Appendix B1

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/2

Your Ref:

Date: As postmark

Dear Consultee,

Invitation to comment:
Core Strategy - Issues And Alternative Options

As you know, the District Council is 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.

You may recall that we consulted on “Issues and Ideas” between January and March last year as the first step in the process. We received just under a thousand comments and these are still available to view on the Council’s website.

In the light of the comments we received, and taking into account national and regional policies and findings from our studies, we have now drawn up a range of alternative “options” for you to consider and comment on.

The options set out the main alternative ways we might go about planning for the future housing, employment and other growth needs of South Derbyshire, as required by the Regional Plan, over the next 20 years or so.

The enclosed leaflet provides a brief summary and explains how you can find out more and make your views known. I would strongly encourage you to respond via the Council’s website http://www.south-derbys.gov.uk where you can view all the relevant documents and register and submit your comments. After the consultation closes, you will also be able to view other people’s comments on-line.

Paper copies of the documents and questionnaires are also available for reference:

- At the Council’s offices during normal working hours
- In all public libraries in South Derbyshire and in neighbouring areas at Derby Central, Borrowash, Mickleover, Sinfin, Alvaston, Blagreaves Lane, Burton upon Trent and Ashbourne and at Willington and Chellaston Post Offices during opening hours

Hard copies of the main document are also available to purchase at £6.00 plus P&P.

I would be very pleased to receive your comments by **31 March 2010**.

You may also wish to note that Derby City and Amber Valley Councils are currently undertaking similar consultations as part of an aligned approach to core strategies in the Derby Housing Market Area.

Finally, please let me know if you no longer wish to be kept informed about the Local Development Framework.

Yours Faithfully

Ian Bowen
Planning Policy Manager

enc.

Appendix B2

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 B2

South Derbyshire LDF - Notification of Consultation - 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:
Cc:
Bcc:

Sent: Wed 27/01/2010 09:33

Subject: South Derbyshire LDF - Notification of Consultation

Dear Consultee,
You have previously registered your interest in the South Derbyshire Local Development Framework.

Please find attached a letter regarding a new consultation on the Core Strategy: Issues and Alternative Options which is open until 31 March 2010. Please pass this e-mail on to the relevant person if it has reached you in error.

The main 'Options' document, along with a summary leaflet and a questionnaire are available on-line by clicking on the following link http://www.south-derbys.gov.uk/planning_and_building_control/planning_policy/local_development_framework/the_core_strategy/issues_alternative_options/default.asp.

We are strongly encouraging comments to be submitted via the Council's website (see above link).

Please also note that the paper copies are being distributed to the reference locations listed in the attached letter during the week commencing 25th January.

If you no longer wish to be kept informed about the Local Development Framework, please let us know by e-mailing ldf.options@south-derbys.gov.uk , telephoning 01283 595983 or by writing to me at the address below.

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

www.south-derbys.gov.uk

Options_letter 2.pdf

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Start | Letters | South Derbys | consultataion state... | Document2 - Micros... | South Derbyshire L... | 1 Reminder | FW: LDF Consultati... | South Derbyshire... | 11:27

Appendix B3

Mon 01/02/2010

Dear Members,
Further to my e-mail of 28th January (below) the dates and venues for the public exhibitions on the LDF Core Strategy Options have now been confirmed as follows:

- **Tuesday 23 February - Melbourne Leisure Centre, High Street, Melbourne**
- **Wednesday 2□ February - Swadlincote Town Hall, the Delph, Swadlincote**
- **Thursday □ March - Hilton Village Hall, Peacroft Lane, Hilton.**

Each event will be open between 10am and 7pm and the public are being invited to drop in at any time to find out more about the options from planning officers.

Please let me know if you have any queries.

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

www.south-derbys.gov.uk

-----Original Message-----
From: Bowen Ian
Sent: 28 January 2010 13:55
To: Councillors
Cc: Management Team; Hague Gillian; Beavin Karen
Subject: LDF Consultation

To all members,
You will be aware that we have recently published development 'Options' as part of the LDF Core Strategy for public consultation. The paper versions are being printed in batches and you will shortly receive a copy in your pigeon hole. A tentative date for a further member seminar has been set for the evening of Tuesday 16th March. Details to be confirmed.

In the meantime you may wish to know more about the arrangements for public consultation. Public comment is being invited until **31 March** which is longer than the periods we have traditionally allowed. The documents have and are being rolled out last week, this week and next week. They are being widely advertised and comments invited in the following ways:

- The document has been published on the Council's website along with a summary leaflet and questionnaires
- We have developed a quick and easy on-line response facility on the website
- Over 400 e-mails and nearly 800 letters have been sent to consultees including all those who have previously commented on development plans matters enclosing a summary leaflet and instructions on how to find the document
- Documents have been sent to all parish councils
- Documents have been placed in all local libraries including others in neighbouring areas and in Willington and Chellaston post offices
- We are asking the CVS to disseminate the information to their networks
- A joint press release (with our Derby HMA partners) was issued (and reported in the Derby Telegraph)
- It is being reported to the current round of Area Forums
- It will be an item on the next Parish Liaison Meeting
- A presentation has been made to the South Derbyshire Partnership and we will be asking for e-mails to be forwarded to their contacts

- We will be holding public exhibitions at Swadlincote, Hilton and Melbourne (dates being confirmed with venues)
- A further press release will be issued including the dates for the public exhibitions
- We will be putting up posters in public areas e.g. supermarkets, libraries, parish notice boards, Adult Education Centre, the Old Post Regeneration Centre, Rosliston FC and Swad TIC (with dates of above exhibitions)
- We are displaying leaflets in the above locations where appropriate
- We have announced the consultation on Twitter and this will be periodically repeated throughout the consultation
- Information will shortly be displayed on the wallpaper on the PCs in the Civic Offices reception
- Information will shortly be displayed on the big screen in reception
- The consultation has been included on the Corporate Calender

Please let me know if you have any queries.

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

www.south-derbys.gov.uk

Appendix B4

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: 29th January 2010

To all SDDC Members

Dear Councillor,

South Derbyshire LDF Core Strategy: Issues and Alternative Options

Further to Extraordinary Council on 17 December last year and my e-mails of 21 and 28 January, please find enclosed a paper copy of the Issues and Alternative Options' booklet which is being offered for public comment up to 31st March 2010.

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 can register and submit comments on-line.

As you know, we are also running three public exhibitions as follows:

- Tuesday 23 February - Melbourne Leisure Centre, High Street, Melbourne
- Wednesday 24 February - Swadlincote Town Hall, the Delph, Swadlincote
- Thursday 4 March - Hilton Village Hall, Peacroft Lane, Hilton.

Each event will be open between 10am and 7pm and the public are being invited to drop in at any time to find out more about the options from planning officers.

The Options' booklet raises many issues in a wide range of areas and, as agreed at Council, a further event for elected members has been arranged for the evening of **Tuesday 1 March**. I will write with confirmation of this and further details shortly.

Finally, you should also be aware that Derby City and Amber Valley Councils are also currently running similar consultations as part of an aligned approach to core strategies in the Derby Housing Market Area.

Yours faithfully

I A Bowen

Ian Bowen
Planning Policy Manager

Appendix B5

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/4

Your Ref:

Date: As postmark

Dear Parish Clerk,

Invitation to comment:
Core Strategy - Issues And Alternative Options

As you know, the District Council is 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.

You may recall that we consulted on “Issues and Ideas” between January and March last year as the first step in the process. We received just under a thousand responses and these are still available to view on the Council’s website.

In the light of the comments we received, and taking into account national and regional policies and findings from our studies, we have now drawn up a range of alternative “options” for you to consider and comment on.

The options set out the main alternative ways we might go about planning for the future housing, employment and other growth needs of South Derbyshire over the next 20 years or so. The enclosed booklets set out the options and explain how you can comment.

I would be grateful if you could make the booklets available for reference to people in your community.

Also enclosed are some summary leaflets and questionnaires.

I would strongly encourage you to respond via the Council’s website http://www.south-derbys.gov.uk where you can view all the relevant documents and register and submit your comments. After the consultation closes, you will also be able to view other people’s comments on-line.

… cont

Appendix B6

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 Mr Todd,

Invitation to comment:
Core Strategy - Issues And Alternative Options

As you know, the District Council is 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.

You may recall that we consulted on "Issues and Ideas" between January and March last year as the first step in the process. We received just under a thousand responses and these are still available to view on the Council's website.

In the light of the comments we received, and taking into account national and regional policies and findings from our studies, we have now drawn up a range of alternative "options" for public comment.

The options identify the main alternative ways we might go about planning for the future housing, employment and other growth needs of South Derbyshire over the next 20 years or so. The enclosed booklet sets out the options and explains how you can comment.

We are strongly encouraging people to respond via the Council's website www.south-derbys.gov.uk where you can view all the relevant documents and register and submit your comments. After the consultation closes, you will also be able to view other people's comments on-line.

Paper copies of the documents and questionnaires are also being distributed during the week commencing 25th January for reference:

- At the Council's offices during normal working hours
- In all public libraries in South Derbyshire and in neighbouring areas at Derby Central, Borrowash, Mickleover, Sinfin, Alvaston, Blagreaves Lane, Burton upon Trent and Ashbourne and at Willington and Chellaston Post Offices during opening hours

cont

I would be very pleased to receive your comments by **31 March 2010**.

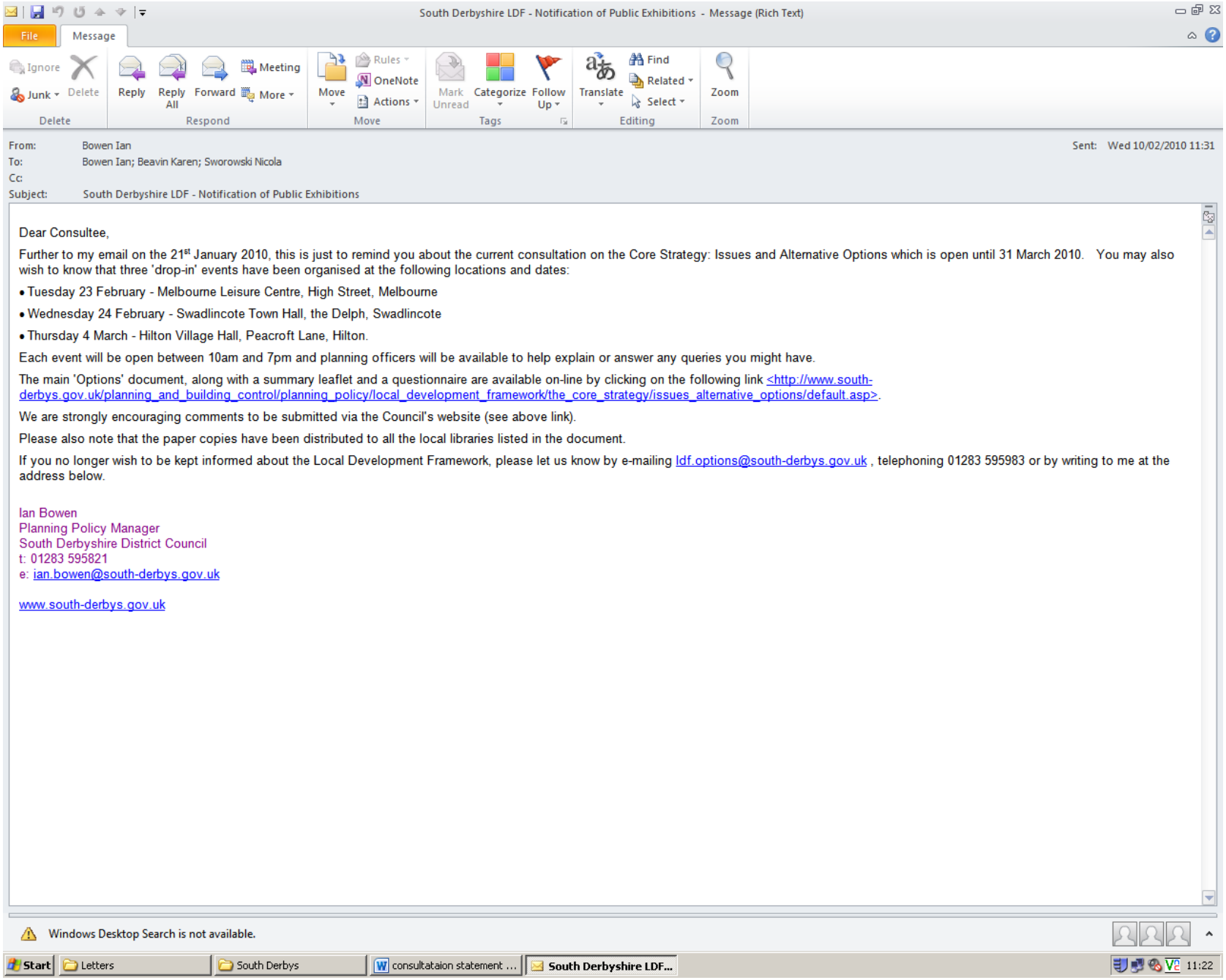
You may also wish to note that Derby City and Amber Valley Councils are currently undertaking similar consultations as part of an aligned approach to core strategies in the Derby Housing Market Area.

Yours sincerely

Ian Bowen
Planning Policy Manager

enc.

