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Response #1306975

From	Merlion Capital [redacted]
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Status	Complete
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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

«No response»

2.

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

In villages or towns that have capacity with road infrastructure and electricity. Places like Shardlow, Willington, Repton Overseal etc...

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

Public transportation, utilities and road capacity.

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

Flexibility for C2 or educational uses, like a SEN school. Allow more Sui Generis uses for flexibility.

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)

extra care accommodation for older people, care home provision, SEN schools, commericial such as drive thru and retail uses for amenities.

6.

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

Vet the site with highways and have up to date flood maps. Allocate the sites so National Grid is aware of the demand.

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

Anything with potential should be brought forward

8.

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

- [x] Yes
- [ ] No

Please enter any additional comments

Planning Performance Agreements
We need more adaptive permissions or 'cascade consents'. These would allow multiple, pre-agreed optional consents under a single Decision Notice, such as:

- (1) 100 C3 apartments; or
- (2) student accommodation; or
- (3) C2 care accommodation.

Cascade Clauses in the S106 to allow cash payments in lieu of housing onsite.

If a site is allocated in a local plan and benefits from outline permission, then the reserved matters application should be determined by Planning Officers and not Planning Committee,

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

It will limit other sustainable site being brought forward.

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

There needs to be an annual review mechanism so the boundary is not static for the next 5 years.

11.

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

excluding houses on the fringe of the settlement that are actually apart of the

community.

12.

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

- ( ) Yes
- ( ) No

Please enter any additional comments

The hierarchy should be a work in progress. It is impossible to predict what the market can provide.

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

Use adaptive permissions or 'cascade consents'. These would allow multiple, pre-agreed optional consents under a single Decision Notice, such as:

- (1) 100 C3 apartments; or
- (2) student accommodation; or
- (3) C2 care accommodation

14.

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

If the plot footprints are sustainable to attract business.

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

Yes. It will prevent incompatible uses

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

Green belt will limit growth. Planning should review policy to settlements infill

edges with out using a green belt. A Settlement gap may be more appropriate.

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

Or central government can take control of what is grey belt

19.

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

License caravan parks with water and power that are camp sites.

20.

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

N/A

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

N/A

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

I think delegated powers with local ward/council members/case officers to avoid smaller allocated sites going to committee.

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

Discuss with National Grid early on where growth is likely.

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

But I think the council should give developers or future residents the choice to put these into a management company. The council can review the management company fees to ensure it is well funded.

25.

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

Push to reduce or remove BNG for smaller development site under 20 units and Grey Belt sites.