Appendix A1

South Derbyshire District Council

Gill Hague
Head of Planning Services

Civic Offices, Civic Way,
Swadlincote, Derbyshire DE11 0AH

Please ask for: Ian Bowen
Tel: (01283) 595821
Fax: (01283) 595850
Minicom: (01283) 595849
DX 23912 Swadlincote
E-mail: ian.bowen@south-derbys.gov.uk

Our Ref: 31.3.2/IB

Your Ref: G429

Date: As postmark

Dear Consultee,

South Derbyshire Local Development Framework (LDF) Core Strategy
Your Issues and Ideas

The District Council is in the early stages of preparing its Local Development Framework (LDF) Core Strategy. Before formally developing options, we would like to hear your views and ideas on the issues we will need to take into account.

The enclosed leaflet provides some summary background information about this and explains where you can find full details on the consultation and how you can tell us your views.

I would encourage you to respond via the Council's website where you can view all the relevant documents, register and submit your comments and also view other people's comments on-line.

I would be very pleased to receive your comments by **3rd April 2009**.

Yours Sincerely

I G Bowen

Ian Bowen
Planning Policy Manager

enc.

Appendix A2

South Derbyshire District Council

Gill Hague
Head of Planning Services

Civic Offices, Civic Way,
Swadlincote, Derbyshire DE11 0AH

Please ask for: Ian Bowen
Tel: (01283) 595821
Fax: (01283) 595850
Minicom: (01283) 595849
DX 23912 Swadlincote
E-mail: ian.bowen@south-derbys.gov.uk

Our Ref: 31.3.2/IB

Your Ref: «Consultee_ID»

Date: As postmark

«Contact»
«Consultee_Name»
«Agent_contact» «Agents_Name»
«Address1»
«Address2»
«Address3»
«Address4» «Postcode»

Dear Consultee,

South Derbyshire Local Development Framework (LDF) Core Strategy
Your Issues and Ideas

Over the coming years South Derbyshire is set to change and grow, not least as a result of strong pressure for the development of new homes and long-term growth in the economy.

In response, the District Council is in the early stages of preparing its Local Development Framework (LDF) Core Strategy , which will guide how and where most types of development in the area will take place up to 2026.

As a first step, before the Council decides on any preferred way forward, we would like to hear your views and ideas on the issues we will need to take into account.

The enclosed leaflet provides some summary background information about this and explains where you can find full details on the consultation and how you can tell us your views.

I would encourage you to respond, if at all possible, through the Council's website where you can view all the relevant documents, register and submit your comments and also view other people's comments on-line.

I would be very pleased to receive your comments by **3rd April 2009**.

Yours Sincerely

I G Bowen

Ian Bowen

Planning Policy Manager

enc.

Appendix A3

South Derbyshire District Council

Gill Hague
Head of Planning Services

Civic Offices, Civic Way,
Swadlincote, Derbyshire DE11 0AH

Please ask for: Ian Bowen
Tel: (01283) 595821
Fax: (01283) 595850
Minicom: (01283) 595849
DX 23912 Swadlincote
E-mail: ian.bowen@south-derbys.gov.uk

Our Ref: 31.3.2/IB

Your Ref:

Date: 31st January 2009

To all SDDC Members

Dear Councillor,

South Derbyshire Local Development Framework (LDF) Core Strategy
Your Issues and Ideas

Further to my e-mail of 21st January, please find enclosed a paper copy of the Issues and Ideas' booklet which will form the basis for initial public consultation on the LDF Core Strategy up to 3rd April.

Also enclosed for your information are a copy of the summary leaflet and questionnaire which have been widely circulated to consultees. However, please bear in mind we are encouraging responses to be made via the website where people will shortly be able to register and submit comments as well as view other people's comments on-line.

I would also like to remind you of the further member workshop to be held on 17th March from 5.00pm 7.30pm, formal confirmation for which will be circulated shortly.

Yours faithfully

I A Bowen

Ian Bowen
Planning Policy Manager

enc.

Appendix A4

South Derbyshire District Council

Gill Hague
Head of Planning Services

Civic Offices, Civic Way,
Swadlincote, Derbyshire DE11 0AH

Please ask for: Ian Bowen
Tel: (01283) 595821
Fax: (01283) 595850
Minicom: (01283) 595849
DX 23912 Swadlincote
E-mail: ian.bowen@south-derbys.gov.uk

Our Ref: 31.3.2/IB

Your Ref:

Date: As postmark

Dear Consultee,

South Derbyshire Local Development Framework (LDF) Core Strategy
Your Issues and Ideas

As you know, the District Council is in the early stages of preparing its Local Development Framework (LDF) Core Strategy, which will guide how and where most types of development in the area will take place up to 2026.

As a first step, before the Council decides on any preferred way forward, we would like to hear your views and ideas on the issues we will need to take into account.

The enclosed booklets provide some summary background information about this and explain where you can view full details on the consultation and how to comment. I would be grateful if you could make the booklets available for reference to people in your community if at all possible. Also enclosed are some summary leaflets.

I would particularly encourage you to respond via the Council's website where you can view all the relevant documents, register and submit your comments and see other people's comments on-line.

Further paper copies of the documents and questionnaires are available for reference in all public libraries in and around South Derbyshire.

I would be very pleased to receive your comments by **3rd April 2009**.

Yours Sincerely

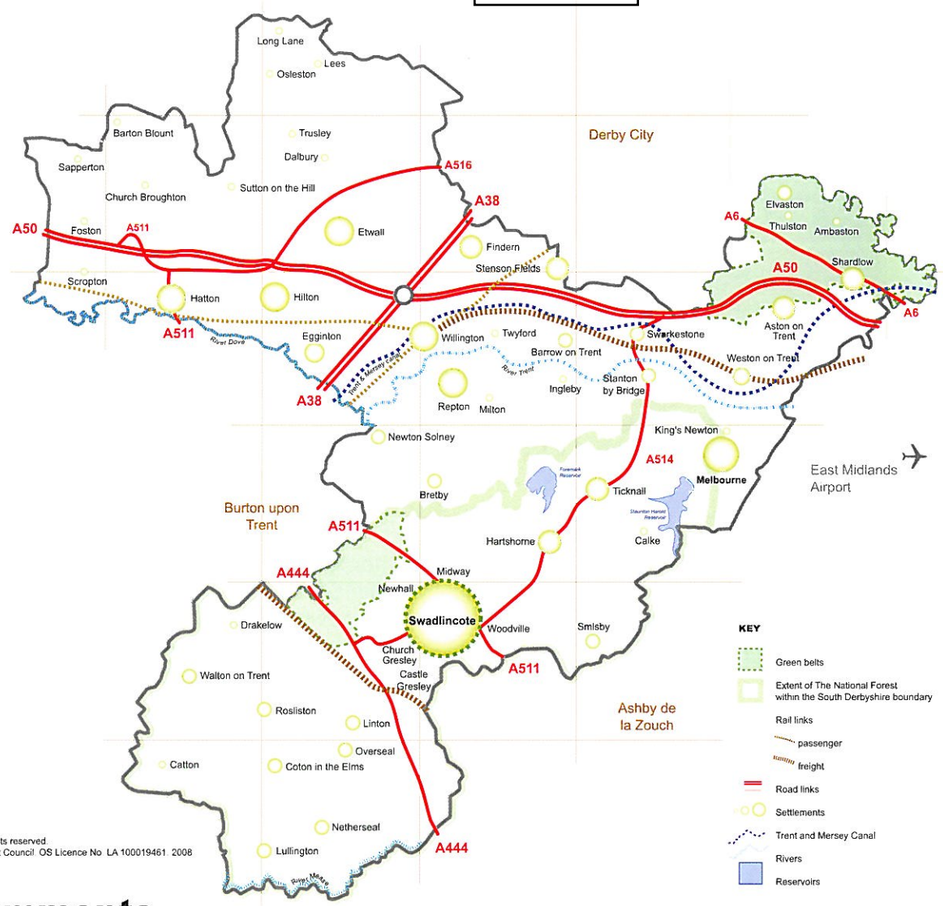
I A Bowen

Ian Bowen
Planning Policy Manager

enc.

South Derbyshire - key diagram

Appendix A5



Your comments

This leaflet only provides a brief summary of the issues. Please take the time to read the full 'Issues and Ideas' consultation booklet and tell us your views.

The booklet can be downloaded from the Council's website at www.south-derbys.gov.uk where you can also register and submit comments on-line as well as read other people's responses. Simply follow the instructions on the website.

If you prefer, a questionnaire response form is available to download from the Council's website. Copies are also available at all local public libraries in South Derbyshire during opening hours (plus libraries in adjoining areas at Derby Central, Borrowash, Mickleover, Sinfin, Alvaston, Blagreaves Lane, Burton upon Trent and Ashbourne). Questionnaires should be posted or e-mailed to:

**Ian Bowen, Planning Policy Manager, South Derbyshire District Council,
Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH.**

E-mail ldf.issues@south-derbys.gov.uk **Phone: 01283 595983 0r 01283 595821**

It would be appreciated if responses could be received by Friday 3rd April 2009.

This is the first main consultation on the Core Strategy. There will be further opportunities to comment as we identify the development options and a draft Plan.

Obtaining alternative versions of this document

If you would like this document in another language, or if you require the services of an interpreter, please contact us. This information is also available in large print, Braille or audio format upon request. **Phone: 01283 595795**
E-mail: customer.services@south-derbys.gov.uk

South Derbyshire District Council

Planning Services

Photographs courtesy of South Derbyshire District Council, Christopher Beech Photography, Louise Galdes Photography

South Derbyshire Local Development Framework

LDF core strategy issues & ideas

South Derbyshire Local Development Framework

Core Strategy

January 2009

South Derbyshire 2026 ...
What should South Derbyshire be like in 2026?
... your issues & ideas

Over the next few decades, South Derbyshire will change and grow. This will shape our quality of life in many ways, such as where we live, the state of our local environment, how we travel, shop and access education, how we spend leisure time, and where and how we work.

The overall driving force for growth is the new East Midlands Regional Spatial Strategy (RSS) which is likely to require over 600 new houses to be built in South Derbyshire each year up to 2026.

The Council is therefore starting to put together a Core Strategy as part of the new Local Development Framework (LDF). This will be one of the main ways we can shape how the District will develop in meeting these growth requirements.

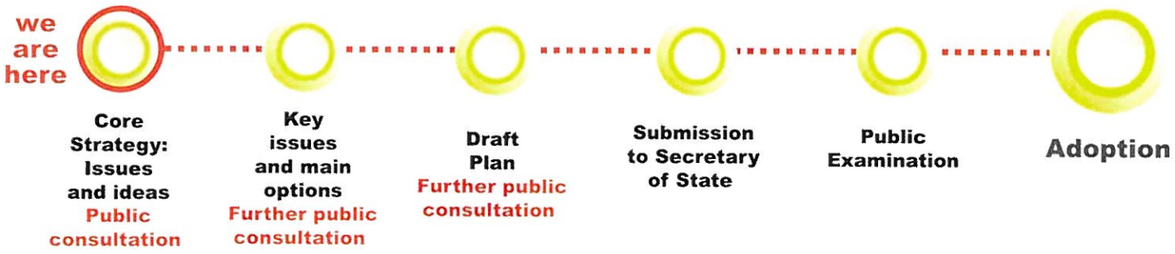
This leaflet explains how you can find out more and make your views known.

"I can't afford to buy my own home"
"I need larger premises to grow my business"
"My children can't afford to live in our village"
"Traffic congestion is a problem and it's getting worse"
"I can't find a doctor or a dentist near to where I live"
"I'm concerned about climate change.
We need to use less energy"
"My children's schools are overcrowded"
"The factories are all closing down.
There are no jobs for me round here anymore"
"New housing estates all look the same"
"I want to work from home but I can't get a decent broadband service"
"There should be more decent shops in the town"
"There's nowhere safe for my children to play"
"The shops in my village are all closing down and being turned into houses"
"I don't drive and I can't get to the hospital on the bus"
"I don't feel safe in my neighbourhood. The kids have nothing to do round here"
"This is a really nice place to live - I want it to stay that way"

The South Derbyshire LDF Core Strategy

As the first step in drawing up the Core Strategy, the Council has published a consultation booklet inviting your views on the main issues we will need to tackle. This leaflet only provides a brief summary of the main areas set out in the booklet. Details on where you can find the booklet and how you can make your views known are on the back page of this leaflet.

We will use all responses we receive on this to help us identify a range of proposals which might be chosen for inclusion in the Core Strategy. We will then seek your further views before writing a draft Core Strategy and submitting it to the Secretary of State. This will then be considered by a Government Inspector who will assess its 'soundness' at a Public Examination. The detailed timetable is currently being revised, but the main steps will be as follows.



The Issues and Your Ideas

We have set out the key issues which we think will need to be addressed in the Core Strategy under a number of headings as follows …

A Vision for South Derbyshire
The vision is important because it is the starting point for agreeing what sort of place we should be aiming to achieve.

Tackling climate change
The Core Strategy can help to tackle the harmful effects of climate change. For example, it could require developers to design buildings which generate a proportion of their own energy such as electricity or hot water from low or zero carbon sources on-site. It can also make provision for new renewable energy installations such as wind turbines. There are also important issues around water supply, waste treatment and flood risk.

Sustainable communities
We need to plan to meet today's needs without compromising the ability of future generations to do the same. Key issues will be the creation of high quality communities with easy access to jobs and key services for all.

Community facilities and infrastructure
In planning for future growth we will need to consider what essential infrastructure will be needed – such as roads, health, education, leisure, shopping and other daily services and facilities including public transport - and how it can be put in place.

Housing
The Regional Plan is likely to require at least 600 dwellings per annum to be located mainly as 'urban extensions' to Derby and Swadlincote. But we will need to address the needs of rural villages too. It will be particularly important to develop a wide choice of homes in places that people want to live and at prices they can afford. The 'ageing' of the population poses particular challenges in planning for new housing.

Travel and transport
Transport will be a key issue for the Core Strategy. South Derbyshire is well connected to the national trunk network but communications within the District are poor. In addition the particular needs of the Swadlincote urban area has been hindered by poor road connections and some feasibility work has already been undertaken into the development of a Woodville Regeneration route. Some rural parts of the District lack local facilities and are poorly served by public transport.

Employment and skills
It is likely that land will need to be found for new employment development . In choosing suitable locations, we will need to consider a range of factors such as where new jobs are most needed, links with new housing, major roads and public transport and the needs of rural communities. There are a number of sites in the District that were formerly served by rail and where there may be potential to provide rail freight services to support larger industrial operations. Tourism and leisure are a growing part of the South Derbyshire economy. Major activities outside the District such as at East Midlands Airport also provide the potential for economic development and tourism.

Brownfield land and regeneration
Government planning policies require that at least 60% of new homes should be built on previously-developed (brownfield) land and such sites are also generally the preferred location for other types of development rather than building on green fields. Brownfield land is located in the Woodville–Swadlincote area and at the former power stations at Drakelow and Willington. However, there are also pockets of derelict sites throughout both the urban and rural areas.

Rural issues
In planning for the future we will need to recognise that the District is largely rural. There are important questions around the availability of affordable housing in villages as well as jobs, play space, travel choices and the availability of day-to-day services and facilities.

Landscape, countryside character and Green Belts
It will be particularly important to ensure strong growth is balanced very carefully with the need to protect valuable countryside and its unique landscape. The growing National Forest is an important feature of the South Derbyshire landscape.

Environmental conservation
Just over 5% of the District's land area is protected for its wildlife and geological interest. Increasingly, the Government expects positive steps to be taken to restore and improve biodiversity rather than just protecting sites.

Heritage and conservation
South Derbyshire has a rich heritage with 22 Conservation area and over 700 listed buildings and Scheduled Ancient Monuments. It will be important to continue to protect these special assets to safeguard the character of the area and to develop the tourist potential of the District.

Leisure, recreation and open space
The ability to access open space for leisure and recreation is an important element of sustainable communities. The development of the National Forest presents significant opportunities for new informal provision for walking and cycling. The creation of new homes around the fringes of Derby and Swadlincote could also help improve the quality and quantity of formal and informal open space.

Shopping and town centres
Swadlincote is the main focus for shopping in South Derbyshire and major future expansion is already planned. Melbourne is also regarded as a town centre albeit on a smaller scale. National and regional policies are aimed at promoting the vitality and viability of existing centres by planning for their expansion and resisting 'out-of-town development'. However, shops and other services are also essential in rural areas. Specialist forms of shopping such as farm shops can help support the rural economy although there is a risk these can compete with existing shops in established centres.

Appendix A6

Local Development Framework - Message (Rich Text)

File | Message

Ignore | Junk | Delete | Reply | Reply All | Forward | Meeting | More | Move | Rules | OneNote | Actions | Mark Unread | Categorize | Follow Up | Translate | Find | Related | Select | Zoom

Delete | Respond | Move | Tags | Editing | Zoom

From:
To:

Sent: Mon 23/02/2009 17:0

Cc:

Bcc:
Subject: Local Development Framework

Dear LSP Board Member,
You may know that the District Council is consulting on its Local Development Framework 'Issues and Ideas' up until 3rd April. The documents are on the Council's website via the following link.
http://www.south-derbys.gov.uk/Environment/Planning/Policy/publications/LDF/core_strategy_issues_ideas_consultation.htm

As part of this, we're trialling a new facility for people to register and respond directly on-line and we're encouraging as many people as possible to take this up.

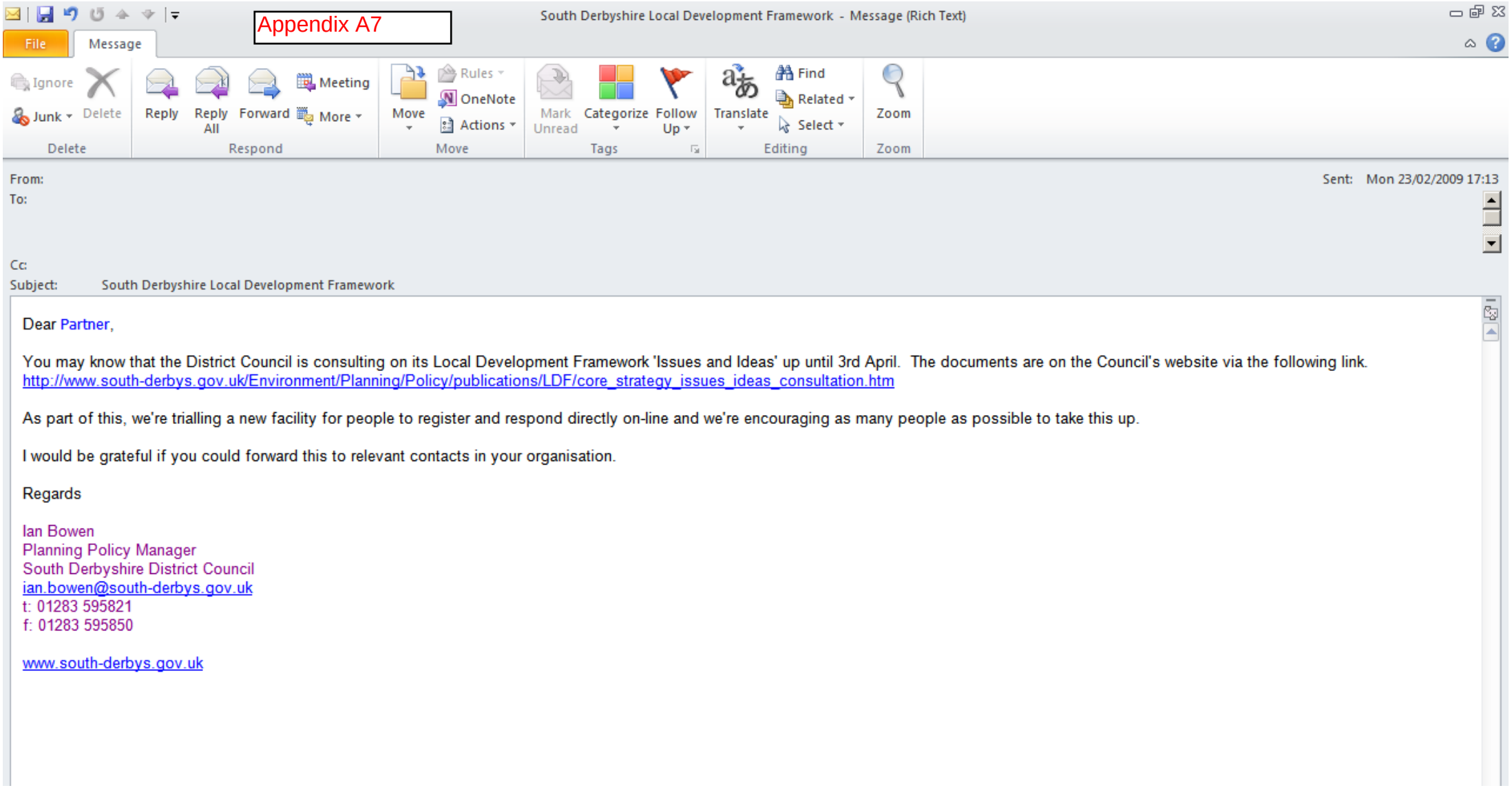
I would be grateful if you could forward this to relevant contacts in your organisation and to representatives on the LSP theme groups.