Appendix B7


South Derbyshire LDF - Notification of Public Exhibitions - 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: Bowen Ian
To: Bowen Ian; Beavin Karen; Sworowski Nicola
Cc:
Subject: South Derbyshire LDF - Notification of Public Exhibitions
Sent: Wed 10/02/2010 11:31
Dear Consultee,
Further to my email on the 21st January 2010, this is just to remind you about the current consultation on the Core Strategy: Issues and Alternative Options which is open until 31 March 2010. You may also wish to know that three 'drop-in' events have been organised at the following locations and dates:
• Tuesday 23 February - Melbourne Leisure Centre, High Street, Melbourne
• Wednesday 24 February - Swadlincote Town Hall, the Delph, Swadlincote
• Thursday 4 March - Hilton Village Hall, Peacroft Lane, Hilton.
Each event will be open between 10am and 7pm and planning officers will be available to help explain or answer any queries you might have.
The main 'Options' document, along with a summary leaflet and a questionnaire are available on-line by clicking on the following link <http://www.south-derbys.gov.uk/planning_and_building_control/planning_policy/local_development_framework/the_core_strategy/issues_alternative_options/default.asp>.
We are strongly encouraging comments to be submitted via the Council's website (see above link).
Please also note that the paper copies have been distributed to all the local libraries listed in the document.
If you no longer wish to be kept informed about the Local Development Framework, please let us know by e-mailing ldf.options@south-derbys.gov.uk , telephoning 01283 595983 or by writing to me at the address below.
Ian Bowen
Planning Policy Manager
South Derbyshire District Council
t: 01283 595821
e: ian.bowen@south-derbys.gov.uk
www.south-derbys.gov.uk
Windows Desktop Search is not available.
Start
Letters
South Derbys
consultataion statement ...
South Derbyshire LDF...
11:22

Appendix B8

South Derbyshire District Council

Head of Planning Services

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

www.south-derbys.gov.uk

Please ask for: Ian Bowen
Phone: (01283) 595821
Fax: (01283) 595850
Typetalk: (0870) 2409598
DX 23912 Swadlincote
E-mail: ian.bowen@south-derbys.gov.uk

Our ref: 31.3.2/IB/2
Your ref:

Date: 26 March 2010

Dear Consultee

SOUTH DERBYSHIRE LDF CORE STRATEGY - EXTENSION OF CONSULTATION PERIOD TO 28 MAY 2010

You may remember that we contacted you in January with details of the 'Issues and Alternative Options' consultation and requested your comments by 31 March 2010. Amber Valley and Derby City Councils are also undertaking parallel consultations for their areas.

We have received a very high level of interest in our Core Strategies and the three Councils have therefore decided to extend the consultation period until **Friday 28 May 2010**.

If you have already responded to the consultation I would like to take this opportunity to thank you for your comments – these will be formally acknowledged in due course. You may, of course, add to your comments if you so choose before the revised deadline of 28 May 2010.

If you have not already done so, I would strongly encourage you to respond via the Council's website http://www.south-derbys.gov.uk where you can view all the relevant documents and register and submit your comments. After the consultation closes, you will also be able to view other people's comments on-line.

… cont

INVESTOR IN PEOPLE · POSITIVE ABOUT DISABLED PEOPLE · CHARTER MARK · RoSPA GOLD Award Housing Services · EMAS · SGS ISO 14001:2004 · UKAS ENVIRONMENTAL MANAGEMENT 005

Paper copies of the documents and questionnaires are also available for reference:

- At the Council's offices during normal working hours
- In all public libraries in South Derbyshire and in neighbouring areas at Derby Central, Borrowash, Mickleover, Sinfin, Alvaston, Blagreaves Lane, Burton upon Trent and Ashbourne and at Willington, Repton and Chellaston Post Offices during opening hours

Hard copies of the main document are also available to purchase at £6.00 plus P&P.

Questionnaires or comments in any other form can be posted or e-mailed to:

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

e-mail: Ldf.options@south-derbys.gov.uk

Finally, please let me know if you no longer wish to be kept informed about the Local Development Framework.

Yours faithfully

I G Bowen

Ian Bowen
Planning Policy Manager

INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE
CHARTER MARK
RoSPA 2009 GOLD Award Housing Services
EMAS
SGS ISO 14001:2004
UKAS ENVIRONMENTAL MANAGEMENT 005

What happens next ...

Appendix B10

There are a number of stages in drawing up the Core Strategy. We will use all responses we receive to help us decide which options should form the basis of the draft Core Strategy that will be submitted to the Secretary of State. If necessary, a public examination will be held into the Core Strategy's 'soundness'. We can then formally adopt the Core Strategy in the autumn of 2011.
The timeline is summarised in the following diagram:

How can you tell us what you think?

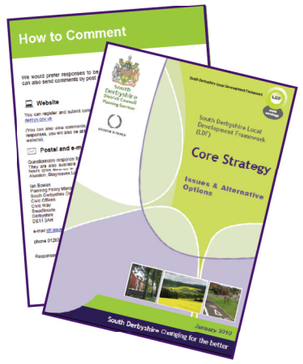
This leaflet only provides a brief summary of the options. Please take time to read the full 'Issues and Alternative Options' consultation booklet. It is available to view on our website where you can also register and submit comments on-line at **www.south-derbys.gov.uk**

We strongly encourage you to respond through the website...

You will also be able to find related documents including detailed Area Profiles and Topic Papers. Simply follow the instructions on the website.

The consultation booklet is also available to view ...

- At the Council's offices during normal working hours.
- In all local public libraries during opening hours (plus libraries in neighbouring areas at Derby Central, Borrowash, Mickleover, Sinfin, Alvaston, Blagreaves Lane, Burton upon Trent and Ashbourne) and Post Offices at Willington and Chellaston.



A questionnaire response form is available at the above locations and can be downloaded from the Council's website.

Questionnaire should be posted or e-mailed to:

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

Telephone : 01283 595983 or 01283 595821

Email : ldf.options@south-derbys.gov.uk

Responses MUST be received by 31st March 2010

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 - please phone 01283 595795.

Published by South Derbyshire District Council
Civic Offices Civic Way Swadlincote Derbyshire DE11 0AH

www.south-derbys.gov.uk

South Derbyshire District Council
Planning Services

South Derbyshire Local Development Framework

LDF core strategy

Core Strategy

January 2010

What should South Derbyshire be like in 2026?

... the Issues & Alternative Options

Over time, places need to change. South Derbyshire is no different and, in fact, is one of the fastest growing of any area in England. The driving force for change is a regional plan which requires at least 12,000 new houses to be built in South Derbyshire by 2026.

This will mean change and development in our towns and villages together with investment in jobs and services.

The Council is therefore producing a **Core Strategy** which will guide where development and investment will take place in South Derbyshire over the next 20 years or so.

The options look at **how much** development should take place in South Derbyshire up to 2026 and **where** it should be built.

We have produced a consultation booklet which sets out the options for future development and invites you to have your say.

This summary leaflet highlights some of the main points and tells you how you can find out more.

Your views are important. Information on how you can respond is given on the back page of this leaflet ...

SUMMARY LEAFLET

South Derbyshire Changing for the better

A summary of the options ...

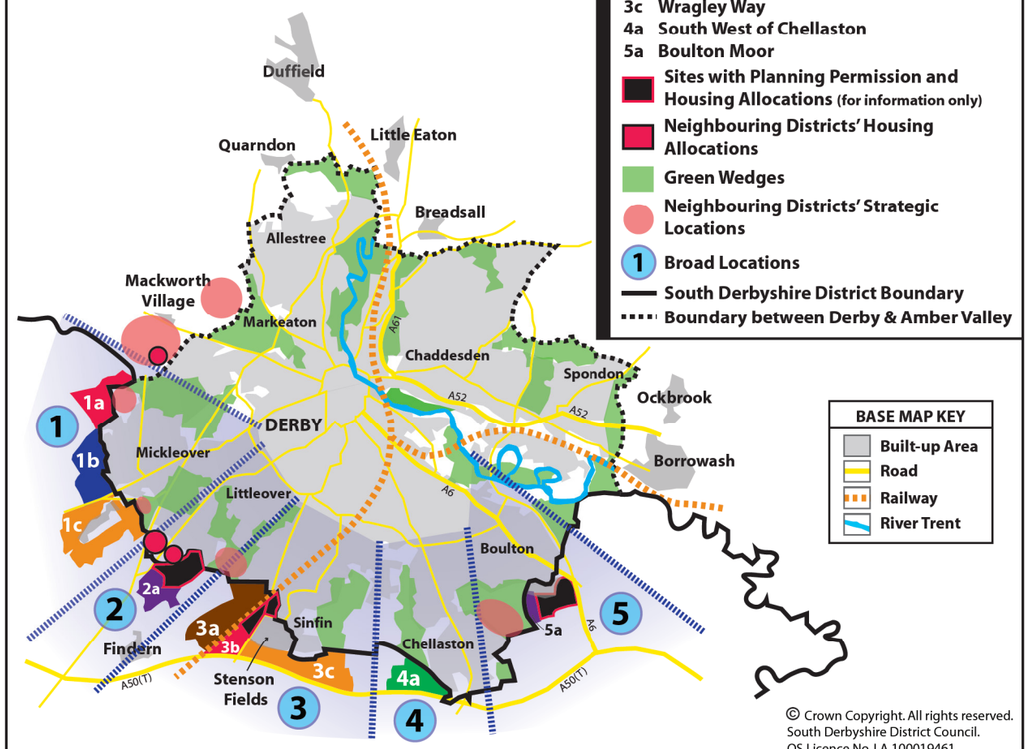
South Derbyshire Local Development Framework

LDF core strategy

Where should development take place?

1 AROUND DERBY (THE PRINCIPAL URBAN AREA - PUA)

PRINCIPAL URBAN AREA (PUA): ALTERNATIVE OPTIONS FOR BROAD LOCATIONS & STRATEGIC SITES



The Regional Plan stipulates a minimum of 3,600 new dwellings as extensions to the City of Derby and we are therefore working closely with our neighbouring councils in drawing up our Core Strategies. We have identified the following 5 general locations as being options for future development. Development could take place in one, some or all of these locations:

1. **The Mickleover Area**
2. **The Littleover Area**
3. **The Sinfin Area**
4. **The Chellaston Area**
5. **The Boulton Moor Area**

2 AROUND SWADLINCOTE, THE VILLAGES AND OTHER RURAL PLACES

There are also important decisions to be made on where we should promote development elsewhere in the District, for which there is an outstanding need for an additional 2,100 homes. Under any scenario, a minimum of around 1,100 of these will need to be as extensions to the existing built up area around Swadlincote.

Important questions therefore are:

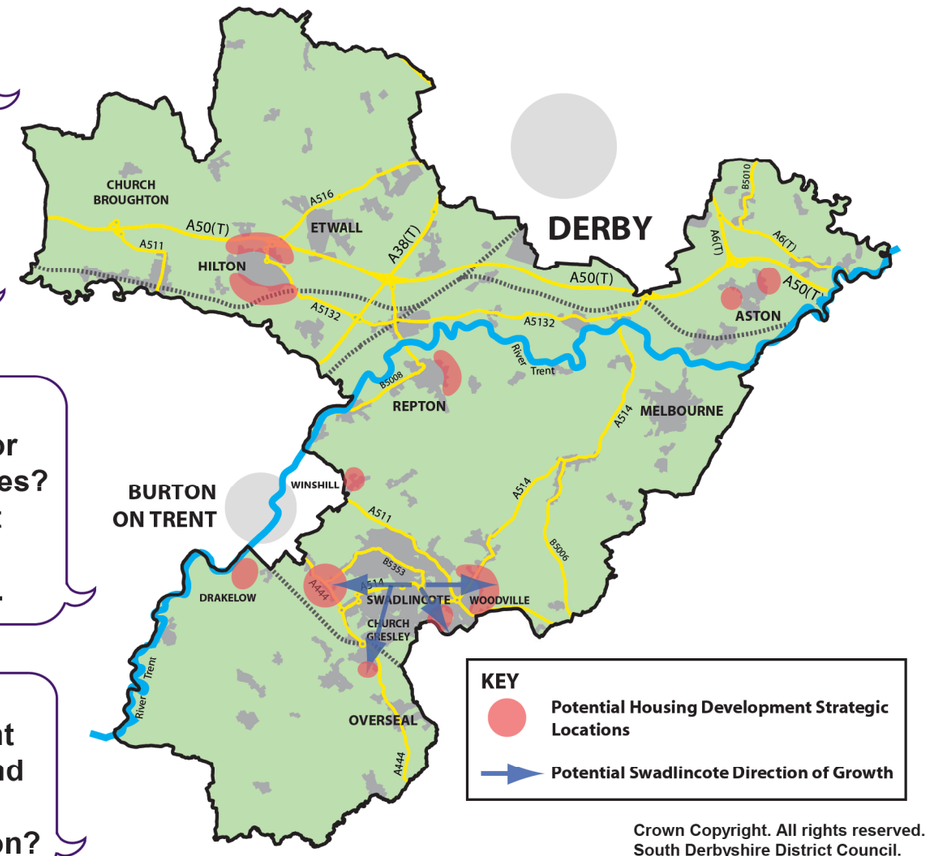
Should we focus all development in and around Swadlincote?

Or, should we see some limited development in villages. If so which ones?

Or, should the Core Strategy promote major expansion to some villages? (The map on the right shows where land is potentially available).

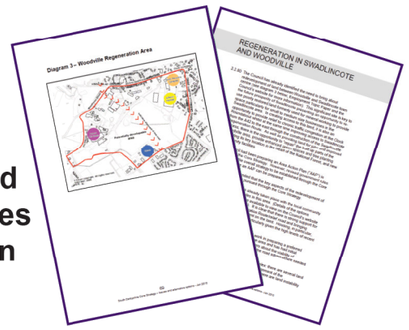
Or, should we plan for the redevelopment of previously used land near the former Drakelow Power Station?

SWADLINCOTE, THE VILLAGES & RURAL AREAS (NON-PUA): ALTERNATIVE OPTIONS FOR STRATEGIC LOCATIONS



3 REGENERATION

We also identify options for regeneration in Woodville and the development of major sites for rail-connected distribution facilities.



