

# View Response

Response #1303473

From

[REDACTED]

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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

Producing a Local Plan Part 2 Review under the existing system would provide timely policy clarity and protection against speculative development, particularly for villages such as Aston-on-Trent that are under pressure for incremental expansion. Delaying until a single full Local Plan under the new system risks a policy vacuum lasting several years, increasing vulnerability to unplanned greenfield development in sustainable but environmentally sensitive villages. A Part 2 Review can reinforce settlement boundaries and countryside protection before local government reorganisation.

2.

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

Delivery and acceleration of already-allocated strategic sites on the Derby urban fringe (STRA1 and STRA2)

Optimisation of brownfield land, underused urban land, and regeneration opportunities

Small-scale windfall development within existing settlement boundaries only

Aston-on-Trent has already made a proportionate contribution to housing growth and should not be expected to accommodate further expansion into surrounding agricultural land. The fields around Aston-on-Trent perform an important role as open countryside, biodiversity habitat, flood mitigation land, and informal recreational space, including well-used public footpaths. These functions cannot be replicated once lost.

No new housing sites should be identified on greenfield land around Aston-on-

Trent.

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

Yes - but not through greenfield expansion of villages.

Mechanisms should focus on:

Faster build-out of strategic allocations

Brownfield-first policies

Conversion and reuse of vacant buildings in urban areas

Strong resistance to settlement boundary extensions in villages like Aston-on-Trent

Extending settlement boundaries into agricultural land would undermine the plan-led approach and harm landscape character, biodiversity, and rural amenit

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)

☒ Yes

☐ No

Please enter any additional comments

The Council should ensure that:

Meeting specific housing needs (e.g. older persons accommodation) does not default to greenfield village expansion

Employment land reallocation, if considered, prioritises sustainable locations close to existing infrastructure

Village capacity is assessed holistically, including traffic, school places, drainage, biodiversity, and loss of countryside

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)

Any additional accommodation needs (such as older persons or specialist housing) should be met:

Within larger settlements or urban areas with appropriate services

On brownfield or previously developed land

Aston-on-Trent is not an appropriate location for specialist or institutional accommodation requiring expansion beyond the settlement boundary.

6.

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

The Council should:

Use stronger phasing and delivery conditions

Require clear infrastructure triggers

Actively intervene where sites are stalled

Accelerating delivery on large allocated sites will reduce pressure to release unallocated countryside land around villages.

7.

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

☐ Yes

☒ No

Please enter any additional comments

Releasing this land early risks undermining the strategy of concentrating growth in the most sustainable locations and would increase pressure for similar early releases elsewhere, including rural villages. Focus should remain

on delivering existing commitments.

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

☐ No

Please enter any additional comments

The Council should prioritise enforcement of delivery trajectories, brownfield regeneration incentives, and infrastructure coordination rather than expanding into open countryside.

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

Clear settlement boundaries in these locations will help focus growth where it is most sustainable and reduce pressure on villages such as Aston-on-Trent.

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

The principles appropriately emphasise tight boundaries, protection of open space, important gaps, agricultural land, and countryside character. These principles are particularly important for villages surrounded by high-quality farmland and wildlife corridors.

11.

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

The Council should ensure that:

Boundaries around Aston-on-Trent are not extended into surrounding agricultural fields

Public rights of way, wildlife habitats, and landscape setting are explicitly considered

Incremental erosion of countryside through repeated boundary reviews is avoided

12.

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

☒ Yes

☐ No

Please enter any additional comments

The hierarchy appropriately directs growth to Swadlincote and larger centres, reducing pressure for additional development in smaller villages.

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

A more flexible commercial centre supports regeneration and reduces the need for out-of-centre or village-based development.

14.

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

The Council should prioritise:

Brownfield redevelopment

Mixed-use regeneration

High-quality public realm

Strong town centres help absorb housing and reduce pressure on rural areas.

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

Clear boundaries provide certainty and help protect village centres from inappropriate sprawl.

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)

☒ Yes

☐ No

Please enter any additional comments

Clear definitions of “limited infilling” and “disproportionate” development would help prevent incremental harm to countryside and village character.

17.

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

Clear size thresholds

Protection of openness and views

Cumulative impacts

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

A review risks creating development pressure and uncertainty. The Council has already demonstrated that housing needs can be met without Green Belt release.

19.

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

Provision should prioritise:

Strategically allocated sites

Locations with access to services

Rural agricultural land around villages such as Aston-on-Trent is not appropriate.

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

The Local Plan should include:

Strong countryside and landscape protection policies

Explicit recognition of informal recreational land and wildlife corridors

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

Policies should be strengthened to reflect:

Biodiversity Net Gain

Climate resilience

Protection of best and most versatile agricultural land

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

Infrastructure should be secured through transparent, enforceable mechanisms, with public adoption preferred to avoid long-term costs for residents.

25.

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

Aston-on-Trent derives much of its character, attractiveness, and quality of life from its surrounding countryside, farmland, wildlife, and walking routes. These areas provide health, ecological, landscape and climate benefits that far outweigh short-term housing gains. The Local Plan should firmly protect these assets and resist further expansion of the village into open agricultural land.