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Response #1307128

From [Ann Hughes](#)

[REDACTED]

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Organisation Overseal Parish Council

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County [REDACTED]

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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 to have it completed before Local Government Re-organisation.

2.

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

Where the need is greatest and infrastructure is in place, preferably on existing sites with easy access to Derby.

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

There is no need as only 57 additional houses are required.

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The Settlement Hierarchy is out of date, which results in inaccurate expectations of facilities available in an area. For example, Overseal no longer meets the requirements of a key service village and should not be treated as one. Other areas may well have gained facilities and meet the criteria.

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)

With an ageing population there is a need for more properties equipped for less mobile residents, and also possibly properties designed for multigenerational occupation, such as those with a "granny annex".

6.

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

Ensure infrastructure is in place early in the 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

Proximity to Derby.

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

Early engagement with developers.

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

To avoid urban sprawl.

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

BUT there are issues in discriminating between Principle 3 (c) and Principles 4 (a) and (b).

11.

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

Settlement boundaries should not be extended so as to avoid both encroachment onto fields, forest and open land, and also to avoid coalescence with other settlements.

12.

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

☐ Yes

☒ No

Please enter any additional comments

The two shops in Overseal aim to meet the needs of villagers, the Co-op on Burton Road probably also attracts some "passing trade". The local shopping centres are Swadlincote, Ashby and Measham.

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 wider range of uses would increase the activity in Swadlincote, much shopping is now done online. Other businesses could use the space and would provide additional trade for hospitality operations. Including housing would also increase evening activity in the centre.

14.

What issues regarding Swadlincote Town Centre redevelopment should

the Council consider? (Please provide details)

Public and active transport, including horse riding, should be encouraged and provided for. It should be recognised that Swadlincote is not well placed to accommodate industries requiring large HGV traffic, having poor access to the national strategic road network.

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 necessary.

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

There should be no development within the Green Belt, it should be

protected.

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

We need to protect the Green Belts.

19.

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

How many sites do we really need for Gypsies and Travellers in South Derbyshire? 59 seems very high compared to other parts of Derbyshire. Fewer larger sites, possibly Council run, nearer to towns and cities would be preferable. We have already seen several retrospective applications in South Derbyshire, from people not particularly with any specific links to the area,

possibly because they are aware that South Derbyshire very rarely refuses them.

20.

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

What evidence of their needs is there? Is there a waiting list specifically for places in South Derbyshire? Once needs are known and evidenced, then a plan should be made as to where and when sites could be made available, rather than reacting to ad hoc applications.

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

Greater emphasis on protecting the rural nature of South Derbyshire and greater priority given for farming, the National Forest, and the rural way of life.

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

As a linear village, Overseal would like to see a coherent infill/back-garden policy, coupled with strong enforcement of the policy.

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

SDDC should use Community Infrastructure Levies (CILs) to ensure that developers pay for the infrastructure that their developments require, be it schools, sewage works etc.

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

This would avoid the use of management companies.

25.

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

Once developed and agreed, the plan must be enforced.

Overseal is in the early stages of developing its own Neighbourhood Plan.

Initial consultation has shown a desire for this and a strong view that the village needs protection to ensure that it remains a local rural community.

Overseal no longer meets the criteria for a Key Service Village and should not be treated as one. We have no doctor, dentist, railway station, library or indoor sports facilities. Having had two significant housing estates built within recent years, our primary school in some years is heavily over-subscribed and we therefore lose those families to many of the community activities. There are few permanent, full-time employment opportunities within the village. The Settlement Hierarchy is overdue for review and it should not currently be used.

Although South Derbyshire is not responsible for highways, the Plan needs to take into account the over-heavy demands made on many roads through the area. Heavy through traffic should use the Strategic Road Network wherever possible and avoid local roads. Developments which are likely to increase heavy traffic should therefore be sited adjacent to the Strategic Road Network.