

**APPENDIX O –CONSULTATION RESPONSES FOR NEIGHBOURHOOD PLAN
SETTLEMENTS WHICH HAVE OR INTEND TO ALLOCATE HOUSING SITES**

APPENDIX O – SUSTAINABLE VILLAGES WITH NEIGHBOURHOOD PLANS

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION – SUSTAINABLE VILLAGES WITH NEIGHBOURHOOD PLANS

HOUSING		SITE NUMBER: VARIOUS		SITE NAME: SITES IN SETTLEMENTS WITH NEIGHBOURHOOD PLANS	
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME	
Blackfordby					
<p>Land north of Hepworth Road, Woodville (Wd1/Wd2)</p> <ul style="list-style-type: none"> • Site has a capacity of up to 92 dwellings. • The site has limited constraints and part of the site has planning permission. • Limited justification for sieving out Wd2 apart from the fact it is in a Neighbourhood Plan Area. • The draft Local Plan proposes to allocate land until 2040 whereas the Blackfordby Neighbourhood Plan only provides protection from speculative development until 2027 and will become out of date during the period of the draft Local Plan. • The Neighbourhood Plan responds to the current Local Plan and an outdated housing needs assessment. There is a failure to take account of recently available housing data. Nor does it contribute to meeting the housing requirement of 686 dwellings per year (as detailed in the Statement of Common Ground (June 2022)). 	<p>Wd1 has planning permission for 30 self and custom build dwellings. The planning permission has been implemented and these 30 dwellings form part of the Council's housing commitments in the period up to 2042. Wd2 is in the Blackfordby Neighbourhood Plan Area. An indicative housing figure was provided to the Neighbourhood Plan Group in the preparation of the Neighbourhood Plan, in line with NPPF para.70. The made Blackfordby Neighbourhood Plan has allocated a site for housing and as such, the Local Plan does not currently propose to allocate any further housing sites in the Neighbourhood Plan Area. The purpose of the 29 January 2025 Local Plan Committee is to demonstrate that a range of proposed housing sites have been identified to meet the need of 686dpa + a 10% flexibility allowance. The final report shows that against Option 7b, the Council is proposing an excess of dwellings in the Sustainable Villages. There is no requirement for the</p>	<p>No change.</p>	<p>392</p>	<p>Cora</p>	

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<ul style="list-style-type: none"> Cannot assume that the Blackfordby NP will be updated nor that further sites will be allocated. 	<p>Council to allocate additional sites in the Blackfordby Neighbourhood Plan Area.</p>			
<p>Land north of Blackfordby (By6)</p> <ul style="list-style-type: none"> The site could form a sustainable extension of 800 dwellings to Blackfordby, including education, leisure and a local centre. An initial masterplan has been prepared. It is located close to higher order settlements such as Ashby and Swadlincote. The site is being promoted by a housebuilder and is deliverable. 	<p>The above response applies to this site. In addition, the site is of a significant scale not deemed appropriate for the Sustainable Villages. It would result in the coalescence of Blackfordby with Woodville in South Derbyshire.</p>	<p>No change</p>	<p>219</p>	<p>Marrons (David Wilson Homes)</p>
<p>Breedon on the Hill</p>				
<p>Land at Main Street/Tonge Lane, Breedon on the Hill (Br5)</p> <ul style="list-style-type: none"> Not acceptable not to allocate sites in those settlements where Neighbourhood Plans are being prepared. Nothing in national policy or guidance which sets out that a Local Plan devolves its allocation responsibilities to a Neighbourhood Plan. Whereas it does state that it is not incumbent on Neighbourhood Plans to allocate housing. This approach is not considered robust. The Local Plan should positively allocate sites to ensure 	<p>An indicative housing figure was provided to the Neighbourhood Plan Group during their preparation of the Neighbourhood Plan, in line with NPPF para.70. The Breedon Neighbourhood Plan proposes to allocate around 13 dwellings at Land North of Southworth Road. The Neighbourhood Plan has undergone examination and is awaiting referendum. Planning permission for 18 homes has since been granted at this site and this will form part of the Council's housing commitments.</p> <p>The purpose of the 29 January 2025 Local Plan Committee is to demonstrate that a range of proposed housing sites have been identified to meet the need of</p>	<p>No change.</p>	<p>172</p>	<p>Fisher German (Cora)</p>