Regards

Ian Bowen
Planning Policy Manager
South Derbyshire District Council
ian.bowen@south-derbys.gov.uk
t: 01283 595821
f: 01283 595850

www.south-derbys.gov.uk

Appendix A7


South Derbyshire Local Development Framework - Message (Rich Text)
File
Message
Ignore
Junk
Delete
Reply
Reply All
Forward
Meeting
More
Move
Rules
OneNote
Actions
Mark Unread
Categorize
Follow Up
Translate
Find
Related
Select
Zoom
Delete
Respond
Move
Tags
Editing
Zoom
From:
To:
Sent: Mon 23/02/2009 17:13
Cc:
Subject: South Derbyshire Local Development Framework
Dear Partner,
You may know that the District Council is consulting on its Local Development Framework 'Issues and Ideas' up until 3rd April. The documents are on the Council's website via the following link.
http://www.south-derbys.gov.uk/Environment/Planning/Policy/publications/LDF/core_strategy_issues_ideas_consultation.htm
As part of this, we're trialling a new facility for people to register and respond directly on-line and we're encouraging as many people as possible to take this up.
I would be grateful if you could forward this to relevant contacts in your organisation.
Regards
Ian Bowen
Planning Policy Manager
South Derbyshire District Council
ian.bowen@south-derbys.gov.uk
t: 01283 595821
f: 01283 595850
www.south-derbys.gov.uk

Appendix A8

Subject line: South Derbyshire LDF Consultation

Dear Consultee,

You will recall we wrote to you in January inviting your comments on the South Derbyshire Local Development Framework Core Strategy Issues and Ideas consultation.

This e-mail is just a reminder that we would be pleased to receive your comments by the **3rd April,** if you have not already done so.

The easiest way to comment is using the on-line consultation system, which can be accessed at http://sddc.consultationsonline.co.uk/frontpage.aspx where you can also view comments made by others. This link also provides details of how you can comment via e-mail or post.

Regards

Ian Bowen
Planning Policy Manager
South Derbyshire District Council

Appendix A9

South Derbyshire District Council

South Derbyshire Local Development Framework

LDF core strategy

issues & ideas

January 2009

Questionnaire

This questionnaire accompanies the 'Issues and Ideas' consultation booklet.
Copies of all documents can be downloaded from the Council's website at www.south-derbys.gov.uk

Please return your completed form by 3rd April 2009 to:

Ian Bowen, Planning Policy Manager,
South Derbyshire District Council
Civic Offices, Civic Way, Swadlincote,
Derbyshire, DE11 0AH

Phone 01283 595983 or 595821
Fax 01283 595850

Alternatively you can e-mail this form to **ldf.issues@south-derbys.gov.uk**

Your details:

ame:

Organisation:

Address:

...

Phone number: .

E-mail address: ..

If you would like this document in another language, or if you require the services of an interpreter, please contact us. This information is also available in large print, Braille or audio format upon request.
Phone 01283 595795.

A Vision for South Derbyshire

- What do you feel should be the overall vision' for the district which we should strive for by 2026?

Tackling Climate Change

- What is the potential for harnessing renewable, low carbon or locally generated energy in the District? What types of energy generation should be explored?
- Is it desirable to make provision for new renewable energy installations in the District? If so, what and where?
- Is there a threat to the landscape and character of the District from renewable energy development?
- Should we require the energy needs of new development to be met, at least in part, from on-site renewable sources? If so, what types of development and what proportions?
- Are there any specific opportunities or sites where the promotion of eco-buildings exceeding the national building regulations requirements can be justified?
- Are there any parts of the District where development should be avoided because of the risk of flooding?
- Are there any types of development that should be allowed in areas of flood risk?

Sustainable Communities

- How can the Core Strategy ensure that the quality of all future development and public places are designed to the highest quality? Should a common standard such as the Commission for Architecture and the Built Environment's (CABE) Building for Life' standards be adopted?
- What policies and proposals are necessary for the Core Strategy to ensure new places reflect how and where people want to live, work and play?
- How can the Core Strategy ensure that the benefits of growth can be enjoyed by everyone in the community?
- Can the Core Strategy assist in improving the sustainability of existing communities?

- Can we reduce the potential for crime and anti-social behaviour through the design and layout of new development?

- In what ways can the Core Strategy assist in improving the health of the District?

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..

Community Facilities and Infrastructure

- How can we ensure that housing growth in the District is supported by adequate schools, health facilities, roads, public transport and other essential community facilities and infrastructure?

- How can we ensure essential services and facilities are provided in rural as well as urban areas?

- Are there any particular patterns of development which would be more likely to enable the provision of services and infrastructure?

- To what extent should the Core Strategy resist the loss of existing community facilities? Are there any types of existing facilities e.g. pubs, shops, post offices whose loss should be resisted in rural areas?

- How should the development of telecommunications and other utilities infrastructure be guided by the Core Strategy?

- Is there a need for any other major infrastructure provision in South Derbyshire?

Housing

- Bearing in mind the need for conformity with the RSS, are there any reasons why the Core Strategy should plan for levels of growth significantly different to those set out in the draft RSS?

- What proportion of new housing should be located around Derby and Swadlincote? Should housing development occur in the rural parts of the District and if so, how much and where?

- What **types** of new housing are needed in South Derbyshire (e.g. bungalows, flats, large detached houses etc)? Is there a need for particular types in particular locations?

- How can we make sure that the future housing stock will be suited to the needs of an ageing population?

- Are there any particular housing needs arising for specific sections of the population which are unlikely to be adequately met through general housing provision e.g. older people, people with special needs, Gypsies and Travellers?

- How can we ensure that housing is affordable to those that need it?

- National planning policy indicates affordable housing should be provided on sites involving the development of 15 or more dwellings. Is this an appropriate threshold for South Derbyshire?

- Is there a need to reserve particular sites solely for affordable housing or is it sufficient to rely on a general rural exceptions' policy (That is, a policy that allows affordable homes to be built to meet specific needs where housing would not normally be granted).

- How should the Core Strategy plan to make the most efficient use of land? Should a uniform policy on residential density be applied across the District, or should it vary from place to place?

Travel and Transport

- Are any other major transport schemes or routes needed in addition to the Woodville-Swadlincote Regeneration Route? If so, why and where?

- Is there a need to improve transport linkages between the northern and southern parts of the District? If so, how can this be achieved?

- Are there particular difficulties in accessing day-to-day facilities in rural areas? If so, where and how can these be addressed?

- Would a National Forest passenger rail service be feasible and beneficial to the District?

- Is it desirable to protect land for the development of rail freight facilities? If so, where?

- Can the Core Strategy do more to encourage travel by rail?
- Should the Core Strategy identify and protect routes for cycling, walking and horse-riding and/or for the development of the canal network?

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Employment and Skills

- How should the Core Strategy plan for economic growth?
- How much new employment land should be provided to 2026 and in what locations?
- What types of new employment uses are needed and what are the associated site requirements in terms of size, location and design?
- Should the Core Strategy encourage the expansion of established business premises?
- Can the Core Strategy assist in improving education and skills levels in South Derbyshire?
- Is there a need for rail connected strategic distribution sites in South Derbyshire. In which locations?
- Should existing and obsolete business premises be protected from re-development for other uses such as housing?
- The Council has already undertaken feasibility work and consultation for new economic development through the draft Woodville-Swadlincote Area Action Plan. Is the Council right to plan for employment use in this area?
- Can the District take advantage of its proximity to East Midlands Airport?
- How should new employment opportunities be developed in rural areas?
- How can the Core Strategy enhance the District as a tourist destination?

Brownfield Land and Regeneration

- How should the Core Strategy pursue the regeneration of previously developed and underused land between Woodville and Swadlincote?
- Should major brownfield sites at the former Willington and Drakelow power stations be redeveloped for new uses and if so, what?
- Are there any other areas of under-used and brownfield land which the Core Strategy should address?
- Given the rural nature of the District, should the Core Strategy set a brownfield target for new homes? What should this be set at?
- Should a brownfield development target be set for any other types of development?

Rural Issues

- How much development should be promoted in rural areas? Should housing development be located in particular settlements to act as a focus for surrounding villages?
- How can shops and services be retained or expanded in rural villages?
- Should particular rural settlements act as the commercial focus for surrounding settlements?
- To what extent should commercial development be promoted in rural areas?
- Should an exception top the general resistance to out-of-town shopping be made to allow ventures such as farm shops to trade in rural areas?
- Should the tourist potential of rural South Derbyshire be developed and how?
- Is there a need for additional tourist accommodation and facilities in the countryside?

Landscape, Countryside Character and Green Belt Issues

- There are two areas of Green Belt in South Derbyshire. The largest area is in the north east of the District and is part of the Nottingham-Derby Green Belt whilst a smaller area lies between Swadlincote and Burton. Should the Green Belt continue to be used to prevent key settlements from coalescing?
- Is there a need to introduce any other special forms of countryside protection such as Green Wedges?
- How should the Core Strategy ensure that new development in the countryside reflects local landscape character?
- Part of the District is covered by the National Forest. Should policies continue to require new development to provide on-site tree planting and habitat creation? Are there any other ways the Core Strategy can assist in the achievement of National Forest Objectives?
- To what extent should development be encouraged in the National Forest?

Environmental Conservation

- How should the Core Strategy aim to protect, enhance and restore areas identified as being of ecological interest or value?
- How should the Core Strategy plan for the creation of new habitats? Are there parts of the District where new habitat creation is particularly needed? What sorts of habitat are needed?

Heritage and Conservation

- How can the Core Strategy ensure that archaeological and heritage features, listed buildings and other buildings of architectural merit are given adequate protection?
- How can the Core Strategy ensure that the preservation of historic buildings is compatible with the need to address climate change, for example through the adaptation of important buildings?
- What should be the Core Strategy's approach the preservation and enhancement of Conservation Areas and other areas of historic townscape?
- Is there a need for the Core Strategy to include a policy safeguarding important Historic Parks and Gardens from development which undermines their special character? If so, how can this be achieved?
- Should the Core Strategy resist development in particular areas to protect the character of existing settlements?

Leisure, Recreation, and Open Space

- Should the same open space standards apply to all forms of development? Should the same standards apply to new development in both rural and built up areas?
- Will there be a need for upgraded or additional built leisure facilities (such as leisure centres) in the District? If so where?
- Are there any specific open space or other recreational needs within the District that are not being met?
- Is there a need to create new allotments to serve new housing developments?
- Are there opportunities to improve the quality and quantity of informal open space for walking, cycling or similar activities?
- Can the Core Strategy assist in the provision of cemetery space?

Shopping and Town Centres

- How should we plan for growth in Swadlincote Town Centre Should it's role as a focus for shopping and commerce be expanded further and what types of new development should be attracted to the town?
- How can we ensure that shops in Swadlincote and Melbourne town centres remain occupied and that the centres remain vibrant?
- Should the loss of existing shops to other uses in Swadlincote and Melbourne town centres be resisted or encouraged?
- Is there a need for any new major shops in the District for example major new food stores, factory shops, DIY stores, retail warehouses etc? Where should these be located?
- How can we ensure that day-to-day shops and other facilities are provided and retained in urban areas away from the town centres and throughout the rural areas? Should a network of local centres be defined to act as the focus for existing and new local shopping facilities?
- Should major housing developments be accompanied by shops and other day-to-day facilities?
- Should new shops be allowed in the countryside where they support the rural economy?
- Should the Core Strategy resist the development of new garden centres or extensions to existing garden centres?

Would you like to remain on the database for future consultations?

☐ Y ☐ N

How informative did you find Issues and Ideas booklet and questionnaire?

☐ Not at all informative ☐ Not very Informative

☐ Quite Informative ☐ Very Informative

How easy to understand did you find Issues and Ideas booklet?

☐ Not at all easy to understand ☐ Not very easy to understand

☐ Quite easy to understand ☐ Very easy to understand

Do you have any other comments?

South Derbyshire District Council is fully committed to providing high quality services fairly and without unlawful discrimination to everyone in the community. We would be grateful if you could answer the questions below. This will help us in our aim to improve the quality of the services we provide.

About Yourself

Your Age

16 to 25 ☐ 26 to 35 ☐ 36 to 45 ☐ 46 to 55 ☐

56 to 65 ☐ 66 to 74 ☐ 75 & over ☐

Your Ethnicity

(Please tick one box only)

White

British ☐

Irish ☐

Gypsy/Traveller ☐

Any other White background ☐ (please tick and write in below)

Mixed/Dual Heritage

White and Black Caribbean ☐

White and Black African ☐

White and Asian ☐

Any other mixed background ☐ (please tick and write in below)

Asian or Asian British

Indian ☐

Pakistani ☐

Bangladeshi ☐

Any other Asian background ☐ (please tick and write in below)

Black or Black British

Caribbean ☐

African ☐

Any other Black background ☐ (please tick and write in below)

Chinese or Other Ethnic Groups

Chinese ☐

Other ethnic group ☐ (please tick and write in below)

The Disability Discrimination Act (1995) DDA defines a person as disabled if they have *"a physical or mental impairment which has a substantial and long term adverse effect on their ability to carry out normal day to day activities"*.

Do you consider yourself to have a disability as defined by the DDA?

Yes ☐ No ☐

Your Gender:

Male ☐ Female ☐

Your Religion

Christian (all denominations) ☐ Sikh ☐ No Religion ☐

Hindu ☐ Buddhist ☐ Muslim ☐

Jewish ☐ Other (please specify) ☐

Your Sexual Orientation

Gay ☐ Lesbian ☐ Bisexual ☐

Heterosexual ☐ Prefer Not To Say ☐ ☐

Privacy Statement - Data Protection 1998 and Freedom of Information Act 2000

The data supplied on this form will be held on a computer and will be used in accordance with the Data Protection Act 1998 for statistical analysis, management, planning and the provision of services by South Derbyshire District Council and its partners. The information will be held in accordance with the Council's records management and retention policy.

Information contained in this document may be subject to release to others in accordance with the Freedom of Information Act 2000. Certain exemptions from release do exist including where the information provided is protected by the Data Protection Act 1998.

Appendix A12

We cannot help but be convinced that South Derbyshire District Council has already made up its mind over the proposal to develop Egginton Common!! We feel sure that they are determined for it to go ahead and we know they have entered into detailed discussions with interested parties!

We find it quite amazing the one group that has been completely and utterly ignored in this process is the residents who will have to live with this monstrous scheme. Obviously we are unimportant!! Is that what you believe? That's what they believe!!

In fact not only have we been completely ignored, any previous attempt to enter into discussion has been rigidly suppressed by the Council. We thought this was England, a country where democracy and freedom of speech were woven into the very fabric of our constitution.

If you think we are unimportant and you don't want to fight this massive development then stay in and watch television this Thursday. If you feel, as we do, we have a fundamental right to be considered then come along to the Public Meeting at 7pm at the Frank Wickham Hall, Etwall on Thursday 19th February and have your say. As a R.O.A.R. supporter you have helped pressurise South Derbyshire District Council into convening this meeting, so seize the opportunity and make your feelings known.

--Your Community Needs You--

Appendix A13

OPEN

NOTES OF LOCAL DEVELOPMENT FRAMEWORK
CONSULTATION MEETING

19th February 2009

PRESENT:-

Members of the Public

V. Abbar, S. Avery, Councillor M. Bale, L. Bamms, J. Bannister, J. Bates, C.A. Beddows, D. Benjamin, C. Bennett, I. Bennett, J. Bennett, K. Bennett, P. Bereton, J. Bilbie, J. Boyles, C. Brockington, M. Brockington, Councillor L. Brown, M.A. Bryan, M.G. Bryan, C. Chapman, B. Colclough, J. Cowdery, S. Cowdery, B. Cowley, J. Crane, M. Crane, T. Crane, K. Cresswell, D. Crisp, A. Croxall, S. Croxall, A. Cummings, K. Cummings, Mr. Day and Mrs. Day, C. Duffin, S. Every, Councillor M. Ford, C. Foord, F. Foord, P. Gadsby, J. Gardam, J. Gardner, L. Gardner, Prof. R. & Mrs. Goldsmith, R. Gutherie, H. Hague, J. Hall, P. Harris, S. Harris, S. Hays, L. Haywood, M. Heathcote, A. Hill, S. Hill, K. Holbrook, E. Holbrook, A. Holgate, Councillor F. Hood, J. Hyde, R. Hyland, N. Ireland, C. Jerrom, M. Jones, T. Jones, V. Jennings, E. Kemps, T. Kemps, M. Kinsey, F. Kinsey, H. Kreft, S. Lamb, C. Latham, Councillor J. Lemmon, E. Lewis, M. Lindsay, T, Luddington, G. MacKenzie, K. Malcolm, K. Marples, W. Mason, E. Mabot, D. McNiven, D. Miller, T. Mullen, M. Nesbitt, T. Newson, C. Noons, T. O.Brien, B. Payton, B. Penlington, B. Penney, A. Pulton, J. Ray, R. Rees, B. Richardson, C. Richards, J. Riley, P. Riley, D. Roome, M. Roome, A. Rogers, B. Smedley, C. Sharvell, I. Smith, M. Smith, N. Smith, P. Smith, R. Smith, N. Sorret, M. Stephenson, G. Stephenson, K. Talbot, D. Trow, M. Trow, G. Wale, D. Walton, A. Wassell, J. Watson, W. Wheeldon, R. Wherly, T. Wherly, A. Whittingham, P. Whittingham, P. Woolrich, M. Yarnold, A. Young.

WELCOME AND INTRODUCTIONS

The Council's Chief Executive, Frank McArdle welcomed those present and introduced officers. He reminded of the background to this matter, the large public interest, which had led him to set up this informal Meeting.

PRESENTATION – HOW FUTURE DEVELOPMENT IS PLANNED IN SOUTH DERBYSHIRE – THE LOCAL DEVELOPMENT FRAMEWORK

A presentation was provided by Ian Bowen, Planning Policy Manager at the District Council. A copy of the presentation slides are attached. The role of the Local Development Framework in deciding where and how major development will take place was explained and how residents can get involved in its content. A major consultation was currently underway and residents were urged to respond, preferably through the Council's website, by 3rd April. It was indicated that copies of the relevant documents were available on-line, in all libraries in and around the district and all parish councils had been sent multiple copies. It was also explained that there would be subsequent opportunities for public comment later this year and beyond, when the Council would have identified specific development options. The Council's Head of Planning Services, Gill Hague was also

introduced. Mrs. Hague provided information on the planning application process, showing the relationship to strategic planning documents and discussing how large-scale applications were dealt with by the District Council. Other issues raised were public speaking at the Development Control Committee, the appeal process and the requirement for specialist documents in certain circumstance like Environmental Impact Assessments and Scoping Opinions. She referred to a local planning inquiry relating to Burnaston Cross, which would start in April 2009. Reference was also made to a potential site at Egginton, which had been a cause of concern to residents. It was confirmed that no planning application had been received by the Council for this site. She then explained about the Statement of Community Involvement, which encouraged applicants to undertake additional public consultation, separate from the planning process. It was understood that Severn Trent Water, the owners of the Egginton Common site were likely to undertake such consultation in due course. It was understood that a number of parish councils had been consulted by Severn Trent Water, but the District Council currently had no further information on this issue..

QUESTION AND ANSWER SESSION

Those present were invited to submit questions to the Council's Officers. Initially, clarification was sought about the regional planning process and how individual applications were dealt with. It was confirmed that a planning application for a railhead had been received by the District Council in relation to Burnaston Cross but no such application had been received in respect of Egginton Common. It was questioned whether it would have been sensible to consider both sites together through an inquiry process. This was acknowledged and would likely form part of the Council's case at the Burnaston Cross appeal, that the application was premature. The Council had tried to secure such a joint inquiry by a Government Inspector, but without success. The Council was therefore left with this outstanding planning appeal for the Burnaston Cross site.

