

Willington Parish Council

clerk@willingtonpc.org.uk

**Minutes of the Ordinary Parish Council Meeting
Held on Tuesday 13th December 2022 at The Old School, Castleway, Willington**

Present: Cllrs P. Allsopp (Chair), M. Bartram, I. Walters, C. Mead, I. Hudson, T. Bartram, C. Blanksby, S. Mead and J. Houghton
Members of the Public.
Rachel Male (Clerk).

131222/1 To Receive and Accept Apologies for Absence

Apologies for absence was received and accepted from Parish Cllrs. S Macpherson and A Macpherson and County/District Councillor Martyn Ford.

131222/2 Variation of Order of Business

RESOLVED that item 15. Planning Applications be taken after item 4. Public Speaking.

131222/3 Declaration of Members' Interests

Cllrs C. Blanksby and J. Houghton declared a personal interest in agenda item 13122/21/20 Willington Carnival grant request as they are members of the committee.

131222/4 Public Speaking, including County, District and Police Representation.

a) Residents attended the meeting raising their concerns in respect of the McDonald's applications. Main concerns raised were noise, traffic, odour impact, environmental factors and anti-social behaviour.

A resident raised concern with the Council re the fading zebra crossings in the middle of the village. These will be reported by the Clerk.

b) District/County Councillor M. Ford was unable to attend however sent the following report:

Due to many concerns raised by residents I have requested a time extension to the consultation period for the MacDonaldis Planning Applications. This application will also be determined by Committee.

Officers have reported back regarding parking concerns around Kingfisher Lane, Avocet Drive and Bunting Way. The only adopted section of this estate is a short stretch from Repton Rd to the Surgery car park entrance, County Council still require Persimmon to release the rest of the estate highway and footway for adoption, so unfortunately restrictions cannot be considered at this time.

I cannot report any change to the immediate ongoing problems with Bittern View, what I can tell you is that the issues with developers not entering Section 38/278 agreements have been taken forward and has got Ministerial attention.

Issues with Pot Holes on Beech Drive and the footway condition around Derwent Court have been reported to DCC.

Please wish all present a wonderful Christmas and a peaceful, healthy New Year,

131222/5 Planning Applications

a) DMPA/2022/1331 - Proposed garage conversion at 41 Bittern View, Willington, Derby, DE65 6RY. **Noted.**

b) DMPA/2022/1378 - Erection of single storey side and rear extension at 34 Sealey Close, Willington, Derby, DE65 6EP. **Noted.**

c) DMPA/2022/1489 - Alterations to roof to create accommodation at first floor level at 11 Old Hall Drive, Willington, Derby, DE65 6DT. **Noted.**

- d) Planning Reference CM9/1122/28 at Willington Quarry, The Castle Way /A5132, Egginton, Derbyshire, DE65 6BW
 Proposal: In relation to application CM9/0620/20 the variation of conditions to allow for the temporary importation of as raised aggregates from Alrewas Quarry for processing at Willington Quarry. Condition 9 To allow for the temporary processing of as raised aggregates from Alrewas Quarry, Condition 10 To allow for the temporary production of ready-mix concrete using sand and gravel from Alrewas Quarry, and condition 31 To allow for the temporary importation and deposit of as raised aggregates from Alrewas Quarry. **Noted.**
- e) DMPA/2022/0225 - Erection of an operational compound to support highway maintenance (sui generis use), with associated storage, parking and landscaping Land Adjacent to Derby with Burton Services, Etwall Road, Willington, DE65 6DX (amendments to redline and revisions to documents). **Objection from original application still stands.**
- f) DMPA/2022/1321 - Erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD) and Play Frame (E11-003). Land at Junction of A38 and A5132, The Castle Way, Willington, Egginton, DE65 6GY. **RESOLVED to OBJECT on grounds of traffic, noise and odour impact, litter and pollution. Cllrs Houghton, Allsopp and Hudson to write objection letter.**
- g) DMPA/2022/1314 - Installation Of 6 No. Fascia Signs, 3 No. Booth Lettering Signs And 1 No. 15" Digital Booth Screen at Land at junction of A38 and A5132, The Castle Way, Willington. **RESOLVED to Object as per f).**
- h) DMPA/2022/1315 - The Installation Of A Freestanding Totem Sign at Land at junction of A38 and A5132, The Castle Way, Willington. **RESOLVED to Object as per f).**
- i) DMPA/2022/1316 - The erection of various Site Signage Including 4 No. Freestanding Signs, 3 No. Banner Units, 1 No. Playland Sign And 27 No. Dot Signs Comprising; 2 No. Accessible Bays, 1 No. Parked Order Bay, 2 No. No Entry, 10 No. Pedestrian Crossing, 2 No. Give Way, 4 No. Look Both Ways, 3 No. Look Left And 3 No. Look Right. Land at junction of A38 and A5132, The Castle Way, Willington. **RESOLVED to Object as per f).**

131222/6 To confirm and agree as a true record the non-confidential Minutes of the Willington Parish Council Meeting held on 8th November 2022.

RESOLVED to confirm, agree and sign the Minutes as a true and accurate record.

131222/7 To note and agree the recommendations within the non-confidential Minutes of the FOSG Committee Meeting held on 28th November 2022.

RESOLVED to note and agree the non-confidential Minutes of the FOSG Committee Meeting.

131222/8 To note and agree the recommendations within the non-confidential Minutes of the RAC Committee Meeting held on 28th November 2022.

RESOLVED to note and agree the non-confidential Minutes of the RAC Committee Meeting.

131222/9 To note and agree the recommendations within the non-confidential Minutes of the Burial Committee Meeting held on 30th November 2022.

RESOLVED to note and agree the non-confidential Minutes of the Burial Committee Meeting.

131222/10 To note and agree the recommendations within the non-confidential Minutes of the Finance Committee Meeting held on 30th November 2022.

RESOLVED to note and agree the non-confidential Minutes of the Finance Committee Meeting. The Budget and Precept will be discussed and agreed in agenda item 131222/14.

131222/11 To consider a resolution to close the meeting for public participation under the Public Bodies (admission to meetings) Act 1960.

Not required.

131222/12 Finance – Income and payments to 13th December 2022

To approve the income and payments to 13th December 2022. (Attached). All invoices were available for inspection prior to the Meeting.

RESOLVED that all income and payments as submitted be agreed.