4 GENERAL OPTIONS

In addition, the Core Strategy Options document explores general options on:

- **Design**
- **Renewable Energy and Sustainable Constructions**
- **Water & Flood Risk**
- **Affordable Housing**
- **Housing Densities, Mix and 'Town Cramming'**
- **Special Areas of Housing Need**
- **Town Centres and Retailing**
- **Infrastructure**

Appendix B11

South Derbyshire Local Development Framework

South Derbyshire District Council

Issues and Alternative options January 2010

This questionnaire accompanies the Issues and Alternative Options' consultation, which you should read first.

If you prefer, you can register and submit comments directly on our website

Alternatively, you can find an electronic version of this questionnaire on the Council's website.

www.south-derbys.gov.uk

Please note that all comments will be made publicly available, including on the Council's website. However, we will not publish personal addresses on our website.

Please return your completed form by 28 May 2010 to:

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

Phone 01283 595983 or 595821

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

Your details:

Name:

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.

Do you agree with the vision for the Derby HMA?	
Do you have any comments on the Derby HMA Strategic Objectives?	
Do you agree with the vision for South Derbyshire?	
Do you have any comments on the South Derbyshire Strategic Objectives?	

1. Overall Growth Options		
How much housing growth in South Derbyshire?		
Which option do you prefer? (tick all that apply)		
Housing Growth Option 1: Regional Plan Requirement	Housing Growth Option 2: Plan to 2031	Housing Growth Option 3: Excess Provision
☐	☐	☐
Please expand on your choice of option or suggest another option in planning for overall growth levels		

How much new employment land in the Derby HMA?		
Core Strategy Issues and Alternative Options		
Which option do you prefer? (tick all that apply)		
HMA Employment Growth Option 1: Trend-based growth	HMA Employment Growth Option 2: Below-trend growth or reduced supply	HMA Employment Growth Option 3: Above-trend growth
☐	☐	☐
Please expand on your choice of option or suggest another option in planning for HMA employment growth		

2. Where should growth be promoted?				
2.1 The Derby Principal Urban Area				
Housing Options in Derby Principal Urban Area				
Which option do you prefer? (tick all that apply)				
PUA Housing Option 1: The Mickleover Area	PUA Housing Option 2: The Littleover Area	PUA Housing Option 3: The Sinfin Area	PUA Housing Option 4: The Chellaston Area	PUA Housing Option 5: The Boulton Moor Area
☐	☐	☐	☐	☐
Please expand on your choice of option or suggest another option in planning for housing in the PUA				
Housing Delivery Options Principal Urban Area				
Which option do you prefer? (tick all that apply)				
PUA Housing Delivery Option 1: Multiple Locations	PUA Housing Delivery Option 2: Single Location			
☐	☐			
Please expand on your choice of option or suggest another option for PUA housing delivery options				
Employment Land Options in the Principal Urban Area				
Which option do you prefer? (tick all that apply)				
PUA Employment Option 1: Mixed Use urban extensions to Derby	PUA Employment Option 2: Within Derby	PUA Employment Option3: Within South Derbyshire and Derby		

☐	☐	☐
Please expand on your choice of option or suggest another option in planning for employment in the PUA		

Transport Options in the Principal Urban Area			
Which option do you prefer? (tick all that apply)			
PUA Transport Option 1: Minimum Intervention	PUA Transport Option 2: Demand Management	PUA Transport Option 3: Measure to increase use of alternatives to the car	PUA Transport Option 4: Highways based improvements
☐	☐	☐	☐
Please expand on your choice of option or suggest another option in planning for travel in the PUA			

2.2 Swadlincote, the Villages and other Rural Places			
Housing options (Non-PUA)			
Which option do you prefer? (tick all that apply)			
Non-PUA Housing Option 1: Swadlincote Focused Growth	Non-PUA Housing Option 2: Swadlincote and limited development in named villages	Non-PUA Housing Option 3: Swadlincote and maximum development in named villages	Non-PUA Housing Option 4: Swadlincote and Drakelow
☐	☐	☐	☐
If you prefer either Option 2 or Option 3, which villages should be allocated for development?			
Please expand on your choice of option or suggest another option in planning for non-PUA housing			

Sub-options for directions of growth in Swadlincote			
Which sub-option or combination of sub-options do you prefer? (tick all that apply)			
Swadlincote Housing Sub-option 1: Extensions to the west and south west of Swadlincote	Swadlincote Housing Sub-option 2: Extensions to the east of Swadlincote	Swadlincote Housing Sub-option 3: Extensions to the south of Swadlincote	Swadlincote Housing Sub-option 4: A combination of locations
☐	☐	☐	☐
Please expand on your choice of option or suggest another sub-option regarding directions of growth in Swadlincote			
Employment Options (Non-PUA)			
Which option do you prefer? (tick all that apply)			
Non-PUA Employment Option 1: No additional provision		Non-PUA Employment Option 2: Increased Provision	
☐		☐	
Please expand on your choice of option or suggest another option in planning for employment in the non-PUA area			
Transport Options (Non-PUA)			
Which option do you prefer? (tick all that apply)			
Non-PUA Transport Option 1: Minimum Intervention	Non-PUA Transport Option 2: Demand Management	Non-PUA Transport Option 3: Measures to increase use of alternatives to the car	Non-PUA Transport Option 4: Highways based improvements
☐	☐	☐	☐
Please expand on your choice of option or suggest another option in planning for transport in the non PUA area			
Regeneration in Swadlincote and Woodville			
Which option do you prefer? (tick all that apply)			
Option Regeneration 1: Employment-led regeneration		Option Regeneration 2: Mixed Use re-development	
☐		☐	

Please expand on your choice of option or suggest another option in planning for regeneration	

Strategic Distribution (Logistics) Facilities				
Which option do you prefer? (tick all that apply)				
Strategic Distribution Option 1: A38/A50 Area	Strategic Distribution Option 2: Willington Power Station	Strategic Distribution Option 3: Drakelow Power Station	Strategic Distribution Option 4: Sinfin Moor	Strategic Distribution Option 5: No Sites
☐	☐	☐	☐	☐

Please expand on your choice of option or suggest another option in planning for strategic distribution	

Theme based Options

Design Excellence	
Which option do you prefer? (tick all that apply)	
Design Excellence Option: Building For Life	Or is there another option?
☐	☐

Comments	

Renewable Energy and Sustainable Construction		
Which option do you prefer? (tick all that apply)		
Low Carbon Option 1: Use Building Regulations	Low Carbon Option 2: Set Targets	Low Carbon Option 3: Higher targets on specific sites
☐	☐	☐

Please expand on your choice of option or are there any other low carbon options available	

Water and Flood Risk	
Flood Risk	
Which option do you prefer? (tick all that apply)	
Flood Risk Option 1: No development in the flood plain	Flood Risk Option 2: Special exceptions policy
☐	☐
Please expand on your choice of option or suggest another option in planning for flood risk	
Water Supply	
Which option do you prefer? (tick all that apply)	
Water Supply Option 1: Business as usual	Water Supply Option 2: Higher standards
☐	☐
Please expand on your choice of option or suggest another option in planning for water supply	
Waste/Surface Water	
Which option do you prefer? (tick all that apply)	
Waste/Surface Water Option 1: Business as usual	Waste/Surface Water Option 2: Higher standards
☐	☐
Please expand on your choice of option or suggest another option for reducing surface water run off	
Affordable Housing	
Which option do you prefer? (tick all that apply)	
Affordable Housing Option 1: Lower Threshold	Affordable Housing Option 2: Increased requirement
☐	☐

Please expand on your choice of option or suggest another option in planning for affordable housing	

Affordable Housing Option 3: Allocate Sites		
Do you agree with option 3?		
Yes	No	Other
☐	☐	☐

Please expand on your choice of option or suggest another option	

Housing Densities, Mix and 'Town Cramming'	
Which option do you prefer? (tick all that apply)	
Housing Density and mix Option 1: Standard minimum density	Housing Density and mix Option 2: Area based approach
☐	☐

Please expand on your choice of option or suggest another option in planning for housing density and mix	

Special Areas of Housing Need		
Which option do you prefer? (tick all that apply)		
Lifetime Homes Option 1: Use Building Regulations	Lifetime Homes Option 2: Set Targets	Lifetime Homes Option 3: Higher Targets on specific sites
☐	☐	☐

Please expand on your choice of option or suggest another option in planning for lifetime homes	

Town Centre and Retailing		
Which option do you prefer? (tick all that apply)		
Town Centres Option 1: Priority to A1 Uses	Town Centres Option 2: Mixed Uses approach	
☐	☐	
Please expand on your choice of option or suggest another option in planning for town centres		
Infrastructure		
Infrastructure Option 1 (General): Wider developer contributions		
Do you agree with this option?		
Yes	No	Other
☐	☐	☐
If so, what types of land use do you feel should qualify?		
Which option do you prefer? (tick all that apply)		
Infrastructure Option 2: S106 Contributions	Infrastructure Option 3: Introduce Levy	Infrastructure Option 4: Introduce Levy and S106
☐	☐	☐
Please expand on your choice of option or suggest another option in planning for infrastructure		
Summary		
Any general or other comments?		

South Derbyshire District Council, together with our partners is committed to providing services fairly to make sure that you and other customers are not disadvantaged.

In order to ensure the successful development of this policy, all service users are requested to complete this short survey so we can collect information that will help us improve the services we provide.

About Yourself							
Your Age							
16 to 25	☐	26 to 45	☐	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 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)	☐		

Many people face discrimination because of their sexual orientation and for this reason we have decided to ask this monitoring question. You do not have to answer this question but we would be grateful if you could tick the box next to the category which describes your sexual orientation.

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 B12

25 January 2010

Public asked for views on housing growth and change

People in the, Derby, Amber Valley and South Derbyshire local authority areas have until 31 March 2010 to say how they want their local areas to grow and change over the coming years.

Amber Valley Borough, Derby City and South Derbyshire make up the Derby Housing Market Area (DHMA). The DHMA recognises that what happens in each local area has implications for neighbouring areas - for example, a new housing development in South Derbyshire could have an impact on Derby and vice versa. With this in mind, the three councils are working together to develop a consistent approach to growth and change in light of the requirement to build 36,600 new houses in the area by 2026.

The three councils are seeking people's views on where new housing developments should go, as well as on matters such as affordable housing, environmental concerns and employment land. The responses that members of the public give will inform each council's Core Strategy document, which will shape development up until 2026. The documents set out a number of options, which have been guided by national, regional and local planning policies and evidence, as well as by the comments received from previous consultations.

Councillor Lucy Care, Derby City Council's Cabinet Member for Planning and Transport, said, "More people tend to react to plans for their area when approval for specific building work is being requested. By getting involved at this stage there is a chance to influence both what people ask to build and where they want to put it in the future. If we get these things right it will make development in the future more acceptable to more people. I therefore hope that lots of people will take this chance to have their say."

Councillor Stephen Hayes, Deputy Leader and Cabinet Member for Quality of Place at Amber Valley Borough Council said: - It is crucial that local people take this opportunity to give us their views on the issues and options for the future

Appendix B13

South Derbyshire District Council

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

Keith Bull
Media specialist

Phone 01283 228761 Fax 01283 595853 Mobile 07977 437336
email keith.bull@south-derbys.gov.uk

Have your say on development in South Derbyshire

Residents in South Derbyshire are again being encouraged to have their say on the District's future.

South Derbyshire District Council is currently consulting with people about its Core Strategy, part of its Local Development Framework (LDF).

The East Midlands Regional Plan has set out targets which include housing and environmental needs - to shape how the area will change up to 2026 and beyond. It will also influence where new jobs and services such as shops, schools and leisure facilities will be needed.

As the planning blueprint, the LDF provides a framework for deciding on individual planning applications from private developers.

The Core Strategy, the main document in the LDF, describes the overall vision and strategy for development in the District up to 2026.

The Council is taking steps to make sure residents are able to voice their opinions on the strategy.

Three public exhibitions will be held. The first will take place at Melbourne Leisure Centre, in High Street, on Tuesday, February 23. A further exhibition will be held at Swadlincote Town Hall, on the Delph, on Wednesday, February 24. The third is scheduled for Hilton Village Hall, in Peacroft Lane, on Thursday, March 4. Each event will take place between 10am and 7pm.

Councillor Heather Wheeler, Leader of South Derbyshire District Council, said: “The Regional Plan, which has been set out by the Government, requires us to make room for high levels of house building and other development over the next twenty years or so.

“It is important that we are prepared for the changes that face the District and understand how the buildings, infrastructure and services we will need can be provided at the right time and in the right places.

“This will be a challenge but we are determined to achieve the best possible outcome for our residents.”

Cllr Heather Wheeler added: “It is important to note that the Core Strategy will not, in the main, identify individual development sites. Apart from some large strategic sites’, its role is to convey overall principles and show general development locations.

“Proposals for the development of specific sites and other detailed matters will be set out in subsequent LDF documents.”

The Council has sent out hundreds of letters and e-mails about the latest development to those involved in previous consultations.

Responding to the consultation either on-line or through the post could not be easier.

Full information is available by clicking on the Issues and Options’ link at the top of www.south-derbys.gov.uk. By following a straightforward registration process, people can submit their views directly on-line. Comments made by other people can also be read via the website.

Alternatively, questionnaires are available on the website which people can complete and then either e-mail them or drop in the post.

Copies of the consultation booklet and questionnaires will also be available in all local public libraries during opening hours (plus libraries in neighbouring areas at Derby Central, Borrowash, Mickleover, Sinfin, Alvaston, Blagreaves Lane, Burton upon Trent and Ashbourne) and Post Offices at Willington and Chellaston.

Cllr Wheeler said: “This is a fantastic opportunity for our residents to help shape the future of the District.” Comments are being invited up until Wednesday, March 31, 2010.

Appendix B14

Have your say on future development in South Derbyshire

South Derbyshire District Council is currently consulting with people about its Core Strategy which will decide where major development will go in the future.

