

# View Response

Response #1307022

**From** [Ed Green](#)

[REDACTED]

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**Title** [REDACTED]

**First Name** Ed

**Last Name** Green

**Address Line 1** [REDACTED]

**Address Line 2** [REDACTED]

**Address Town** [REDACTED]

**County** [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

This option would give full Local Plan coverage prior to Council reorganisation, and would help to protect against un-planned speculative development.

2.

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

Derby City's unmet housing needs should be met by using brown field development within Derby City. The East Midlands Mayor's fund for making brown field sites more developable should be used to encourage the use of brown field sites.

AECOM's "Derby Housing Market Area (HMA) Growth Options Study" (August 2021) shows area D3: Derby A50 Corridor South Extension to be a suitable area for Strategic Growth. But the report goes on to say "Development south of the A50 Derby bypass is adjudged to be unsuitable due to the risk of increasing perceived sprawl of the city of Derby. There is also the possibility of coalescence between settlements south of the A50, such as Stenson, Swarkestone, Aston-on-Trent, Barrow-on-Trent and Weston-on-Trent." The report recommendations should be followed and no development allowed in Weston-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

The Weston-on-Trent Settlement Boundary should remain as it is, with no development outside of the boundary.

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

No Comment.

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 Comment.

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

No Comment.

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

No Comment.

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

A Settlement Boundary around the urban edge of Derby would provide the planning control needed to prevent the expansion of Derby City into the rural areas of South Derbyshire. This southwards expansion threatens the rural character of the villages, like Weston-on-Trent, in the Trent Valley.

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 for assessing settlement boundaries are reasonable and have resulted in sensible settlement boundaries. They should continue to be applied.

11.

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

Weston-on-Trent's positions in the settlement hierarchy must be corrected. Weston's available services do not warrant Weston being classified as a Local Service Village – it should be classified as a Rural Village.

12.

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

☐ Yes

☒ No

Please enter any additional comments

Weston-on-Trent has no retail outlets so its inclusion in the retail hierarchy is unreasonable.

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

No Comment.

14.

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

No Comment.

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

Weston-on-Trent does not have any retail outlets, so there is no retail area. Until these exist Weston should not be included in the retail hierarchy.

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

Extension to the Green Belt should be considered to protect rural villages in the Trent Valley from the southwards development of Derby City.

17.

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

The Green Belt defined in Map 1; Nottingham-Derby Green Belt, should be extended southwards and westwards to protect the rural villages in the Trent Valley. Development of the East Midlands Freeport has already encouraged the development of industrial and logistics sites in South Derbyshire and in neighbouring Nottinghamshire and Leicestershire. The East Midlands Mayor's "Irresistible to Invest: A Vision for Growth" strategy document identifies the Trent Arc as an area for investment focus. This area could see twice as much growth as all of the rest of Derbyshire and Nottinghamshire put together. These policies run the risk of creating an area of excessive development in the triangle between Derby, Nottingham and Leicester where each county dumps the development that is not wanted elsewhere. A strong Green Belt policy will give some protection to the rural communities in the Trent Valley.

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

Green Belt land should be protected.

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)

No Comment.

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

SDDC needs to clarify its position over the uncertainty in 5 year housing supply and the effect on planning decisions.

Given SDDC's declaration of a Climate Emergency, the plan should develop

carbon accounting for all of the developments proposed. These accounts should itemize the carbon cost of building and operating all of the developments in the plan and show how emissions will be reduced to meet the governments interim target for 2035 and the target for net zero by 2050. Proposal which do not plan to meet these targets should not proceed.

The definition of the Housing Management Area as comprising South Derbyshire, Derby City & Amber Valley is wrong. This orientation is North-South, but we know that transport links Southwards from Derby into South Derbyshire are very poor (Lack of Bus routes, poor road links like Swarkestone Bridge), where East-West links like the A50 and the A52 are better. Meeting Derby's housing needs by development in the A50 corridor West of Derby and the A52 corridor East of Derby should be a higher priority.

The affordable housing requirement should be 40%. Weston has seen several developments where smaller houses have been demolished and replaced by much larger and more expensive houses on the same plot. This has reduced the supply of more affordable housing. Increasing the requirements to 40% will help to restore the balance.

Weston is characterized by buildings of many different styles, with only a few small groups of identical buildings. New developments should follow this style and self-build and custom house building could contribute to this. Care needs to be taken to ensure a mix of house sizes so that there is a good supply of smaller, affordable houses. Housing density for any new development should match the existing housing density in Weston Village and Parish. Infill can lead to very cluttered villagescapes. Infill should only be allowed where there is adequate space for a new building, without going significantly below the average housing density for the area. Given the need for food security and the likely future need for biofuels to reduce CO2 emissions, the Best and Most Versatile (BMV) agricultural land should be protected. For rural areas, there should be a focus on high building standards for new builds and retrofitting improved insulation and the fitting of solar panels and heat pumps on older property.

Blue infrastructure, such as rivers, are not easily accessible. A policy should open up footpaths along all exiting waterways and provide access to the water for watersports users. Villages like Weston-on-Trent are surrounded by

farmland, often identified for future development, so there is little public open space for people to access. The provision of public open space should be a condition of future development. Biodiversity Net Gain should be set at 20%, with an emphasis on tree planting, and should be an integral part of any new development. No off-site compensation allowed, as this could easily be reversed in future.

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

See answers to Question 21

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

Section 106 funding is inadequate to provide the required infrastructure for

new development. Developers should make realistic financial contributions to provide the infrastructure to support new developments. No development should take place until infrastructure is in place.

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 of the common infrastructure for any new development should be under Local Authority control. This is needed to achieve the required economies of scale, level of customer service and environmental accountability.

25.

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

No.