131222/13 To confirm and agree the accounts to month ending 30th November 2022

RESOLVED that the accounts and bank reconciliation to month ending 30th November 2022, as submitted, be agreed.

131222/14 To approve the 2023/2024 Budget and Precept

RESOLVED to approve the budget as set out and increase the precept by £2,500 to £53,365.

131222/15 South Derbyshire Local Plan - Issues and Options Consultation

A 34-page response has been prepared by the working group which had been previously circulated. It was RESOLVED for this to be submitted (attached).

131222/16 Neighbourhood Development Plan Update

Cllr. Houghton gave a brief update. Final version of the Design Codes has been chased from AECOM. Cllr. Houghton has met with AECOM re the housing needs assessment, now awaiting their report. A meeting with the Planning Consultant is planned for this week. The Council have advertised its own Call for Sites (deadline 6th January 2023).

131222/17 Playground maintenance at Hall Lane and Trent Avenue play areas

It was RESOLVED to apply to ROSPA to undertake regular safety and maintenance checks. Clerk to investigate further.

131222/18 Twyford Road proposed community hall and changing rooms – Verbal Update

Clerk has registered with the Governments Contract Finder website ready for when we advertise the tender. After receiving advice from other Council's our next step is Building Regulations and Schedule of Work which the architect is happy to help the Council with. Clerk along with Cllrs Allsopp and Houghton to meet with them in the New Year. Clerk to speak with a VAT specialist for a quote as if the Council are not VAT registered, no VAT will be able to be claimed back from the build.

131222/19 Clerk's Report

Attached.

131222/20 New bin fitting costs

RESOLVED to accept a quote for approx. £510 to fit and secure 3 x single bins and 1 x double bin.

131222/21 Willington Carnival grant request

RESOLVED to donate £500 to purchase a large gazebo.

131222/22 Correspondence

a) Request from Baptist Church use of open space by Dragon

RESOLVED to allow the use of the area for a Christmas Carols.

131222/23 Exclusion of the Press and Public RESOLVED that pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the Meeting due to the confidential nature of the business to be transacted.

Clerk, Rachel Male left the meeting.

**131222/24 Clerk's Salary Review as per NALC recommendations
It was RESOLVED to accept the NALC recommendations.**

131222/25 Meeting

The Meeting closed at 7.43pm.

Willington Parish Council 13th December 2022

Payments to approve 13th December 2022					
Date	Method	Name	Description	VAT	Total Inc VAT
	BACS	C. Mead	Reimburse for Station Garden tree and baubles	£ 5.10	£ 30.57
	BACS	South Derbyshire CVS	Clerks salary (Invoice 10725)		£ 1,092.31
	BACS	Willington Vilage Hall	Room hire (Invoice 1875)		£ 31.50
	BACS	2Commune	Website hosting and email accounts	£ 162.00	£ 972.00
	BACS	J. Houghton	Xero Invoice Dec 22	£ 5.60	£ 33.60
	BACS	Clerk	Expenses (ink)	£ 3.75	£ 22.49
	BACS	Contractor	Groundsman (Invoice tbc)		TBC

From Unity Trust Bank Statement					
28.11.22	DD	Eon	Twyford Road, Changing Rooms Electric		£ 49.00
28.11.22	DD	Eon	Bowls Club, Electric		£ 25.00
01.12.22	DD	SDDC	Rates, Cemetery		£ 43.00
01.12.22	DD	SDDC	Rates, Tennis Courts		£ 30.00
Total				£ 176.45	£ 2,329.47

Income to note up to and including 13th December 2022					
Various	BACS	Newsletter Income	Invoices 0136, 0135, 0138, 0137, 0139		£ 165.00
		Allotment Income	Invoices 0142, 0140, 0152, 0150, 0147, 0157		£ 165.00
		Burial Income			£ 300.00
Total					£ 630.00

Clerks Report December 2022

	MINUTE NUMBER	RESOLUTION	ACTION
COUNCIL 13TH OCTOBER 2020			
1.	131020/16 Flooding Strategy for Willington	RESOLVED to set up an Informal Flooding Strategy Working Group as above, to report back to Council. The following Councillors agreed to take part; Cllrs Allsopp, M. Bartram, Houghton and Walters.	Cllrs C Mead and J. Joughton now members of the SDDC Flood Liaison Committee and will refer all matters through that channel.
	131020/18 Calon 130721/14 Clerks Report	RESOLVED that the Locum Clerk writes to Calon asking if they would consider tidying up this village entrance. The report was noted and an update on Calon and their commitment to tidy up the area identified/ RESOLVED that the Clerk complete the following actions: 14/2020 – ask Cllr Ford to follow this up.	Dec 2022 – Clerk has written to Calon Energy CEO and the local contact however the emails were undelivered. Clerk has written to local MP Heather Wheeler with the Council’s condition of the footpaths surrounding the area.
	131020/24 Corres. received	RESOLVED that the Locum Clerk contact; a) The developer to confirm their plans for this site b) The Planning Authority to check the conditions that were attached to this permission. This refers to Sand Brooks	1) Planning emailed 16.10.20 2) No response 3) Planning emailed 6.11.20 4) Planning emailed 25.1.21 5) Cllr AM asked to chase up 22.2.21 6) Clerk to check with Full Council 08.02.22
COUNCIL 12TH JANUARY 2021			
	120121/10 Report of Outcome of Standards Hearing (SDDC)	1. That Willington Parish Council reviews its Code of Conduct and upgrades the Code to include, as a minimum, a clause that Councillors should not exhibit behaviour which “brings the Council or the office of Councillor into disrepute”. 3. That steps will be taken to explore the possibility of formally audio and video recording Committee and Council Meetings and making those recordings available to members of the public.	1. Ongoing 3. Ongoing

