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Response #1306986

From [Andrew Shakich](#)

[REDACTED]

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Status Complete

Title

[REDACTED]

First Name Andrew

Last Name Shakich

Job Title

[REDACTED]

Address Line 1

[REDACTED]

Address Line 2

[REDACTED]

Address Town

[REDACTED]

Address Post Code

[REDACTED]

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

We need something in place to curb speculative development now & in the future.

2.

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

- 1) Brown-field sites
- 2) Existing un-used/derelict buildings in SDDC and particularly in Derby City Council.

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

The existing criteria should be sufficient.

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

It would be good to re-evaluate previous sites identified for industrial use which didn't end up being developed.

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)

If there was more provision for good quality, well run, care homes; with good staff and affordable fees, more elderly people would be prepared to move out of their sole occupied family sized homes.

6.

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

No comment.

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

This is served by good transport links, with the A52, A50 and A38 being able to accommodate high volumes of traffic.

A large area is available, but you would need to ensure that the local villages & their identity are protected.

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

As for Q2

1) Brown-field sites

2) Existing un-used/derelict buildings in SDDC and particularly in Derby City Council.

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

The settlement boundaries must be made clear, also the rules that will apply to developments proposed beyond them.

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)

We must retain the character & individuality of our rural villages. Otherwise

the county will become one sprawling mass.

12.

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

☐ Yes

☒ No

Please enter any additional comments

It is, however, necessary in some areas, seeing how much expansion has so far been allowed!

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

Is this necessary & if so why?
What evidence is there?

14.

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

Impact on local community, roads & existing retailers.
What happens to the small independent businesses? they need to be encouraged & supported.

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, but should be reviewed in the future

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

I would support this.
See my response to Q11

17.

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

See my response to Q11

We must retain the character & individuality of our rural villages. Otherwise the county will become one sprawling mass.

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

There are enough brown-field sites to consider first, particularly in the DCC area.

19.

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

No comment.

20.

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

Villages already having a Gypsy/Traveller site should not be considered for further sites (or for expansion of the existing site).

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

INFRASTRUCTURE

- 1) Many of our village centres were never meant to cope with the size and volume of traffic they are now experiencing. Dangerous situations occur daily.
- 2) Schools and Doctor's surgery's are not even keeping pace with the existing demand!
- 3) The capacity of the existing sewer system seems never to be considered.
- 4) The building of new homes, driveways & roads removes the land's natural 'soakaway' properties, leading to increased flood risk.

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 comment

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

Increased utilisation of existing brown-field sites would have the benefit of pre-existing services and infrastructure.

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

Yes, ultimate 'responsibility' should lie with a public authority; they should be responsible.

25.

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

Please try and retain the definition of the word 'village'; we do not want our villages to turn into small towns.

Please give serious consideration to the impact on small communities/roads and public services etc.

Thank you.