A question was submitted on the feasibility studies undertaken for the Egginton Common site and why these hadn't been made public, to allow people to consider them. As such documents were privately funded and owned, they did not come into the public domain until they were part of a formal planning application. Related to this, Officers explained about Environmental Impact Statements, which covered a wide range of issues and details were outlined. It was confirmed that once such documents formed part of a planning application they came into the public domain.

A Hilton Parish Councillor spoke about the presentation that Severn Trent Water had made to that authority. Severn Trent were looking for a strategic partner, it was unlikely to pursue this land use on its own and unless Toyota made use of the new railhead facility, it was unlikely the scheme would go ahead. Reference was also made to the economic climate and potential time scales.

A local District Councillor provided information to those present on the presentation made to Egginton Parish Council. This included the potential site layout, the provision of two railheads and connections to the site. It was confirmed that the landowner was looking for a strategic partner.

A resident referred to the vacant warehouses in Burton upon Trent. It was confirmed the District Council would take such issues into account when responding to the Sub-Regional Planning requirements. It was noted that Burton upon Trent was in the West Midlands region, but was in close proximity to the Egginton site.

In response to a question, there was discussion about the process leading to approval of the Local Development Framework (LDF), ultimately by the Secretary of State, rather than elected District Councillor Members.

A copy of a map showing how the Egginton site could look had been included within a local newspaper and a copy of this was provided. There was a consensus from those parish representatives who had been consulted by Severn Trent Water that this was not the most recent plan.

A question was submitted about the composition of the East Midlands Regional Assembly, which included elected Members from across the region plus other representatives, including the voluntary sector. A view was expressed that it was not locally elected people that took these decisions. The District Council operated within a statutory framework and an outline was given on its respective role in this process.

A resident quoted from the District Council's key objections on the Burnaston Cross planning application. It was questioned whether similar objections would be raised regarding the low level of the surrounding area near the Egginton Common site. Without a specific application for that site, it was difficult to comment. However, it was confirmed that all planning applications were assessed against the Council's policies. The resident commentated that the Egginton site was proposed to be three times larger than that at Burnaston Cross. Officers reiterated that without a detailed planning application, the Council would have no knowledge of the size of any potential site or its potential impacts. The Council could not give an opinion or general statement on any site until it saw the detail of the application.

From the earlier presentation, it was noted that a number of potential sites had been identified within the sub-regional area. There was presently no exhaustive list of suitable sites for rail freight distribution. Residents were urged to read the LDF Core Strategy documentation. In the 'employment and skills' section on page 23, this document addressed rail freight distribution issues and residents were urged to provided feedback through the LDF process.

It was questioned whether Severn Trent Water had secured an advantage by promoting its site. A response was provided on the different time scales associated with producing strategic planning documents and the reactive process associated with planning applications. This was an issue of concern, that the District Council could not control, but it could shape the policy-making process. The Council would respond to this issue when an application was submitted. It was noted that if the Government Inspector agreed that the Burnaston Cross application was premature, this would support a similar view for any such site, until the LDF was in place.

There was a discussion around the difference between evidence, fact and opinion. Evidence was typically from professionals with expertise in a certain area, such as the County Council on highways or the Environment Agency

on flooding. For evidence, it was expected that detailed reports would be submitted and these would be tested by the appropriate specialist agency. Through the LDF process, the Council would gather evidence, fact and opinion. Officers also touched on the various LDF consultation stages, leading first to a publication of options and subsequently to 'preferred' options in the form of a draft plan. At the latter stage, the Council would also indicate which development options they were proposing to reject and provide reasons. The decision-making would therefore be a transparent process.

A question was posed by Council Officers about the residents' organisation "R.O.A.R". Whilst this was informally structured, there was a consensus that Mr. Miles Nesbitt could act as a point of liaison with the Council, so that further information could be circulated.
It was questioned whether the completion of the various planning policies would likely reduce the number of speculative planning applications, thereby giving more control back to the District Council. It was then questioned whether the District Council could be criticised as being slow in promoting alternative sites. Officers refuted this suggestion, explaining the difficulties experienced with the previous local plan process. Reference was also made to the timing difficulties on the LDF and the Regional Spatial Strategy. The overlap of strategic planning processes usually meant there was an element of "catching up". The timescale for preparing the LDF was also affected by frequently changing Government regulations. It was also noted that the LDF was not just concerned with such things as railhead developments but the whole range of strategic planning matters such as housing and transport. There were a number of other competing issues and pressures. Related to this, Officers explained how the Council promoted inward investment in certain areas to protect the open countryside. Examples of this were the Dove Valley site and a proposed mixed development at Hilton.

A resident spoke about the current economic climate, referring to the different tiers of decision making and whether the Government would need to review previously set plans as they were now financially unsound. It was noted that strategic planning was an ongoing process. Whilst plans were for a specified period, they were updated periodically. It was necessary to show that plans being put forward were economically viable.

It was asserted that the land at Egginton Common had been reclassified from "green-field" to "brown-field" for industrial use. It was confirmed that the District Council had not reclassified this land. Residents referred to correspondence issued on this matter and a copy was requested, so that the District Council could look at it. Clarification was provided by a another resident that this concerned recommended changes to Policy 21 of the Regional Spatial Strategy. The Council's Officers confirmed that the Regional Spatial Strategy was not site specific.

An Egginton resident raised flooding concerns for the Village, associated with development of the Egginton Common site. She questioned the safeguards to prevent further flooding problems. It was noted that any planning applicant would be required to undertake a flood risk assessment, as part of the application process. It would be submitted to the Environment Agency for advice and such documents would be in the public domain. It was questioned how the public could have an influence before such developments were undertaken. A Hilton resident interjected noting the proposals included

balancing ponds along the A38 side of the site. The District Council could only comment on the detail of such an application once it was submitted.

It was questioned whether a railhead would have to be provided either at Burnaston Cross or on Egginton Common. Currently there was only one application submitted, relating to the Burnaston Cross site.

The next speaker questioned the demonstration of a need for this rail freight development. He referred particularly to large manufacturing companies in the area and it was questioned if they would use the facility. It was also questioned whether compensation would be paid to those affected, should the development go ahead. These concerns were noted, but could not be responded to.

Officers outlined how the need for a Regional Freight Strategy had arisen in the Regional Spatial Strategy, on the basis of a number of background studies.The main message was that this part of the Country was viewed as important for the rail freight industry and that there was a need to bring forward sites in the Derby, Nottingham and Leicester Housing Market Areas.. A related question concerned crossing points on this Stoke to Derby line.

There was discussion on how residents could pursue this issue further, possibly with the Member of Parliament. It wasn't considered that the District Council should facilitate such a Meeting. A resident felt that the R.O.A.R. action group needed to become more structured, so it could arrange meetings with other agencies. A District Councillor responded, explaining how the Council debated and made representations on policies in the draft RSS. Officers explained that whilst this policy document had been discussed at length by the District Council, as a consultee, it did not have any powers for changing the policy wording of such strategies. It was questioned how residents could find out more about strategic documents, earlier in the process. Again it was confirmed that the District Council was a consultee on this regional policy.

It was then questioned when significant public opinion became evidence, in planning terms. Officers spoke about the consultation process on planning applications. A sheer volume of objection was not sufficient in its own right, but it was more the quality and significance of the planning issues raised. Officers also explained how the quality of evidence could be improved.

The protection of sites of special interest was discussed. It was understood that part of the Egginton Common site included such land. Any planning applicant would have to address such issues. The District Council had to take these and a wide range of other issues into consideration.

It was questioned, if and when a planning application was submitted, a further public Meeting could be arranged. This could be provided so long as it did not compromise the District Council's planning process.

Technical information was provided from the audience about the Derby to Crewe railway line that ran through this site, particularly about the weight limits and the need for significant upgrade for it to be of use to transfer heavy freight. Officers confirmed that such issues were for the applicant to be tested on and the same issues were likely to be considered at the Burnaston Cross appeal. It was suggested from the floor that Severn Trent Water would

not pursue this use of its site, if the rail services were inadequate. There were ongoing discussions with Network Rail on the required infrastructure upgrades.

A District Councillor sought to provide further information regarding railheads on this site and it was suggested that this might be inappropriate at the present time.

Finally, there was discussion about an established railhead facility at Burton upon Trent and proposals for a similar site at Kegworth in Leicestershire. There was no knowledge of planning approvals by North-West Leicestershire District Council for the latter site but its reference was likely to be to sites set out in one of that authority's consultation documents.. The need for a cross-regional or boundary approach in dealing with sub-regional rail freight needs was highlighted by officers.

The Chief Executive thanked those present for their attendance and the Meeting closed at 9.00 p.m.

Drink-driver sent down

A FAST food restaurant owner has been jailed after being caught drink-driving for the fourth time.

Asid Hussain, 24, appeared at Burton Magistrates' Court for sentence on Thursday, after being found guilty of driving while over the legal alcohol limit in an earlier trial. He also admitted driving while disqualified and without insurance, and failing to stop at a red light.

Hussain, of Dudley, was seen by police going through a red light in Burton town centre in his friend's car, in the early hours of October 18.

He provided a reading of 58 micrograms of alcohol in 100 millilitres of breath, the legal limit being 35 micrograms — his fourth drink-driving offence.

He was given a six-month prison sentence for drink-driving and four months for driving while disqualified, to be served concurrently, and a 10-year driving ban.

PCT meeting next week

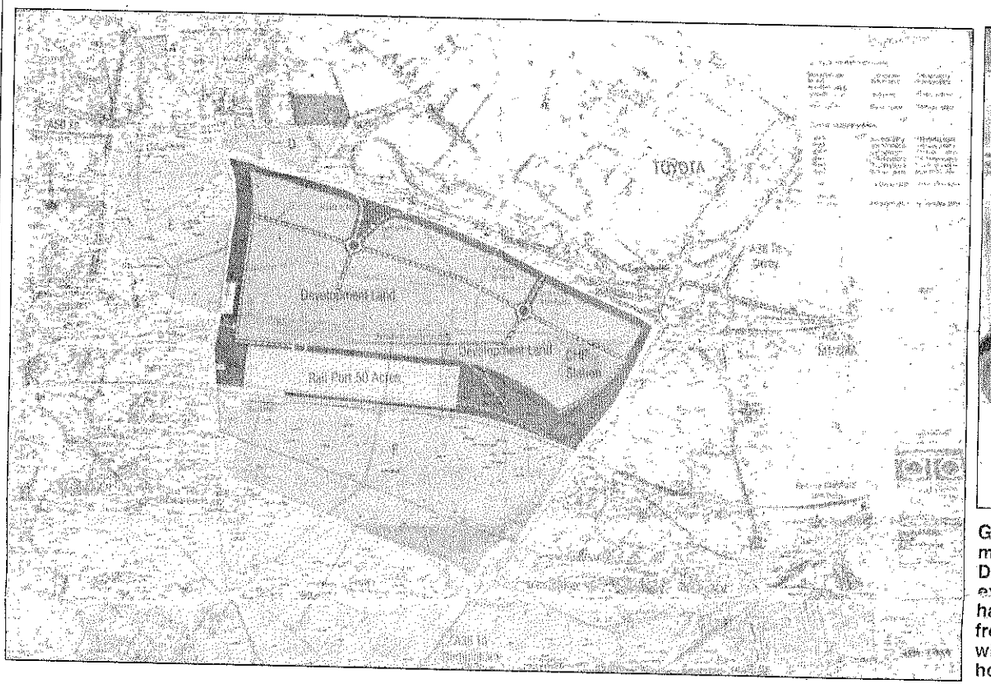
THE date of the February board meeting of Derbyshire County Primary Care Trust (PCT) has been announced.

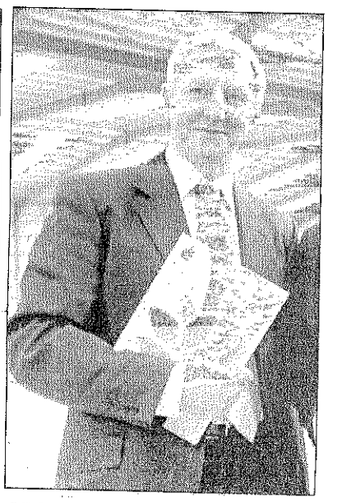
The meeting of the health body, which covers South Derbyshire, will be held at the Markham Vale Environmental Centre, Chesterfield, at 1.30pm on Wednesday.

The full agenda and details of other issues to be discussed can be found at www.derbyshirecountypct.nhs.uk.

More information is available from Debbie Donaldson on 01246 231255.

Meeting is told rail depot is a necessity





GROWTH TERMINAL . . . a public meeting called by South Derbyshire District Council chief executive Frank McArdle (above) has been told a proposed rail freight terminal near Etwall (left) will be needed due to major housing and population growth

A RAIL freight terminal must be built in South Derbyshire to cope with the thousands of homes planned for the district in the next 17 years, a public meeting has heard.

by HELEN KREFT
NEWS REPORTER

South Derbyshire District Council planning policy manager Ian Bowen told more than 200 residents at a meeting in Etwall that land between the village and Egginton was one area identified as a potential railhead site.

Severn Trent wants to submit a planning application for the terminal on a 619-acre site next to the A38 and A50.

Mr Bowen told the meeting, which was set up by district council chief executive Frank McArdle in response to requests from villagers, that the Local Development Framework (LDF), which outlines development in the area until 2026, would require at least 600 homes to be built each year during that period, meaning a rail freight terminal was needed.

During the meeting, it emerged that Amber Valley, Derby city and South Derbyshire are three areas identified for terminals although it was not clear to officers as to how many would be needed.

Mr McArdle said: "Our question we want to put to residents is 'is a rail terminal needed in South Derbyshire?'. The purpose of the meeting was for concerned residents to ask questions about the plans and for us to take those concerns away and put the questions to the planners.

"I would urge people to make their views known to us as we are very interested in what they have to say. I will meet with as many people in as many places as possible."

The meeting was called after residents were prevented from asking questions about the railhead at a previous area forum. Action group Residents' Organisation Against Railhead was later set up calling on councillors to alleviate their worries.

People were concerned that the terminal would create more traffic and noise pollution as well as being a detriment to the countryside.

At Thursday's meeting, residents were told how they could make their views known in writing before the end of the consultation process on April 4.

Mr Bowen said a regional plan for the area indicated a rail freight terminal would have to be built somewhere but that the council was in the process of a drawing up a list of potential sites.

He said: "Somewhere in the area, there needs to be a rail freight terminal."

helen.kreft@burtonmail.co.uk

Banned driver who crashed dad's car

A 19-YEAR-OLD man has escaped jail after taking his father's car and crashing it into the wall of a house in Burton.

Janis Lacplesis, of Vancouver Drive, Winshill, admitted charges of aggravated vehicle taking, driving while disqualified and without insurance, and failing to stop at the scene of an accident.

John Peel, prosecuting, told Burton Magistrates' Court that Lacplesis had taken the silver BMW while his father was asleep and had lost control of it in Ash Street, crashing into the front wall of a house, which was damaged.

Latvian-born agency worker Lacplesis, who is already serving a 16-month driving ban for previous motoring offences, originally told his father someone else had stolen the car and crashed it.

However, he later admitted the truth and handed himself in at Burton Police Station, where he was arrested and charged.

Sonia Lawrence, defending, asked magistrates to take into account her client's age and 'lack of entrenched offending behaviour' and to give him 'one last chance'.

She said: "He is not a stupid young man but he realises the jeopardy he has put himself in by this stupid act, and has shown plenty of remorse."

Lacplesis was handed a four-month prison sentence, suspended for two years, with a 12-month supervision requirement. He was also disqualified from driving for 12 months, and ordered to pay a £210 fine and £60 costs.

Appendix A16

'Your concerns over rail freight terminal will not be ignored'

Friday, February 20, 2009, 07:30

THE chief executive of South Derbyshire District Council last night urged more than 200 people at a meeting to make their views known on a planned rail freight terminal.

Frank McArdle made the plea last night at the meeting which was organised to quash fears that their concerns about the rail hub would be ignored.

Severn Trent announced last year that it wanted to build the terminal on a 619-acre site next to the A38 and A50, between Etwall and Egginton.

The company said it was looking for a partner to share the cost of the project, which it says would create 2,000 jobs.

But residents reacted angrily, claiming the terminal would see freight trains and lorries taking goods in and out 24 hours a day, 365 days a year.

Since October, members of Roar – Residents' Organisation Against Railheads – have been calling for councillors to listen to them.

But when they attended South Derbyshire District Council's Etwall Area Forum meetings, they were told planning matters could not be discussed.

As a result, Mr McArdle decided to call last night's meeting to discuss major planning developments and the council's planning policy.

It was held at Frank Wickham Hall in Etwall.

Ian Bowen, the council's planning policy manager, and Gill Hague, head of planning services, also spoke about the consultation process and how residents could make their views known in writing.

She said residents needed to provide evidence to back up their complaints.

Mr McArdle said the council was aware many people felt strongly.

"We are very interested in what you have to say," he said. "Please make your views known – it is very important to us.

"I will meet with as many people in as many places as possible."

Mr Bowen said a regional plan for the area indicated a rail freight terminal would have to be built somewhere but that the council was in the process of a drawing up a list of potential sites.

He said: "Somewhere in the area, there needs to be a rail freight terminal."

Speaking after the meeting, Steve Hayes, 42, of Etwall, said: "Our main concerns are the traffic and the noise. I am glad they decided to hold a meeting and think it was definitely worthwhile."

Frank Hood, Derbyshire county councillor for Hatton and Hilton, said: "I think it was very useful."

But Bet Colclough, also of Etwall, said the meeting was a "load of waffle".

She added: "They did not answer any of our questions about the plans."

A planning application for the site is yet to be submitted.

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Appendix A17

South Derbyshire District Council
Planning Services

Local Development Framework LDF

Local Development Framework (LDF)

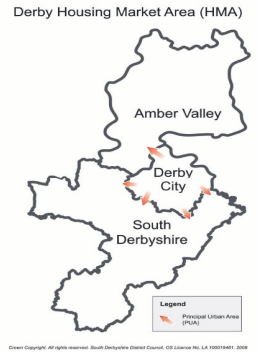
CORE STRATEGY

Ian Bowen
Planning Policy Manager
South Derbyshire District Council

Need to be geared up for …

•Rapid population growth …

•600+ new houses <u>every year</u> to 2026 …



… and to plan for …

•New employment development?

•New play areas and open spaces?

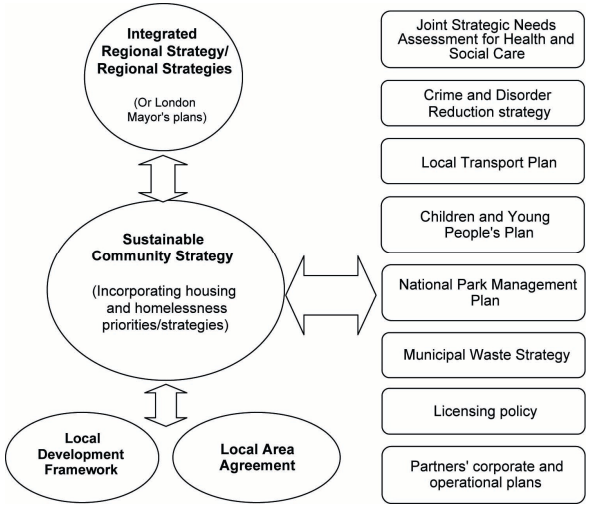
•New roads and public transport?

•New health and community facilities, schools, libraries, emergency services?

•New shops?

•New telecommunications?

•Sewerage etc. etc.?



