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Response #1304458

From [Egginton Parish Council](#)

[REDACTED]

Date Started: 21 Jan 2026 10:54. Last modified: 21 Jan 2026 11:00

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

It is important that the South Derbyshire local plan is completed before Local Government Reorganisation (LGR) to ensure the plan is genuinely responsive to local issues and is less vulnerable to speculative development.

2.

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

Where the existing infrastructure is in place on existing and strategically allocated sites, that is around Swadlincote, Derby and to some extent Melbourne which is well served with retail and services. We cannot comment on delivery timescales except that delivery should ensure a five year housing supply for the District to avoid speculative development.

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)

☒ Yes

☐ No

Please enter any additional comments

More bungalows and retirement facilities are needed for an ageing population, which is expanding in the District and locally. Settlement boundaries should be respected to preserve a sense of place and local identity and only ever be extended if there is a specific or exceptional need within that community and led by the community itself through neighbourhood plans. The provision of large strategic sites should provide the requisite housing supply numbers which will allow the Council to deliver plan led housing delivery.

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)

There should be only a housing need of 57 remaining following on from the strategic allocations in local plan part 1. In the interests of sustainability,

housing should be located by existing infrastructure and the large strategic sites fulfil this requirement.

See above. Bungalows are needed for the locally ageing population, more houses built and designed with the less able in mind and to enable residents to stay in their homes for longer. Sustainability is key.

6.

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

The Council should work with developers to shape these large development sites through a collaboration on sensitive design which reflects the local circumstances, difficulties and issues in a vernacular and landscaped architectural style. In this way, site masterplans which accord with the locality are more likely to meet with local acceptance, long term sustainability and approval and most importantly, be more easily assimilated in every sense. Delivery can then be achieved in a timely way. Such detail should extend in this (our) area to include drainage detail and flood risk avoidance at outline stage. The masterplan should bring forward all the key infrastructure elements on strategic sites early on in the conceptual process.

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

It would lessen pressure on our housing supply requirement dependent on

joint housing partners

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

Engage pro actively and competently with developers to provide a locally sensitive development which “fits” with local sensitivities.
The Council should work with developers to shape these large development sites through a collaboration on sensitive design which reflects the local circumstances, difficulties and issues in a vernacular and landscaped architectural style. In this way, site masterplans which accord with the locality are more likely to meet with local acceptance, long term sustainability and approval and most importantly, be more easily assimilated in every sense. Delivery can then be achieved in a timely way. Such detail should extend in this (our) area to include drainage detail and flood risk avoidance at outline stage. The masterplan should bring forward all the key infrastructure elements on strategic sites early on in the conceptual process.

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

Yes, boundaries should be drawn tightly to limit inappropriate sprawl and loss of community character and definition. There is a real danger that large scale development west of Mickleover, near Burnaston and Etwall will overshadow and adversely transform the character of these ancient and essentially rural communities. It is critical that coalescence (merging) of this large strategic site does not occur and that green spaces/buffers are allocated and protected in perpetuity. Derby needs a boundary. Mickleover needs a coherent boundary. Burnaston needs its boundary. Boundaries are essential for a sense of character and community. Derby City should build more houses itself and build up. High rise can be attractive if designed well and located sensitively. They should be encouraged. As an observation - we are taking up too great a housing requirement from Derby City.

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)

Yes, boundaries should be drawn to limit inappropriate sprawl and loss of community character and definition. There is a real danger that large scale development west of Mickleover, near Burnaston and Etwall will overshadow and adversely transform the character of these ancient and essentially rural communities. It is critical that coalescence (merging) of this large strategic site does not occur and that green spaces/buffers are allocated and protected in perpetuity. Derby needs a boundary. Mickleover needs a coherent boundary. Burnaston needs its boundary. Boundaries are essential for a sense of character and community. Derby City should build more houses itself and build up. High rise can be attractive if designed well and located sensitively. They should be encouraged. As an observation - we are taking up too great a housing requirement from Derby City.

12.

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

- ☐ Yes
- ☐ No

Please enter any additional comments

N/A

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

The PC feels it does not know enough to comment. However, Swadlincote as a retail centre is not well advertised within the District and consequentially, does not benefit from a district wide footfall. Maybe it's redesignation would improve its commercial success.

14.

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

Marketing its assets on a district wide basis, better public transport, vibrancy and variety of shops/cafes/restaurants/leisure, quality housing development nearby to use it.

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

Not sufficiently known about

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

«No response»

17.

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

«No response»

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

Very limited green belt land, so protect existing. It was designated for a reason.

19.

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

59 pitches is a very high need compared to the whole of Derbyshire. It is inequitable. The evaluation of our need should be subject to a root and branch revaluation. We do not consider that land west of Mickleover is an appropriate location

20.

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

Allocations should be made cautiously and judiciously and in close cooperation with local communities

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

There should be a real understanding of flooding within the District and areas subject to high flood risk should be protected from runoff from upstream development proposals with strong, enduring and sustainable conditions. Flood risk prevention measures can produce interesting and attractive biodiversity gain with planting and green space surrounding detention ponds.

This will lead to sustainable community planning. Within this environmental consideration, a closer attention to the protection of agricultural land, of trees and our treescapes, woodlands, waterways, the National Forest, green spaces will produce a harmonious setting for developments and healthier communities. Such policy requirements should be set out in collaboration with developers suggested in our response to Q6

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

A back garden/infill policy may be beneficial and may provide extended family household situations to answer social need and protect existing settlement boundaries while providing small scale development possibility.

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

The infrastructure should be built earlier wherever possible particularly where there is large scale development. S106 should continue to benefit local communities or if CILs introduced, then no community should ever be left with problems deriving from development in its locality. It is important that our communities are protected in this way. This is what good planning should be about.

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

Management companies should be avoided whenever possible. There is little accountability and they have not been successful historically. Sustainability of our communities is contingent upon good and reliable long term management of these facilities. The relevant Councils and Severn Trent/South Staffs (SuDs) should take on long term management of ponds, SUDS, their engineering functions etc, open spaces et

25.

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

The local plan must be reflected in planning decisions. The Plan is a reflection of the needs expressed by our local communities. Our landscapes, homes, our

businesses and agriculture depend upon a planning authority which is responsive to and embodies the needs of our communities within its decisions. This new plan is an opportunity for sustainable and good, well considered development which protects our landscape and character, our history, heritage, our vital open and green spaces, our treescapes, our agricultural farmland, rural villages, businesses. A clear and sound methodology must be demonstrated on the calculation of housing supply numbers, so that the Local Plan is the framework for development within our District and that speculative developments are resisted.