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Response #1307223

From [gerrard moss](#)

[REDACTED]

Date Started: 30 Jan 2026 14:44. Last modified: 30 Jan 2026 15:53

Status Complete

Title

[REDACTED]

First Name gerrard

Last Name moss

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 would protect us from speculative development locally

2.

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

If it's Derby City's needs, Brownfield dev. first, then areas on smaller scale within the Derby boundary before even looking at rural greenfield developments, so this would be Alvaston, Chaddesden, working up to Duffield and Belper within the boundary etc. Local houses for local people, not turning the fields that we need for food into Concrete. Aston and Weston are rural villages, the sewers are antiquated, the roads narrow, and probably foundations of certain properties could be affected, especially in the village centres, parts of Aston are in a conservation area.

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

Settlement boundaries for Aston and Weston should remain as they are.

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 response»

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)

Certainly, care for older people, young people are resilient and hopefully can find a better life as they grow up. It really depends on how much services cost, this should come from Govt. not local services/councils etc.

6.

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

Well, have a cohesive plan, don't make villages into towns and towns into cities. My idea would be to make Derby centre a mixture of flats/houses and shops and have flats above shops. It's immense in size, too big, peoples shopping habits have changed. If housing is that desperate, have a number of low rise blocks of flats, have communities for the elderly, where they're all together for peace, quite and meeting others of their own age group. Why do we always ignore the elderly but concentrate on children?

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

If, it's suitable, you could build out towards Mackworth village for instance.

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

Not really, where are all these people that need a house, think better consultation with individuals and their life style might help, instead of just

holding your hand out. [REDACTED]

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

Settlement boundaries are important or else you'll just have one massive estate and all the problems that come with it.

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)

Oh, that's a hard one, there's nothing wrong with the answers in the LP Part 1, so stick to those. As previously mentioned, Aston and Weston in the settlement hierarchy are incorrectly termed, Aston should be classed as a Local Service Village not a Key Service village due to the fact it doesn't qualify due to the erratic part time bus service.

Weston is even a smaller village and should be re-classified as a rural village, not a Local Service Village

12.

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

☒ Yes

☐ No

Please enter any additional comments

«No response»

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 response»

14.

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

«No response»

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

«No response»

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 Derby City boundary area or we become one big sprawl.

17.

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

I've taken advice on this as it's outside my knowledge but The Green Belt defined in Map 1 ie Nottingham to Derby Green Belt, should extended Southwards and Westwards to protect rural villages in the Trent Valley. We have all sorts of developments going on around the Trent Valley-East Midlands Airport, the Freeport, logistic hubs in South Derbyshire/Nottinghamshire/Leicestershire and that's without Diseworth which will turn into a town or a massive "shed". What people are seeking is a strong Green Belt. What's the point of living if there's no place nice to visit because it's all commercial buildings. The local Plan 2, SDDC should only permit "Windfall" developments within the settlement boundaries. Having been to a number of consultations, there's something to do with AECOMS, and separation by the A50 being the boundary for City v Rural. Some villages just can't stand any more building, the infrastructure won't support it.

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

«No response»

19.

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

«No response»

20.

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

«No response»

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

Aston & Weston have seen several devs. where smaller houses have been

demolished and replaced by much larger and more expensive houses on the same plot, it's possible that smaller, more affordable property (not council/ HA) could be built for people who live in these villages, to get their feet on the property ladder. New devs. should comprise of houses that differ in appearance (welcoming affect) instead boring designs. It's also worth mentioning, no matter where, smaller houses, should be more preferred than larger 4 /5 bedroom houses. [REDACTED]

[REDACTED], I still feel purchasing a property to be more beneficial than renting, I'm not a great fan of mixed, so help people to buy. I'm an outdoor person, so access to natural beauty should be considered-ie more footpaths, access to rivers/canals/more cycle paths. I'm a bit of a tree hugger, more planting of trees, more open space, this where Biodiversity Net Gain @20% should be set.

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

Yes, we need clarity on how housing supply is managed and what rules apply if housing supply is judged insufficient and local planning rules no longer apply. I'd like to attend any hearings related to District Council or Planning Inspectorate reviews of the local plan. One point I'm not happy with, smartly dressed people appearing in their Range Rovers, seeking to make lots of money out of developing/house building. There should be a limit as to how much profit they make, and if planning doesn't go in their favour, appeals are made, or they look for loop holes, they have far more money than councils, this should be stopped, I'm aware of S106 etc. that ties good people into taking on a management company/managing agents and having no recourse

and of course, the council goes cap in hand to extract as much money as possible, it's somehow immoral.

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

«No response»

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

Yep, on both accounts. The water authorities should accept responsible at the planning stage, not rely on "private" pumping stations, which has to be paid by the householder as part of the management companies-see my comments

in Q23. Aston on Trent, can't cope with any more houses, the system is antiquated but still developers want to build more houses, more houses, more profit. Ashwood Grange dev. has had problems, but we can't get information as to who signed off the pumping station and SUDS, this would be Severn Trent Water, Cameron Homes and SDDC. The situation has stabilised for now because of planned maintenance and regular servicing but it costs quite a bit of money, that and when the pumps need replacing, that's upwards of £12,000 all of which is paid for by the residents, so while we're ok the extra sewerage causes problems for others, further down the line. We need a review on this because none of us were aware of this and the costs. The projected annual service charge was between £180-£200 pa, it's now £370pa and climbing. The SAVE organisation has gone into this in more detail. Tbh, the whole sewer system throughout Aston needs replacing, the problem is builders keep building below ground level which necessitates some sort of pumping system. Oh, and of course in addition to this we pay council tax, better than printing money.

25.

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

Aston, seems to be surrounded or will be eaten up by larger authorities, we need to establish that we are Green Belt or they'll be nothing left of us, as I said, you can't eat bricks when you've built on good farming land.