As part of this, Government rules require the preparation of a Strategic Housing Land Availability Assessment (SHLAA). The primary role of a SHLAA is to identify a "long list" of sites with potential for housing, so the Council and the public can consider all options and enable informed decisions to be made on the location of future house building.

In August 2008, South Derbyshire District Council asked landowners to submit details of sites which they wished to be considered for their housing potential. Over 200 sites and 1,721 hectares were submitted for consideration.

As the SHLAA is not a one off study and is reviewed regularly, any interested parties will be able to send comments on the assessment to the Council. They can suggest changes to assessments we have made and indicate other sites which they feel should be included. When the SHLAA is reviewed it will be updated to take any relevant representations on board and to include the most up to date information.

A District Council spokesman said: "It is very important to note that the SHLAA itself is a piece of background evidence. It does not imply that planning permission will be granted for all, or even most, of the sites which have been brought to our attention. The allocation of future development locations will be made through the Council's Core Strategy and other subsequent planning documents. We are currently inviting comments on a number of alternative development options which could go into the Core Strategy. Comment can be made until the 31 March 2010 and we would encourage everyone to tell us what they think."

The Core Strategy documents are available to view on the Council's website, in all local libraries and from the Council's offices in Swadlincote. Comments can be made to South Derbyshire District Council through the website, or by e-mailing ldf.issues@south-derbys.gov.uk or telephoning 01283 228735 or 01283 595821.

After the consultaiton closes, the Council will consider all the comments received and publish its "preferred options" in the Summer. A public excamination, to be chaired by a Government Planning Inspector is likely to be held around Spring 2011.

Appendix B15

Share your views on housing developments

Tuesday, January 26, 2010

LOCATIONS of major housing developments and environmental concerns are all issues three Derbyshire councils are seeking residents' views on.

New housing developments could cross boundaries in parts of Derby, Amber Valley and South Derbyshire.

1.

   big plans: Lucy Care.

That is why the three councils in each of those areas are working together to plan for how they will grown and expand in the future.

And they want people to have an input into those plans, particularly in light of the Government's requirement to build 36,600 new houses in the area by 2026.

Residents have until March 31 to share their views on what is known as the Derby Housing Market Area, which covers the three places.

The councils want views on where new housing developments should go, as well as on matters such as affordable housing, environmental concerns and employment land.

Councillor Lucy Care, Derby City council's cabinet member for planning and transport, said: "More people tend to react to plans for their area when approval for specific building work is being requested.

"By getting involved at this stage there is a chance to influence both what people ask to build and where they want to put it in the future.

"If we get these things right it will make development in the future more acceptable to more people.

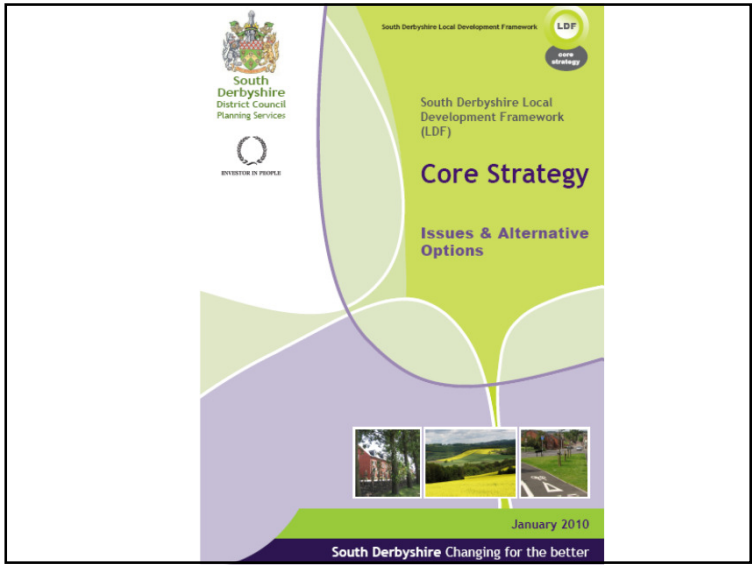
"I therefore hope that lots of people will take this chance to have their say."

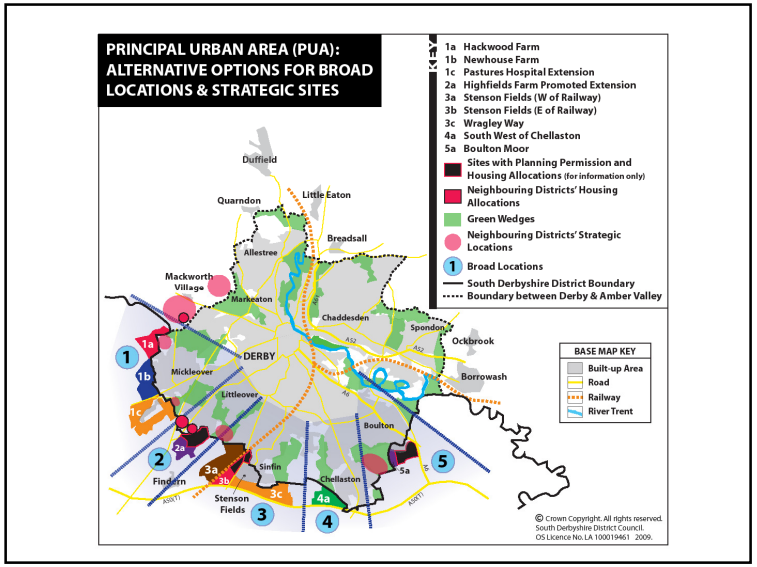
Councillor Stephen Hayes, deputy leader and cabinet member for quality of place at Amber Valley Borough Council said: "It is crucial that local people take this opportunity to give us their views on the issues and options for the future development of their area."

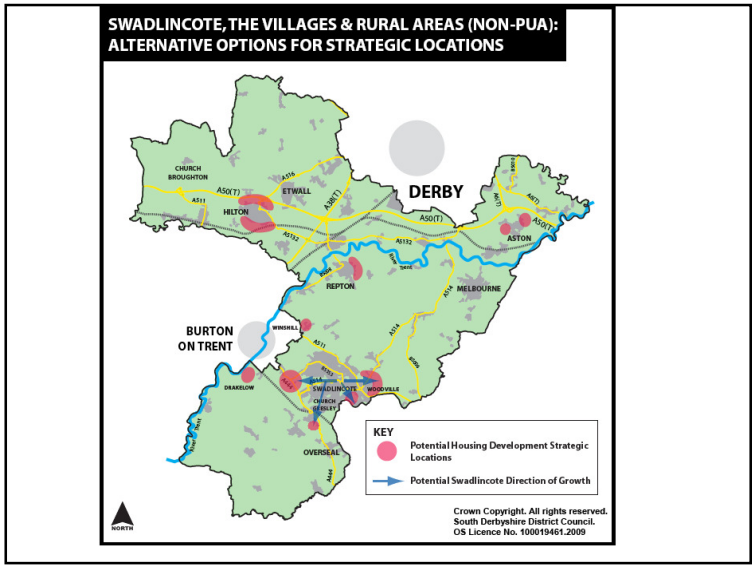
Councillor Heather Wheeler, leader of South Derbyshire District Council, said: "The regional plan requires us to make room for high levels of house building and other development over the next 20 years."

People can see copies of the consultation at libraries across the three areas or by visiting their websites, either www.ambervalley.gov.uk, www.derby.gov.uk/planning or www.south-derbys.gov.uk

Appendix B16







Core Strategy – Next steps

How to Comment

- Via the Council's website
- Pick up a questionnaire at your local library or the Council's Offices

Comments are required by Wednesday 31 March 2010

South Derbyshire District Council

Place Survey Results 2008/09

Swadlincote Community Forum

INVESTOR IN PEOPLE

South Derbyshire Changing for the better

What is it…

•A new statutory survey, which all English local authorities are required to carry out every two years.

•It asks residents about perceptions of their local area and views about local public services.

•It replaces the Best Value User Satisfaction Survey, which was last carried out in 2006.

Surveying South Derbyshire Residents

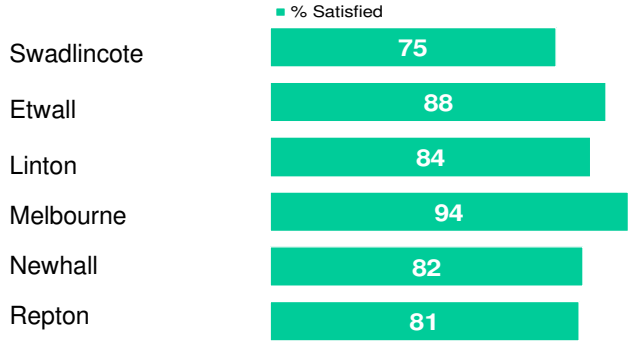
•A total of 4,000 questionnaires were mailed out to randomly selected addresses between October and December 2008

•We received 1,616 completed questionnaires – 41%, a good response rate

•Results discussed today have been analysed by community forum area and the key issues for Swadlincote are discussed.

Satisfaction varies across the District but is lowest in Swadlincote

Overall, how satisfied or dissatisfied are you with your local area as a place to live?



What makes somewhere a good place to live (top 5)

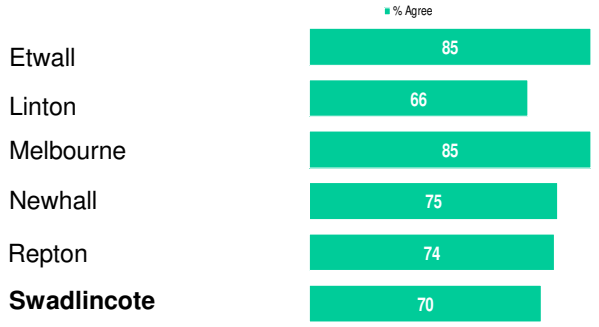
- The level of crime (58%)
- Health services (49%)
- Clean streets (46%)
- Affordable decent housing (43%)
- Parks and open spaces/shopping facilities (35%)

What most needs improving in the local area (top 5)

- Activities for teenagers (52%)
- Shopping facilities (33%)
- Job prospects (30%)
- Road and pavement repairs (29%)
- The level of crime (27%)

Perceptions of Community Cohesion not so strong in Linton and Swadlincote

To what extent do you agree or disagree that your local area is a place where people from different backgrounds get on well together?



Respect and consideration and parents not taking responsibility for children are an issue in Swadlincote

•38% said that there is a very/fairly big problem with people not treating each other with respect and consideration *(compared to 26% overall).*

•60% disagree that parents take enough responsibility for the behaviour of their children *(compared to 50% overall).*

Community Involvement generally low in Swadlincote

•23% agree that they can influence decisions affecting their local area *(compared to 26% overall)*

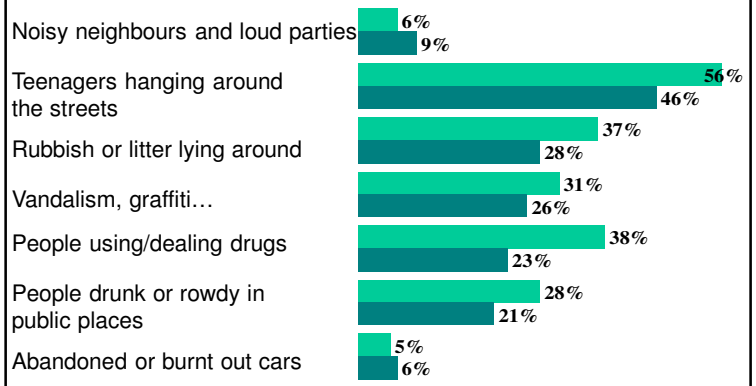
•21% would like to be more involved in decisions affecting their local area (*compared to 23% overall)*

•Majority do not feel informed about how can get involved in local decision-making *(80% compared to 68% overall*)

Residents in Swadlincote perceive there to be higher levels of ASB

•19.6% perceive there to be a problem with anti-social behaviour *(compared to 13.6% overall).*

Teenagers seen as biggest problem, followed by people using/dealing drugs and rubbish or litter lying around



Satisfaction with Council Services-no significant difference by community forum area

•60% are satisfied that the Council keeps public land clear of litter and refuse *(compared to 61% overall).*

•67% are satisfied with the refuse collection *(compared to 71% overall).*

•65% are satisfied with doorstep recycling *(compared to 69% overall).*

•71% satisfied with local tips/household recycling centres *(compared to 69% overall).*

Residents in Swadlincote are more likely to be satisfied with sport/leisure facilities and parks and open spaces

•42% are satisfied with sport/leisure facilities *(compared to 37% overall).*

•73% satisfied with parks and open spaces *(compared to 63% overall)*. The highest rating across community forum areas.

Resident's level of satisfaction with SDDC is highest in Swadlincote

•55% are satisfied with the way the Council runs things (*compared to 49% overall*).

•39% agree that the Council provides value for money *(compared to 38% overall)*

Next Steps

•A draft 'high level' action plan has been developed

•Outlines proposed priorities for action for the District and how these should be addressed.

•This will be updated and developed into a more detailed action plan as further discussions take place at the Area Forum meetings and with the South Derbyshire Partnership

Over to you…

Appendix B17

South Derbyshire Local Plan (Part 1)

Summary Report

of

Reponses of Public Consultation on

Issues and Alternative Options

(January- May 2010)

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Page 5-7: Housing Options in Derby Principle Urban Area

Page 7: Housing Delivery Options Principle Urban Area

Page 7-8: Employment Land Options in the Principle Urban Area

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Draft

Page 18-19: Infrastructure

Page 20: **Derby HMA Vision**

Page 20: **Derby HMA Strategic Objectives**

Page 21 – 27: **Appendix 1: Statutory Consultees**

Draft

Introduction

In January 2010 South Derbyshire undertook consultation on Issues and Alterative Options.

