

# Sandiacre Neighbourhood Plan Consultation Statement



*Prepared by Planning With People on behalf of the Neighbourhood Planning Group and Sandiacre Parish Council*

23 November 2023

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## **Introduction**

1. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations in accordance with the Localism Act 2011 for Sandiacre Neighbourhood Plan. The legal basis of the statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations which states that a consultation statement should:
  - a) Contain details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
  - b) Explain how they were consulted;
  - c) Summarise the main issues and concerns raised by the persons consulted;
  - d) Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan
2. In February 2021, Sandiacre Parish Council first considered the idea of introducing a Neighbourhood Plan, as the nearby Stanton Regeneration site was in the process of submitting a major planning application.
3. It was considered the extensive derelict site could be completely redeveloped generating a significant increase in HGV and domestic traffic movement through the centre of Sandiacre on route to and from the M1/A52 junction. A large business and housing development would create substantial pressures on neighbouring parishes, including Sandiacre.
4. In November 2021, a Neighbourhood Planning consultant was sourced, and a Steering Group formed, which represented local businesses, the Church, the Canal and River Trust, Parish Councillors and residents. Members of the group walked around the Parish to identify what was important in order to create a meaningful Plan, taking into account business areas, residential estates, conservation areas, the canal side and surrounding rural areas.
5. Outside funding was obtained to take the project forward and Erewash Borough Council Planning Committee approved the designation of Sandiacre Parish as a Neighbourhood Plan in February 2022.
6. Since that time, the Parish Council has included regular monthly updates on progress of the Neighbourhood Plan on its Council meeting Agendas to keep residents notified of progress.

## **Pre-Regulation 14 Consultation**

7. The Neighbourhood Plan Steering Group (NPSG) wanted everyone in the community to have the opportunity to comment on what they would like to see included in the Neighbourhood Plan to help make a positive difference to their community for the next 15 years and beyond.
8. Regular NPSG meetings were held, members included local residents people running local businesses and parish councillors.

### First Neighbourhood Plan Steering Group Meeting April 2022



9. The NPSG also worked with AECOM consultants on the Design Code and Masterplan and the contents of all the documents (as well as the Pre Submission NP) were informed by the NPSG.

### Walkabout and site visits June 2022

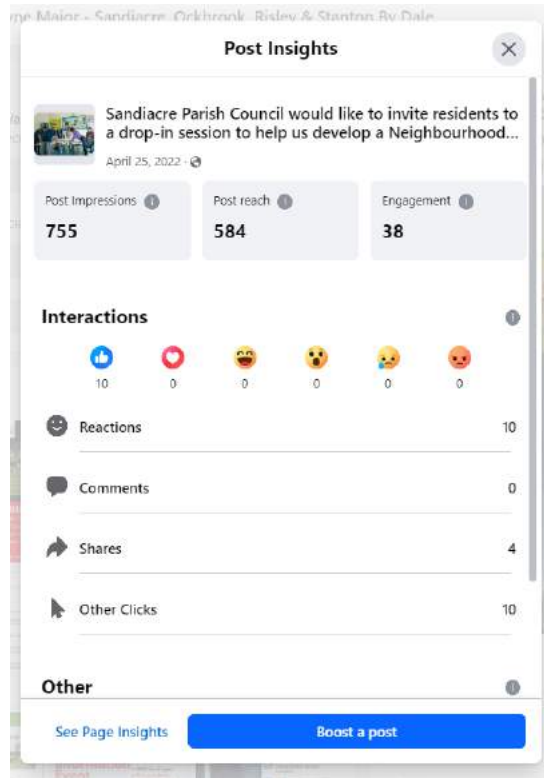


10. Progress on the SNP was promoted on local Facebook pages and people were invited to get involved, attend NPSG meetings and to comment.



***Drop In Consultation May 2022***

11. A public drop in session was held in May 2022. Details were provided in the Parish Council's 2022 annual newsletter and 4,500 flyers were delivered to local households and businesses to inform the community of two Drop In Sessions held at Sandiacre Memorial Institute. Leaflets and copies of the draft Neighbourhood Plan, Sandiacre Design Guidance & Codes and the Mark Street Master Plan were available in the local library and the Parish Council office.
12. Councillors advertised Drop In sessions through Facebook and the Parish Council's website displayed information: [www.sandiacreparishcouncil.org](http://www.sandiacreparishcouncil.org) as did the dedicated Neighbourhood Plan website: [www.sandiacre.neighbourhoodplan.uk](http://www.sandiacre.neighbourhoodplan.uk)



## **SANDIACRE NEIGHBOURHOOD PLAN**

### **FIRST DROP IN SESSION**

**MAY 7<sup>th</sup> 2022**

**SATURDAY 1.00 p.m. – 4.00 p.m.**

To be held at

***SANDIACRE MEMORIAL INSTITUTE***

Doncaster Avenue, Sandiacre, NG10 5FJ



***YOUR CHANCE TO COMMENT  
ON THE FUTURE OF SANDIACRE!***

Parish Councillors & members of the Neighbourhood Plan Steering Group will be there to answer questions and gain your views...