		COUNCIL 9th MARCH 2021	
	090321/14 Dog Mess – Response Received from Neighbourhood Warden	RESOLVED that an Informal Working Group be formed to investigate a means of gathering data to present to South Derbyshire District Council as evidence of excessive dog mess, and to ask for further action to be taken. The Working Group to consist of Cllrs Blanksby, Houghton and MacPherson.	Action – Working Group See 33/2021 Clerk to check with Full Council on current position of this – to be reformed.
		COUNCIL 8th JUNE 2021	
	080621/17 To Consider a Health Initiative Proposal Using Outdoor Gym	RESOLVED that a personal trainer be approached to carry out three one-hour sessions over a three-week period at a cost of £40.00 per session. Evidence that they are fully insured and a risk assessment must be provided to the Clerk before this takes place.	Clerk to meet with a representative from SDDC on site.
	080621/18 Bowls Club Mower (PC owned)	RESOLVED that Cllr Houghton look into advertising this on Facebook Market Place.	Ongoing. JH to refresh request on Facebook. Clerk to check with JH. 14.06. Get a quote from NU Blades for a repair to enable the mower to be sold. Awaiting price from NU Blades.
		FULL COUNCIL MEETING 11TH JANUARY 2022	
	110122/15 Village Green Application – Twyford Road Playing Fields	RESOLVED for the Clerk to investigate how we can protect the playing field if the Village Green application is unsuccessful.	Clerk is in discussions with Field in Trust.
	110122/19 Young Tree on Beech Avenue and Oaks Road	The tree has a TPO attached to it, planning permission to prune has been requested. RESOLVED to accept a quote of £100, Clerk to check with Contractor the exact work he plans to undertake.	Clerk has a site visit with DCC on 11th May to considered. Permission now granted – to decide at the meeting when work is to be carried out. RESOLVED to carry out the work at the end of the year (it was reported it appears to have already been done).
Full Council Meeting – 8th March 2022			
	080322/24 Correspondence (f) Willington’s lost bus route	RESOLVED: Clerk will write to the bus company pleading that the village service be reviewed.	Clerk has written to bus company regarding Willington’s service.

Full Council Meeting – 5th April 2022

	050422/22 Correspondence Emails from residents: (a) Concern regarding the safety of Co-op crossed, Repton Road	RESOLVED to request a meeting with Highways and ask residents to report all near miss instances to the Clerk and DCC/Police.	Clerk has posted on social media requesting incidents with the crossing to be logged with the Council. Clerk will then contact Highways with feedback.
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Full Council Meeting – 5th April 2022

	100522/23 Review of Inventory of Land and other Assets	RESOLVED that the Finance Committee be requested to review the Asset Register.	To be discussed at the next Finance Cttee meeting.
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Full Council Meeting – 14th June 2022

	140622/15 Website	RESOLVED to upgrade the website (including change to .gov.uk as opposed to .org.uk and Clerk's email address updated to .gov.uk) with the current provider at a price of £985 + VAT.	2Commune instructed. Ongoing.
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	140622/16 Public Rights of Way Maintenance Agreement 2022/2023	RESOLVED the Council would take part in this scheme on the condition that we are not solely responsible for the tow path.	Awaiting a response from DCC before signing the paperwork.
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	140622/21 Correspondence b) Email from resident regarding SDDC Tree preservation Order records for trees in Willington	RESOLVED to email SDDC, Strategic Director asking for an audit to be carried out.	Emailed.
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	140622/21 Correspondence c) Email from resident – regarding flooding at Bittern View	RESOLVED: To request a site visit with SDDC to discuss the matter further.	Site visit requested.
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	140622/21 Correspondence g) Email from resident regarding the footpath in front of the Doctors (Overgrown with trees and shrubs almost reaching the path to resident's fences).	RESOLVED: Clerk to speak with the doctors surgery and Persimmon regarding ownership.	Email sent. Clerk to chase with Highways, Persimmon and South Derbyshire re ownership. Ongoing.
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Full Council Meeting – 12th July 2022

	120722/16 Review of Community Facilities	There has been a request to review our community facilities from the Village Hall. RESOLVED to set up an informal working group to look into this further (September). This will be led by Cllr. I. Hudson with Cllrs. J. Houghton, C. Mead, C. Blanksby and the Village Hall chair forming part of the group.	Meeting for 14.11.2022
	120722/18 Correspondence a) Marina parking (email from resident).	RESOLVED to ask County Council if wooden bollards could be placed around the area to prevent cars from being parked on the green.	Requested.
	120722/18 Correspondence b) TrentBarton Villager V3 and Double yellows in Beech Ave, Willington (email from resident).	DCC have been copied in and the Clerk will follow up.	Clerk has chased.
	120722/18 Correspondence d) Derbyshire County Council's failure to satisfactorily maintain Willington's pavements in a safe condition (email from resident).	The County Councillor was present at the start of the meeting and will speak to highways. RESOVLED the Clerk will chase if no response is received, contact DCC for an update	Chased.
Full Council Meeting – 11th October 2022			
	111022/17 DCC Snow Warden Scheme 2022-2023	RESOLVED that the Clerk will advertise for volunteers on social media and via the website if the required number is met the Clerk will arrange the necessary paperwork and report back.	Clerk has emailed DCC.
	111022/29 Correspondence a) Canal Marina out of date map (email from resident)	The map at the marina is out of date (pharmacy at its old location) RESOLVED that the Clerk will investigate replacing.	Being investigated.
	111022/29 Correspondence b) Paths and roads on Repton Road (email from resident)	Concern about the condition of the paths and roads around Repton Road/Kingfisher Lane end of the village. RESOLVED the Clerk will speak to the relevant authorities.	Reported to DCC, Highways and email sent to Western Power.

	<p>111022/29 Correspondence c) Oak tree plaque on Oaks Road (email from resident)</p>	<p>Concern regarding a plaque near the base of an old oak tree is close to be engrossed by growth of the tree. Asking if the Council would consider having it moved. RESOLVED the Clerk will check with SDDC on the TPO and arrange a cost for the work.</p>	<p>Clerk has spoken with SDDC as there is a TPO on the tree. Ongoing.</p>
	<p>111022/29 Correspondence e) Traffic calming and pavement parking in Willington (email from resident)</p>	<p>Concerns raised around traffic calming and pavement parking in Willington. The Community SpeedWatch (CSW) Group should be active in the village soon. CSW can do 40mph stretches as well as 30mph. RESOLVED to request a visit from Highways via Martyn Ford. Clerk to chase the progress on the pedestrian refuges islands along Twyford Road.</p>	<p>Clerk has raised the issue with DCC/Highways and County Councillor. A visit to the village has been requested.</p>
	<p>111022/29 Correspondence g) email from Willington WI</p>	<p>Willington Station Adopters Group (a sub group of the Willington WI) have asked if the Council would consider placing a memorial stone for the world wars in the Station Garden. RESOLVED the Clerk will contact Network Rail to ask permission for it to be placed there. The Council would like to accept this however the Clerk will seek permission first.</p>	<p>Clerk has spoken with Network Rail, they have forwarded my email to Property Services who deal with community licences. Dec 2022 – Clerk has chased.</p>

Other outstanding matter for Council’s information:

Hedges – please report any hedges that need cutting back to the Clerk.