A total number of 891 consultees responded to this consultation raising around 4174 Individual comments. All responses are available to view in summary at http://ldf.consultations.south-derbys.gov.uk/

This report provides a summary of the responses received and is split into the questions asked in the Issues and Alterative options questionnaire. All but four questions within the questionnaire provided a choice of options (in regards to a particular topic such as housing, employment and design) and asked consultees to choose which option they preferred and provide reasons for this choice. The report provides details on which options were chosen/voted for the most and provides an overview of the main responses given.

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Draft

1 Overall Growth Options

How much housing growth in South Derbyshire?

The consultation stated that there appeared to be three main options in regards to how much housing growth should be provided in South Derbyshire. The options identified were:

Option 1: Regional Plan Requirement (make provision for the regional plan requirements 2006-2026- i.e. 12,000 dwellings)

Option 2: Plan to 2031 (anticipate the review of the regional plan and extend the end date of the core strategy to 2031)

Option 3: Excess provision (make provision for an amount in excess of the regional plans requirement i.e. more than 12,000 dwellings)

Option 1 received the most votes from consultees, with 72 respondees selecting this option. Option 2 was the second most popular choice with 45 consultees choosing this option, followed marginally behind by option 3 which received 44 votes.

In regards to option 1, some consultees suggested that South Derbyshire should plan for a minimum requirement. Concern was raised by some over the current economic climate and its impact on demand, and what changes to the planning system and other changes such as political change may occur over the plan period. It was therefore considered that planning to 2026 is sufficient. It was suggested by some that a review of the local plan could be undertaken to reflect local trends.

Regarding option 2 the main reasons given for consultees choosing this option relate to compliance with national policy, the anticipated review of the RSS and flexibility. Some consultees stated that the Core Strategy is not expected to be adopted until 2012; therefore the Core Strategy needs to look till at least 2027 to set a 15 year strategy in accordance with PPS12.

It was also suggested that a review of the Regional Plan will roll forward the housing requirement to 2031 and the plan period should therefore be extended. It was suggested that Increasing the time period will allow flexibility to take account of the potential changes to the housing figure without requiring an immediate review of the Core Strategy. It was also stated that PPS12 emphasises the importance of plans to take a longer term view and core strategies need to be sufficiently flexible to deal with changing circumstance, including changing the housing number from regional plan reviews.

The main reasons provided by consultees who choose option 3 relate to the RSS housing figure being a minimum target and therefore providing excess housing is appropriate. It was also suggested that additional land should be allocated in the instance that sites do not come forward or are delayed (therefore sufficient deliverable sites are provided for and provides flexibility to the Core Strategy). Some consultees also suggested that the RSS proposed to increase the number of houses in the region, therefore to plan for higher level of houses than the RSS would increase flexibility and some respondees suggested that this option would provide more affordable housing.

How much new employment land in the Derby Housing Market Area?

The consultation provided three options in regards to how much new employment land should be provided in the Derby HMA. The options were:

Option 1: Trend based growth (provide a total amount of new employment land across the HMA in line with the recommendation of the employment land review)

Option 2: Below trend growth or reduced supply (provide a total amount of new employment land across the HMA below that recommended in the employment land review study)

Option 3: Above trend growth (provide a total amount of new employment land across the HMA above that recommended in the employment land review study)

The preferred option to this question was option 1, with 61 votes. Option 2 was the second most popular response with 37 consultees choosing this option. Only 11 consultees choose option 3 as their preferred option.

It was suggested by consultees (who choose option 1) that this was the most sensible and achievable option. A trend based approach is based on evidence and it is stated by some respondees 'why have a study and ignore the findings?' In addition it was suggested by some that previously developed land should developed to help reduce commuter traffic to areas of larger employers.

In regards to option 2 the main reasons provided why respondees choose this option are: that employment provision below trend or reduced supply would minimise the use of greenfield land and due to the current state of the economy, high employment provision is not required. However one of the main reasons provided by consultees who choose option 3, is that above trend growth would provide a more flexible approach for employment provision. It was also suggested that this option could help take advantage of any economic growth.

2 Where should growth be promoted?

2.1 The Derby Principle Urban Area

Housing Options in the Derby Principle Urban Area

The consultation identified five main spatial options or broad areas for housing growth, around the PUA:

The options were:

Option 1: The Mickelover area

Option 2: The Littleover area

Option 3: The Sinfin Area

Option 4: The Chellaston Area

Option 5: The Boulton Moor Area

The consultation sought views on which location is preferred for housing development. Each broad location received positive and negative comments in regards to development in the areas.

Option 5 was the most popular choice with 66 respondees choosing the Mickleover area as a preferred area for housing development. Reasons given for this include:

- The area has access to major highway infrastructure
- Infrastructure in the area would support development
- Good public transport
- Good access to employment
- Would not bring excess traffic to smaller villages

However comments were received which oppose development within the Mickleover area, reasons for this opposition include:

- Local services would be unable to cope with additional population.
- Would lead to the loss of greenfield, unspoilt, agriculture land which provides an important separation between the city boundary and outer rural areas
- Concerns about development in regards to sensitivity in landscape character terms and anticipated adverse impacts on the setting of important designated heritage assets
- Lack of local employment

Option 4 was the second most popular choice with 59 consultees choosing the Littleover area as a preferred site for housing development. Reasons given for this include:

- Close to the A50/A38 and infrastructure supports development more favourably
- Good bus service
- Would not bring excess traffic to smaller villages

However comments were received which were opposed development within the Littleover area, reasons for this opposition include:

- Development would threaten the village communities of not only Findern, but also Stenson, Twyford, Willington and Barrow on Trent
- Loss of fields and open space
- Loss of wildlife/trees

Option 3 was the third most popular choice for housing development and received 58 comments in support. Reasons given for this include:

- Good access to employment
- Good bus service
- The existing village centre could expand without demolishing existing homes
- Sinfin offers an ideal place to put affordable housing as it would be in keeping with the existing properties already in the Sinfin/Stenson Fields area

Again however comments were received which opposed housing development within the Sinfin area. Reasons given for this include:

- The highway infrastructure already struggles to cope at peak times
- Significant investment in the road and transport structure in the Stenson Fields area would be needed
- The Public inquiry already rejected the idea of development at Wragley Way
- Development sites at Stenson Fields would threaten the village communities of Findern, Stenson, Twyford, Willington and Barrow on Trent

Option 1 was the fourth most preferred broad location for housing development in the PUA, with 51 consultees choosing this option, followed closely by option 2 which received 49 responses.

Reasons given for supporting housing development in the Chellaston area include:

- The sites at Chellaston are much more remote from the nearest villages
- Good access to the A50/M1
- Adjacent to a main employer in Derby City

However reasons given by some consultees who oppose housing development within the Chellaston area include:

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- Chellaston is already over developed with insufficient infrastructure to support large developments
- The schools in Chellaston are already over subscribed
- Chellaston is congested already

Reasons provided for why housing development in Boulton Moor is supported by some consultees include:

- Boulton Moor is physically constrained by major trunk roads (A50 and A6).
- Boulton Moor is a dead-bit of space in between Chellaston and the A50/A6, so would ideally be suited to allow development on "dead" farming land
- Close to major employers
- Easy access to the A50/M1
- Growth will not affect villages

However reasons given by some consultees who oppose housing development within the Boulton Moor area include:

- Given the lack of development to date of the already agreed planned areas within Boulton Moor (following the public enquiry), the need for further development in this area seems questionable
- No further planning permissions should be granted in Boulton Moor until essential services have been provided for example: health centre, primary school, community meeting place etc

Housing Delivery Options within the Principle Urban Area

Two options were given for consultees to choose from in regards to where housing development should be allocated within the Principle Urban Area, the options were:

Option 1: Multiple locations (disperse the locations of major development around multiple locations)

Option 2: Single location (concentrate major growth in a single location, perhaps in a single transport corridor)

Option 1 received the majority of votes with 64 consultees choosing this option. Only 25 consultees preferred option 2.

Allocating houses in multiple locations was suggested to offer the most flexibility. One consultee suggested that by promoting growth in several locations the benefits and negative effects of development over the wider area would be spread and a further responsdee suggests that area in Derby/South Derbyshire cannot support expansion in a single area. However it has been suggest by numerous consultees who support option 2, that by allocating sites in a single location it will be easier to provide the infrastructure/services required to support the development.

Employment Land Options in the Principle Urban Area

The questionnaire provided three options on where employment provision could be allocated in the PUA:

Option 1: Mixed use urban extensions to Derby (allocate sites for employment alongside housing allocations in the South Derbyshire part of the PUA)

Option 2: Within Derby (take advantage of Derby City's employment land surplus to meet the needs of those living in new housing in the South Derbyshire part of the Derby PUA).

Option 3: Within South Derbyshire and Derby (rely in part upon sites within Derby City to meet the employment needs of residents of new housing developments within the South Derbyshire part of the PUA)

Option 2 was the preferred option, which received 50 responses, followed by option 3 with 39 consultees choosing this option. Option 1 received substantially less votes, with only 16 respondees choosing this as their preferred option.

Reasons given for supporting option 2 include, the option keeps industry within the city, it would preserve the countryside, and development would not occur on greenfield land. However those that support option 3 suggests that this option provides more flexibility, is a sustainable option and it has been suggested by some who support option 1 that mixed use urban extension allows for the principles of sustainability to be more easily met.

Transport Options in the Principle Urban Area

Three options were provided for consultees to choose from in regards to managing existing and future travel demands and behaviour in the PUA. The options were

Option 1: Minimum intervention (makes no provision to accommodate, or to influence mode of travel, for trips generated by new or existing development in the Derby PUA. Focus on maintaining existing transport services and facilities)

Option 2: Demand Management (accommodate travel demand generated by new and existing development by focusing on demand management and measures to influence travel behaviour)

Option 3: Measures to increase use of alteratives to the car (accommodating travel generated by new and existing development by focusing on improved infrastructure and services for public transport, cycling and walking)

Option 4: Highways based improvements: (accommodate travel generated by new and existing development by focusing on improved highway infrastructure)

Option 3 was the preferred option and received the most comments by a substantial amount (77 votes). Option 2 was the second preferred transport option with 47 comments received, option 4 received only 25 votes and option 1 received only a handful of consultees choosing this as their preferred option (six respondees).

Improvements to public transport, both buses and rail were suggested by a substantial number of consultees and a few respondees suggested that the Ivanhoe line could be promoted. A park and ride scheme/s were also suggested as an option to encourage alterative to private travel as well as improvements to cycle paths.

Reasons provided for why option 4 was chosen include; to help resolve existing problems on the roads, existing roads are inadequate and it's inevitable that major development requires highways improvements. However some respondees suggested that just building more roads should not be implemented.

2.2 Swadlincote, the Villages and other Rural Places

Housing Options (non PUA)

The consultation provided four options in regards to housing distribution outside the Derby Principle Urban Area. These options were:

Option 1: Swadlincote focused growth

Option 2: Swadlincote and limited development in named villages

Option 3: Swadlincote and maximum development in named villages or rural locations where development potential exists

Option 4: Swadlincote and redevelopment of a major brownfield development site in the vicinity of the former Drakelow Power Station

Options 4 and 1 were the most popular options for housing distribution outside the Derby Principle Urban Area, whereas options 2 and 3 received substantially fewer comments. Option 4 was the preferred option with 114 responses, followed by option 1 which received 102 responses. Option 2 received 41 comments and option 3 received 32 votes.

A substantial number of comments raised concern regarding development within villages. Comments suggest that the rural nature and character of villages should be protected and not destroyed by development and infrastructure within villages may not be capable of supporting housing development. Repton and Aston to name a few were specifically mentioned in regards to protecting the character of the settlements and Hilton was given as an example of a settlement growing too large. However some respondees saw the merit in some housing development within villages, to help sustain villages and retain and enhance essential services.

A substantially number of positive comments was also received regarding development within Swadlincote. It was suggested by some consultees that housing development within the town would help support the town centre and regenerate Swadlincote.

Regarding development within Drakelow, some positive comments were received, such as it would regenerate the area, it would be brownfield development and would help provide a bridge to help alleviate traffic problems. However some negative comments were also received, such as the site is not well connected to the existing settlement and services, would require extensive new infrastructure and would not meet the needs of the Housing Market Area.

Sub options for directions of growth in Swadlincote

The consultation provided four options for the direction of growth in Swadlincote. These options were:

Option 1: Extensions to the west and south west of Swadlincote

Option 2: Extensions to the east of Swadlincote

Option 3: Extensions to the south of Swadlincote

Option 4: A combination of locations

Option 4 was the preferred choice for the direction of growth in Swadlincote with 54 votes. The second most popular choice was option 1 which received less than half of responses option 4 received (24 comments). Options 3 and 2 received very few comments in support, with 10 and 8 representations respectively.

Reasons given for support of option 4 include:

- The impact of development would be spread across the town rather than on individual sites (this was raised by a substantial number of consultees)
- The impact on local services and the surrounding area would be dispersed.
- Makes best use of existing infrastructure
- Offers the greatest flexibility and chance of delivery

- Offers the best opportunity for avoiding harm to heritage assets and countryside character
- Could still create sizeable development which could deliver meaningful infrastructure improvements and planning gain

Reasons given in support of option 1 include:

- Provides good access to Swadlincote and employment opportunities
- Well placed to benefit from existing services and retail within Swadlincote
- Good road infrastructure exists nearby

Reasons given in support of option 3 include:

- Landscape quality would be damaged the least
- Would not put too much additional stress on the Clock Island roundabout
- Concentrates development into the areas in need of regeneration
- Provides good access to Swadlincote and employment opportunities

Reasons given in support of option 2 include:

- Broomy Farm relates well to key services and facilities, is close to existing public transport routes and the land represents the rounding off of the existing built form.