Appendix A18

South Derbyshire District Council
Planning Services

Local Development Framework LDF

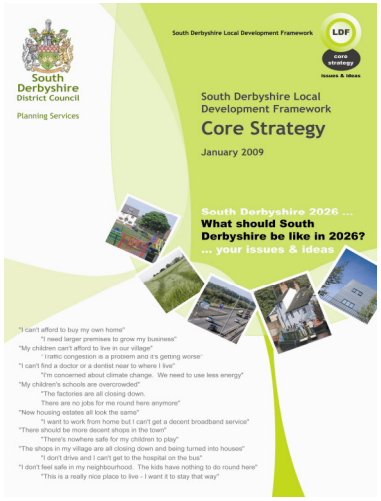
LDF CORE STRATEGY

Member Workshop

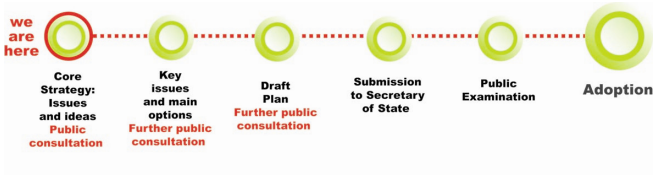
17th March 2009

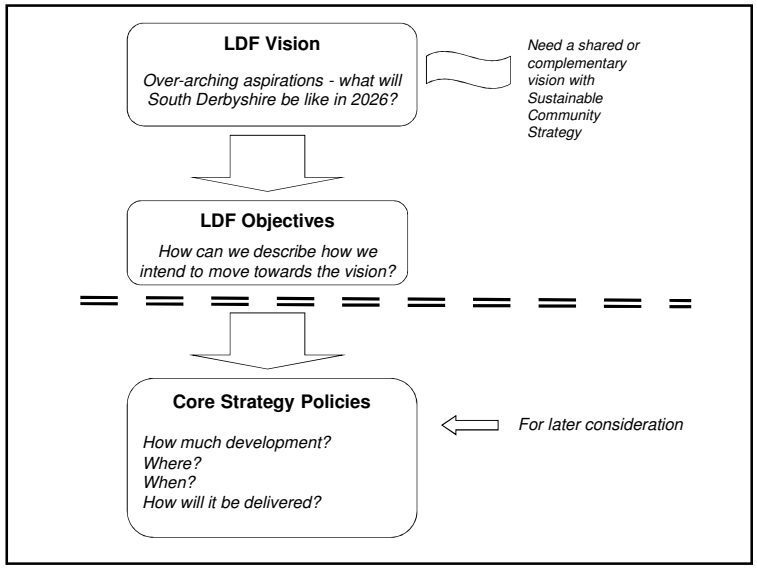
Purpose of the Event:

- To update members on process and progress
- To explore what needs to be included in our LDF's 'Vision'
- To identify some key LDF objectives



LDF Core Strategy – main stages





Example of Vision and Objectives

- Vision element: A thriving economy in South Derbyshire:
- Related Objectives:
  - to provide land for new premises in the right places
  - to drive up skills levels
  - to develop the tourism offer of South Derbyshire
  - To bring forward regeneration in X locality

  etc….

Appendix A19

South Derbyshire District Council
Planning Services

Local Development Framework LDF

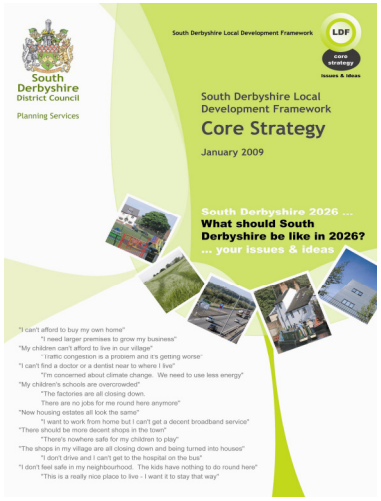
LDF CORE STRATEGY

Member Priorities Workshop

14th July 2009

Purpose of the Event …

- To hear about our priorities in YOUR ward …



LDF Core Strategy – main stages

Appendix A20

Booklets that will give you your say

RESIDENTS in South Derbyshire will have a say in the future of their community through council consultation booklets.

South Derbyshire District Council is asking residents about what they would like to see in their area as part of the East Midlands Regional Plan.

The booklets ask residents, businesses and anyone else with an interest in the future of the area for ideas about where and how new building should take place.

Questions such as "would you like to see more affordable housing and better public transport" are among the many set out to help shape the council's local development framework (LDF) core strategy. This will decide how the area will look in 2026 and how changes will be brought about.

The core strategy will take into account how new development is likely to affect day-to-day services such as health, emergency services, education and public transport and show how new facilities can be provided.

John Bladen, chairman of the council's environmental and development services, said: "The council wants to hear what residents, businesses and everyone else with an interest in the future of South Derbyshire think before we draw up our detailed plans."

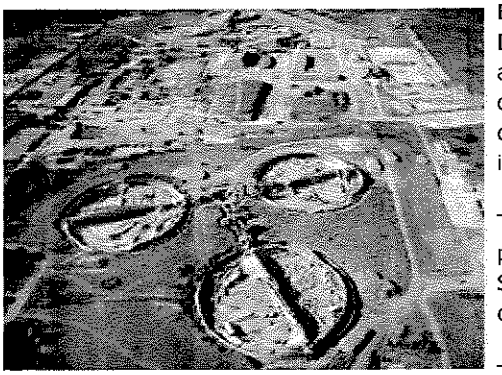
Residents can respond to the consultation and view other people's suggestions via the council's website at www.south-derbys.co.uk.

Alternatively, copies of the booklet are available to read in local libraries along with questionnaires.

Appendix A21

Historic agreement between councils

A UNIQUE agreement that will help shape the future of Burton and South Derbyshire will be approved tonight.



Both Burton Town Hall and South Derbyshire District Council are close to agreeing a significant 'memorandum of understanding' to work closely on developments likely to have a big impact on both areas.

These include the large scale proposals to develop Drakelow Power Station and the potential 'opening up' of land to the south of Branston.

The memorandum is the first to have ever been made between the authorities.

It reads: "Both regional spatial strategies to varying degrees recognise the potential for joint working between the two authorities on aspects that may have cross regional boundary significance.

"In light of this, the two local authorities agree that whenever resources, including finances that may be secured from other funding agencies permit, they will work together to maximise benefits for South Derbyshire and East Staffordshire.

"This memorandum of understanding agreed by full council is a public display of such commitment."

Links between the authorities will manifest themselves in corporate plans, the local development framework, as well as in community and economic strategies.

East Staffordshire Borough Council leader Alex Fox said: "We welcome this memorandum and agreement.

"We look forward to building on what is already an excellent working relationship.

"The intention is to formally acknowledge that there are major issues that the two authorities have to face if we are to maintain both the social and the economic well being of residents.

"In the immediate future we will have to increasingly work together to address major development issues."

The memorandum will be discussed at a full council meeting being held at Burton Town Hall tonight.

South Derbyshire District Council leader Heather Wheeler described the move as the start of a 'new era'.

She said: "So many of our residents and businesses have links with East Staffordshire.

"It is of great importance that where we sit together we get the maximum benefit for both sets of residents and businesses.

"Although both councils have their own unique identities clearly it is important that we work in harmony with each other where we can.

"It makes sense to work together while we remain as unique councils. This is the first time our councils have done this. It is a new era."

Appendix A22

South Derbyshire District Council Local Plan (Part 1)

Summary Report

of

Responses to public consultation on Issues and Ideas (January – April 2009)

Contents

Introduction

South Derbyshire undertook its first public consultation on its Local Plan from January 2009-3rd April 2009. The Issues and Ideas document sets out the Councils initial thoughts on the main questions which needed to be addressed in identifying the right options for future development within South Derbyshire, such as the Districts vision, employment, housing, rural issues, heritage and conservation etc.

A total of 116 Consultees responded to this consultation raising around 942 individual comments. All responses are available to view in summary at http://www.ldf.consultations.south-derbys.gov.uk/

The following pages summarise the representations received to each of the questions posed in the Issues and Ideas consultation. Not every consultee response will be summarised below, however the main responses received (generally comments which have been received more than once) have been grouped together.

A Vision for South Derbyshire

What do you feel should be the overall 'vision' for the district, which we should strive for by 2026?

Three responses have been received which suggest that the proposed vision within the consultation document is supported and four consultees generally agree/broadly support the vision, however do suggest some improvements/alterations. The majority of the responses received however suggest issues/statements which should be included within the vision. The suggestions which were received more than once include:

- Focusing development on brownfield land
- Protecting/retaining rural character/nature of the District
- Improve accessibility within South Derbyshire
- Reducing the need to travel
- Creation of sustainable communities
- South Derbyshire should be a prosperous place to live
- The Vision should not state that 'the best' of the Districts countryside and green spaces. The European Landscape Convention suggests that all landscapes are of value. The vision should therefore be reworded.
- Further emphasis on mitigating climate change
- Suggestions have been made regarding to the specific wording to the first sentence of the second paragraph "The distinctive character of our towns, villages and hamlets will have been protected and enhanced…". One consultee suggests: it is essential that the distinctive character of our towns, villages and hamlets be protected and another suggests the distinctive character of our towns, villages and hamlets should be protected.

Specific aspects/statements of the vision also received support from some consultees. These include:

- Swadlincote as the principle settlement of South Derbyshire
- Maintaining the distinctive character of the towns, villages and hamlets
- Reference to ensuring sustainable growth
- Support the Council's vision to create vibrant, sustainable communities with a high quality of life for the people who live in them

Tackling Climate Change

What is the potential for harnessing renewable, low carbon or locally generated energy in the District?

The majority of responses received suggest that there is a potential for harnessing renewable, low carbon or locally generated energy on the district.

Is it desirable to make provision for new renewable energy installations in the District? If so, what and where?

The majority of responses received suggest that it is desirable to make provision for new energy installations in the District.

Suggestions were received for the locations of new renewable installations and types of renewable energy within the District. The former Willington Power Station received the most responses with 5 comments suggesting this location. The types of renewable energy suggested for Willington Power station include:

- Wind turbine
- Gas fired (two comments received)
- Solar panels
- Wind Farms
- Clean powered generation

The former Drakelow Power Station site received the second most suggestions for a site for renewable energy with four comments. One consultee suggested that the site has the potential for regeneration and low carbon generation, potentially a biomass power station.

Other locations suggested for renewable energy include: alternative energy including heat and power, solar thermal technology and geo thermal technology at Drakelow Park, using methane from the landfill at Barrow, wind power in Weston and the promotion of wood fuel installations in the National Forest.

Some general comments regarding locations and types of renewable energy which could be located within the District were also received. These include:

- Development necessary for biomass, biofuels, anaerobic digestion, wind and solar panels could be sited in the countryside.
- Suitable locations for wind farms should be explored.
- Desirable to make provision for renewable energy installations in the District including wind power and biomass on brownfield sites
- Ground and source heat pumps
- Wind and solar power

Is there a threat to the landscape and character of the District from renewable energy development?

The majority of responses received suggest that there is a threat or potential threat to the landscape and character of the District from renewable energy. Two responses specifically mention the threat wind farms cause to the landscape. One response however suggest that the threat to the landscape and character has to be taken as a price worth paying and another suggests that there is a need to balance between the

provision of renewable energy development and the threat to the landscape and character of the district.

Two responses suggest that the threat to the landscape and character is dependent on the development.

One consultee states that the Core Strategy should include a strong reference to conserving and enhancing landscape character, another suggests that poorly considered policies for adaption and mitigation can potentially have a damaging effect on historic buildings, sites and landscape. A further respondee suggests that the Local Authority should ensure that any local approach to protecting landscape and townscape is consistent with PPS22 and does not preclude the supply of any type of renewable energy other than in the most exceptional circumstances.

Should we require the energy needs of new development to be met, at least in part, from on site renewable sources? If so what types of development and what proportions?

The responses received suggest that the energy needs of new development should be met at least in part from onsite renewable sources. A few consultees state however that the character of villages should be kept, another suggests that this requirement should only be met if viable and a further responses suggests that the requirement should be flexible so that provision is only required where technically and financially practical.

One consultee suggests that sustainable urban extensions can offer the greatest opportunity for onsite renewable energy generation. Small scale development does not offer the same opportunities, due to the land requirement and the quantities of scale required for measures.

The renewable sources suggested for onsite renewable sources include:

- Solar Energy
- Solar panels (four comments received)
- Solar radiation
- Solar water heating
- Ground transfer heating
- Ground source heat technology (two comments received)
- Micro generation
- Small scale hydroelectric projects
- Green roofs
- Wind turbines

Few repsondees suggested the proportion of onsite renewable energy required for new development. The suggestions include:

- The proportion of onsite renewable energy could be around 10%
- Seek a higher threshold for onsite renewable energy production than the 10% generally adopted
- The Council should consider changing the rules from a percentage of the development to a percentage of each new dwelling at 50%.
- The British Wind Energy Association suggest that policy for a mandatory requirement of on sites renewables should be included in the Core Strategy. Such as policy should require onsite renewables to provide electricity for at

least 10% of all new buildings (including refurbishments), in addition to stringent energy efficiency/building performance requirements.

Are there any specific opportunities or sites where the promotion of eco buildings exceeding the national building regulations requirements can be justified?

A mixed response was received on whether there are opportunities which can be justified for the promotion of eco buildings exceeding the national building regulations. Some responses are in agreement that opportunities exist to achieve this. One respondee for example provided a case study in which this had occurred (major development of around 700 homes on National Trust Land in Greater Manchester). Whereas other responses have raised some concern, regarding this. Two responses have been received raise concerns about the viability of sites if eco buildings are developed, and one consultee suggests that this should not be encouraged if it promotes unproven technologies, or seeks to attain unachievable targets.

One consultee suggests that the building of an eco-friendly town should be resisted and another suggests that eco towns should not be built anywhere that standard buildings are prohibited from.

Few suggestions on the sites where the promotion of eco buildings can be justified were received. Two comments suggested any new development should include eco buildings and one consultee suggested that new developments at Findern and Stenson Fields are ideal opportunities for the promotion

Are there any parts if the District where development should be avoided because of the risk of flooding?

Broad locations and specific sites were suggested by consultees in regards to where development should be avoided due to the risk of flooding. The Trent and Dove Valley were the locations most suggested by consultees. The following sites were suggested:

- Flood plain of the Trent and Dove
- Settlements in the Trent and Dove valleys
- Development should be avoided where there is a history of flooding (three comments received)
- Avoid areas of flood risk
- Along the Trent Valley
- Trent Valley area
- No further development within at least if kilometre of the Trent
- Bakeacre Lane, Findern
- No development should be allowed in flood plain areas
- The Riverside Meadows LCT covers the main areas of flood zone 3. Part of the Drakelow site lies within the Riverside Meadows LCT, in the Trent Valley Washlands, development should not be considered appropriate in this part of the site.

Are there any types of development that should be allowed in areas of flood risk?

The types of development suggested which should be allowed within areas of flood risk include:

- Flood barriers
- Sports fields and associated facilities
- Fishing facilities (two comments received)
- Water compatible development, such as navigation facilities, water based recreation and marina development
- Reservoir
- Paddy Fields
- Residential led mixed use development at Drakelow Park (a small part of which lies within flood risk 2 and 3)
- Strategic development at Sinfin Moor
- Brownfields site redevelopment in the flood zone (Riverside Meadows) should primarily be for green after uses, which allow for maximum floodplain mitigation.
- Small scale utility infrastructure e.g. energy sources
- Housing development at Chesnut way, Repton

Sustainable Communities

How can the Core Strategy ensure that the quality of all future development and public places are designed to the highest quality? Should a common standard such as the Commission for Architecture and the Built Environment (CABE) 'Building for Life' standards be adopted?

The responses received suggest that high quality design is sought after in future development. How the Core Strategy can ensure that all future development and public places are designed to the highest quality was not largely responded to by consultees. One respondee suggests that polices relating to good design were supported, whereas another respondee suggested that the Core Strategy should encourage good design where possible, however, its role is to set out strategic policies and therefore the issues would be more appropriately dealt with through the DPD or Development Control Policies. All guidance should allow for viability of schemes and a balance with the cost of other requirements such as open space and affordable housing.

Six responses suggest that a common design standards should be adopted. However one consultee states that the question as to whether a common design standard should be adopted depends on what the build standards are.

What policies and proposal are necessary for the Core Strategy to ensure new places reflect how and where people want to live, work and play?
The suggestions received on how the Core Strategy can ensure that places reflect how and where people want to live, work and play were varied. The responses received include:

- There should remain an element of choice in terms of the location and the type of property that people which to live in.
- When formulating polices and strategies for the Core Strategy, the Council must take a positive and proactive approach to development. The Core Strategy should seek to provide for future growth and include policies that will achieve the vision for the district. In doing this there should be recognition that development is fundamentally about creating places for people to live and to work.

- Account of Parish plans, area meeting and Parish Councils should be taken into account
- Rural villages should not be ruined by more homes or public buildings. People who move to such places should not expect masses of local employment, supermarkets, leisure facilities, trains or buses etc. on their doorstep
- Villages should stay villages and not be converted into vast housing estates like Hilton
- The Core Strategy should identify new development (+500 dwellings) which should include new community and health facilities, extensive open space for leisure activities and these new developments should be located near schools, near places of work, and wherever possible in public transport corridors.
- In order to achieve a strategy that is acceptable to everyone living within the Borough it will be necessary to locate development not only in larger centres such as Swadlincote, but in smaller settlements too so that customer choice can be satisfied in terms of the type and situation of property. In filling within existing settlements should be encouraged where it does not impinge on the character and appearance of the settlement
- The Core Strategy could consider allocating strategic sites or areas for development and ensuring there are appropriate services and facilities to serve residents. For example this could include providing an idea of where urban extensions might be or where mixed use scheme could be located to help guide future development. Strategic sites should reflect the principle of sustainable development and the needs of local people.
- Provision of open space, employment, shops, leisure and sport facilities, transport, schools, doctors and dentists are the required proposals needed in the Core Strategy to ensure that new places reflect how and where people want to work, live and play
- Need to build aesthetically, in keeping with the largely rural environment
- There should be consultation with communities and Parish Councils and Parish Plans should be taken into account.

How can the Core Strategy ensure that the benefits of growth can be enjoyed by everyone in the community?

Very few comments were received which directly answered this question. The suggestions made were varied and included:

- By making polices in relation to S106 Agreements, which ensure the benefits of growth are spread. By designating strategic sites the council would have more say over where growth and substantial benefits will be located
- S106 money should be retained to be spent in the immediate area not used in another part of the District.
- By building balanced, sustainable communities, linking into the economic regeneration strategy, will ensure that the benefits of growth can be enjoyed by everyone in the community.
- The Core Strategy could spread the benefits growth through the allocation and delivery of Strategic Development Locations (SDLs).

Can the Core Strategy assist in improving the sustainability of existing communities?

The suggestions received on whether the Core Strategy can assist in improving the sustainability of existing communities was varied. The responses received include:

- Infill in villages should be encouraged and the general development if sustainable communities should be allowed to grow by 10% to ensure that communities remain sustainable.
- Having positive policies for the retrospective fitting of micro renewable energy equipment.
- Ensure that new business are allowed at the same time as new housing developments are granted
- Housing allocation should reflect the urban/rural split indicated in the regional plan to ensure that the balance between sustainable development and meeting local needs in the rural areas can be achieved.
- Hilton requires additional facilities not just expansion of existing facilities, due to the growth in recent years
- It will be necessary to locate development not only in larger centres such as Swadlincote, but in the smaller settlements too so that customer choice can be satisfied in terms of the type and situation of property. Appropriate infilling will allow the smaller villages to become more sustainable without detracting from their charm
- New development should have sufficient provision for vital services such as doctors, dentists, shops, schools, play areas etc.
- Sustainable urban extensions offer the potential to both provide sustainable communities for future occupants and also to improve the existing offer of services and facilities in an area for the benefits of existing residents
- Resisting change of use of community facilities to housing
- Ensure continued provision of local services. Local shops and amenities provide local employment for local people, they also contribute to the community in terms of places to meet and they serve a wider catchment area. To improve people's quality of life, they must have choice on their doorstop. In order to sustain and enhance these facilities, land should be made available for development, bringing new residents to the area
- Larger villages such as Etwall have a wide range of local facilities, which should be sustained for the benefits of the existing community, the wider community and any new community that is introduced to the area
- The Governments view that sustainable communities mean "protecting and enhancing the natural and historic environment, the quality and character of the countryside and existing communities". The Core Strategy will need to incorporate this view.
- By ensuring that there is a robust locational strategy which directs appropriate levels of additional development to communities across the district
- The Core Strategy needs to guard against an overly 'urban centric; approach which would not address the identified needs of the rural communities in the district

One consultee however suggests that growth and sustainability are not compatible.

Can we reduce the potential for crime and antisocial behaviour through the design and layout of new development?

Five comments have been received which suggest design and layout of new development can reduce the potential for crime and antisocial behaviour, however one consultee suggests but only if the community spirit and co-operation is already present. Another respondee states that large sites in particular provide a good opportunity to incorporate measures such as Secure By Design.

British Waterways suggests that increasing passive surveillance of the waterway corridor can assist with reducing antisocial behaviour and crime. Other suggestions were received on how to reduce crime these include, improve street lighting, more policing and work with the police and county council.