Footpath between Vere Close and Twyford Road (owned by the school) – Clerk has emailed, they have instructed their contractor. Has now been cut back.

Graffiti - please report any graffiti to the Clerk.

Bus stop (next to the Rising Sun on Canal Bridge) – reported to SDDC,

Railway underpass (Willington Garage side) – reported to SDDC.

Findern side of the railway bridge – reported to SDDC.

South Derbyshire Issues and Options Paper Response Form



Your reviews are being sought on the South Derbyshire Local Plan Review Issues and Options Consultation which is open from 10 October to 5 December 2022.

The issues and options consultation document can be viewed at www.southderbyshire.gov.uk/issuesandoptions along with other supporting information.

Please take time to read the 'Issues and Options document and tell us your views. The consultation document includes many questions, but you don't have to answer them all. Feel free to pick and choose – you can just answer the questions on the subjects that mean the most to you, on the other hand you might want to answer them all.

This form can be used as an alternative to the online questionnaire. Responses should be submitted to the Planning Policy Team by email at local.plan@southderbyshire.gov.uk or via post to Planning Policy, Planning Services, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH

Comments must be received by 5pm on 5 December 2022, late comments will not be accepted.

Part A: Your Details

Respondent details	Agent details (where applicable)
Name*: Rachel Male	Name*:
Organisation: Willington Parish Council	Organisation:
Address*: 2 The Cottages, Bakers Lane, Doveridge, DE6 5LA	Address*:
Email: clerk@willingtonpc.org.uk	Email:
Tel: 07976 230669	Tel:

*indicates required field

Future notification

The District Council will retain your contact details to inform you of future consultations on the Local Plan. If you do not wish for your contact details to be added to the consultation database, please email local.plan@southderbyshire.gov.uk

Privacy Notice - How is your information used?

Representations will be made publicly available following the close of the consultation however personal details (personal address, signature and contact details) will NOT be made publicly available but will be kept in a secure database and used to notify you of the Plan's progress.

Who has access to your information?

South Derbyshire District Council Planning Services. Personal information is not shared with any other department or agency, will not be sold and will not be used for any other purpose.

For further information, please visit our Privacy section of our website at www.southderbyshire.gov.uk/privacy where you can see a full copy of our privacy notice. Alternatively, you can request a hard copy by emailing local.plan@southderbyshire.gov.uk



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Chapter 2: Scope of the Emerging Local Plan

Key Question 1

Do you have any comments on what should be contained within the Emerging Local Plan's Vision and Objectives?

no

Key Question 2

Does the spatial portrait of the District need further updating and if so, how?

Yes

No

No

Key Question 3

Should the Emerging Local Plan be split into two parts?

Yes

No

Yes

Key Question 4

What should be classed as 'strategic' in terms of housing development within the Emerging Local Plan, for example what size of housing/employment site or impact on infrastructure?

Key Question 5

Have we identified the correct issues and is our methodology for assessing them, correct?

Yes

No

Infrastructure for mobile/data connections – homeworking necessity

Key Question 6

What additional evidence does the Council need to obtain to inform the Emerging Local Plan?

Review local neighbourhood development plans

Chapter 3: Housing Needs and Strategy

Key Question 7

Which option for establishing South Derbyshire's housing requirement do you support and why?

Option 1: Base the housing requirement on meeting the minimum requirement using the standard methodology in national planning guidance (currently 536 net additional homes per annum).

Option 2: Base the housing requirement on ensuring that Derby's unmet need is completely accommodated within the Derby HMA.

Option 3: Base the housing requirement on a wider range of evidence, acknowledging that it may not be appropriate for all of Derby's unmet need to be accommodated within the Derby HMA.

Without knowing what Derby City allocation could be then we will be unable to allocate their housing needs. Derby City have enough availability within Infinity Garden.

Key Question 8

Do you have a view on the proportion of Derby City's unmet need that South Derbyshire should take? Please provide comments and justification

We should ensure that South Derbyshire's needs are met first and we have no understanding of how many thousand extra that Derby City need has. Derby City seem to have enough capacity within their own boundaries to accommodate their own needs

Key Question 9

Do you have any comments on the prioritisation of new infrastructure in this location as set out in the DFD including the new link road, school, health provision, and green and blue infrastructure?

School, health and infrastructure development should be in place before any housing development is considered.

Key Question 10

Do you have any suggestions as to how new employment and/or housing development, above that already allocated in existing Local Plans, can assist in the delivery of this infrastructure?

Local neighbourhood development plans infrastructure requirements should be taken into consideration for section 106 and development levies

Key Question 11

Do you have any suggestions as to the quantity and location of new employment and housing land in this location?

Other than Swadlincote, there is limited additional employment need and therefore no requirement for housing/commercial development to fulfil this.

Key Question 12

Are there any key locations to provide new, or enhance existing, green and blue infrastructure?

Willington wetlands and access to the River Trent for a leisure activities

Key Question 13

Should the Infinity Garden Village development parameters be expanded beyond the area defined in Policy INF13 of the adopted Local Plan? If yes, what further development should the Emerging Local Plan include in this expanded location?

Yes

No

Derby City housing need requirement should be expanded into Infinity Garden Village but with a requirement to retain defined countryside (green wedges) between Infinity Garden and other established neighbourhoods. It cannot be classified as a garden village if it is connected to other villages. Education, Health, Retail and Leisure should be developed within the Garden Villae.

Key Question 14

Do you have any suggestions on priorities the Emerging Local Plan should set out to complement the Freeport development? This could include new green and blue infrastructure, energy production, sewerage infrastructure, new cycling and walking routes, new publicly accessible open space, lighting, drainage, flood and/or noise mitigation measures, particularly to the south of the site.

Risk of flooding to Eggington and Willington need to be planned. Site is contaminated with sewerage. Footpath/Cycle Path (footbridge) between Willington, Eggington and Etwall/Freeport is required within the Freeport development. Solar energy needs to be incorporated into the development.

Key Question 15

Do you have any suggestions as to how new employment development at the Freeport site can assist in the delivery of any new infrastructure suggested in the previous question and/or an improvement to the rail infrastructure?

