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Response #1301043

From	[redacted]
Date	Started: 01 Jan 2026 11:02. Last modified: 01 Jan 2026 11:39
Status	Complete
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Visibility	Unknown.

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 one option and provide a reason for your answer)

- (●) Produce a Local Plan Part 2 Review under the existing system
- ( ) Produce a single Full Local Plan under the new system
- ( ) Other

Please enter any additional comments

Time and effort has already been spent on the existing system. Scrapping that and starting again would be an expensive waste.

2.

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

«No response»

3.

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)? (Please provide a reason for your answer)

- ◯ Yes
- ◯ No

Please enter any additional comments

«No response»

4.

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 an answer to your question)

- [x] Yes
- [ ] No

Please enter any additional comments

Are the existing facilities in the area able to cope with new homes, e.g., parking, road infrastructure, schools, doctors, etc.? Is there likely to be an extra burden on policing?

5.

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 details)

«No response»

6.

What could the Council do to speed up delivery on strategic allocations? (Please provide details)

«No response»

7.

Should the Council allocate land South of Mackworth for development within the plan period? (Please provide a reason for your answer)

- [x] Yes

- [ ] No

Please enter any additional comments

To provide housing.

8.

Are there other steps that the Council could take to accelerate housing delivery on other sites? (Please provide a reason for your answer)

- [ ] Yes
- [x] No

Please enter any additional comments

Current policies allow for proper consideration of relevant facts. Rushing could lead to mistakes and cutting corners, which, given the rise of class actions and a generally more litigious society, could lead to huge costs which would ultimately have to be paid by council tax payers.

9.

Do you agree that settlement boundaries should be drawn around the urban edge of Derby, Drakelow and Stanton and any new allocations? (Please provide a reason for your answer)

- [ ] Yes
- [ ] No

Please enter any additional comments

«No response»

10.

Do you agree with the principles for assessing the settlement boundaries, as set out in Appendix 1? (Please provide a reason for your answer)

- ○ Yes
- ○ No

Please enter any additional comments

«No response»

11.

What issues regarding the settlement boundaries should the Council consider? (Please provide a comment)

«No response»

12.

Do you agree with the retail hierarchy? (Please provide a reason for your answer)

- ◉ Yes
- ○ No

Please enter any additional comments

It seems logical.

13.

Should the Council redefine the retail centre in Swadlincote as a commercial centre which would allow for a wider range of uses? (Please provide a reason for your answer)

- ○ Yes
- ◉ No

Please enter any additional comments

I like the centre of Swadlincote as it is.

14.

What issues regarding Swadlincote Town Centre redevelopment should the Council consider? (Please provide details)

The brick paved areas need to be levelled properly, especially around the tree roots. I saw an elderly gentleman trip and fall on some raised bricks.

15.

Should the Council define the boundaries of all of the retail areas within the District? (Please provide a reason for your answer)

- ○ Yes

- [ ] No

Please enter any additional comments

«No response»

16.

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'? (Please provide a reason for your answer)

- [x] Yes
- [ ] No

Please enter any additional comments

For clarity.

17.

If you answered yes to question 16, what should the policy consider?

Perhaps compensation to be paid by the developer to those adversely affected.

18.

Should the Council undertake a Green Belt review with a specific objective of identifying what, if any, Grey Belt exists within the

district? (Please provide a reason for your answer)

- ○ Yes
- ○ No

Please enter any additional comments

«No response»

19.

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

The Council should consider whether neighbouring councils have provision which Gypsies and Travellers could use.

20.

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

«No response»

21.

Are there any additional policies/other issues that the Local Plan should address? (Please provide a reason for your answer)

- ◉ Yes
- ○ No

Please enter any additional comments

See question 24.

22.

Are there any amendments required to the existing policies to reflect implemented changes to national planning policy, policy guidance or Regulations? (Please provide a reason for your answer)

- ◯ Yes
- ◯ No

Please enter any additional comments

«No response»

23.

Are there better/alternative mechanisms that the Council should use to secure the required infrastructure? (Please provide a reason for your answer)

- ◯ Yes
- ◯ No

Please enter any additional comments

«No response»

24.

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. (Please provide a reason for your answer)

- (●) Yes
- ( ) No

Please enter any additional comments

Residents of such developments are not trained in estate management, and are often unwilling to take on directors' responsibilities. This leads to unfortunate complications and mistakes, which can impinge on the local Council when legal and practical processes break down. Trying to sort out the mess is costly and time-consuming. All this while residents are paying both Council Tax and management fees, which is like a double taxation. For example, paying for a public open space to be mowed which the Council, at the planning stage, insisted must be provided. Our local MP, Samantha Niblett, is leading an inquiry into "fleecehold" developments, and perhaps this could also embroil the Council in future costly wrangling. Better to take them over now.

25.

Do you have any further/additional comments? (Please provide details)

«No response»