One consultee however suggests that crime and antisocial behaviour seems to be part of our society and does not believe that design and layout of new development will reduce this issue.

In what ways can the Core Strategy assist in improving the health of the District?

A number of ways have been suggested in which the Core Strategy can assist in improving the health of the District. These include:

- The Core Strategy can support the improvement of walking and cycling routes, such as towpaths for both recreation purposes and a sustainable transport route.
- By enabling appropriate growth within the named settlements on the key diagram. This will help support and maintain rural business, school and services.
- By having appropriate co location land uses. For example providing new houses within walking and cycling distance of existing and new employment uses.
- Growth provides the opportunity to provide access to natural green spaces more equally throughout the District ensuring the benefits are enjoyed by all in South Derbyshire.
- Ensure there are facilities for leisure, open space and services.
- Encourage new development to be located near to public transport and/or park and ride schemes, which should reduce the number of private car journeys and subsequently improve air quality.
- Encourage large strategic sites to come forward that have the potential to create large areas of open space and facilities, which in turn will provide space and opportunities for local residents to exercise/walk.

Community Facilities and Infrastructure

How can we ensure that housing growth in the District is supported by adequate schools, health facilities, roads, public transport and other essential community facilities and infrastructure?

Consultees provided a range of suggestions on how we can ensure that housing growth in the District is supported by community facilities and infrastructure. The suggestions include:

- Developer contributions could provide infrastructure and facilities (three comments received)
- There should be sufficient provision of vital services in new development.
- Relevant authorities and infrastructure providers should work together and in partnership with developers to ensure that new development is accessible to community facilities
- A proactive approach by the Local Education Authority in conjunction with Local Planning Authority will be required to ensure that there is sufficient capacity within secondary education to meet housing requirements.
- New development should not be allowed to progress until the necessary facilities and infrastructure are already in place (three comments received)

- The Council is required, following the update of PPS12 to undertake an infrastructure study to identify future requirements.
- All large development should provide adequate provision of some essential services (three comments received)
- Ensure new development includes the provision of vital services
- When assessing new housing development one of the principle considerations should be – how well connected the development will be to public transport and community facilities
- Derbyshire NHS would like to be involved in the health care element of the Core Strategy
- Growth should be situated in locations that complement and enhance existing facilities and services
- Planning conditions should ensure that housing growth in the District is supported by community facilities and infrastructure

How can we ensure essential services and facilities in rural as well as urban areas?

Different ideas of how essential services and facilities in rural as well as urban areas can be ensured were received. The suggestions include:

- Future housing should be located within larger villages (three comments received). This will contribute towards sustaining and enhancing village service
- Housing development should be directed to locations with existing services and facilities and infrastructure (two comments)
- Services should be clustered i.e. Etwall and public transport links should be improved to these rural areas
- Sufficient development to rural communities to help support and enhance services and facility provision where appropriate
- Link isolated communities to designated service centres using community transport
- Money and Local Authority influence is needed to ensure that housing growth is supported by adequate facilities in both urban and rural areas.
- Developers should be required to make provision of services and facilities where there are identified shortfalls by section 106 agreements (two comments received)
- Permit additional development subject to planning obligations
- Work in partnership with other providers and identify need in rural areas to ensure that essential services and facilities are provided
- As a pre-requisite of any future building, essential services and facilities should be provided (two comments received)

Are there any particular patterns of development, which would be more likely to enable the provision of services and infrastructure?

Different patterns of development were suggested to enable to provision of services and infrastructure, the suggestions include:

- Locating development within and on the edge of existing settlements
- Urban extension to the Derby principle urban area
- Urban extensions (two comments)

- Larger strategic developments are more likely to enable to provision of services and infrastructure than a series of smaller development (two comments)
- Mixed use development is preferable in order to enable local accessibility by walking, cycling and public transport, with new development along or near to established public transport corridors.
- Patterns of development should take advantage of accessibility to existing services.
- Residential development of an appropriate size can generate the capital investment required to facilitate the provision of additional services and infrastructure within the rural communities.
- Derby (including Derby HMA) is a designated Growth Point and funding available from this, for infrastructure, for urban extensions should be utilised
- Housing development should be directed to location with existing services, facilities and infrastructure

One consultee suggests that it is important to prepare an infrastructure plan and a phased approach to development, to ensure that the necessary infrastructure is in place at the right time to meet the needs generated by new development.

To what extent should the Core Strategy resist the loss of existing community facilities? Are there any types of existing facilities, e.g. pubs, post offices whose loss should be resisted in rural areas?

The responses received suggest that the Core Strategy should resist the loss of existing community facilities and a substantial number of which suggest that loss of facilities should be resisted specifically within rural areas.

One consultee suggests that the Core Strategy should seek to protect facilities that are provided on the basis of being a public good (e.g. community halls), but facilities such as post offices and pubs are commercial activities that rely on residents to use in order to retain then. Another suggest that the Core Strategy should encourage innovate ways of co-locating services or developing social enterprises to support the viability of local services. Two consultees suggest that the loss of an existing facility should be resisted unless it can be demonstrated that the facility is no longer needed, or it can be demonstrated that the services provided by the facility can be served in an alternative location or manner that is equally accessible by the community. Other suggestions received on how to prevent the loss of facilities include: adopting a strategy or refusing change of use e.g. to housing, more take always and estate agents and make grants available to support rural business and enterprises.

The types of existing facilities suggested which should be resisted in rural areas include:

- The Plough Inn in Willington
- Post Offices (eight comments received)
- Shops (three comments received)
- General stores
- Pubs (two comments received)

How should the development of telecommunications and other utilities infrastructure be guided by the Core Strategy?

Very few representations were received regarding this question, (seven in total).

Two comments were received which suggest that policy should guide the development of telecommunications and other utilities infrastructure. One consultee suggests that a clear flexible telecommunications policy should be introduced in one of the main Local Development Documents and another respondee states that National guidance should guide the development of telecommunications and another other utilities infrastructure.

Five general comments were received. Four of which suggest that there is a need for good broadband connection and one respondee suggests that mobile phone masts should be sited further away from housing and efforts should be made to conceal them.

Is there a need for any other major infrastructure provision in South Derbyshire?

Suggestions of major infrastructure provisions were made by some consultees, the suggestions include:

- New river crossing of the River Trent to relieve Swarkestone Causeway
- Willington station should be improved
- A station should be opened on the Stenson Road development
- Railway station in Findern
- Secondary school (two comments received)
- Woodville Regeneration Route (must be prioritised in the early states of the Core Strategy this will be essential in opening up development sites)
- Woodville woodlands has provided the first part of the strategic link to A511, to work effectively it must be continued to the A514.
- Improved connectivity of Swadlincote to Ashby and Burton on Trent

One respondee suggests that an Infrastructure Delivery Plan would set out infrastructure requirements to accommodate growth.

Other suggestions for infrastructure within South Derbyshire include:

- Provision for community meeting places in the urban fringe areas around Swadlincote urban area and Stenson Fields
- Provision of healthcare at homes rather than relying on residential care homes
- Youth clubs
- Continue with the development of additional recreational facilities in all parishes
- Periodically there is a need to build, redevelop, convert or refurbish place of worships

Housing

Bearing in mind the need for conform with the RSS, are there any reasons why the Core Strategy should plan for levels of growth significantly different to those set out in the draft RSS?

There was a clear divide in terms of response from developers and residents in regards to this question. In the main, residents suggested that the Core Strategy should not plan for levels of growth significantly different to those set out in the draft RSS, or should provide for less growth than set out in the RSS. Whereas developers suggested that the Core Strategy should plan for growth higher than the RSS figure.

Similar numbers were received for those consultees who suggested that the Core Strategy should plan for similar growth to that in the RSS and those who considered more growth should be planned for.

Reasons provided for why higher levels of growth than the RSS should be planned for include: to take account of the review of the RSS, household projections published by the ONS show that the number of households in England rising by 29% on average from 2006 to 2031, the RSS figures are minimum levels to be achieved, not ceiling figures and it is appropriate to build in flexibility to the Core Strategy, including contingencies on housing deliverability as is set out in PPS12, paragraph 4.46

In term of providing lower housing figures than the RSS one consultee suggests that the current economic downturn and the period of accompanying minimal growth on the housing market and population expansion will have the effect of reducing the official growth figures which are the drivers to this report.

What proportion of new housing should be located around Derby and Swadlincote? Should housing development occur in the rural parts of the District and if so, how much and where?

The responses received suggest that the majority of housing development should be located around the Derby PUA and Swadlincote. Six consultees suggest that the location of housing development should reflect the distribution within the RSS.

Four consultees suggest that housing development should predominantly focus on urban extension, two of which specifically mention around Derby. A further two responses however suggest that no further housing provision should be given to the PUA other than that suggested within the RSS.

Two responses suggest that the majority of housing growth should be located at Swadlincote.

Development adjoining the urban area of Burton on Trent was also suggested for development.

A substantial number of consultees suggested that housing development could occur in rural parts of the District. Some caveats were provided by consultees such as, where it supports local needs, and to a scale appropriate to the settlement size. The proportion of housing development which should occur within rural areas was not suggested by consultees.

Specific villages were suggested for development, these include:

- Repton (three comments received)
- Rosliston (two comments received)
- Melbourne (two comments received)
- Willington Power Station
- Hilton
- Coton Park
- Church Broughton
- Etwall
- Aston on Trent

Some responses were however received which suggests that housing development should be limited. Two responses suggest that large scale development at villages should not occur and one respondee suggest that no housing development should take place within Repton.

What types of new housing are needed in South Derbyshire (bungalows, flats, large detached houses etc)? Is there a need for particular types in particular locations?

The majority of responses suggest that a mix of dwelling types should be provided within South Derbyshire. One consultee suggests that the mix of house types for new development is dependent on what is known about the demographics of the district. Another respondee suggests the district stock should align to the particular needs of local residents and a further consultee suggests that the Strategic Housing Market Assessment and Housing Needs Survey should be used to inform the housing mix provided by new developments.

One respondee however states that whilst it would be appropriate to require analysis of need of particular housing types when development come forward, to seek to predict this in a dynamic housing growth strategy at such an early stage would be almost impossible to do accurately.

The type of new housing needed in South Derbyshire, which was the suggested the most by consultees was bungalows.

Very few respondees directly answered the second part of the question. One consultee suggested that a range of bungalows and smaller houses should be constructed in Melbourne. Two respondees suggested that affordable housing should be developed within Findern and one response suggested bungalows should be built for the older generation in Findern. Another consultee suggests that the council's policies should be selective as to a suitable location for higher rise homes.

How can we make sure that the future housing stock will be suited to the needs of an aging population?

A range of suggestions were received on how we can ensure that the future housing stock will be suited to the needs of an aging population. The suggestions made include:

- Future housing stock should include a ground floor shower (two comments received)
- Future housing stock should include a stair lift
- More bungalows should be built (two comments received)
- Construction of retirement villages from both the public and private sector
- Construction of extra care developments
- Policy should actively encourage other forms of accommodation such as sheltered housing and extra care developments
- Adopting Building For Life standards for all new housing across the District
- Consider allocating suitable housing sites solely for older people
- Make developers build a more suitable housing stock.
- As part of the affordable housing provision on new schemes, an element should be made available for the elderly. This should not be an additional element but should be part of the overall affordable provision
- Stipulating on larger housing sites that a proportion of the units should be accommodated for the older generation

- Incorporating Life Time Homes design measures (two comments received). One consultee suggests that this could be incorporated into the Core Strategy policies that seek to address the housing needs of the ageing population
- Ensure services, facilities are provided and maintained so that they remain accessible and available to the entire population and most importantly the ageing population

One consultee warns that the adaption of existing homes for older people needs can lead to the under occupation of existing housing stock that could be used more efficiently for family accommodation.

Are there any particular housing needs arising for specific sections of the population which are unlikely to be adequately met through general housing provision e.g. older people, people with special needs, Gypsies and Travellers?

Housing provision for the older generation was mentioned the most by respondees in regards to this question, followed by affordable housing provision, including the provision of sheltered accommodation.

British Waterways suggests that people living afloat should be taken into account as part of the housing needs assessment and where the supply of moorings for residential use is identified as an issue within particular housing needs assessments, it is important that the associated land use implications are addressed within the statutory development plan.

How can we ensure that housing is affordable to those that need it?

A range of ideas where suggested on how we can ensure that housing is affordable to those that need it. These suggestions include:

- More affordable housing should be built
- More Council housing should be built (two comments received), one of which suggests that it should also be under council control
- The sale of Council housing should stop
- More shared ownership properties for local people
- Adequate sheltered accommodation and low cost housing should be available
- The Core Strategy should promote the delivery of affordable housing through a full range of innovative affordability methods.
- The amount, type, tenure and location of affordable housing should reflect local needs assessed by housing need surveys.
- Regularly monitor and review needs and demands within existing communities throughout the plan period. By implementing a flexible and responsive approach to housing provision, particularly within the rural areas of the district, the issue of affordability can be tackled. Allowing development to take place beyond the confines of the existing settlement boundaries is an effective way that this can be achieved.

However one consultee suggest that the mechanisms to ensure that affordable housing is provided in both the quantum and form to meet identified need is already enshrined in both national and regional policy. Beyond reflecting those mechanisms and the need to continuously assess affordability, viability and delivery of affordable housing, it is not considered that the Core Strategy is the appropriate document to contain specific proposals in this regard.

National planning policy indicated affordable housing should be provided on sites involving the development of 15 or more dwellings. Is this an appropriate threshold for South Derbyshire?

Eight responses have been received which suggest that affordable housing should be provided on sites involving the development of 15 or more dwellings. One response however suggests that this is an appropriate threshold subject to viability. Three responses have been received which state that there is no reason to deviate from the PSS3 threshold.

Nine responses disagree that the threshold for affordable housing should be 15 or more dwellings. Five responses suggest that affordable housing should be less. One response suggests affordable housing should be constructed for development involving 10 dwellings; two responses suggest that the threshold should be reduced to 5 dwellings and a further respondee suggested that for every 5 houses built, one should be affordable. One consultee suggests setting a lower minimum threshold where viable and practicable as suggested by PPS3.

One consultee suggests that there is a need for an affordable housing policy which is flexible and recognises the differences between the Swadlincote and Derby PUA housing market, rather than a one size fits all affordable housing policy. Another suggests that a standard policy on the provision of affordable housing is an inflexible approach and would not meet the needs of communities within the district.

One respondee suggests that any threshold set should be supported by a sufficiently robust evidence base and that recent case law had confirmed the need for any affordable housing targets to be supported by an assessment of economic viability. And a further consultee suggests that economic viability of land and housing should have due regard when setting an affordable housing policy and each planning application to be negated in the context of economic viability and the need to promote mixed and sustainable communities.

Is there a need to reserve particular sites solely for affordable housing or is sufficient to rely on a general 'rural exceptions' policy? (This is a policy that allows affordable homes to be built to meet specific needs whether housing would not normally be granted?

Six responses suggest that sites should not be reserved solely for affordable housing and the rural exceptions policy should be used instead. Reasons given for this include:

- sites reserved solely for affordable housing would be contrary to the concept of mixed and balanced communities, if sites were allocated solely for affordable housing this may make development financially unviable,
- affordable housing should be spread across new developments rather than concentrated in several large locations and
- the rural exceptions policy is sufficient to enable affordable housing.

Three comments suggest that sites should be reserved for affordable housing. One consultee suggests that there is a risk that relying on exception site policies will not ensure the delivery of the required levels of housing to meet identified needs. Another respondee suggests that allocating sites will provide more certainty that affordable housing will be delivered in the locations where it is needed the most.

How should the Core Strategy plan to make the most efficient use of land? Should a uniform policy on residential density be applied across the District, or should it vary from place to place?

13 responses received suggest that there should not be a uniform policy on residential density across the District. One consultee suggests however that density should be varied according to the context of each proposed new development, but there should be a general policy to increase density levels above past levels. Two responses however suggest that residential density of 30 dwellings per hectare as a minimum should be used as set out in PPS3.

Reasons given for not having a uniform policy include:

- Important to allow for flexibility. Allow on a case by case basis.
- Some sites will be more suitable for high densities, whereas others will be suitable for lower densities
- The district is diverse in terms of the existing type and form of development.

A further consultee suggests that a sensible approach would be to seek to achieve a specified average density of new housing development across the district, that would enable development to take place at a higher density where appropriate in for example, town centre locations and developments at a lower density in rural areas. Another response suggests that high density development should be confined to urban areas.

Four responses however suggest that a uniform policy should be adopted. One consultee states that an overarching minimum density should be identified to ensure efficient use of land with the density of individual developments being dictated by matters such as the character of the local area, the environmental capacity, accessibility of jobs, social and physical infrastructure. Another consultee suggests that it maybe appropriate for the Core Strategy to set different residential densities depending on locations, with higher densities within urban areas and lower densities in rural settlements. A further suggests that land should be allocated on the basis of achieving a density of 30 dwellings per hectare.

Travel and Transport

Are any other major transport schemes or routes needed in addition to the Woodville-Swadlincote Regeneration Route? If so why and where?

Numerous suggestions of transport schemes/routes which are required in addition to the Woodville- Swadlincote Regeneration Route were made by consultees. The suggestions include:

- A direct route to Derby from Swadlincote taking in the Derby hospitals
- Bypass for Overseal
- Use of trams should be explored
- Address the congestion problems of Swarkestone bridge (two comments received)
- Another crossing is required to take pressure off Swarkestone Causeway (two comments received)
- A limited scheme to avoid Swarkestone Causeway
- New river crossing over the Trent away from towns and villages
- Improve accessibility of Swadlincote to Burton on Trent
- Link road between Repton and Swadlincote needs to be improved

- Infrastructure improvements to facilities storage and distribution growth within South Derbyshire should be considered for those areas in close proximity to the A50 and A38.
- The Core strategy should recognise the need to coordinate the allocation of development land with the provision of access to Chellaston Business Park at Sinfin moor
- Potential new link road to the A50 within South Derbyshire's boundary
- New infrastructure would be required when addressing future housing requirements. This could be achieved by extending the currently proposed T12 scheme in a westerly direction beyond the city boundary
- A new junction off the A50 trunk road to south of the Wragley Way site
- With the announcement that ESBD is striving for a 4rd River Trent crossing in the Branston area there is a urgent need to consider its entry into South Derbyshire and its subsequent impact on the southern parish villages. A new road infrastructure must be determined to meet with the M42.

One consultee states that any new major transport schemes will depend on where urban extensions are located.

Another consultee however states that there is not a need for major transport schemes or routes in addition to the Woodville- Swadlincote Regeneration route. Ana a further respondee suggests that with the exception of the Woodville-Swadlincote Regeneration corridor, no other links have been subject of policy and technical appraisals to assess appropriateness. It would therefore be premature to include any further major building proposal in the Core Strategy.

Is there a need to improve transport linkages between the northern and southern parts of the District? If so, how can this achieved?

Very few comments were received which directly relate to this question. Some respondees did suggest that there was a need to improve transport linkages between the northern and southern parts of the district. Suggestions on the way this could be achieved include:

- Direct route from Swadlincote taking in the Derby hospitals should be considered
- Could be improved by a new river crossing

One respondee however suggests that there is no need to improve transport linkages between the northern and southern parts of the district. Any new road linking the north to the south will endanger the villages and rural nature of the area on the route.

Are there particular difficulties in accessing day-to-day facilities in rural areas? If so where and how can these be addressed?

Again very few consultees responded directly to this question. One consutee suggest that there is a lack of parking in rural areas that creates difficulty in accessing day to day facilities. Another respondee suggests that all South Derbyshire services are based in Swadlicnote and goes on to state 'how are communities to get to Swadlincote with no suitable public transport on offer'?.

Would a National Forest passenger rail service be feasible and beneficial to the District?

Seven responses have been received which suggest that a national forest passenger rail service would be beneficial to the district. One conusltee suggests that it would help meet the transport needs of the existing communities, new development and the growing leisure/tourism resource of the National Forest.

Two respondees suggest that the National Forest passenger rail service would be feasible another suggests that locating development at Swadlincote will help create a critical mass population to support rail services. A further consultee states that the feasibility of the line is dependent upon economic viability, however suggest that the Core Strategy should include it as a future policy commitment given the length of the plan.

Leicestershire County Council however state that a commissioned study regarding the re-opening of the National Forest Line (Ivanhoe Line Stage II) to a passenger service. The predicted capital cost of which would be 53 million and it is estimated that an annual revenue subsidy would be required. . It would only be possible to reinstate the line when a commitment to funding the revenue subsidy can be found and the capital costs secured.