Providing access to the North Staffordshire line (Crewe to Derby) at Willington would allow easier access to the site.

Key Question 16

Should any complementary uses be allocated adjacent to, or in the proximity of, the Freeport and if so, what?

Yes

No

Energy generation

Open to public for nature walks.

Key Question 17

Should the Emerging Local Plan include a policy setting out expectations of local implications of the Freeport? If so, what should the policy include?

Yes

No

Flooding of local villages. Willington reservoir on the site. Traffic/access to the site taking into consideration the fact that the A38/A50 have regular road closures and that traffic is forced through the local villages (A/B- road network). Local infrastructure limited due to River Trent and Rail Bridge network.

Key Question 18

Do you have any comments on the methodology used to establish the existing Settlement Hierarchy?

Methodology needs review and what is a key service village needs review. Draycot needs assigning as key service/urban area.

Key Question 19

What is your preferred option for housing distribution to meet South Derbyshire's housing need? Please provide comments and justification.

Option 1: Urban Extensions – focus development adjoining existing urban areas

Option 2: Key Service Villages – focus development on these ten villages

Option 3: Dispersed development – focusing on both Key and Local Service Villages

Option 4: Create a new settlement or significant urban extension

Retainment of green wedges and keeping villages as villages

Key Question 20

Which locations within the District do you consider are best equipped to benefit from infrastructure that is already in place?

Swadlincote

Drakelow

Key Question 21

What is your preferred option for the distribution of Derby City’s unmet need within the District?

- Option 1: Edge of Derby City
- Option 2: Edge of Derby and Key Service Villages accessible to Derby City
- Option 3: Other – are there any other options for the location of Derby City’s unmet need?

Please provide comments and justification, especially if you think option 3 is appropriate.

Derby City has sufficient land to expand adjacent to current housing.
Amber Valley is connected to Derby City and has better road network to connect

Key Question 22

Do you agree that the appropriate plan period for the Emerging Local Plan is 2022 – 2039?

- Yes
- No

Key Question 23

Do you think the Emerging Local Plan should set a vision for the District beyond the plan period? If so, what should it include?

- Yes
- No

Infrastructure, public transport, energy,

Key Question 24

Do you think the Council needs to undertake a Green Belt review to accommodate housing need within the District?

- Yes
- No

Protection of green belt to ensure open space between current settlement areas (green wedges)

Key Question 25

What is your preferred option regarding the percentage of new homes to be built on small sites?

- Option 1: Allocate land for 10% of homes to be built on small sites – this approach is in line with the minimum Government requirement.
- Option 2: Allocate land for more than 10% of homes to be built on small sites – this approach is above the minimum Government requirement
- Option 3: Allocate land for less than 10% of homes to be built on small sites – this approach is below the minimum Government requirement and would need justifying.

Please provide your reasons and justification.

Extra Question 1

Do you have any evidence to contradict the Derby HMA Boundary Study's conclusion that the Derby HMA comprises Derby, South Derbyshire and Amber Valley?

- Yes No

South derbyshire is largely rural and does not have the infrastructure/network required to cope with Derby City allocation. Retainment of green wedges is essential.

Further development into South Derbyshire would remove the benefit of district/local authorities and a combined authority would eventually be required

Extra Question 2

What should a 30-year vision for the District include? Please bear in mind your selected options for housing distribution and provide comments and justification

Transportation, infrastructure, telecommunications, energy

Extra Question 3

What should the Emerging Local Plan include regarding Infinity Garden Village?

Defined Infinity garden village boundary with green wedges around. Secondary school, education, health, social, leisure are all required. Energy efficiency needs to be built into the new housing

Extra Question 4

Are there any other housing need/strategy issues and options that should be considered within the Emerging Local Plan?

- Yes No

Sheltered housing and homes for the elderly needs to be factored into local plans. Too many elderly are isolated within their own homes (3+bedroom homes) which could be made available for younger families.

Chapter 4: Providing the right homes for everyone

Key Question 26

What is your preferred option regarding the affordable housing requirement on sites of 10 homes or more?

- Option 1: 30% as this remains a realistic requirement for affordable housing.
- Option 2: The affordable housing requirement should be higher than 30%.
- Option 3: A policy range, determined by set criteria, with a minimum of 30%.
- Option 4: An alternative suggestion – please provide details.

Please provide reasons and justifications

Neighbourhood development plans and local need requirements need to be built into the 30% allocation.

Key Question 27

Is there any reason why the threshold for affordable housing provision should not be lowered to 10 homes or more in the Emerging Local Plan?

- Yes No

Key Question 28

Do you have any evidence of affordable housing need in rural areas and/or a view on whether the threshold for contributions should differ?

Local people who grew up in Willington cannot afford or find suitable housing from the new developments that have been built which attract large wealthy families.

Key Question 29

Should the affordable housing tenure breakdown be specified in Emerging Local Plan policy, or should a degree of flexibility be retained

- Yes No

Flexibility

Key Question 30

Should a local exception policy be introduced to effectively reserve some affordable housing for those with family ties to an area? If so, what restrictions should the policy contain?

Yes

No

Please enter any comments in response to the question
YES

Key Question 31

How should extra-care and independent living schemes be provided through the Emerging Local Plan?

An ageing population who largely live in 3+ bedroom homes are isolated and need facilities that will allow them to live independently within suitable communities. The positive financial impact on health services through a provision of community driven social care is proven as well as freeing up homes for new families.

Key Question 32

How can the Emerging Local Plan provide for those of working age needing other specialist or supported housing?

Regulation to ensure high quality support is essential to ensure that the individuals receive the correct support

Key Question 33

Should the Emerging Local Plan ensure that at least a proportion of new homes are accessible and adaptable M4(2) and are wheelchair user dwellings M4(3)?

Yes

No

Key Question 34

Do you feel there is a need for more bungalows or single storey dwellings particularly designed to enable the elderly to live independently at home?

Yes

No

Key Question 35

What is your preferred option regarding self-build and custom house building and why?

- Option 1: Require a proportion of homes on all larger development sites to be self-build and custom housebuilding.
- Option 2: Allocate sites specifically for self-build and custom housebuilding
- Option 3: Continue current policy stance

Local neighbourhood development plan will indicate where or if self-build developments should be considered. Design should be included within the NDP

Key Question 36

Should the Emerging Local Plan require all new homes to meet Nationally Described Space Standards? If not, why not?