Comments of opposition/raising concern were however received regarding housing development in each of four potential housing locations in Swadlincote.

Issues raised regarding potential development to the west and south west of Swadlincote include: development to the west side of the A444 will be disconnected from the main urban area, will be far away from the town centre and would harm important ridge lines; land south of Cadley Hill should be safeguarded for employment; and the land west of Mount Pleasant is poorly related to the main urban area.

Issues raised regarding development to the east of Swadlincote include: additional housing could exacerbate traffic issues at the Clock Island Roundabout, there are limited employment opportunities within the area (it is mainly residential); would extend the built up area of the town significantly beyond the current defensible limits and would detrimentally effect the landscape setting of the town; extensive tree protection exists at Broomy Farm.

Issues raised regarding development at the south of Swadlincote include: existing infrastructure and school provision is struggling to meet demand; land to the south of Church Gresley is disconnected from the urban area; land at Occupation Lane has been identified as a potential regeneration area to provide new employment and is unlikely to make a significant contribution towards strategic housing requirements.

In regards to option 4, the above comments are relevant and one respondee suggests that infrastructure improvements may not be viable with a combination of housing locations in Swadlincote.

Employment Options (non PUA)

The consultation provided two options for consultees to choose from regarding employment land provision outside the PUA. These options were:

Option 1: No additional provision (retain the existing level of employment land provision in the adopted local plan)

Option 2: Increased provision (allocate new land for industrial and business development in the area)

Options 1 and 2 received similar numbers of consultees supporting the options, with option 1 receiving slightly more votes than option 2 (47 votes to 41votes).

The main reasons given for respondees choosing option 1 include: no more employment provision is required; agree with the decrease use of greenfield sites, the option will help reduce the impact on the countryside and employment provision is better in the PUA.

Whereas the main reasons given by those consultees who choose option 2 as there preferred option include: employment needs need to be meet in line with housing development, further employment provision in Swadlincote would help ensure sustainable growth and the Derby HMA employment land review identifies a shortfall of around 80 hectares in South Derbyshire, therefore the option of no additional provision would not be justified.

Transport Options (non PUA)

The consultation provided four options for consultees to choose from in regards to a range of ways of managing existing and future travel demands and behaviour in the non PUA area. These options were:

Option 1: Minimum intervention (make no provision to accommodate or influence mode of travel for trips generated by new or existing development. Focus on maintaining existing transport services and facilities)

Option 2: Demand management (accommodate travel demand generated by new and existing development by focusing on demand management and measure to influence travel behaviour)

Option 3: Measures to increase use of alternatives to the car (accommodate travel generated by new and existing development by focusing on improved infrastructure and services for public transport, cycling and walking)

Option 4: Highway based improvements (accommodate travel generated by new and existing development by focusing on improved highway infrastructure)

Option 3 was the preferred way for managing transport and received 74 votes. The second most preferred choice (option 4) received substantially less responses with 32 consultees choosing this option, followed by 27 consultees choosing option 2 as their preferred transport option. Only six respondees choose option 1 as their preferred way of managing existing and future travel demands and behaviour.

Regarding option 3 improvements to public transport were supported by the majority of consultees, particularly improvements to the rail service. A number of suggestions were made regarding improvements to the rail service, including a new station to be built close to Swadlincote, a new station to Derby line and Burton to Derby lines, and opening up the National Forest/ Burton-Leicestershire Line. Improvements to cycle and walking routes were also suggested as a way to increase use of alteratives to cars.

Some consultees have suggested that developing housing in some villages would make them more sustainable for public transport, whereas one respondee suggested that focusing development in settlements that are already served by public transport and where there is scope for improved services supported by new development, they should be priority locations for development.

Two consultees stated that just building more roads should not be undertaken with an additional respondeee suggesting that building more roads would allow traffic to expand to fit the available space.

Specific highway based improvements were suggested by some consultees such as dealing with congestion at Swaketsone Causeway, a new crossing at Drakelow and the Swadlincote Regeneration route. In regards to Swakestone Causeway two consulted suggest that the causeway should be preserved by building another bridge or perhaps only allowing one way traffic. However the majority of responses do not support improvement to Swakestone Causeway. Reasons given for this include: improvements might allow more and heavier traffic across and into South Derbyshire via the route so as to bypass through the District to other transport links or the construction of a new river crossing.

Three consultees support a new crossing at Drakelow, whilst one is against and two support the general consideration of the Swadlincote/Woodville bottleneck, but do not believe that the regeneration route phase 2 will solve the problem when combined with more development and a further two support the Swadlincote Regeneration Route.

Regeneration in Swadlincote and Woodville

The consultation provided two potential options for the redevelopment of the Woodville Regeneration Area. The two options were:

Option 1: Employment led regeneration

Option 2: Mixed use redevelopment

Both options received a similar number of votes with five more consultees voting option two as their preferred choice over option 1 (32 responses to 27 responses).

The main reasons provided why consultees choose option 1 include; brownfield sites should predominantly be used for businesses and manufacturing purposes, regeneration in Swadlincote should be employment led in the view of changes in the mining and manufacturing base in the area and this option should reduce the risk of building to meet a need that does not exist.

Whereas the main reasons given why respondees choose option two include; housing development on the site would help the sites viability, as the site has land constraints which are costly, (one consultee suggests that a purely employment use on the site would make the site unviable) and a mixed used development would help ensure the delivery of a relief road.

Three consultees suggest that the a leisure/tourism use should be included in the site, with one respondee suggesting that this would offer the opportunity to promote the industrial archaeology in the area, which is linked to the pottery industry. Housing was also suggested as a use for the site.

Strategic Distribution (Logistics) Facilities

The consultation provided four broad locations (and an option for no sites) for the development of a strategic distribution facility. The options were:

Option 1: A38/A50 area (allocate land at the A38/A50junction with access to the Derby-Crewe railway line)

Option 2: Willington Power Station (allocate land at the former Willington power station site with access to the Derby-Birmingham railway line)

Option 3: Drakelow Power Station (allocate land at the former Drakelow Power Station site with access to the Burton- Leicester railway line)

Option 4: Sinifn Moor (allocate land at Sinfin Moor with a spur providing access to the Derby-Birmingham railway line)

Option 5: no sites (allocate no sites within the Derby HMA)

Option 3 was the most popular choice and received 56 votes. Option 2 was the second most popular location with 39 votes, followed by option 5 with 35 votes. Option 1 was the fourth popular choice with 31 votes. The least popular option was option 4 which received 28 votes.

A large proportion of the responses raise concern about a strategic distribution (logistic facility) being developed on greenfield land. Brownfield land was the preferred option by a substantial number of respondees. One of the main reasons given by consultees for support of options 3, 2 and 4, are that the sites are brownfield land. It was also suggested by some that option 3 could help enable (or increase the viability of enabling) the Burton to Leicestershire passenger railway line.

In regards to option 1 good road links/infrastructure in place and good potential access to the rail network were reasons provided for consultees choosing option 1. It was also suggested by one consultee that the site would be consistent with regional plan policies and another suggests that the option is in accordance with PPS4.

In regards to option 5 a range of reasons were provided for why a strategic distribution (logistic) facility should not be developed. The reasons provided include: it would not benefit the locals, would have a detrimental effect (including on the landscape), all sites have congestion problems, and its not clear there is demand for this facility. Some consultees have suggested that option would cause a minimum effect on the environment and community.

All options received negative comments such as it was suggested that option 2 is not suitable due to the local highway infrastructure, option 3 is constrained by highways and should be used for housing due to the proximity to Burton and Swadlincote, option 4 has poor rail network and trunk road access and option 5 would not be a justifiable option and would be contrary to South Derbyshire's economic strategy 2008-2012. Option 1 however received a substantial number of negative responses. For example 16 respondees stated that an industrial development on this large greenfield site in rural South Derbyshire is entirely inappropriate. Not only would it have a massive detrimental effect on this rural area but it would also have an unacceptable impact on the quality of life for all residents in surrounding communities. Further negative comments were also received.

Theme Based Options

Design Excellence

The consultation sought views on whether Building for Life standards should be adopted. The majority of respondees consider that Building for Life standards should be adopted (73 consultees choose this option). (Two comments however agree as long as it doesn't affect the character of rural areas). Reasons given for this view were rarely given. However some respondees state that Building for Life is a well-established approach to encouraging design and quality and three consultees suggest that Building for Life should be a minimum standard.

Only 15 responses suggest that there is another option to Building For Life. Two consultees suggest that Building for Life should be incorporated into a Supplementary Planning Document (SPD) rather than included within the Core Strategy. A further two comments

suggest that the requirements of Building for Life may change or may no longer be relevant, with one consultee suggesting that an over reliance as a development plan policy tool would be inflexible. It could be used as part of a range of tools that could aid good design but should not be the only tool to which good design is measured against. Another consultee however suggests that a generic policy on design could be used in the Core Strategy, with reference to Building for Life in the SPD. An additional comment suggests that a universal application for Building For Life will not deliver good design, a suitable worded policy setting the Councils aspirations and design priorities is required which draws in Building For Life as one of the several strands of design advice.

Renewable Energy and Sustainable Construction

The consultation sought consultees views on the extent to which the Core Strategy should encourage higher carbon reduction targets (or achieve equivalent Code star ratings) for residential development before the mandatory (zero carbon) date of 2016. Three options were suggested:

Option 1: Use building regulations (to rely on the statutory incremental increase in building regulations requirements for reductions in carbon emissions)

Option 2: Set targets (for sustainable construction in advance of statutory building regulations)

Option 3: Higher targets on specific sites (set higher standards for reductions in carbon emissions in specific identified strategic/exemplar sites)

Option 1 was the most popular choice with 55 consultees choosing this option. It was suggested by some consultee who choose this option, that the use of building regulation is adequate/acceptable and that to set higher targets could cause viability issues for developers, could deter developers from developing within South Derbyshire and one consultee suggested that this could lead to an undersupply of housing. Six respondees have stated that recent inspector's reports have made it clear that local planning authorities cannot seek the introduction of code levels in advance of Building Regulations without robust evidence to justify that approach locally and the Council has not presented any such evidence. And three consultees suggest that Building Regulations provide an existing tool to monitor and implement sustainable construction methods and it is not for the planning system to replicate such requirements.

41 consultees choose option two and 32 respondees choose option 3. Helping to address climate change, reducing emissions, addressing environmental issues and targets for new builds are too low, were the main reasons provided for consultees choosing these options.

Flood Risk

The consultation sought views on whether development should be allowed in the flood plain. Two options were available for consultees to choose from:

Option 1: No development in the flood plain

Option 2: Special exceptions policy

Option 1 received the majority of the votes with 76 consultees choosing this option. Reasons given for this include; flooding is becoming an increasing problem with insurance companies refusing to pay out and developing on flood plains just moves the flood risk further downstream.

Option 2 received substantially less comments, with 34 consultees choosing this option. Some caveats were however provided such as; as long as defences are adequate, as long as any development is defined in consultation with the environment agency, only relating to previously developed sites and should be consistent with National Policy. Numerous consultees suggested that decisions should be made on a case by case basis. One consultee questions how consistent option 1 would be in regards to guidance contained within PPS25. The Sequential Approach advocated in PPS25 acknowledges that there are forms and types of development which are water-compatible, and developments which are classed as "less vulnerable" are potentially acceptable within higher flood risk areas. Another two suggest that option 1 would restrict development from taking place outside flood zone 1 and one comment suggests that this would restrict the waterway from realising its full potential. A further consultee suggests that option 2 will allow a greater level of flexibility with regards to the location of new development and takes into account wider sustainability considerations.

Water Supply

The consultation sought views on whether the Core Strategy should require water consumption rates in new homes below 125 litres per person per day, set out in the current building regulations. Two options were suggested:

Option 1: Business as usual (maintain current building regulations standards)

Option 2: Higher Standards (specification of high environmental standards relating to water)

Option 2 was the most popular option with 53 consultees choosing this option. The majority of the responses suggest that consultees are happy with the existing standards and state that this is dealt with in other legalisation. Some consultee however suggest that the Water Cycle Study for the Derby HMA should inform the preparation of the Core Strategy.

Option 1 received 38 votes. Some respondees suggest that there is a need to reduce water usage and waste water. It was suggested by six consultee that grey water should be used where ever possible and seven comments were received who suggest that water metres should be included in all new housing. Five consultees suggest that higher standards are required to encourage rain water harvesting and alterative surface water disposal and two comments suggest that water butts for rainwater harvesting should be promoted to local householders and businesses for non-important functions such as car and equipment washing and garden watering.

Waste/Surface Water

Sustainable Urban Drainage (SUDS) in new development is supported in both national and regional planning policies. The consultation sought to understand consultees views on how SUDS can be delivered through the Core Strategy. Two options were suggested:

Option 1: Business as usual (seek sustainable drainage systems wherever practice in accordance with PPS25 and the East Midlands Regional Plan)

Option 2: Higher standards (specification of high environmental standards relating to surface water management)

Option 2 was the most popular option with 61 votes, whereas option 1 received 32 votes. The main reasons given by those that choose option 2 include: run off from impermeable surfaces need to be managed and flood risk should be managed and decreased.

The main reasons given by those who choose option 1 are that this option is in accordance with policy and it is considered that the existing requirements and regulations are adequate to deal with this issue.

Affordable Housing

The Derby HMA SHMA recommends that the threshold and proportion of affordable housing are at the limit of affordable housing achievability, the levels are not sufficient to meet the shortfall and ongoing need in South Derbyshire, as calculated using the Government Practice Guidance (August 2007). The consultation provided two main options which might address this issue:

Option 1: Lower threshold (increase provision of affordable dwellings by setting a lower size threshold for qualifying sites)

Option 2: Increased requirement (increase the provision of affordable housing required on sites which exceed the qualifying site size threshold)

Option 1 received the most votes with 47 consultees choosing this option, compared to 26 votes for option 2.