Is it desirable to protect land for the development or rail freight facilities? If so, where?

Nine comments have been received which suggest that rail freight facilities are supported, two of which suggest that rail freight facilities should be located on brownfield land. A further response suggests that a rail freight interchange is only appropriate directly between the motorway network and the highways specification rail line.

One consultee suggests that the proposed railhead at Egginton would lead to the A38 continuing to be a ribbon development of giant tin sheds with side roads full of lorries adjacent to residential area. The consultee goes on to add that using agriculture land is not sustainable.

Suggested locations for proposed rail freight include:

- Willington power station (two comments)
- Drakelow power station
- Land at Willington
- Rail head part of Tetron Point on the west side of the A444
- Egginton

Can the Core Strategy do more to encourage travel by rail?
Two comments were received which suggest that the Core strategy should do more to encourage travel by rail. One consultee states rail travel would be helped by bus services that stop at railways stations in Derby and Burton and another suggests that the Core Strategy should try and encourage travel by train by reserving land for potential infrastructure e.g. at Willington, Hatton and Castle Gresley.

Other suggestions of how travel by train would be encouraged include:

- Increase the frequency of trains from Willington Station (two comments)
- Regular link from Burton to Derby stopping at Willington
- New Station at Stenson
- Active promotion of the Burton to Leicester rail line for passengers is needed in cooperation with Leicestershire County Council and East Staffordshire District Council

- Cheaper rail travel (two comments)
- Better train service

Should the Core Strategy identify and protect routes for cycling, walking and horse riding and/or for the development of the canal network?

The responses received to this question agree that the Core Strategy should identify and protect routes for walking, cycling and horse riding and for the development of the canal network (particularly for walking and cycling).

The National Trust however states that it is appropriate for the Core Strategy to provide overall support for the protection/improvement/extension of routes for cyclist, pedestrian and horse riding etc., but it's not the role of the document to identify all such routes. This would best be advanced through other LDF documents.

One consultee also states that the canal network is a conservation area and should be kept largely as it is with no more shopping centres such as Barton Turn.

Employment and Skills

How should the Core Strategy plan for economic growth?

A range of different comments/ ways in which the Core Strategy should plan for economic growth were received. These include:

- The Core Strategy should plan for growth by identifying and reserving land for employment development (two comments)
- The Core stagey should provide employment sites close to major road networks
- The Core Strategy should recognise and support retailing employment as an important and growing part of South Derbyshire's economy.
- The Core Strategy should plan for a cross boundary approach, due to the importance of major employment opportunities in Derby City close to or abutting South Derbyshire's administrative boundary. In particular recognise the potential for expanding Chellaston Business Park south of the Derby City boundary
- Identity how much land is required for employment use
- The Core Strategy should protect existing employment areas that meet modern needs and support development of sites and premises that facilitate economic development.
- The Core Strategy should provide readily developable sites for a range of unit types which are primed and ready to go. This will be key to providing post-recession growth in South Derbyshire
- The Core Strategy must not simply seek to safeguard all existing employment land which could be developed beneficially for alternative uses

One consultee however suggests that the Core Strategy should plan with caution and goes onto state that the A444 is totally inadequate for HGV use as are other routes from Swadlincote to the motorways.

How much new employment land should be provided to 2026 and in what locations?

Very few responses were received in regards to how much new employment land growth should be provided to 2026 in South Derbyshire and no responses were received which suggested a specific figure. One representation states that it is anticipated that the Employment Land Review for the Derby HMA will be used to guide the amount and location of employment land provision in South Derbyshire. Whereas another consultee suggests that the extent of employment land to be provided should be consistent with the identified strategic employment land requirements of the RSS.

Locations for employment land were however suggested by consultees. Some specific locations as well as broad locations were suggested, these include:

- The expansion of Chellaston Business Park south of the Derby City boundary
- Drakelow and Willington power station land, both of which have reasonable links to the A38.
- Land at Sinfin Moor could take advantage of its proximity to East Midlands Airport as part of a wider economic development and employment strategy
- The District provides opportunities for new development in association with major strategic transport routes, particularly the A38 and A50. Develop land opposite side of A38 to Toyota.
- There is an opportunity for a large strategic mixed development scheme to the north of the District, adjoining the PUA at Sinfin
- New employment land should be located near to existing residential development (four comments)
- Employment provision could be allocated at sustainable urban extensions (two comments)
- Employment provision should be easily accessible by walking, cycling and public transport
- Use brownfield sites for labour intensive investment.
- New centres of employment should only be located on brownfield sites where there are close links to the major network and public transport.

One consultee suggests that the location of new employment development should follow a sequential approach and have regard to the potential to reduce the need to travel and one response however states that they feel there are already sufficient sites.

What types of new employment uses are needed and what are the associated site requirements in terms of size, location and design?

Very few responses where received which directly responded to this question and answered all aspects of this question, particular in regards to the size and design of new employment uses.

A range of employment uses and locations were suggested, these include:

- Demand in the service industries, health and retail is forecast to grow and suggested that these types of uses have a higher employee floor space ratio than industrial uses, therefore significantly less land is required.
- Drakelow Power Station offers the potential for a new employment park and mixed use local centres with employment spaces as part of a residential led mixed use scheme.

- Land is available for B1, B2 and B8 group of uses around junction 3 of the A50.
- Land at Sinfin Moor can be used as an extension to the existing Chellaston Business Park and could assist in meeting the requirements identified in paragraph 51 of the RSS which states that "office supply is constrained in Derby, Nottingham and Leicester partly due to pressure from other uses such as housing. There is a particular shortage of sites suitable for science and technology users. The availability of good quality industrial land is also constrained, particularly within the city boundaries"

Two consultees suggested that warehousing should be avoided and another suggested that small business or groups of businesses are preferred to large industrial estate.

Should the Core Strategy encourage the expansion of established business premises?

All responses received suggest that the Core Strategy should encourage the expansion of established business premises, however some responses provide caveats. For example one consultee states that the expansion of established businesses should be thought about, but not in small rural villages and another suggests but not if it affects small villages such as Findern and one consultee suggests as long as it does not damage the surrounding environment.

Two consultee suggests that business should be encouraged to locate to more suitable sites, and one consultee specifically mentions land at Tetron Point and states that this should be allocated within the LDF for further employment uses.

Can the Core Strategy assist in improving education and skill levels in South Derbyshire?

A mixed response was received on whether the Core Strategy can assist in improving education and skill levels in South Derbyshire.

Three comments state that the Core Strategy can assist in improving education and skills in South Derbyshire, one response suggested by introducing business rate relief to start up schemes and another suggested by identifying land for the provision of higher education facilities.

Three comments have been received which suggest that apprenticeships should be encouraged/ reintroduced.

However one response states that it's not the role of the Core Strategy to assist in improving education and skill levels in South Derbyshire and another asks the question 'isn't education a matter for the County Council?'

Is there a need for rail connected strategic distribution sites in South Derbyshire. In which locations?

The majority of the responses received suggest that there is a need for rail connected strategic distribution sites in South Derbyshire. One response however states that there would be a need for rail connected strategic distribution sites in South Derbyshire if there were any railways left in the more southerly areas

Three locations for rail connected strategic distribution sites in the District have been suggested. Hatton, Severn Trent Water landholding south of the A50 and west of the A38 and Willington (which received two comments).

Two consultees commented on the potential impact of a rail connected strategic distribution site near Egginton. One respondeee states that the roads from Egginton are totally inadequate for the transfer of goods from north to south of the district, while the second respondee suggests that a railhead at Egginton Common would be detrimental to the villages of Etwall and Egginton. The consultee goes on to suggest that the developers should be asked to restore some of the rural character of the two villages by creating a buffer zone between any new development and villages.

A further consultee suggests that there are more appropriate sites for a rail connected strategic distribution site than the former Power Station site.

Should existing and obsolete business premises be protected from, re-development for other uses such as housing?

A limited number of comments were received which directly related to this question. One consultee states that all avenues should be explored to retain employment and facilities before allowing redevelopment. Two responses however suggest that existing and obsolete business premised should not be protected from development for other uses. One comment suggests that there is no need to retain old industrial sites for employment where the original rational for the industrial location has passed.

Two comments suggests that whether existing and obsolete business premises should be protected from development depends on the historic interest/value of the site and a further consultee suggests that this depends on the size and local conditions of obsolete houses to whether they should be developed to housing.

The Council has already undertaken feasibility work and consultation for new economic development through the draft Woodville-Swadlincote Area Action Plan. Is the Council right to plan for employment use in this area?

Eight responses have been received regarding this question, all of which suggest that the Council is right to plan for employment provision in the Woodville-Swadlincote Area Action Plan (AAP). One of these responses however agree that employment use should for part of the development provision within the Woodville-Swadlincote AAP area and another suggests that the Woodville Regeneration Route and opening up land in what was the Woodville to Swadlincote AAP area must be an early priority of the Core Strategy to meet future employment land requirements in this part of the district.

Can the District take advantage of its proximity to East Midlands Airport?

The responses to the question suggest that South Derbyshire should take advantage of its proximity to East Midlands Airport. One reponse says the District could take advantage by reinstating a decent subsided bus link, another suggests taking advantage with employment and tourism opportunity's and a further consultess suggests that land at Sinfin Moor could take advantage of its proximity to East Midlands Airport as part of a wider economic development and employment strategy.

One comment however mentions the noise generated from the airport and suggests that the amount of traffic it generates locally is unsustainable.

How should new employment oppounties be developed in rural areas?

A range of responses were received in regards to this question. The majority of responses suggested support of employment development in rural areas one consultee states that it is important to provide complementary levels of employment development within the rural areas.

The suggestions on how new employment opportunities should be developed in rural areas include:

- Two respondees suggested that employment opportunities with rural areas should be developed with sensitivity
- The Core Strategy needs to positively consider opportunities for further economic development in the more rural areas, without adopting an overly restrictive approach to the type of economic activity appropriate in these locations
- Work with local business associations
- The new marina at Willington should be developed further
- New businesses should not destroy the areas in which they are developed and should only developed on brownfiled sites
- Encourage small business in rural areas
- Employment opportunities in rural areas should be confined to activities that are associated with the existing rural economy.
- Encourage local craft and technology enterprises within main village areas
- Without giant tin sheds
- Strategically located employment sites with rural areas should be encouraged.

How can the Core Strategy enhance the District as a tourist destination?

A range a different suggestions were received on how the Core Strategy could enhance the District as a tourist destinations. The main suggestions include:

- Protect/conserve the heritage assets and rural areas which attract tourist to the area
- Encourage the provision of overnight accommodation.
- By being supportive of tourism related proposal, for example reusing brownfield sites such as the former coal stocking yard at Coton Park which has the potential to increase the tourism product on offer and meet local needs for facilities.
- Enabling the provision of essential related visitor facilities of a suitable quality that respect the character of locations
- The National Forest should be a clear priority for tourism development within the District
- The Heart of the National Forest should be identified in the emerging Core Strategy as astrategic focus for forest related development including leisure, tourism etc.
- The Core Strategy should support sustainable rural tourism and leisure developments. This is vital with respect to development required to unlock the social and economic potential if the inland waterways, given their non-footloose nature.
- Promote the tourism and leisure opportunities in the District within and outside of South Derbyshire
- Areas important for biodiversity are extended, enhanced and most importantly linked as part of the LDF process.

Brownfield Land and Regeneration

How should the Core Strategy pursue the regeneration of previously developed and underused land between Woodville and Swadlincote?

Nine comments have been received which support the regeneration of previously developed and underused land between Woodville and Swadlincote. One response suggests that is there are adequate services in the area, and a mix of housing and employment opportunities should be provided, another suggests that the regeneration of the land should include improving infrastructure, by building a new road and promoting the area for industrial development. A further consultee suggested the problems at the Clock roundabout need addressing, and goes onto states that wards recycling whilst unsightly does provide a useful service, and the area could maybe be made a giant recycling centre. Another consultee suggests that the Core Strategy should peruse an employment led regeneration of the land. The respondee then goes on to state that the land has been remediated and once the Woodville Regeneration Route is implemented would be generally encumbered. This would allow a range of unit sizes for employment uses to be brought forward and would produce a high quality and modern employment area linked in with land already available and primed for employment at Woodville Woodlands. There is an opportunity for clustering and support networks to be achieved here which will need to be encouraged and fostered by the Core Strategy.

One developer does however state that while the regeneration of land between Woodville and Swadlincote is necessary, it needs to be addressed with care to ensure that proper separation of these settlements is maintained and the wider sustainability of such development is fully considered.

Should major brownfield sites at the former Willington and Drakelow power stations be redeveloped for new uses and if so, what?

17 positive comments have been received regarding redeveloping Willington power Station and 18 positive comments have been received regarding Drakelow power station.

The suggestions for redevelopment at Willington power station include:

- Rail related developments, subject to possible regeneration routes being provided
- Railhead development (three comments received)
- Gas fired station (three comments received)
- Coal power station
- Certain types of power regeneration and employment related development
- Mix of housing and employment
- Wind power generation
- Large chunk of it should return to a functional floodplain, maybe part landscaped as a public amenity

- Housing and the provision of employment and services to support communities
- Housing (two comments received)
- Large warehousing hub
- Mix use scheme
- Alternative energy

The suggestions for redevelopment at Drakelow power station include:

- Rail related developments, subject to possible regeneration routes being provided
- Railhead development (two comments received)
- Mix of housing and employment
- Wind power generation
- Large chunk of it should return to a functional floodplain, maybe part landscaped as a public amenity
- Commercial use
- Renewable and low carbon generation and due to the new generation facilities occupying a smaller footprint than previous cola fired power stations, there is also opportunity to occupy mixed use development on the site
- Housing and the provision of employment and services to support communities
- Mixed development of employment, leisure and housing
- Housing and employment
- Gas fired power station
- Large warehousing hub
- Mix use scheme
- Alternative energy
- Residential led mixed use development

Comments raising concerns about redevelopment of Willington Power station have been received and comments raising concern about redevelopment of Drakelow power station have been received. Those referring to Willington power station include:

- Willington must not be developed until infrastructure exists to support it.
- Willington is an unsustainable location (two comments)
- The site is located away from the main urban areas and there would be a reliance on private transport (two comments). The Highways Agency states that the allocation of the site should be accommodated by evidence of transport implications and their ability to avoid reliance on the private car.
- Development options for this site may not all perform well against the RSS policy of urban concentration and seeking to reduce the need to travel.

The concerns regarding development at Drakelow power station include:

- Concern that development of the Drakelow site may include river crossings. If this is the case then the consultee is against any ribbon development along the road from Drakelow to the A444 as this will eat into the green belt land to the detriment of the area.
- The site accessibility, the capacity of the existing highway network and the sites sustainability credentials.
- Derbyshire County Council states that part of the Drakelow site lies within the floodplain and recommend that residential and employment development should not be considered appropriate for this part of the site

- The site is located away from the main urban areas and there would be a reliance on private transport (two comments). The Highways Agency states that the allocation of the site should be accommodated by evidence of transport implications and their ability to avoid reliance on the private car.
- Development options for this site may not all perform well against the RSS policy of urban concentration and seeking to reduce the need to travel.

Are there any other areas of under-used and brownfield land which the Core Strategy should address?

Few specific brownfield locations were suggested for redevelopment. Those specific and broad locations suggested include:

- Tetron Point
- Core Strategy should address old underused farm buildings in Findern
- The National Forest Company would like to see the speedy completion of the Nadins site for leisure use. There is also potential to bring several disused railways lines in the District into recreational routes.
- Existing brownfield sites exist that could be developed for new industrial projects. We live in what is historically an energy producing region, thus a practical suggestion is to use these sites e.g. in the vicinity if the Trent and other rivers to develop renewal energy industry. Otherwise, other primary industry should be considered for identified areas for development.
- Redundant employment land should be assessed and considered for housing development, but only if adequate employment facilities are provided elsewhere and the site had particular merits for sustainable housing development.
- Priority should be given to locating as much new housing on the old industrial sites in the Swadlincoite urban core in order to provide early regeneration of these areas and reduce pressure in all greenfield sites.

Given the rural nature of the District, should the Core Strategy set a brownfield target for new homes? What should this be set at?

The majority of responses received suggest that brownfield land should be used for development, particularly before greenfield land is developed. This is a view particularly held by residents. However some developers did comment that some greenfield land would be required to meet the South Derbyshire's housing need. One response suggests that the Core Strategy needs to recognise that brownfield sites do not always represent the most sustainable development solution. Another consultee suggests that the redevelopment of brownfield land should be balanced between the loss of employment land and the need for new housing and another suggests that there is a danger that over reliance on brownfield development through land allocations in development plan documents will restrict growth in the period to 2026, or result in development in inappropriate places.

In regards to whether the District should set brownfield targets, severn responses were received which considered that brownfield targets should be set. Targets have been suggested by some consultees, one responses suggests that the target should be 100%, another suggests that it should be as near to 100% as possible, a further suggests lower than 60% (as this is unlikely to be provided on brownfield land, given the lack of it in the district), perhaps 50%, and the final comment suggests brownfield targets should aim to meet government targets of 60%, ensuring that housing

delivery from this source is achievable and does not limit the potential for supply from other sources.

One response has been received which states that setting targets for brownfield regeneration is an appropriate measure within the Core Strategy. However, a fall-back position is required if regular monitoring identifies that shortfalls in provision are likely as the Council cannot predict market forces or other factors outside its control that may lead to brown field sites not being delivered within the plan period. The consultee suggests that it is appropriate to have a policy within the Core Strategy to allow for such an event that enables green field land to be developed to meet minimum housing targets for the district.

Derbyshire wildlife trust states that brownfield land can have a biodiversity value and suggests that once an ecological evaluation of the current brownfield sites within the District has been undertaken, this information could then be used to inform a decision on the brownfield land target.

Three responses have been received which consider that brownfield targets should not be set. Reasons given for this include; the imposition of a target may prevent the delivery of appropriate levels of development with the district given that these types of development are more difficult to deliver at the present time given the economic downturn and sites should be considered on an individual basis and development of other sites should not be prevented if the benefits they provide are greater than the loss of existing employment land.

Should a brownfield development target be set for any other types of development?

Only four individual comments were received in response to this question. Three comments are in support of setting brownfield targets for development other than housing and one against. One consultee suggests setting targets for commercial and employment development, another suggests for industrial development and a further suggests for commercial and retail development. One consultee states that if targets are not set and compliance monitored a situation may arise where commercial and retail developments are not re-using existing acceptable sites in favour of green field locations. Said vacant sites may then be redeveloped for housing developments which contribute towards the brownfield target but provides a misleading picture of the districts performance on brownfield regeneration.

The one respondee who disagrees with setting brownfield targets for other types of development suggests that this is inappropriate and there is not a Government or regional policy to set brownfield targets for other types of development than housing. To do so may constrain South Derbyshire's strategic needs to deliver a sustainable spatial strategy.

Rural issues

How much development should be promoted in rural areas? Should housing development be located in particular settlements to act as a focus for surrounding villages?

A mixed response was received regarding housing development in rural areas. Some responses supported housing development, whilst others wanted limited growth or no growth at all, to ensure that villages remain rural.

Six responses have been received which suggest that some settlements should act as a focus for surrounding villages. The villages suggested include Etwall, Repton and Melbourne.

How can shops and services be retained or expanded n rural villages?

The majority of repsonses received were in agreement that shops and services should be retained or expanded within rural villages. A number of suggestions were made on how they could be achieved, which include:

- Shops and services in rural areas could be supported if small amounts of housing was developed (five comments received)
- Through the use of grants (two comments received)
- Safeguard existing shops and services in larger villages
- Shops and other services and facilities in rural areas could be better supported if small amounts of employment space is permitted
- Educating people to the advantages of buying locally sourced food may help
- Post Offices in England are closing and this along with village stores are the heart of the community. In Wales every Post Office has been given £3500 to enable it to modernise premises or extend the services it provides. This would be a lifeline to English Post Offices.
- The existence of shops is not obvious to passer-by's or newcomers and signs from the main roads would be helpful. Tourism in the National Forest has brought may enquires from people wanting to know where shops are located.

Should particular rural settlements act as the commercial focus for surrounding settlements?

Very few consultees responded directly to this question. Two respondees suggested that particular rural settlements should act as a commercial focus for surrounding settlements, one which states such as Etwall.

To what extent should commercial development be promoted in rural areas?