- Yes No

Key Question 37

Should the Emerging Local Plan include a policy on housing density?

- Yes No

Key Question 38

If it is determined that a housing density policy is required, should the Emerging Local Plan set different minimum density standards for urban areas (Swadlincote, edge of Derby and Burton on Trent) and Key Service Villages?

- Yes No

Higher density should reflect the locality. Urban have more infrastructure to accommodate additional housing, whilst key service villages need to retain settlement boundaries and green wedges.

Key Question 39

Should the Emerging Local Plan include a specific infill policy and if so, what should it contain – for example should infill be restricted to meeting proven local need or by dwelling size?

Yes No

Infill should be in line with local NDP, design codes and local requirement.

Key Question 40

Should the Emerging Local Plan develop a policy that brings local flexibility to determining road widths on new developments?

Yes No

Local design codes and NDPs need to be taken into consideration

Extra Question 5

What types of homes do you think South Derbyshire needs?

Elderly provision
Affordable for younger generation who grew up in the community. Energy efficient

Extra Question 6

How do you feel the housing market is working for you?

Extra Question 7

How has working from home changed the requirements in homes?

Telecommunications, broadband, public transport, local facilities (shops etc) to remove the requirement for personal car ownership. Local energy generation.

Extra Question 8

Is there a necessity for certain housing types to meet specific needs?

Yes No

Extra Question 9

Should the Emerging Local Plan set a local eligibility criterion for First Homes (applicable for first three months of marketing) in additional to the national criteria? If so, what criteria should be included?

Yes

No

Criteria – points based on how long lived/born in the village. Ensuring that the property is to live-in and not for rental/resale at a profit.

Extra Question 10

What approach should the Local Authority take in determining how proportionate a First Homes exception site is to the size of the settlement it is next to, for settlements both with and without a settlement boundary? What evidence should be required?

First homes should be considered on all developments

Extra Question 11

Should space standards be set for private outdoor space?

Yes

No

Extra Question 12

Are there any other issues or options relating to providing the right homes for everyone that the Council should consider?

Refer to neighbourhood development plans

Chapter 5 Economy

Key Question 41

What type of employment space should the Emerging Local Plan prioritise?

Hybrid working involves peoples homes and therefore a necessity for a local economy to support the new homebased workforce is required

Key Question 42

How can polices be made flexible enough to accommodate needs not anticipated, particularly as economic implications of the Covid 19 pandemic are still developing?

Review of local plan part 1 and then changes made to local plan part 2 as appropriate.
Hybrid working is now the norm and will not change

Key Question 43

What is your preferred strategy (Option) for employment distribution and why?

- Option 1: Focus on A50 corridor
- Option 2: Focus on sites in/or adjoining urban areas
- Option 3: Swadlincote focus
- Option 4: Drakelow focus

There is a requirement for employment in Swadlincote.

Key Question 44

What, if any, circumstances should lead to South Derbyshire’s employment need being met outside of the District?

Enablement of home/hybrid working

Key Question 45

Is the current approach set out in Policy E7 (Rural Development) of the adopted Local Plan still the correct one?

- Yes
- No

Key Question 46

What are the barriers to working within rural areas?

Road network – public transport – telecommunications – broadband – access to local services/economy -

Key Question 47

Should the Emerging Local Plan include a policy regarding best and most versatile agricultural land? If so, what should it contain?

Yes

No

Good land should be retained for local agricultural production

Key Question 48

Should the Emerging Local Plan be more encouraging of tourism accommodation and tourist attraction development within the District? If so, how?

Yes

No

Key Question 49

Should the Emerging Local Plan seek to protect existing employment sites from alternative uses?

Yes

No

Key Question 50

Should the Emerging Local Plan remove the permitted development rights and apply conditions on new employment permissions for both allocated and non-allocated sites to prevent their loss to other uses (i.e. to E(g), B2 or B8)?

Yes

No

Permitted use should form part of the larger neighbourhood plan to ensure the right facilities are available.

Key Question 51

What types of uses should be promoted in Swadlincote's town centre?

Key Question 52

If you think Swadlincote town centre boundary should be amended?

Yes

No

Please explain why and show your proposed changes on a map.

Please attach an amended boundary map to this questionnaire

Key Question 53

If you think the primary frontages should be amended?

Yes

No

Please explain why, and show your proposed changes on a map.

Please attach an amended primary frontages map to this questionnaire

Key Question 54

What do you consider to be the main regeneration challenges facing the District?

Key Question 55

Are regeneration challenges located in a particular area and if so where?

Yes

No

Key Question 56

Do you have any suggestions as to the policies or allocations that would address these regeneration challenges?

Yes

No

Extra Question 13

Has the Covid 19 pandemic impacted on any changes in employment need?

Yes

No

Hybrid working but also encouraging people to return to work since covid 19

Extra Question 14

Should the Emerging Local Plan repeat the Retail Hierarchy within the adopted Local Plan?

Yes

No

Extra Question 15

What type of retail space should the Emerging Local Plan prioritise within new strategic allocations?

Extra Question 16

Should the Emerging Local Plan retain the lower threshold for when a Retail Impact Assessment for out of centre retail is required? If not, what should the threshold be?

Yes

No

Extra Question 17

How can the Emerging Local Plan provide a positive strategy for retail?

Extra Question 18

How can the Emerging Local Plan support the vitality and viability of Swadlincote town centre and other retail centres considering changes to the Use Class Order and Permitted Development?

Extra Question 19

Should the Emerging Local Plan seek to protect the loss of retail, despite the changes to the Use Class Order?

Yes

No

Extra Question 20

Should similar retail policies to that of Swadlincote's be applied to Key Service Villages?

Yes

No

Extra Question 21

Is there sufficient car parking within Swadlincote, Key Service Villages and Local Centres?

Yes

No

Certainly not in Willington

Extra Question 22

Are there any other economy issues and options that should be considered within the Emerging Local Plan?

Chapter 6: Tackling the Climate Change Emergency

Key Question 57

Do you support the development of the following renewable energy/low-carbon technologies in the District?

- 1. Electricity Generation (Wind turbines , Solar photovoltaics, including ground-mounted and roof-mounted, Hydroelectric power)
- 2. Heat Generation (Solar thermal , Heat pumps , Energy from waste , bioenergy)
- 3. Energy Storage
- 4. Energy networks (Electricity networks , Heat networks)
- 5. Low-Carbon Mobility (Electric vehicles , Electric charging network)

Please elaborate on any opportunities/constraints you can identify for such projects.