Reasons provided for why consultee choose option 1 include: might help ensure more affordable housing is available particularly in small scale village developments, small scale developments currently get around current guidelines by being below the threshold, further smaller developments of affordable housing will make for more sustainable communities and a better social mix, will deliver a wider range and spread of affordable housing across the district, will not place a greater burden on larger sites to deliver higher quotas, this approach is being adopted elsewhere across the East Midlands subject to viability considerations, and will ensure that the majority of sites remain economically viable for residential development whereas option 2 would lead to a large number of potential sites rendered unviable.

One consultee suggests that the threshold should be lowered to five and five consultees suggested that the threshold should be lowered to five or 6.

It has been suggested by three consultee that option 2 will ensure deliverability of affordable housing on larger schemes whilst ensuring that smaller sites with dwellings of less than 15 in number will not be jeopardised in terms of viability and another suggests that option 1 would threaten the viability of small scale development by local builders.

Nine consultees suggest that a flexible approach to affordable housing is required, three suggest due to the economic climate, two suggest responding to demand and two suggest based on demand. One respondee however suggests planning policy will never deliver affordable housing on an adequate scale and it is time the government recognised this and ceased to rely on planning policy as a means of delivery.

Responses have also been received which raise concern regarding providing up to 40% of affordable housing on new sites. Nine consultees have suggested that viability assessments should be undertaken, eight of which state that this is a requirement in PPS3 and go on to add that in order to ensure that the Core Strategy is sound, this assessment will need to be undertaken ahead of the Core Strategy to the Secretary of State. Seven consultees refer to a recent court appeal judgment which they state makes clear that in developing affordable housing policies, local planning authorities must satisfy the requirements of PPS3 in terms of an assessment of likely economic viability of land for housing.

In addition to the above, the consultation provided a third option and asked consultees to state whether they agreed with this option.

Option 3: Allocate sites (solely for adorable housing to meet specific needs)

The majority of consultees did not agree with option 3. 52 respondees disagreed in comparison to 17 which agree. Concern was raised that this option would create “ghettos” of affordable housing. Instead some consultees considered that affordable housing should be integrated into existing communities and developments. One respondee suggested that this approach would not be a sound planning practice and is contrary to guidance. Some consultees also raised concern/objected to the use of greenfield land for development.

However its suggested by some who agree with option 3, that this option could help meet local need. Other positive comments suggested regarding this option include:

- Requiring affordable housing on all sites may render some developments unviable, particularly on sites with high clearance and remediation costs. Specific sites for affordable housing are likely to be in rural locations where there is need on greenfield sites where development costs will be lower.
- Will ensure that optimum rather than ad hoc sites come forward e.g. in terms of minimising adverse impacts upon environmental resources.
- Will help sustain the local community
- Having areas of different affordability gives people incentive to better themselves.

It was also suggested that affordable housing should be sited close to amenities and public transport with consultees suggesting that it should be aimed at the immediate vicinity around the employment areas in Derby.

Housing Densities. Mix and ‘Town Cramming’

The consultation sought views on housing density within the district. Two options were provided:

Option 1: Standard minimum density (adopt an approach of requiring national minimum densities to be achieved together with an appropriate mix of dwellings)

Option 2: Area based approach (apply appropriate approaches to housing design, type and density in different parts of the district)

Option 2 was the preferred choice and received the majority of the consultees votes (85 votes received), whereas option 1 received substantially less votes (28).

The majority of responses received suggest that there is a need for flexibility within policy to take account of the character of the surrounding areas and reflect local circumstances. Examples were provided by a few consultees who suggest that certain densities are more suitable within certain locations than others, for example one consultee suggests that flats are better located within the Derby area and lower densities are more suited to more historic rural locations to be in keeping with the surroundings. One consultee however states that using an area based approach should not be used as an excuse to prevent development in affluent areas at the expense of less affluent locations.

Six consultees suggested that any policy in relation to mix of housing should take account of the Strategic Housing Market Assessment for the area.

Special Areas of Housing Need

The consultation sought views on whether there is a need to seek a proportion of Lifetime Homes in advance if national standards in the Core Strategy and if so, on what type of sites should they be sought. Three options were provided:

Option 1: Use Building Regulations (to rely on the statutory incremental increase in building regulations requirements for provision of lifetime homes)

Option 2: Set targets (for lifetime home provision in advance of statutory building regulations)

Option3: Higher targets on specific sites (to set higher targets for lifetime homes on specific identified strategic/exemplar sites)

Option 1 was the preferred option with 45 votes, followed by option 2 with 28 votes. Option 3 was the least popular option with only 19 consultees choosing this as their preferred option.

From the responses received the main reasons provided for choosing option 1 relate to the use of building regulations being in line with national policy, and any increase above this could impact upon the viability of sites. Some consultees also suggest that option 2 could have a significant impact upon the delivery of housing within the district in the current economic climate. Seven consultees suggest that there is no evidence available to justify options 2 or 3.

The main reason given for consultees choosing option 2 relates for the need to provide for a ageing population. Very few responses provided reason for choosing option 3 as their preferred choice.

Town Centre and Retailing

The consultation sought views on the extent to which non-retail uses should be resisted in the central shopping streets in Swadlincote (this may also apply to Melbourne). Two options were suggested:

Option 1: Priority to A1 uses (afford the highest priority to A1 usage in the primary shopping frontages)

Option 2: Mixed use approach (allow for a wider mix of town centre uses in the primary shopping areas)

Option 2 was the preferred choice with just under half of the consultees (who responded to this question) voting this option (49 votes). Option 1 received 25 votes. A variety of reasons were provided for why a mixed use approach to town centres should be used these include: a mixed use helps creates a more diverse/vibrant town, allows flexibility and better able to cope with changes in shopping, spending, leisure habits, assists in having occupied shops, reduces the distances needed to travel to services, helps the vitality and viability of existing centres and is important for a successful town.

Whereas reasons provided why priority should be given to A1 uses within the town centre include: need shops fronts that have everyday needs attract footfall and generate retail business, if the number of shops decrease the footfall may decrease and to get a self-sustaining buzz you need a sense of activity and that means shops/services not financial services.

Infrastructure

The consultation saught views on how new infrastructure should be funded. The consultation firstly asked whether the consultees agreed with option 1.

Option 1: Wider developer contributions (widen the types of development from which developer contributions will be sought)

47 consultees agreed with this option, with only 7 respondees disagreeing. The types of development consultees suggested that developer contributions could be sought from

included: business, commercial, industry, large scale farm developments, employment premises, logistic depots, retail, golf course and leisure. One consultee however suggests that developer contributions should not be sought from leisure developments.

Very few reasons were provided by consultees who disagreed with this option. One consultee suggested that it might make them think twice if they have to make a greater contribution. Usually they want to provide the minimum and maximise profits

Seven conultees stated that there was another option. Six consultees state that the Community Infrastructure Levy Regulations are due to come into force on the 6th April 2010 and polices will need to comply with the new regulations and if the Council chooses to proceed with a local levy, it is critical that it takes account of issues of viability. The responses go on state that there is a real concern that ill thought out approaches will merely frustrate development opportunities. Two (consultees) of which state that the introduction of CIL Regulation has restricted the scope of section 106 contributions and the more subscribed role for 106 contributions should be properly acknowledged in the Core Strategy.

The additional consultee who suggested that there was additional option stated that development should only provide the facilities or capacities needed as a direct result of the scheme being proposed and which the schemes are able to support. Where significant investment in major new infrastructure is needed, then this should be delivered with the aid of enabling development.

Three other options regarding infrastructure were also suggested in the consultation document for consultees to choose from:

Option 2: S106 contributions (funding new infrastructure through the negotiation of developer contributions through S106)

Option 3: Introduce levy (introduce a Community Infrastructure Levy

Option 4: Introduce levy and S016 (combining a community infrastructure levy with negotiation of S106)

Option 2 was the preferred option with 36 votes, followed by option 4 which received 30 votes and option 3 which received 24 votes.

The reasons provided for why consultee choose option 2 include: it's the best available option, work well, most appropriate route for SDDC in delivering the necessary infrastructure and supporting facilities, allows appropriate contributions to be sought which meet the requirements of specific developments and the use of CIL (option 3) would add a rigidity to the process and reduce the potential on some sites of delivering specific local benefits which service local communities.

Reasons provided by those who choose option 3 include: negotiations on S106 contributions can be a bit hit or miss, it's a fair system, it will cut out protracted negotiations and everyone will know who much they will be charged.

Again a variety of reasons were provided by those consultees who choose option 4, these include, this would provide a flexible approach, would provide clarity as to what spending would accompany development, allows negotiations to take place on specific requirements and the use of CIL to fund key identified projects across the district.

Concern was raised by seven consultees that home owners should not have to pay a levy and comments were received for 7 consultees who state that green infrastructure should be planned for and four consultees stated that services such as new school and railway station should also be planned for.

Derby HMA Vision

A mixed response was received from consultees on whether they agree with the proposed HMA vision. The majority of the consultees that support or partly support the vision, however did not provide reasons for this. Those did provide justification generally supported specific aspects of the vision, such as redevelopment of the city centre, supporting development to the south and west of Derby, maintaining the character and vitality of settlements, agree that the housing requirement is a minimum requirement and the vision recognises the importance of the role of the sub regional centre of Swadlincote and the importance of a urban expansion policy.

More justification however was given by those respondees who disagreed with the vision, or disagreed with particular aspects of the vision. One of the main issues that consultees disagreed with was the housing requirement of 33,600 for the Derby HMA. It was considered by some that this level of housing was not required (was too high). Concern was also raised about the level of development, the location of proposed development and the need to protect the character and nature of villages and safeguarding rural life. Whereas some consultees were concerned that the vision did not recognise the role that larger rural communities play within the HMA and benefits of providing some growth within rural settlements. In addition, concern was also raised that the vision did not mention quality of life, heritage, open space and nature. Development to the south and south west of Derby was also questioned by a few respondees.

Derby HMA Strategic Ob□ectives

Again a mixed response was received on whether consultees agree with the Derby HMA Strategic Objectives. Comments were received which supported particular objectives as well as comments which suggest alterations to the objectives, raised concerns about particular objectives or suggested additional objectives.

For example comments were received in support of objective 6, however one consultees states that surely sustainable urban development is required irrespective of whether it is in Derby. And the majority of consultees agree with objective 5, however one consultee suggests that this objective conflicts with objective 9 and goes on to add that specific action is required in a number of locations that fall under the category of objective 5 to ensure that significant protection is assured to existing biodiversity. There is a need to preserve green infrastructure and wildlife locations and corridors irrespective of housing pressure. Again objective 7 was supported by some however two consultees suggested improvements such as needs to be strengthened in regards to housing numbers, delivery and meeting approved requirements as contained in the East Midlands Regional Plan and the objective should provide more detail as to what ‘sufficient housing; will comprise both in terms of numbers and locations.

In regarding to additional objectives some comments were also received regarding including a HMA strategic objective which addresses the HMAs rural communities, particularly larger rural villages. However some respondees stated that rural villages should be protected.

Another main issue raised is that it is suggested by some that building 33600 homes along with facilities is incompatible with keeping green areas and address flood risk, one consultee states how can you keep the greenbelt, options for green infrastructure routes etc and also build out from the urban areas where there is most need for green lungs and the roads are least able to cope with existing (never mind) additional traffic?

In addition specific locations were suggested by consultees in which development should not occur/or in which development in this location would conflict with certain HMA objectives. Mickleover was the main settlement suggested.

Appendix 1: Statutory consultees

Comments have been received from specific consultees, including the following:

North West Leicestershire District Council

- South Derbyshire Strategic Objectives - The River Mease Special Area of Conservation might be identified as a key issues given the ambitious Conservation targets for water quality in the river and the amount of housing development also required to be found in neighbouring North West Leicestershire. A joint approach to this issue of what (if any) development could be accommodated in the Mease catchment could be considered
- Request that the District Council note North West Leicestershire District Council affordable housing figures when determining South Derbyshire level of affordable housing requirement.
- The District is unlikely to be able to accommodate additional gypsy and traveller need of adjacent districts
- If the CIL is adopted North West Leicestershire would be grateful to be involved in decision relating to setting the charge as this could have implications for housing delivery in North Leicestershire
- The Districts approach to Building For Life is supported and is consistent with North West Leicestershire
- The Focus of the Derby PUA is consistent with the Regional Plan policy of urban concentration
- Swadlincote and Drakelow focus would best support the established regional plan principle of urban concentration
- Measures to increase use of alternatives to the car (option 3) for the non PUA is supported
- Option1: No additional provision on the non PUA appears to be supported by the best available evidence. Provision for Swadlincote would need to consider the implications for North West Leicestershire
- Regeneration in Swadlincote and Woodville – option 2 appears to achieve the best of delivery given viability issues and the apparent lack of interest from 'traditional' B Class employers to the available employment site at Woodville Woodlands in North West Leicestershire

Leicestershire County Council

- South Derbyshire Strategic Objectives - The River Mease Special Area of Conservation might be identified as a key issues given the ambitious Conservation targets for water quality in the river and the amount of housing development also required to be found in neighbouring North West Leicestershire. A joint approach to this issue of what (if any) development could be accommodated in the Mease catchment could be considered
- We are not anticipating the provision of any additional school places in Leicestershire to facilitate additional pupils arising from housing developments within South Derbyshire.
- Growth adjacent to the PUA should be located in areas that would take advantage of (and optimise) links to the City Centre, whilst limiting the potential impact that development may have on the strategic role of the A50. There is a concern that sporadic/uncoordinated development along this corridor may have a cumulative effect on traffic conditions on the A50, compromising the ability to cater for strategic east – west traffic movements in the region and beyond.