Again a mixed response was received in regards to this question. The majority of which however suggested that commercial development should be promoted in rural areas. Some of these positive responses however provide caveats such as:

- Commercial development in rural areas that is compatible with the rural situation should be promoted
- Commercial development should be promoted to a limited extend (two comments)
- Commercial development should be promoted in rural areas to the extent that is sufficient to maintain and develop job opportunities
- Only small scale commercial development should be allowed
- Allow appropriate rural employment development

Two responses however have been received which provides less positive comments on commercial development. One response suggests that commercial development need to be minimised to ensure that the rural nature is retained and large lorry movements controlled and restricted. And another response suggests no major

commercial development within rural areas. A further comment suggests that commercial development should not be promoted to quickly in rural areas.

Derbyshire County Council suggest that a landscape and sensitivity study could guide and inform decisions on the suitability of areas for new employment development and rural employment opportunities should seek to conserve or enhance the local landscape character.

The National Forest Company suggest that the rural economy in the national forest should focus on tourism, leisure, forestry and the woodland economy.

Should an exception to the general resistance to out of town shopping be made to allow ventures such as farm shops to trade in rural areas?

Eight responses have received which support the ventures of farm shops etc. to trade in rural areas as an exception the general resistance to out of town shopping. One respondees agrees however with the caveat as long as they do not damage to village stores. Reasons given for this exception to the general resistance to out of town shopping include, they can be important to local economies and provide uses for redundant rural buildings/complexes.

One repondees however does state that there is some resistance to out of town shopping ventures such as farm shops and the National Trust state's that development outside existing settlements should be based on exceptional circumstances e.g. the need for rural diversification.

One developer suggests that PPS6 provides guidance in relation to the situations where farm shops may be appropriate and the East Midlands Regional Assembly states that paragraphs 2.3.2 and 2.3.3 of the Regional Spatial Strategy include the priorities for rural areas. See also Policy 24 (rural diversification).

Should the tourist potential of rural South Derbyshire be developed and how?

12 comments have been received which support the development of tourism within South Derbyshire, however one respondee does state small towns and villages should not be ruined as there would be nothing to draw the tourists in. Ideas suggested on how this could be achieved include:

- Development of a heritage museum in Weston
- Developed for more walking cycling, horse riding and some shuttle transport
- Providing facilities and starting to increase the amount of car parking and toilets
- More could be done to inform the rest of the UK about the Districts pubs and B&Bs. – people must be encouraged to stay
- Better promotion on a district level of any such tourist attraction
- Tourist office should be created to promote the industrial heritage and rural historic area
- Improve the availability of tourist information through Post Offices, doctors surgeries and other community facilities
- Fishing, horse riding, shooting, cycling
- Should be developed under the National Forest brand. There will be development needs for; new visitors accommodation, new visitors infrastructure including cycle routes, trails, signage and interpretation and car parking facilities – visitors attractions with potential to add new forest related attractions.

- Provision of free car parks and toilets should be increased

One consultee suggests that South Derbyshire is not a holiday destination, more of a day out and many of the venues are well known. Heaven forbid that we clog the roads up with a variation of Alton Towers.

The National Trust suggests that development pursed should be based upon existing settlements. However outside such locations development should be based upon exceptions circumstances such as site specific tourist attractions.

Is there a need for additional tourist accommodation and facilities in the countryside?

Very few responses directly responded to this question. Two comments have been received which suggests that additional tourist accommodation and facilities in the countryside are required, and a further response suggests that further tourist accommodation is required.

One response however suggests that there is enough hotels and B&Bs in the area to cope with tourism. Another suggests that tourism development should be in the nature of small country hotels rather than vast new structures that may not be in keeping with the environment. Again the National Trusts suggests that outside existing settlements development should be based on exceptional circumstance e.g. the need for rural diversification including appropriate/ sustainable tourist accommodation.

Landscape, Countryside Character and Green Belt Issues

There are two areas of Green Belt in South Derbyshire. The largest area is in the north east of the District and is part of the Nottingham-Derby Green Belt whilst a smaller area lies between Swadlincote and Burton. Should the Green Belt whilst a smaller area lies between Swadlincote and Burton. Should the Green Belt continue to be used to prevent key settlements from coalescing?

19 comments have been received support the continue support the continued use of the Green Belt.

Two comments have been received which suggest that review of the Green Belt should be undertaken. One consultee suggests that the review should be undertaken in order to adjust to new defensible boundaries based on natural features or other barriers such as major roads and the second respondees states that Policy SRS2 of the RSS8 facilities a greenbelt review in the district and considers the review essential in order for the council to meet its housing needs. This consultee suggests that land north of Shardlow Road at Boulton Moor between the city boundary and the A6 Alvaston bypass no longer performs it Green Belt function and should be removed from the Green Belt.

A further consultee suggests that the area of the Green Belt to the north east of the District should be used to help create urban extensions to Derby PUA and where special circumstances such as housing need are demonstrated Green Belt policy should be relaxed.

Two comments have been received which suggest that the Green Belt should be extended south of the city. One of which states that there is a long-standing

requirement to extend the Green Belt between Boulton Moor & Thulston. This should be extended to include "The Triangle" bounded by the A6 (Derby Spur), the B5010 (old A6) and the old route of Snelsmoor Lane. The consultee suggests that this will provide a new defensible boundary along the A6 in place of the existing boundary. A further comment suggests that the area between the city of Derby and existing development at the A514 and the A5131 should be preserved as a Green Belt or Green Wedge.

One consultee suggests that if the Burton-Swadlincote Green Belt is retained, proposals should be brought forward to make it a more effective community recourses and suggests that at present the former coal mine areas cannot be farmed and is of limited amenity or ecological value.

A further consultee states that they generally support the protection of the Green Belt but consideration should be given to relaxing areas of Green Belt, which might in turn allow development, which is appropriate to the Local Development Framework.

Derbyshire County Council states that the aim of the Green Belt is prevent key settlements coalescing, but dies not necessarily protect the “condition” of the landscape. Consequently, Green Belt status cannot halt the rural landscape losing visual unity thus detracting, rather than enhancing, the urban fringe. Green Belt areas will need positive measures such as Green Infrastructure strategies and projects to enhance the landscape of the Green Belt.

Is there a need to introduce any other special forms of countryside protection such as Green Wedges?

12 comments have been received which suggest that the Green Wedge should be introduced into South Derbyshire. Some locations were suggested by consultees these include: between Derby and the A50, an area between Derby and the existing development at the A514 and the A5132 (or the consultee suggests that this site should be preserved as greenbelt), between Burton and Derby. Reasons suggested for the introduction of Green Wedges include:

- Prevent the growing threat of industrialisation and development between Burton and Derby
- Introducing Green Wedges would help prevent Derby swallowing up settlements such as Findern

Further comments regarding Green Wedges have been received. One response suggests that the existing Green Wedge between Thulston and Shardlow and Thulston and Alvaston should be preserved. Another suggests that new development in South Derbyshire should not ‘block off’ the Derby Wedges from the countryside with intensive built form, but rather sustain a visual (and in some cases functional) link to the open countryside and a further consultee states that Green Wedges are non-statutory designation and should not have the same policy protection as Green Belts.

How should the Core Strategy ensure that new development in the countryside reflects local landscape character?

The responses received are in support of protecting the countryside and the landscape character of the area. The following suggestions were received on how the Core Strategy can ensure that new development in the countryside reflects local landscape character:

- The design of housing in particular should reflect its surroundings
- Landscape Character Assessments provide a sound basis for guiding, informing and understanding the ability of any location to accommodate change and to make positive proposal for conserving character, enhancing or regenerating it
- A character assessment approach should be adapted for all landscape
- The County Council landscape character assessment could provide a framework for several of the core issues
- The District Council could produce a Landscape Character and Design Supplementary Guidance in the context of the guidance contained within Derbyshire County Council 'The Landscape Character of Derbyshire'. This can then be used to determine planning applications
- The Core Strategy should use character appraisal e.g. Conservation Areas as an indication of what is appropriate outside such areas
- Any development should be low density
- Using traditional building designs and local materials
- Development should be appropriate to the scale and nature of the area
- New development should be sensitive to its landscape setting and provide landscaping to seek to minimise potentially negative impacts of the development
- Conservation and enhancement of the character and quality of the landscape (including townscape) should be addressed in Core Strategy Policies.
- Landscape policies should be implemented
- Fix the size of rural communities and model planning policy within these limits
- Villages should not be permitted to expand beyond existing boundaries.

Part of the District is covered by the National Forest. Should policies continue to require new development to provide on site tree planting and habitat creation? Are there any other ways the Core Strategy can assist in the achievement of National Forest Objectives?

The first part of the question was answered more fully than the second part. Eight comments were received which state that tree planting and habitat creation should be continued, a further four comments state that tree planting should continue. A further comment from the Derbyshire Wildlife Trust stated that the Core Strategy should seek to encourage appropriate habitat creation in the new development across the District not just the National Forest area.

In regards to the second question, The National Forest states that the Core Strategy can assist in the creation of the National Forest in a number of ways:

- Committing to a green infrastructure strategy for the District
- Continued support, development and management of flagship National Forest sites in the District
- Support new forest related infrastructure development
- Continued policy support and programmes that contribute towards tourism development, tourism promotion and the woodland economy
- Continued investment and upgrading of SDDC own leisure infrastructure
- Continued policy support and programmes for sustainable transport
- Policy support and programmes to enhance biodiversity, particularly initiatives to help meet the targets if the National Forest Biodiversity Action Plan.

Another consultee suggests that the Core Strategy should reflect the National Forests Development Guidelines. The National Forest Strategy and Guidelines

indicate that it is supportive of development on previously developed land, providing due regard has been given to green infrastructure and the National Forest objectives which is achievable at the Drakelow Power Station site which is being promoted for residential mixed used development.

One consultee suggests that consideration should be given to the extension of the National Forest.

To what extent should development be encouraged in the National Forest?

Three comments have been received which suggest that some development within the National Forest should be permitted, two of which suggest that development should be sympathetic to its surroundings.

One further response suggests traditional forest industries should be encouraged another suggests further job creation within the National Forest should be supported.

Derbyshire County Council states that the National Forest provides the setting for new business, however it's primarily an environmental improvements project and as such any development should be treated with the same sensitivities as any other development in the countryside.

The National Forest Company however raises concerns about the cumulative scale of development proposed across the Forest area. The NFC acknowledges that Swadlincote will take a significant proportion of the growth planned, but also wishes to see other sustainable locations taking their share of the overall total, including locations on the edge of Derby and other settlements, outside of the Forest area

Environmental Conservation

How should the Core Strategy aim to protect, enhance and restore areas identified as being of ecological interest or value?

10 comments were received which support the Core Strategy aim to protect and restore areas identified as being of ecological interest or value. Few responses however suggest ways in which the Core Strategy could achieve this. The suggestions given include:

- Through local community groups and grant aid
- Include policies which both protect and enhance biodiversity through the development process
- By encouragement of Compulsory Purchase Orders and grants
- The Core Strategy should set the overall approach to biodiversity, including reflecting the RSS requirement to achieve a step change in provision within the East Midlands
- The Core Strategy should be informed by landscape initiatives, e.g. The 3Cs Green Infrastructure Strategy

How should the Core Strategy plan for the creation of new habitats? Are there parts of the District where new habitat creation is particularly needed? What sorts of habitats are needed?

Few responses directly responded to the above questions asked, however the responses received do support the protection and creation of habitats.

The following comments have been received which directly related the questions asked:

- One respondee suggests that South Derbyshire should work with the Wildlife Trust to identify potential sites.
- The National Forest states that through major development schemes there is an opportunity to secure woodland and other habitat creation through the application of the National Forest development planting guidelines.
- The Woodland Trust states that it is important to enhance and restore existing ancient woodland that is being degraded and would like South Derbyshire to set a target for woodland creation within the District
- The National Trust states that the Core Strategy should protect and enhance (and sometimes expand) existing habitats as part of the consideration of proposals for new development (including through developer contributions) and ensure that opportunities for new habitat creation are pursued.
- Derbyshire County Council suggests that the Core Strategy could aim to protect, enhance, restore and create habitats by using the landscape character as a framework drawing on Derbyshire County Councils "The Landscape Character of Derbyshire". Part three of the Landscape character of Derbyshire identifies appropriate habitats for each landscape character type.

One response received suggests that protection enhancement and restoration of ecological interest and new habitat creation are commendable but secondary objectives. Another consultee suggested that over exposure of areas of ecological interest and value (attracting people) can have an adverse effect on conservation land. A further respondee suggests that Elvaston Castle needs to be protected to remain a safe area for families to enjoy.

Heritage and Conservation

How can the Core Strategy ensure that archaeological and heritage features, listed buildings and other buildings of architectural merit are given adequate protection?

The responses received suggest that heritage assets should continue to be protected. Not all responses received suggested ways in which the Core strategy could give heritage assets adequate protection and not all ways suggested are directly related to the Core strategy. The below comments are ways in which respondees suggested that heritage assets could be given adequate protection.

- Buildings of merit should be listed to give them protection
- Adequate protection for archaeological and heritage features, listed buildings and other buildings of architectural merit should be through conservation areas.
- The proposed residential led mixed use development at Drakelow Power Station could ensure that listed buildings and structures on the site are repaired, refurbished and brought back into use.
- South Derbyshire's heritage budget is too low. Assistance should be given to ancient and/or listed churches and chapels

- The Core Strategy can ensure that archaeological and heritage features, listed building and other buildings of architectural merit are given adequate protection by strict coherence to existing guidance in PPG15 and PPG16.
- If a change of use of such building allows for its on-going protection, this should be encouraged and allowed throughout the Core strategy.
- A trade off between some development and commercial use could be arranged to ensure an asset is looked after and not just left to fall down (two comments)
- Ensure that design criteria, need criteria and locational requirements are strictly applied
- The Core Strategy should protect heritage features and buildings through Conservation Area Strategy, Historic Buildings Strategy and providing grants.
- Any townscape assessment or urban characterisation studies should be utilised to contribute to an assessment of the 'environmental capacity' of the area to accommodate development without significant adverse impacts on the historic environment.
- Heritage At Risk register might assist in determining if areas are being adversely affected by development.
- A policy covering the historic environment, including areas and buildings with statutory protection and locally valued important as well as the landscape and townscape components of the historic environment.
- The Core strategy should set a vision and strategy for the management of the areas high quality historic environment
- The Core Strategy needs to determine the major assets of the District where settings should be identified in accordance with adopted RSS with a view to such work and related policies being pursued through subsequent LDDs.

How can the Core Strategy ensure that the preservation of historic buildings is compactable with the need to address climate change, for example through the adoption of important buildings?

Very few comments were received in response to this question. Three responses state that buildings should be adapted to deal with climate change. One consultees however states as long as important features are reserved and are in keeping with the area. Another respondees suggests that new English Heritage guideline should be followed and a further consultee states that adaptation of buildings to deal with climate change should de dealt with through the usual planning process.

What should be the Core Strategy's approach to the preservation and enhancement of Conservation Areas and other areas of historic townscape?

The responses received are in support of the preservation and enhancement of Conservation Areas and other areas of historic townscape.

The below comments are some of the ways in which respondees suggested that Conservation Areas and other areas of historic landscape could be preserved and enhanced. Not all comments are related directly to the Core Strategy and some are the same to the reponses received to the first question in the Heritage and Conservation section of the questionnaire, as consultees responses related to both questions.

- Conservation areas should allow a wider degree of existing properties even if previously altered is some way to be included

- All houses in Conservation Areas should be circulated with a leaflet outlining the dos and don'ts of what alterations are acceptable.
- There should be a presumption against major extensions to small 2 or 3 bed older houses or cottages. This diminishes the stock of older and more affordable houses and detrimentally alters the character of the Conservation Area
- The Core Strategy should set the broad principles for conservation of heritage assets in the district. Detailed polices would be more appropriate in Development Control DPDs.
- Adequate protection for archaeological and heritage features, listed buildings and other buildings of architectural merit should be through conservation areas
- The Core Strategy should protect heritage features and buildings through Conservation Area status, Historic Building Strategy and providing grants to enable owners to preserve the historic nature of their properties
- Any townscape assessment or urban characterisation studies should be utilised to contribute to an assessment of the 'environmental capacity' of the area to accommodate development without significant adverse impacts on the historic environment.
- Policy covering the historic environment which should include areas and buildings with statutory protection, but also those which are locally valued and important, as well as the landscape and townscape components of the historic environment.
- The Core strategy should set a vision and strategy for the management of the areas high quality historic environment
- The Core Strategy needs to determine the major assets of the District where settings should be identified, in accordance with adopted RSS with a view to such work and related policies being pursued through subsequent LDDs.
- The Core Strategy should encourage conservation areas especially old village centres such as lower green in Findern

Is there a need for the Core Strategy to include a policy for safeguarding important Historic Parks and Gardens from development, which undermine their special character? If so, how can this be achieved?

Eight comments have been received regarding this question, five of which support the safeguarding of important Historic Parks and Gardens. A further consultee specifically mentions the need to protect Elvaston Castle. Two comments suggest that the Core strategy could include policies relating to protecting/safeguarding Historic Parks and Gardens.

The Woodland Trust states that historic parks and gardens usually include ancient and veteran trees which are valuable in heritage and conservation terms and English Heritage suggest that the Core strategy should set a vision and strategy for the management of the areas high quality historic environment including historic parks and gardens.

Should the Core Strategy resist development in particular areas to protect the character of existing settlements?

Six comments have been received which agree that development in particular areas should be resisted. Some specific locations were mentioned, these are:
Repton, Melbourne, Ticknall, Swakestone, Melbourne

Leisure Recreation and Tourism

Should the same open space standards apply to all forms of development? Should the same standards apply to new development in both rural and built up areas?

Nine responses were received in regards to this question. One response suggests that the same open space standards should apply to all forms of development whereas one consultee suggests that open space standards should reflect the type of development proposed.

Two responses were received which agree that the same open space standards should apply to new development in both rural and built up areas and two responses have been received which suggest that different open space standards for rural and urban areas should be applied.

Two comments suggest that open space standards should be based on the needs of the community and a further two comments suggest that standards should be based on a robust assessment based on existing provision and demand.

An additional comment was received which suggest that open space standards for new development should be applied flexibly so that provision reflects both local demands and national and regional policies and guidance.

Will there be a need for upgraded or additional built facilities (such as leisure centres in the District? If so, where?

The majority of responses received suggest there will be/is a need for upgrading or additional built facilities in the District. One consultee however suggest that the need for upgrading leisure facilities will be dependent on where new housing development takes place, another suggests provision of new, and upgrading of existing, facilities should be based upon a green space audit for the District and an assessment of future needs.

Locations and improvements to specific leisure facilities were suggested by consultees. Three comments were received regarding built facilities within Melbourne. One consultee suggests that Melbourne requires more additional built facilities, another suggests that recreational and leisure facilities require improving and a further respondee suggest that the existing leisure centre in Melbourne is ideally placed but not routinely well maintained and there is need for a continuing commitment. In regards to other locations one consultee suggests that Repton requires a new village hall, another suggest that Etwall School seems an ideal to cater for additional facilities, and another suggest that Swadlincotes Sports and leisure facility could be relocated to Tetron Point.

General comments regarding the location of new or improved built facilities were also reviewed. One consultee suggest that the Council need to provide better amenities to rural area, that new facilities will need to be located in the most appropriate and sustainable locations and facilities across the district need to be provided or improved where facilities already exist.

Are there any specific open space or other recreational needs within the District that are not being met?

Few specific open space or other recreation needs which are not being met were mentioned by consultees. Those that were suggested include:

- Demand for more pitches
- Demand for allotments
- Skateparks
- Hillside playing fields, Findern needs upgrading
- Open spaces within housing estates generally have no ball games signs. A kick about space rather than a formal football club could be created.
- South Derbyshire falls short of Natural England's recommendation that there should be at least 1 ha of Local Nature Reserve for every 1,000 people living in towns. On this basis there should be at least 33 ha of Local Nature Reserve for Swadlincote alone.

Is there a need to create new allotments to serve new housing developments?

One responses have been received which suggest that new allotments should be created to serve new housing developments and another suggests that if houses are to built with small gardens then there is a need to create new allotments. Another consultee however suggests that more allotments are required, but not to serve new development, instead should be created in existing areas.

A further two responses suggest that there is demand for allotments currently, one consultee suggest that new provision of allotments should be encouraged and an further states that allotments are popular at the moment and the fact that so many have survived should tell you something.