Key Question 58

Should the Emerging Local Plan allocate sites for renewable energy production, for example solar or wind energy? If so, what types of locations would be appropriate?

- Yes No

Willington old power station has planning for energy generation and is next to the national power grid. Energy use should be considered on that site

Key Question 59

Should the Emerging Local Plan require all new development to include small-scale renewable energy generation on site?

- Yes No

Either generation for the entire development site or built into the design of individual homes

Key Question 60

Should the Emerging Local Plan introduce a policy based on the Energy Hierarchy?

- Yes No

Energy saving 1st

Key Question 61

How can the Emerging Local Plan best facilitate energy saving homes by including passive design measures?

Key Question 62

Do you agree that the Emerging Local Plan set out specific requirements for tree planting in new developments outside of the National Forest? If so, is 10% sufficient and should there be a minimum site size threshold to which the policy applies?

Key Question 63

Should the Emerging Local Plan require a greater target than the statutory 10% Biodiversity Net Gain? If yes, what percentage and why?

Yes

No

Key Question 64

Are you aware of any sites or land within South Derbyshire that may be available for habitat creation/enhancement to support Biodiversity Net Gain off-site provision?

Willington old power station

Key Question 65

Should a policy be included in the Emerging Local Plan to ensure that Biodiversity Net Gain is delivered on sites within the District?

Yes

No

Key Question 66

Do you support the inclusion of an active travel policy and what should the policy ensure as a minimum ?

Yes

No

Key Question 67

Should planning applications for new buildings require access to low-carbon transport (i.e. the provision of walking infrastructure, cycle paths and lanes, public transport and charging infrastructure, etc). If so, what should the threshold be for such a requirement?

Yes

No

Key Question 68

Should the Emerging Local Plan include an Electric Vehicle Charging Point Policy?

Yes

No

Key Question 69

Do you support the existing requirements for providing Electric Vehicle Charging Points used by the Council? If not, what requirements do you suggest and why?

Yes

No

Key Question 70

Should the provision of charging devices and spaces for ultra-low emission vehicles be required for new developments of a certain size? If so, what should this threshold be?

Yes

No

Key Question 71

Should the provision of charging devices and spaces for ultra-low emission vehicles be considered at the following locations throughout the District? If not, please elaborate.

- Major travel corridors, including A roads, motorways, and routes into Derbyshire from neighbouring population centres
- Existing transport infrastructure, such as petrol stations.
- High population density areas where electric vehicle uptake and charging demand are expected to be consistently high.
- Tourist locations and travel corridors.
- Locations with high or long-term parking requirements, such as airports, retail, and business parks.

Key Question 72

How can the Emerging Local Plan go further to minimise losses through flooding?

Don't build on natural flood area. Ensure EA plans are accurate and have right projections.
Don't concrete fields. Ensure SUDS are designed correctly

Extra Question 23

Are there other mechanisms to increase tree planting both inside and outside of the National Forest?

Extra Question 24

Should the Emerging Local Plan include a policy to encourage the installation of solar panels on existing buildings?

- Yes No

Solar should be considered on all current buildings

Extra Question 25

Should solar power infrastructure (either ground-mount or rooftop) be mandated for new developments (where deemed appropriate)? If so, for what size of development?

Yes

No

All developments need to be considered

Extra Question 26

How can community scale renewable energy generation be facilitated through the Emerging Local Plan?

Local people should receive the financial benefit of having renewable energy allocated within their community on a larger scale

Extra Question 27

Should the District adopt energy efficiency standards over and above Building Regulations?

Yes

No

Current standards are too low

Extra Question 28

Should larger developments be required to meet energy consumption and emission targets? If so, what should the thresholds be for such a requirement?

Yes

No

Extra Question 29

Should the Emerging Local Plan set lower carbon emissions targets for new homes than set out by Building Regulations? If so, what target do you propose and why?

Yes

No

Extra Question 30

Should the Emerging Local Plan include local energy standards for non-residential buildings and/or introduce a BREEAM assessment?

Yes

No

Extra Question 31

In response to the Environment Act 2021, what low carbon heating requirements should be included in the Emerging Local Plan?

Ground source/Air source and solar should be developed

Extra Question 32

Do you support the continuation of the water consumption requirement (110 litres per person per day) within the Emerging Local Plan?

Yes

No

Extra Question 33

Do you have any other comments regarding Biodiversity Net Gain and the Emerging Local Plan?

Extra Question 34

What else can be done through the Emerging Local Plan to encourage a modal shift towards more sustainable modes of transport?

Developments need low CO2 provisions to be included
Public transport needs improving and making cost effective

Extra Question 35

Are there any other climate change issues and options that should be considered within the Emerging Local Plan?

Chapter 7: Built, Natural and Historic Environment

Key Question 73

Should the provision of allotments be required for larger developments (or payments in lieu where appropriate)? If so, what should the threshold be for such a requirement?

Yes

No

Key Question 74

Should green roofs and/or walls be required where appropriate? If so, what size of development should require such landscaping?

Yes

No

Key Question 75

Where appropriate, should development be required to consider urban cooling techniques/design? If so, what should the threshold be for such a requirement? Should this be considered primarily in Swadlincote or in other population centres?

Yes

No

Key Question 76

Should the Council adopt a policy relating to Blue Infrastructure? If so, please list the various features (excluding the River Mease) that may benefit from such a policy

Yes

No

Key Question 77

Should the Council use developer contributions for Green Infrastructure? If so, do you have any specific suggestions as to what Green Infrastructure projects the Council should pursue?

Yes

No

Cycle network everywhere

Key Question 78

How should off-site biodiversity gain compensation measures be coordinated, located and inspected?

Key Question 79

Do you have any other comments regarding Biodiversity Net Gain and the Emerging Local Plan?

Key Question 80

Are there any sites or areas of land within South Derbyshire which you are aware of that would be important for inclusion within the Local Nature Recovery Strategy for Derbyshire? If Yes, please list and provide reasoning where relevant

Yes

No

Willington power station – Cemex sites reinstatement plan

Key Question 81

Are there any private or voluntary organisations who you believe would be important as collaborators within the Local Nature Recovery Strategy for Derbyshire? If Yes, please list and provide reasoning where relevant

Yes

No

Key Question 82

Do you have any comments on the Local Authority's approach to Flood Risk as set out in the adopted Local Plan Policy SD2?

