring the timely delivery of the right homes in the right places (e.g. policy criteria for looked after children, re-allocating unimplemented employment allocations)? Please provide a comment Yes/No Yes

Question 7: Please provide a reason for your answer above

More bungalows are needed for an ageing population, settlement boundaries should only be extended if there is a specific need within that community, led by the community through neighbourhood plans. Each application should be looked at in its own right, but re-allocating old unimplemented employment allocations could be looked at as long as it is not antigrowth.

Question 8: What specific accommodation needs should the Local Plan address through allocations (e.g. extra care accommodation for older people, care home provision for looked after children etc.)? Please provide detail

More bungalows are needed for the ageing population, more houses built with less abled provision and to enable residents to stay in their homes long term should be built. Looked after children need provision is needed but in appropriate places, detached properties where residential

amenity is not affected by potential antisocial behaviour and poor business practice and with adequate car parking.

Accelerated Housing Delivery

Question 9: What could the Council do to speed up delivery on strategic allocations? Please provide details

Early in the process the Council should gain site masterplans, phase detail, drainage detail at outline stage, bring forward key infrastructure elements on strategic sites early.

Question 10: Should the Council allocate land South of Mackworth for development within the plan period? Yes / No Yes

Question 11: Please provide a reason for your answer above

This is dependent on the Amber Valley local plan but should be allocated as it adds to our housing need.

Question 12: Are there other steps that the Council could take to accelerate housing delivery on other sites? Yes/No Yes

Question 13: Please provide a reason for your answer above

Engage with developers see Q9

Settlement Boundaries

Question 14: Do you agree that settlement boundaries should be drawn around the urban edge of Derby, Drakelow and Stanton and any new allocations? Yes/No YES

Question 15: Please provide a reason for your answer above

Yes, to stop inappropriate development. Drakelow has had an incredibly fast build out and needs the appropriate retail/commercial and local infrastructure such as medical and village hall facilities to catch up, it would be inappropriate for the settlement boundary to be bigger than the power station boundary at this time. It is critical that coalescence (merging) of this large strategic site does not occur with surrounding villages such as Walton on Trent, Rosliston and Stapenhill this is for both houses and commercial BESS and Solar applications leading to an urbanisation of the countryside. Stanton should have a tight boundary to stop coalescence with Burton and Swadlincote, it also needs its own green spaces/buffers allocated and the green belt protecting. Derby needs a boundary possibly following natural A roads to ensure urban sprawl into the countryside does not occur, Derby City should build more houses itself and build upwards.

Question 16: Do you agree with the principles for assessing the settlement boundaries, as set out in Appendix 1? Yes/No Yes

Question 17: What issues regarding the settlement boundaries should the Council consider?

Please provide a comment

See Q15 the words "drawn tightly" in Appendix 1 is key, plus the need is only 57 properties in local plan part 2.

Changes to Retail

Question 18: Do you agree with the retail hierarchy? Yes/No N/K

Question 19: Please provide a reason for your answer above

Rural villages do need to comment on Swadlincote retail but it should be noted worsening large lorries on small rural roads from increasing commercial units inappropriately sited in the Countryside should be stopped.

Question 20: Should the Council redefine the retail centre in Swadlincote as a commercial centre which would allow for a wider range of uses? Yes/No Yes

Question 21: Please provide a reason for your answer above

The way people shop is changing, more online shopping and we need a vibrant town center and anything to help this is encouraged.

Question 22: What issues regarding Swadlincote Town Centre redevelopment should the Council consider? Please provide details

Public transport, vibrant mix of shops and leisure, quality housing, to use it.

Question 23: Should the Council define the boundaries of all of the retail areas within the District? Yes/No No

Question 24: Please provide a reason for your answer above

N/K

Question 25: Should the Council include a locally specific Green Belt policy (beyond the NPPF policy) that defines what appropriate development is within the context of 'disproportionate' and 'limited infilling'? Yes/No No

Question 26: If yes, what should the policy consider?

Question 27: Should the Council undertake a Green Belt review with a specific objective of identifying what, if any, Grey Belt exists within the district? Yes/No No

Question 28: Please provide a reason for your answer above

We have a tiny amount of green belt land, leave it alone, you are not allowed to add more so protect what we have.

Gypsy and Traveller Sites.

Question 29: What other sites and/or options should the Council consider for providing Gypsy and Traveller accommodation? Please provide details

59 pitches is a ridiculous need compared to the rest of Derbyshire, this should be challenged the evidence was gained during Covid with poor engagement, it has led to the Council enforcing zero and leads to inappropriate development in South Derbyshire. More allocations are needed on strategic sites, in and around Derby and the Council should have its own sites run by the Council to stop inappropriate retrospective development.

Question 30: Are there any other issues that the Council should consider when meeting the needs of Gypsies and Travellers? Please provide details

More allocations are needed on strategic sites, around and within Derby and within Swadlincote, the Council should have its own sites run by the Council to stop inappropriate retrospective development.

Development management Policies

Question 31: Are there any additional policies/other issues that the Local Plan should address? Yes/No Yes

Question 32: Please provide a reason for your answer above

More protection of trees, woodland, waterways, the National Forest, green spaces, agricultural land. More long-term management of trees, woodland and the National Forest planting from developers.

Adapted/improved planning policies to stem the tide of applications for solar panel installations on green field sites, e.g. addressing the need for more renewable energy by making the inclusion of roof mounted solar panels a requirement of all new builds, both commercial and residential.

Question 33: Are there any amendments required to the existing policies to reflect implemented changes to national planning policy, policy guidance or Regulations? Yes/No Yes

Question 34: Please provide a reason for your answer above

A back garden/infill policy is needed and refer to Local Plan part 1 answers on this please. Better enforcement of the existing local plan is needed by the Council.

Infrastructure

Question 35: Are there better/alternative mechanisms that the Council should use to secure the required infrastructure? Yes/No Yes

Question 36: Please provide a reason for your answer above

The infrastructure should be built earlier -Drakelow is a prime example no buses, shops, or connecting footpaths to any retail outlet with over 800 houses built, whilst it now has a bus service this has been an incredibly poor build from the residential amenity angle and lesson should be learnt. CILs should be implemented now with LGR in 2028 to allow Parish Councils appropriate funding going forward or all s106 will go to Derby City.

Question 37: Where there is the potential need for long-term management / maintenance of open space, SUDS or other infrastructure, should the Council introduce a policy requiring these to be adopted by a public authority unless there is clear evidence that this is not feasible. Yes/No Yes

Question 38: Please provide a reason for your answer above

Management companies should be avoided, it is hoped government legislation will ban this practice, and the Councils and Severn Trent (SuDs) should take on long term management of open spaces and sites.

Question 39: Do you have any further/additional comments? Please provide detail

The local plan must be adhered to and there are many cases of BMV not being protected and this new plan must protect our landscape & character, history, heritage, open spaces, agricultural farmland, rural villages and National Forest.

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Coton In The Elms Parish Council
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