Are there opportunities to improve the quality and quantity of informal open space for walking, cycling or similar activities?

Eight responses have been received which suggest that there are opportunities to improve the quality and quality of informal open space for waking, cycling and similar activities. One response states that must be somewhere, where this opportunity exists.

Specific locations for improvements to informal open space were suggested, these include better walking and cycling routes between Repton and Willington, improvements to the quality of the towpath for walking and potential the cycle routes at the canal towpath in Swarkestone. Another consultee also suggests that canal banks, disused railway lines and footpaths could improve the quality and quantity of informal open spaces and a further consultee suggests extending the national footpaths/bridleways/cycle ways across the whole of South Derbyshire and linking the National Forest HQ (and Conkers) with the National Memorial Arboretum at Alrewas.

One consultee suggests that improvements to open space can be improved through new development particularly those in semi-rural/rural environment where such activities already take place but by less people. The National Forest Company state that the National Forest development planting guidelines can help to secure new informal, accessible green space, which is separate to formal play space requirements for new development.

Can the Core Strategy assist in the provision of cemetery space?
Only three comments were received in regards to this question. Two responses suggest that the core strategy can assist in the provision of cemetery space (with one

suggesting when need is identified), and one response states that cemetery space in Weston will be full in next 10 years so help with purchasing an adjacent field would be welcome.

Shopping and Town Centres

How should we plan for growth in Swadlincote Town Centre? Should its role as a focus for shopping and commerce be expanded further and what types of new development should be attracted to the town?

Few responses were received which directly related to these two questions.

One consultee suggests that Swadlincotes role as a focus for shopping and commerce should be expanded further. Another respondee suggest that the councils should plan for growth in Swadlincote by working with local business and linking with the Economic Development Strategy and goes on to state that Swadlincote needs improved shopping facilities that include major clothing, furniture, stationary and book stores. Two additional comments suggest that additional provision/range of shops within Swadlincote is required and a large supermarket supports the development of convenience retailing in Swadlincote.

One response however states that great care is needed in expanding shopping centres because of the potential harm to existing small shops and the rural economy.

How can we ensure that shops in Swadlincote and Melbourne town centres remain occupied and that centres remain vibrant?

A range of suggestions where received to help ensure that shops in Swadlincote and Melbourne town centre remain occupies and centres remain vibrant. The suggestions include:

- The vibrancy of Swadlincote Town Centre will be supported by development in the town and by locating employment uses close to the town centre
- Swadlincote centre needs regeneration and renovation
- Promote a mix of retail outlets
- Recreational and sport facilities in or close to town centre, which can provide additional attractions that can support the viability of centres
- Market the facilities on offer in the town centres
- Free parking (two comments)
- The existing supermarkets should not be allowed to expand their range of goods much beyond their core business of food sales. To do so would hasten the attrition of shops in Swadlincote centre and reduce the opportunities of new business in the High Street
- Attractive surroundings
- The continued viability of the existing town centre is dependent upon the expansion and improvement of the range of shops and facilities being offered, strengthening competition with surrounding centres and minimising the outflow of expenditure
- A strong cultural sector is key to the development of a vibrant town centre which should provide a range of appropriate functions for leisure, recreation and cultural activities centred on pubs, clubs, theatres, cinema, libraries and museums.

- The town centres should connect to the rest of the district with good transport
- Work in partnership with business associations in order to ensure that shops remain occupied
- Preferential rental/rates offers to local stores as opposed to chains
- Promote local shops with a local offer, which will make them destinations.

Should the loss of existing shops to other uses in Swadlincote and Melbourne town centres be resisted or encouraged?

Four responses have been received in regards to this question, all of which state that the loss of existing shops to other uses should be resisted. One responses states that there is a need to restrict the number of estate agents and buildings societies in small towns. These reduce shops selling goods leading to people eventually travelling elsewhere to find what they need.

Is there a need for any major shops in the District for example major new food shops, factory shops, DIY stores, retail warehouses etc? Where should these be located?

Very few responses were received in regards to this question. One response suggests that new major shops should be located in Swadlincote, a large supermarket believes that there is a need for two new discount food stores within the District, the location of which should be governed by the provision of Planning Policy Statement 6. A further response however states that three supermarkets should be enough and anything that would lead to the loss of Masseys should be resisted.

One major supermarket suggests that the Retail Study should up dated and if this update still indicates that there is no need for additional food store, all future documents should include text which clearly states that no store is required. Alternatively, if a need is identified, this can also be made clear: this would help to enable an appropriate site to be identified. Similar comments also apply to the other types of shops and an updated Retail Study would clearly identify the scale of provision that would be appropriate. If no retail update is carried out, the Core Strategy should be based upon the available background evidence that indicates that no new food store is required.

How can we ensure that day-to-day shops and other facilities are provided and retained in urban area away from the town centres and throughout the rural areas? Should a network of local centres be defined to act as the focus for existing and new local shopping facilities?

Six comments have been received which state that day to day shops and facilities should be provided and retained in urban areas away from the town centres and throughout the rural areas. Ways in which this could be achieved were not provided, apart from one repsondee who suggests that grants could be offered. Two comments suggest the survival of shops and services depends on supply and demand. A further consultee suggests that Swadlincote is an alternative shopping area to Derby/Burton, Melbourne is a second shopping centre, and elsewhere the emphasis should be on local need, not trade generation.

Three comments have been received which state that local centres should be defined to act as the focus for existing and new local shopping facilities. Repton has been suggested as a local service centre as well as Hilton. An additional consultee suggests that Melbourne is a second shopping centre.

Should major housing developments be accompanied by shops and other day-to-day facilities?

10 comments have received which agree that major housing development should be accommodated by shops and other day to day facilities; one response however states but not to the detriment of other existing local facilities and another suggests where they are not nearby. A further response specifically mentions development south of Alvaston and suggests that any new housing will need a precinct of shops/nursery/optician/parking and a new senior school.

A further response suggests that the need for shopping facilities to accompany major housing proposal will depend on the level of the existing provision which is within walking distance and suggest that a minimum size of development is required in order to make local shopping facilities viable and commercially attractive (typically around 1000 dwellings).

Should new shops be allowed in the countryside where they support the rural economy?

14 comments were received regarding this question, 12 of which suggest that new shops should be allowed in the countryside where they support the rural economy, one of which states that shops should be supported where they serve local need, so that the need to travel is reduced. One comment suggests that new shops that support the rural economy should be considered on their merits and another respondee states that the question as to whether new shops should be provided in rural areas would depend on what and where.

Should the Core Strategy resist the development of new garden centres or extension to existing garden centres?

Only five consultees answered this question, four of which suggest that new gardens centres or extensions to garden centres should be resisted, and one response suggests that growth of garden centres should be limited.

Appendix 1: Statutory Consultees

Below is a brief summary of the main comments received from the specific consultation bodies:

English Heritage:

- The Derbyshire Landscape Character Assessment and the Historic Landscape characterisation should be part of the evidence based used in the formation of the local plan
- Townscape assessments and urban characterisation studies should also be utilised to contribute to an assessment of the 'environmental capacity' of the area to accommodate development without significant adverse impacts on the historic environment
- The Heritage at Risk register might assist in determining id areas are being adversely affected by development, which links to the environmental capacity issues, as well as influencing policy
- Heritage information should be used in monitoring the plans, including as part of the SA/SEA monitoring
- A policy covering the historic environment should address, not only those areas and buildings with statutory protection, but also those which are locally valued and important, as well as the landscape and townscape components of the historic environment
- The Core Strategy should set a vision and strategy for the management of the areas high quality historic environment.
- The importance of the historic environment should be reflected in the spatial portrait the vision and spatially objectives. A core policy should be derived from a strategy for the historic environment and address its delivery as well as providing a hook for associated Development Plan Documents/ Supplementary Planning Documents.
- Regarding climate change, poorly considered policies for adaption and mitigation can have a potentially damaging effect on historic buildings, sites and landscapes.

Leicestershire County Council:

Leicestershire County Council commissioned study regarding the re-opening of the National Forest Line (Ivanhoe Line Stage II) to a passenger service. The predicted capital cost of which would be 53 million and it is estimated that an annual revenue subsidy would be required. In determining whether to allocate housing at Castle Gresley account should be taken of the position that it would only be possible to reinstate the line when a commitment to funding the revenue subsidy can be found and the capital costs secured.

Derbyshire County Council:

- Tackling climate change should be considered as a theme running through the entire Core Strategy
- The full benefit of measures to tackle climate change can only be achieved if considered throughout the Core Strategy
- There is a potential threat to landscape character from renewable energy development. Therefore the Core Strategy should include a string reference to conserving and enhancing landscape character
- Part of the Drakelow site lies within the Riverside Meadows LCT, in the Trent Valley Washlands. It is recommended that development should not be considered appropriate in this part of the site.

- The Regional Spatial Strategy housing figure is a minimum, however planning for level well in excess if the minimum requirement could have significantly wide ranging harmful impacts on the environment of the District and provide for patterns of development which are not sustainable, particularly in terms of the levels of infrastructure needed to support such levels of development.
- Housing affordability within the District is a major concern. It may be appropriate for the District to set a lower threshold than is set for the provision of affordable housing and there may be merit in allocating sites solely for the provision of affordable housing.
- It may be appropriate for the Core Strategy to set different residential densities depending on locations. Higher densities around urban areas and lower densities in rural settlements.
- Strongly recommend that there is no development on the flood plain i.e. in the Riverside Meadows LCT
- Visitor attractions set within an 'attractive; environment should enhance a tourist destination
- A landscape capacity and sensitivity study could guide and inform decisions on the suitability of areas fir new employment development and the allocation of development in the urban fringe. Rural employment opportunities should seek to conserve and enhance local landscape character
- Derby City and Derbyshire County Councils have begun preparing Core Strategy Development Plan Documents for Minerals and Waste and it will be important to ensure that these and South Derbyshire's LDF take into account each other's spatial implications,
- Whilst the National Forest provided the setting for new businesses, it is primarily an environmental improvements 'project' and as such any development should be treated with the same sensitivity as any other development in the countryside
- Landscape character conservation and protection should be highlighted in the introducing and interlinked with the relevant policies
- The Core Strategy should aim to protect, enhance and create habitats by using landscape character as a framework drawing on Derbyshire County Councils "The Landscape Character of Derbyshire".
- Regarding patterns of development (page 20) mixed use is preferable.
- New infrastructure will need to be considered as part of the LDF. One way this could be achieved would be through the provision of a scheme to extend a link road, proposed in the existing Derby City Council Local Plan
- Derby City Council has a long held aspiration for a park and ride scheme on Boulton Moor. The scheme would be located within South Derbyshire. The Cores Strategy should therefore refer to this scheme.
- Routes for cycling, walking and horse riding and the canal network should be protected.
- The LDF needs to clarity the position on the National Forest Line.

Highways Agency:

- The general thrust of the vision is broadly supported by the agency, particularly reference to ensuing sustainable growth. There should however be a greater focus to ensuring that development can easily access by a choice of modes, employment education and other services
- A future policy on climate should make explicit reference to the connection between climate chance and transport habits and recognise the benefits of sustainable spatial planning, including co location of housing, employment and services.

- Growth should be located in areas with the greatest level of access to jobs and services or walking and cycling.
- Housing allocation should reflect the urban/rural split indicated in the Regional Plan
- Building densities should be greater with high quality public transport, in order to increase opportunities for sustainable travel and support the viability of such services
- Reference to the provision of transport infrastructure and services to accommodate growth is absent from the consultation document and should be included in the Strategy. This may take the form of an Infrastructure Delivery Plan.
- The Agency would resist further development in the area that may place additional pressures on the A38 prior to implementation of the Derby Grade Separation Junctions Schemem. Other areas of concern include:
    - A38/A511: the A38 northbound in particular is subject to significant delays in peak hours
    - A38 Markeaton Roundabout: suffers significant capacity constraints – development which results in an increase in stress on this junction is likely to be resisted, unless exemplify sustainable travel principles are applied
    - A50/A515:suffers congestion and is highly sensitive to increases in traffic
    - The level of growth to 2016 causes major congestion around the A38/A50 Burnaston junction area could have major implications for growth in South Derbyshire
- The basis for the consideration of transport should initially be to reduce the need to travel by allocating development sites that enable people access to employment, retail and other daily requirements closest to their home. Where additional trips are inevitable, priority should be given to improving public transport, walking and cycling provision before considering increased road capacity to accommodate traffic growth
- The provision of additional employment opportunities within the District would assist in reducing the need for residents to travel further afield.
- The development of brownfield land is supported in principle where sites are accessibly by walking, cycling and public transport
- The former power station sites are away from the main urban areas and their reuse may result in development being unattainable due to lack of sustainable transport options.
- Additional retail provision within Swadlincote may help reduce the distances travelled by residents (who use neighbouring retail centres) and would be endorsed.
- Swadlincote will not be able to accommodate all local retail requirements and improved sustainable access to the main surrounding retail centres should be provided where possible

The Coal Authority:

- Mine entries and mining legacy matters warrant investigation by the Local Planning Authority to ensure sites allocations and other policies and programmes will not lead to future public safety hazards.
- The Core Strategy should have a positive policy approach which would support the proposal for a mine water treatment scheme to manage the rising mine water and also prevent the potential for flooding
- The Coalfield in this area stretches in general terms from Burton on Trent in a south-easterly direction towards Measham. There is a need for a mine water

treatment scheme in this area in the short term. It is important that the LDF ensures that there is sufficient policy flexibility to support a scheme when it is brought forward
- The Core Strategy should have a positive policy option for removing the remnant coal as part of the site preparation works for future development. This would remove the potential public safety hazard prior to development taking place.

Sport England:
- Sport England supports the strategy in that there is a specific issues raised, which covers Leisure, Recreation and Open Space. However believe that the terminology used within PPS17 would be useful i.e. Open Space, Sport and Recreation.
- The setting of local standards based on a robust assessment of existing facilities existing and future demands and needs of the community would be supported
- The benefits of sports should be included within the overall vision
- The vision and objectives should include the ability to maximise the opportunities for an the befits of sport in the community and to integrate future developments with the existing community
- Those working in and visiting business parks and town centres will generate additional demand for sport and recreational activities. It is recommended that this be fully assessed and appropriate consideration given in the core strategy.
- Core Strategy policies should place a strong emphasis upon designing quality places, which includes high quality public places and promoting walking and cycling
- Would be useful to make clear what the reference to 'community facilities' in the strategy includes, for example, does it include facilities for open space, sport and recreation?
- Recreational and sport facilities in or close to town centre can provide additional attractions that can support the viability of centres

Natural England
- Support the Councils vision to create vibrant, sustainable communities with a high quality of life for the people who live in them. To achieve this Natural England considers there must be an investment in the natural environment, and appropriate services including green infrastructure.
- By identifying for a long term vision for Green Infrastructure across the District and delivering a network of green space fragmented habitats will begin to be rehabilitated and will create green corridors that will allow wildlife to flourish and adapt to climate change
- Polices should promote the principles of sustainable development as set out in PPS1
- New development should make the best use of existing infrastructure and opportunities for work, services and leisure and this reduce the need to travel
- Polices should encourage model shift from car dependent journeys to more sustainable modes such as walking, cycling and the use of public transport
- When deciding upon the most sustainable location for growth we consider it necessary to access the environmental capacity of a settlement to accommodate growth
- An investment in infrastructure is required to support growth and mitigate the impacts of development. Green infrastructure should be planned strategically and should be delivered in an integrated way

- Green Infrastructure can bring a wide range of benefits
- Policies and decision on major development proposals should conserve valued environmental assets by seeking first to avoid loss or harm, before considering the need for mitigation or compensatory measures and then seek new benefits
- The Core Strategy should provide a context for the protection and enchantment of designated natural environment sites and areas reflecting the polices of PPS7 and PPS9 and giving greatest weight to the international and national legally protected sites in the district.
- The distinctive landscape character areas of the district should be recognised and protected
- Policies should set out to achieve enhancement for the restoration or enhancement of landscape character, biodiversity, geological sites and features and access to the countryside.

British Waterways

- Key Diagram – we welcome the inclusion of the Trent and Mersey Canal, however we suggest that the alignment of the River Trent needs redrawing
- The vision does not appear to address tourism
- Water compatible development needs to be considered in relation to development in flood zones, particularly in relation to assets such as the inland waterways which are non-footloose
- Increasing passive surveillance of the waterway corridor can assist with reducing anti-social behaviour and crime
- Approximately 25km of navigable waterway in the ownership or management of British Waterways existing in South Derbyshire Tourism and waterways are mentioned within regional policy and national good practice guide. It is therefore important that the locational strategy of the Core Strategy supports sustainable rural tourism and leisure inland waterways.

Theatres Trust:

- Agree the aim of more opportunities to participate in learning and cultural activities. A policy to protect existing and promote new cultural facilities should be prepared to reflect this aim
- There should be an overarching policy to promote and protect existing community facilities. This policy should also state that the loss of an existing facility will be resisted unless it can be demonstrated that the facility is no longer needed, or it can be established that the services provided by the facility can be served in an alternative location or manner that is equally accessible by the community
- An objective of the Core Strategy should be to protect and enhance village facilities and services
- Major new developments, such as mixed use areas and urban extensions, should include plans for local leisure and sporting facilities
- We would support a policy in the Core Strategy to show an overall approach to developer contributions with appropriate references to strategic sites and clear links to the details set out in an accompanying supplementary planning document
- Description is need for clarity as to the extent of the term ‘community facilities’
- A strong cultural sector is key to the development of a vibrant town centre which should provide a range of appropriate functions for leisure, recreation and cultural activities centred on restaurants, pubs, clubs, theatres, cinemas, libraries and museums. All these elements play an active role in creating and

maintaining vibrant town centres and contributing to a stimulating night-time economy.

Parish Councils:
Nine Parish Councils responded to the consultation (Brizlincote Parish Council & Caldwell Church, Egginton Parish Council, Elvaston Parish Council, Etwall Parish Council, Melbourne Parish Council, Newton Solney Parish Council, Overseal Parish Council, Repton Parish Council and Stenson Fields Parish Council, in which a range of comments were received, some of which were related to the specific parishes. Some common comments/themes were received from the parish councils (those that received more than one comment from the Parish Councils include:

- Protecting the character of villages
- Improvements/additional footpaths (across South Derbyshire and in some instances specific locations were suggested)
- Provision of affordable housing or low cost housing is required
- No eco towns
- Brownfield sites should be used first/take precedent over greenfield sites
- New development should provide essential services
- The reopening of the Leicester to Burton railway is supported

Civil Aviation Authority:
Where officially safeguarded areas lie within the Council's area of jurisdiction, we recommend that the Council considers the need for such aerodromes within the development plan and consult with aerodrome operators/licensees directly.

East Midlands Regional Assembly:
The East Midlands Regional Assembly response provided details of policies within the RSS which relate to the themes identified within the Issues and Ideas documents. The following comments were included:

- In terms of the policy of urban concentration, the RSS seeks to make the best use of previously developed land and vacant and under-used buildings, in order to achieve a Regional target of 60% of additional dwellings on previously developed land or through conversions
- Brownfield capacity will not be sufficient to meet all the proposed housing provision and there will also be a need for significant urban extensions around Derby, The RSS identifies the more suitable opportunities lie within South Derbyshire as it is well located in relation to employment opportunities and there is scope for development to take place without taking Green Belt or adversely affecting Green Wedges. The RSS however states that there will be need for investment in highways and transport measures, the resolution of drainage capacity problems and provision of appropriate green infrastructure
- Willington and Drakelow power station sites may not perform well in terms of the policy of urban concentration and seeking to reduce the need to travel
- Elsewhere in South Derbyshire the RSS seeks the location of a significant proportion of new housing primarily in and adjacent to Swadlincote
- Regarding to vision you may wish to make specific reference to a number of matters including achieving cohesive, diverse and healthy communities; reducing the need to travel; making efficient use of land, resources and infrastructure; sustainable design and construction; access to cultural facilities
- As South Derbyshire is producing a core strategy for your own area, it will therefore be essential to continue to co-ordinate the contents of your core strategy with that of Derby City.

West Midlands Regional Assembly:
In planning for sustainable development and in best meeting the needs of existing and new communities, the Core Strategy should reflect 4.2.26 of the recently published East Midlands RSS with respect to the close functional relationship between Burton-Upon-Trent and Swadlincote. It would be appropriate for this cross-boundary relationship to be illustrated with a suitable symbol on the key diagram located in relation to the brownfield development opportunities that lie to the immediate south-east of Burton-upon-Trent.