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<p>delivery and a consistent operation of its spatial hierarchy. A housing requirement needs to be established for Breedon on the Hill within strategic policies of the Local Plan.</p> <ul style="list-style-type: none"> • Benefits of the above site, with a capacity of around 84 dwellings, are: <ul style="list-style-type: none"> • Proximity to local services and facilities • Good physical relationship with Breedon on the Hill • Well contained and well landscaped with limited impact on the wider area • No adverse impact on heritage assets • No known or ecological matters to preclude its exclusion as an allocation • Under the control of an established housebuilder 	<p>686dpa + a 10% flexibility allowance. The final report shows that against Option 7b, the Council is proposing an excess of dwellings in the Sustainable Villages. There is no requirement for the Council to allocate additional sites in the Breedon on the Hill Neighbourhood Plan Area.</p>			
Diseworth				
<p>Land at Tea Kettle Hall, The Green, Diseworth (Dw3)</p> <ul style="list-style-type: none"> • Supports the proposed allocation of this site in the Pre-Submission Draft Long Whatton and Diseworth Neighbourhood Plan. • The site is immediately available, and the requirements set out in the draft neighbourhood plan policy are achievable. 	<p>An indicative housing figure was provided to the Neighbourhood Plan Group during their preparation of the Neighbourhood Plan, in line with NPPF para.70. The Long Whatton and Diseworth Neighbourhood Plan is at Pre-Submission stage so can only be afforded limited weight. As such, this allocation has not been counted towards the residual housing figure to be found up to 2042. The Council’s housing</p>	<p>No change at present</p>	<p>108</p>	<p>Knights Plc (Mr Heath, Mr Bell and Mrs Bell)</p>

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<ul style="list-style-type: none"> Diseworth is as Sustainable Village. The site is brownfield land, and its development would represent a sustainable form of development on previously developed land. 	<p>commitments and housing trajectory will be updated as part of Regulation 19. As part of this process, the Council will continue to monitor the progress of the Neighbourhood Plan and its proposed housing allocations. This will include reviewing the Limits to Development to incorporate any Neighbourhood Plan allocations (once they have made sufficient progress).</p>			
<p>Land off Grimesgate, Diseworth (Dw5)</p> <p>It is vital that the level of housing is increased in the Sustainable Villages, to reduce reliance on the larger settlements and to support services and facilities in the villages.</p> <p>Question the decision not to allocate within the village of Diseworth. Relying on Neighbourhood Plans risks limiting the benefits to solely housing numbers. Comprehensive allocation through the Local Plan can ensure additional benefits such as housing mix and tenure, delivery of affordable housing and developer contributions. Benefits of the site include:</p> <ul style="list-style-type: none"> No identified technical constraints. Capacity of around 25 dwellings Provision of BNG Public open space retaining ridge and furrow Suitable highway access 	<p>An indicative housing figure was provided to the Neighbourhood Plan Group during their preparation of the Neighbourhood Plan, in line with NPPF para.70. The Long Whatton and Diseworth Neighbourhood Plan is at Pre-Submission stage so can only be afforded limited weight. As such, the proposed allocation at Tea Kettle Hall allocation has not been counted towards the residual housing figure to be found up to 2042. The Council’s housing commitments and housing trajectory will be updated as part of Regulation 19. As part of this process, the Council will continue to monitor the progress of the Neighbourhood Plan and its proposed housing allocations. The purpose of the 29 January 2025 Local Plan Committee is to demonstrate that a range of proposed housing sites have been identified to meet the need of 686dpa + a 10% flexibility allowance. The final report shows that against Option 7b, the</p>	<p>No change at present</p>	<p>188</p>	<p>C. Green Planning (The Cadwallader Family)</p>

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<ul style="list-style-type: none"> • No legal/ownership constraints • Immediately available 	<p>Council is proposing an excess of dwellings in the Sustainable Villages. There is no requirement for the Council to allocate additional sites in Diseworth.</p>			
Long Whatton				
<p>Land South of Hathern Road, Long Whatton (Lw5)</p> <p>We note the comment the district council does not propose an allocation in Long Whatton or Diseworth in light of the Neighbourhood Plan that is currently being prepared, covering these settlements.</p> <p>As this site is allocated within the pre-submission draft version of the Long Whatton and Diseworth Neighbourhood Plan, would welcome the inclusion of this site in the draft Local Plan. This will help ensure Policies S4 (Countryside) and Policy S5 (Residential Development in the Countryside) are not applied to this site and removing conflict between the Local Plan’s strategic policies and the neighbourhood plan, in accordance with para 29 and footnote 16 of the NPPF.</p>	<p>An indicative housing figure was provided to the Neighbourhood Plan Group during their preparation of the Neighbourhood Plan, in line with NPPF para.70. The Long Whatton and Diseworth Neighbourhood Plan is at Pre-Submission stage so can only be afforded limited weight. As such, this allocation has not been counted towards the residual housing figure to be found up to 2042. The Council’s housing commitments and housing trajectory will be updated as part of Regulation 19. As part of this process, the Council will continue to monitor the progress of the Neighbourhood Plan and its proposed housing allocations. This will include reviewing the Limits to Development to incorporate any Neighbourhood Plan allocations (once they have made sufficient progress).</p>	<p>No change at present</p>	<p>161</p>	<p>Mather Jamie (The Whatton Estate)</p>