- Whichever housing choice is chosen, it is suggested that employment facilities will be required to accommodate employment needs associated with the anticipated level housing growth
- A combination of options 2, 3 and 4 (transport options) are likely to be necessary to accommodate development outside of the PUA
- It would not be appropriate to comment on Willington, Drakelow and Sinfin for a strategic distribution site until the results from testing using the diamond model is known.

Sport England

- Generally supportive of the vision
- Generally supportive of the objectives set out for South Derbyshire. Objectives 5 and 8 are particularly supported
- Agree that infrastructure contributions should be sought from all development that increases demand for particular services and facilities to a level above the capacity of existing infrastructure. From experience, employment uses as well as residential development can significantly increase the demand for formal sports provision and informal recreation area.
- All methods of securing contributions depend on the availability of a robust and up to date evidence base. Sport England have some concern over the scope and age of the Councils evidence regarding the need for supporting infrastructure and consider that the Core Strategy must be underpinned by a robust playing pitch strategy, incorporating all outdoor sport and a detailed indoor sports facility strategy.

Seven Trent

- The allocation of a site for a Strategic Distribution Centre would be in accordance with National Policy
- The report entailed Strategic Distribution Site Assessment Study for the Three Cities Sub-Area of the East Midlands reported only three sites as potentially appropriate for a SRFI to serve the 'strategic rail served distribution needs of the Three Cities Sub area of the East Midlands. One of which was land at Egginton Common, identified by SDDC in the Consultation as a potential location for a strategic distribution facility. The report did not identify any of the other three sites suggested within this consultation as suitable.
- The allocation of the land at Egginton Common would be sound in accordance with PPS4.

Civil Aviation Authority

- Recommends that the Council considers the need of officially designated aerodromes in its area of jurisdiction within its development plan and consult with the aerodrome operators/licensees directly.

Erewash Borough Council

- Agrees with the vision and strategic objectives for both the Derby HMA and South Derbyshire
- Protection of Green Belt ensuring satisfactory protection of the Green Belt will remain a key priority and Erewash Borough Council trust that the issue will be fully recognised with robust polices throughout the Local Development Framework
- The preservation and enhancement of green infrastructure is an important cross boundary issue that should be considered in strategic policies
- Erewash Borough re-affirms their attention to work closely with the Derby HMA.

- Stanton Ironworks is promoted a sustainable urban extension for housing development. There will be connotations for South Derbyshire, in particular the transport network.
- Regarding how much housing growth should be provided in South Derbyshire option 1 (Regional Plan requirement) is supported
- Regarding how much new employment land in the Derby HMA should be provided Option 1 (trend based growth) was supported.
- Options 1-4 were suggested as location for housing options in the Derby PUA
- Multiple locations for housing delivery in the Principle Urban Area was supported
- Option 1 (Mixed use urban extensions) was preferred for employment land in the PUA.
- Option 3 (measures to increase use alternatives to the car) was the preferred for transport intervention in the PUA.
- Option 2 (Swadlincote and limited developments in named villages) was the preferred choice for housing within the non PUA.
- Option 3 (extensions to the south of Swadlincote) was the preferred direction for the growth of Swadlincote
- Option 2 (increased provision) was the preferred employment option for the non PUA.
- Option 3 (measures to increase use of alternatives to the car) was the preferred option for transport intervention in the non PUA.
- Option 2(mixed used redevelopment) was the preferred option for regeneration in Swadlincote and Woodville
- Option 5 (no sites) was the preferred option in regards to a strategic distribution (logistics) facility
- The Design Excellence option is supported
- Option 1 (use building regulations) is the preferred option in regards to renewable energy and sustainable construction
- In regards to the development in flood zone option 1 (no development in the flood plain) is preferred
- Option 1 (business as usual) was the preferred option in regards to water supply
- Option 1 (business as usual) was the preferred option on regards to waste /surface water)
- In regards to affordable housing option 1 (lower threshold) was the preferred option
- The Borough Council agree that sites should be allocated solely for affordable housing
- Option 2 (area based approach) was the preferred option for housing density and mix
- Option 1 (use building regulations) was the preferred option in regards to whether there is a need to seek a proportion of Lifetimes Homes in advance of national standards
- Option 1 (priority to A1 uses) was the preferred option for planning for town centres.
- Option 2 (S106 contributions) was the preferred option for planning for infrastructure.

Derbyshire County Council

- Employment option 3 in the PUA (within South Derbyshire and Derby) appears the most sustainable with high quality mixed use development within new communities but maintaining/creating sustainable links to existing employment provision in the city.
- Its unlikely that large scale development can be sustained without investment in the underlying infrastructure, including roads. However in considering the overall infrastructure requirements for large allocations, more than equal emphasis should be placed on GI requirements as a sustainable alterative to conventional transport modes.

- The adoption of Building for Life principles and the production of an SPD is welcome
- The setting of performance standards established in the Code of Sustainable Homes is welcomed. If a truly sustainable approach is to be adopted, then all large-scale strategic sites should set the highest targets to combine sustainable construction with renewable energy
- In landscape character terms development on the floodplain should be resisted
- To meet the BFL criteria it is likely that high standards for water usage will be required.
- The use of Sustainable Urban Drainage Schemes is advocated as part of the delivery for advanced GI
- Affordable homes need to be delivered where there are identified demands, although it is more likely that larger allocations are able to deliver more significant numbers through economy of scale.
- The Core Strategy might aim for an overall density delivered in different ways for different sites to reflect the overall urban/landscape character
- The Core Strategy should advocate the preparation of detailed development briefs for all large scale strategic sites going forward
- In regards to low carbon options, option 3 is preferred
- There is nothing about renewable energy development other than in the context of residential development and the reduction of carbon emissions for CSH. Some discussion of grid connected renewable energy would be welcomed.
- Page 36 refers to the Highways Authority's proposal for grade separation of the Kingsway, Markeaton and Abby Hill junctions. Construction of these junction is likely to be pre-requisite to the delivery of PUA housing in South Derbyshire
- Outside the PUA, most of the additional housing is required around Swadlincote, which significant investment in transport infrastructure will be challenging
- The allocation of housing in Swadlincote with maximising development in named villages could present a number of challenges. A better alternative may be to direct housing to Drakelow, but providing access to this site is a significant challenge.

Highways Agency

- The Highways Agency need to be satisfied that by proposed development takes count if the potential impact on the Strategic Road Network There should be a robust evidence base and transport policies focussed on minimising future traffic growth and encourage sustainable modes of travel. Polices should set out what transport will be delivered and where and how it will be delivered. Consideration will need to be given as to how polices are expressed and linked to a Delivery Plan.
- Themes of encouraging and maximising the use of sustainable modes of traffic could be included in HMA vision
- The South Derbyshire vision is broadly supported particularly in regards to low carbon and sustainable development. The reference to ensuing that employment, education and other services are "reasonably accessible…by choice of modes of travel" while welcome does not convey a firm commitment to reducing use of the private car and there should be a greater focus in ensuring that developments are easily accessible.
- Objectives for transport, together with the indicators to be used to justify the proposed policy framework, could be clearer in the Derby HMA Strategic Objectives.
- In regards to South Derbyshire's Strategic Objectives the Highways Agency are pleased to see an objective to reduce the need to travel and encourage use of sustainable modes of transport.
- Development in the five locations of the PUA will help to reduce the need to travel to daily requirements and education and will enable the use of public transport, walking and cycling infrastructure Urban extensions will require a comprehensive approach to public transport aimed at providing direct and efficient links between the

developments and the city centre and other key employment areas allowing access to key services and facilities.

- In the non PUA focusing housing development in Swadlincote is the most sustainable option and will help reinforce Swadlincote as a Sub Regional Centre.
- Regarding transport options in the PUA a preferred approach will involve elements of all four options and other intervention's, such as access management, will need to be considered.
- The Study commissioned by EMDA to examine potential sites for development will inform Derbyshire Authorities of potential locations for strategic sites.

Environment Agency

- Recommend that the water courses are specifically mentioned within South Derbyshire vision and should include wording that aspires towards the creation of new habitats, which should be reflected in the Core Strategy objectives
- For all development types in flood risk areas should be directed to flood zone 1 (low risk) using the flood risk sequential approach as advised on PPS25.
- The level of growth proposed will result in a number of sewerage treatments works reaching capacity. Where this occurs development should be phased in line with the upgrading of the receiving sewerage works to ensure that there is no deterioration of the receiving watercourses in line with Water Framework Directive Requirement.
- The potential housing site to the south of Swadlincote does not discharge into the River Mease but is still within the River Mease (which is a watercourse designated as a Special Area of Conservation (SAC)) catchment thus surface water management will be important consideration to ensure there is no adverse effect on the SAC. Any developments proposed within the Mease Catchment would require early discussion with Natural England, Seven Trent Water, the local authorities and ourselves to minimise any impact on the River Mease SAC.
- Advocate the flood risk approach in PPS25, that only appropriate development should be located within the floodplain.
- Would like to see the term design excellence defined in its broadest sense considering the fabric of the building and space around them
- Regarding options for waste/surface water the Environment Agency recommends that option 2 is included within the Core Strategy.
- Welcome a specific policy on nature conservation, green wedges, green belt and other open spaces within the region.
- Simple demand management measures have potential to not only save water and energy but also to reduce the carbon footprint throughout the water system,
- Local Planning Authorities have an important role to ensure opportunities to maximise waste reuse and recycling are integrated into all types of development as a key planning consideration.

East Staffordshire Borough Council

- Do not favour the allocation of greenfield sites to the north of Winshall.
- Reference should be made to the need of joint working on infrastructure issues, if Drakelow is to be allocated for development in South Derbyshire's Core Strategy.

The Coal Authority

- Is keen to ensure that coal resources are not unduly sterilised by new development. In stances this may be the case, the Coal Authority would be seeking prior extraction of the coal.
- The Core strategy should make reference to the existence of surface coal resources within the southern part of the district, particularly in the Swadlincote area. The Core Strategy should include a statement that as part of taking forward development proposal and site allocations in the area, it will be necessary for any

sterilisation effects on the coal resources to be considered as well as whether the prior extraction of coal would be appropriate

- Appropriate policy criteria should be included to ensure that new development proposal within affected areas take account of any coal mining related stability and other public safety risks, if necessary incorporate appropriate mitigation measures to address them.
- The Core Strategy should ensure that there is sufficient policy flexibility to support a mine water treatment scheme which it is brought forward.

Natural England

- Would wish for greater sustainability benefits, reducing the need to travel, reducing greenfield development requirements and providing opportunities through high quality design, to provide benefits for the natural environment.
- Important that the decision of housing provision for the district is underpinned by detailed information and made on the basis of a thorough understanding of the implications for sustainability.
- Wish to ensure that design of housing development should be high quality, and where possible ensure that it includes high quality green spaces and is appropriate for the townscape.

English Heritage

- In broad terms the Derby HMA vision is acceptable.
- Broadly support the Derby HMA strategic objectives and welcomes the inclusion of objective 9.
- South Derbyshire vision is acceptable, but it will need to be underpinned by an adequate evidence base and monitoring framework including landscape and townscape character and the historic environment.
- Welcome the inclusion of SDSO 1, SDSO 9 and SDO 11 in South Derbyshire's strategic objectives, as they could all benefit the historic environment of the district. The plan needs to be clear as to how these objectives will be achieved and supported by appropriate policies.
- Reservations about option 2 (plan to 2031) for how much housing growth South Derbyshire should accommodate.
- Regarding new employment land in the Derby HMA consider there is merit in allowing Amber Valley and South Derbyshire to take advantage of Derbyshire supply to meet their need.
- Housing development to the north and west of Mickleover would have adverse impacts on the landscape in an area that has been identified by Derbyshire County Council in terms of its landscape sensitivity
- Concerns about development at Hackfood Farm, - the impact in the setting of Radbourne Hall and the impact of the rural character.
- Some reservation about development in the Chellaston area: would development in this area affect the setting of Swarkestone Lows scheduled monument and Grade II listed Lowes farmhouse?
- In terms of growth in the PUA, the most sustainable options appear to be the sites to the south of Derby
- Regarding Employment options in the PUA option 3 (within South Derbyshire and Derby) would appear to be the most sustainable
- Unlikely that growth can be delivered without the need for new road infrastructure, but the need for new roads and consideration of innovative alterative should be carefully assessed.
- Regarding options for the direction of growth in Swadlincote English Heritage suggest that option 4 (a combination of locations) may offer the best opportunity for avoiding harm to heritage assets and countryside character.

- In terms of transport provision within the non PUA , English Heritage states that the emphasis should be on reducing the need to travel and providing alternatives to the car, we recognise that some highway infrastructure will be needed, but this needs to be limited to highway improvements that deliver environmental, social and economic benefits, such as regeneration and dealing with the congestion at Swarkestone Causeway.
- English Heritage considers that option 2 (mixed use redevelopment for regeneration in Swadlincote and Woodville) would offer more opportunities to promote the industrial archaeology in the area, which is linked to the pottery industry and included a number of listed buildings, including Grad II* bottle kilns at Greens Pottery.
- English Heritage suggest that each of the proposed sites for a strategic distribution facility could affect the setting of specific listed buildings.

Parish Council:

21 Parish Councils commented on the consultation

- Melbourne Parish Council
- Netherseal Parish Council
- Overseal Parish Council
- Repton Parish Council
- Shardlow and Great Wilne Parish Council
- Stenson Fields Parish Council
- Walton on Trent Parish Council
- Weston on Trent Parish Council
- Willington Parish Council
- Woodville Parish Council
- Barton Under Needwood Parish Council
- Bretby Parish Council
- Brizlincote Parish Council
- Burnaston Parish Council
- Castle Gresley Parish Council
- Coton in the Elms Parish Council
- Egginton Parish Council
- Elvaston Parish Council
- Etwall Parish Council
- Findern Parish Council
- Foston and Scropton Parish Council

Parish Council comments can be found here.

Draft