Flood plains to be protected – flood prevention in key service villages –

Key Question 83

What approach should be taken to development proposed within Flood Zone 3?

Key Question 84

Do you have any comments on the current approach to the National Forest?

Key Question 85

Could the National Forest policy be strengthened in any way?

Yes

No

Key Question 86

Do you consider that Green Wedges should be introduced in South Derbyshire?

Yes

No

Absolutely requirement for green wedges. Villages should remain villages

Key Question 87

If so, where do you suggest Green Wedges should be located?

Around all current villages and protection of current countryside

Key Question 88

Does the existing Local Plan Policy BNE5 (Development in Rural Areas) do enough to protect the countryside for its own sake?

Yes

No

Key Question 89

Do you have any comments on the approach to Heritage assets in the adopted Local Plan?

Canal and conservation areas to be protected

Key Question 90

Should a Design Guide and/or Codes be prepared at an area wide, neighbourhood wide or site-specific scale?

Area wide scale

Neighbourhood wide scale

Site-specific scale

Neighbourhood development plan should dictate design code

Key Question 91

Should the Emerging Local Plan stipulate a minimum size for residential outdoor amenity space and if so, what should that be?

Yes

No

Key Question 92

What measures should be used to determine whether the design of the isolated dwelling is of exceptional quality?

Extra Question 36

Should the Emerging Local Plan or a subsequent SPD require developers to install the following 'habitat bricks' in all new housing developments:

Small cavity nesting birds? (i.e. swift, house martins and sparrows)

Bats

Invertebrates

If Yes, what ratio or percentage per total housing units and why?

Extra Question 37

Should there be a minimum housing unit number per development for when the installation of 'habitat bricks' would be required? If yes, what should that minimum number be and why?

Yes

No

all

Extra Question 38

Should 'habitat bricks' be required as standard in any other development types?

Yes

No

Please list and provide reasoning where appropriate

Extra Question 39

Should the Emerging Local Plan or a subsequent SPD require developers to install 'hedgehog highways' in all new housing developments?

Yes

No

Extra Question 40

Should there be a minimum housing unit number per development for when the installation of 'hedgehog highways' would be required? If yes, what should that minimum number be and why?

Yes

No

Extra Question 41

Should 'hedgehog highways' be required as standard in any other development types? Please list and provide reasoning where appropriate

Yes

No

Extra Question 42

Are you aware of any sites or land that may be available for habitat creation/restoration to support any biodiversity net gain off site provision?

Willington power station

Extra Question 43

Do you consider Policies BNE2 and BNE10 provide a positive strategy for the conservation and enjoyment of heritage assets as required by the NPPF?

Yes

No

Extra Question 44

Could Policies BNE2 or BNE10 be strengthened in any way?

Yes

No

Extra Question 45

How can the Council effectively engage with your community regarding design for your area? Please state where you are from.

Willington. Come and meet the council. Consultations with local community. Encouragement of neighbourhood development plans

Extra Question 46

Are there any other Built, Natural and Historic Environment issues and options that should be considered within the Emerging Local Plan?

Chapter 8: Infrastructure

Key Question 93

Are there specific infrastructure issues, including in your local area, which we should be aware of, for example regarding health services, schools or road capacity? Please state which settlement your comments refer to.

High pollution on current road networks – high traffic volumes – impact on health – insufficient capacity on road network and limited expansion due to river trent, railways and canals in willington. Insufficient capacity in local school spaces and pre-schools

Key Question 94

Do you agree with the current policy approach regarding the protection of existing community facilities and open space, sport and recreation?

Yes

No

Protection of facilities needs improving

Key Question 95

How has the pandemic altered your use of local open spaces?

Open spaces are used more but more access to walking/cycling/running tracks required

Key Question 96

What type of outdoor open space and recreation facilities do you consider are most needed in the District?

Cycling, running, walking routes need development in and around Willington

Key Question 97

How can local centres be provided within strategic development in a way that also accommodates future change and population growth?

Local centres should be designed as community spaces with decluttering of signs and promotion of pedestrianisation.

Extra Question 47

Are the current protections for community facilities strong enough? Could the Emerging Local Plan go further and if so, how?

More protection needed

Extra Question 48

Are there any other infrastructure issues and options that should be considered within the Emerging Local Plan?

Bridge over the River Trent to bypass all location villages around Repton/Willington

Chapter 9: Health and Wellbeing

Key Question 98

What do you feel your local community needs?

Remove pollution by building a bypass around Willington

Social care to be developed in the community to remove pressure from health

Key Question 99

What do you consider is required to make healthy places and enable healthy lifestyles?

Proactive social care – local area coordination -

Key Question 100

How can the Emerging Local Plan influence the wider determinants of health to improve health and reduce health inequalities?

Remove pollution

Key Question 101

Should the Emerging Local Plan include a specific Health and Wellbeing Policy? Please provide reasoning.

Yes

No

Pollution impacts on long term health and cost
Community based exercise

Key Question 102

What do you think a Health and Wellbeing policy should include?

Social care

Key Question 103

Should the Emerging Local Plan require Health Impact Assessment for larger development proposals?

Yes

No

Key Question 104

What should the trigger for the requirement of Health Impact Assessment be?

Density of site

Key Question 105

Should the Emerging Local Plan introduce a policy supporting 'grow your own' either on allotments or by another means? Please specify.

Yes

No

Key Question 106

Should the Emerging Local Plan require all major housing developments to provide allotments/food growing space?

Yes

No

Key Question 107

Would you support a policy which restricts takeaway uses within a particular distance of schools?

Yes

No

Key Question 108

If yes to question 107, what distance do you suggest for restricting takeaways?

Key Question 109

What evidence do you think should be provided to support a controlling takeaway policy?

Key Question 110

Do you think the Emerging Local Plan should incorporate Active Design Principles?

Yes

No

Key Question 111

Is there a development size trigger in which the Active Design principles should be implemented?

NDP

Extra Question 49

Are there any health and wellbeing issues for the District which you consider this document has not identified?

Extra Question 50

Are there any other Health and Wellbeing issues and options that should be considered within the Emerging Local Plan?

Key Question 112

Are there any planning issues and options that you think we have missed in this consultation or are there any further comments you would like to make?