13. At the first Drop In session held on 7<sup>th</sup> May 2022, approximately 60 people came to view the documents and speak directly with Steering Group members. All found it informative, and people completed the feedback comment form at the time, or subsequently returned one.

## **NEIGHBOURHOOD PLAN**

### **FEEDBACK COMMENTS 7/5/22**

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#### **Form returned after drop-in session - Group response (Church members)**

##### **Q1. How would you like to see the centre of Sandiacre further improved?**

- As the traffic will increase, a better system at the traffic lights
- More focus on the canal, a good seating area with safe parking nearby
- Making this an interesting part and a tourist attraction

##### **Q2. Economic retail, industrial land use**

- To encourage tourism: Interesting shops and places to eat
- Offering bed and breakfast facilities and businesses which increase jobs and new skills for school leavers

##### **Q3. How would you like to see the canal and conservation area improved?**

- As above
- Good parking areas, more places along the canal to stop, eat and drink
- Advertising and publicising good walks in the area
- Groundwork Trust produced some good factual leaflets on walks in the surrounding areas (which I still have)

##### **Q5. Housing need**

- We need to look at what is currently available and ask the relevant house providers, estate agents, housing associations and waiting lists
- Encourage young couple with affordable starter homes
- Retirement housing which will also respite care to give Carers a well-deserved break
- Also local Care homes which are affordable for those who need care and where funding is not relying on family members to contribute to the cost

##### **Q6. What are your views on making Sandiacre more environmentally friendly?**

- Let's litter pick and encourage people to take their rubbish home
- We have some really well maintained and scenic areas around Sandiacre
  
- A new Community Centre, with good parking facilities and providing information and advice, with rooms for groups to meet
- Accessible to all and offering transports for those who are housebound or special needs
- User led and inclusive.
- Where people feel welcome
- Promoting a healthy lifestyle
- Where we could fundraise for worthwhile projects and charities
- A starting place for walks in the area
- Recruitment for volunteers, relevant training to encourage and support, give confidence, relevant skills
- Relieving loneliness, isolation and mental health issues

**Q7. What other improvements would you like to see introduced for Sandiacre?**

- We have good provision for the young, nursery childcare, play groups
  - Football teams are well attended (we need better parking around the Cloudside School area)
  - There are after school clubs for children and beavers, cubs etc., but not much is on offer for teenagers
  - We need to promote Sandiacre by showing on the websites places to walk to from here. Hermits Cave, Hemlock Stone, Stoney Clouds
  - Perhaps walks from St Giles' Church to Dale Abbey (the monks used to do this walk regularly)
  - St Giles' Church is well attended for Weddings, Funerals and Baptisms, it would be great to see more people come to services on Sunday and to have children come to Sunday school again and a thriving Messy Church
  - We need to attract younger people with energy and the relevant skills to facilitate these
  - Back to a drive for Volunteers and much needed prayer
  - This last part is for our Church to work at!!
  - Sandiacre is a good place to live, we are so thankful for that is done to improve it
- 

**QUESTIONNAIRE RESPONSES ON THE DAY – 3**

**Q1. How would you like to see the centre of Sandiacre further improved?**

- Less heavy traffic
- Add an additional junction at M1 J25 to divert traffic
- Stop lorries from coming through between 9 & 5
- Trim down trees near Co-op or plant smaller trees
- A picnic area or play area where Alexander Club was
- Less heavy traffic
- Additional junction on M1/J25A
- Re-introduce Sandiacre railway station

**Q2. Economic retail, industrial land use issues**

- More independent food retailers – specialist shops: fruit & Veg, fishmongers and deli's
- More independent shops: food shops i.e. fish + fruit & veg
- Move Post Office back to village centre and operating as a Post Office, not part of a shop

**Q3. How would you like to see the canal and conservation area improved?**

- Maintain the area we have
- Monitor and deter anti-social behaviour
- Make it feel safer
- Its good as it is
- Continued maintenance – action anti-social behaviour
- There are areas where there are lots of litter
- Develop pride in our area



**Q4. Would you like to see local green open spaces protected and developed?**

- Keep the land as it is
- Possibility of refreshment kiosk in park
- Pathways around all local parks
- Protect the open spaces from development
- Prevent parking on grass verges (Outside Cloudside School on football days)

**Q5. Housing need**

- Supported living for young people with special needs
- Shared ownership housing to help people onto property ladder
- Bungalows on bus routes
- Supported living for adults with needs
- Affordable housing / shared ownership

**Q6. What are your views on making Sandiacre more environmentally friendly?**

- Recycling bins
- Improve air quality by diverting heavy good vehicles
- Ensure landowners keep public footpaths accessible
- Keep roadside hedge and verges cut back
- Reduce fly tipping (Stanton Road)

**Q7. What other improvements would you like to see introduced for Sandiacre?**

- Try and unite a sense of pride in the community to make people want to keep it litter free, to not vandalise things
- Organise youth programme
- Community pride in Sandiacre
- More community activities to engage young people to have pride in the area
- Improve parking around 'Select Convenience' store

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**Comments made about Sandiacre at the "drop-in" at the Memorial Institute on Saturday 7<sup>th</sup> May 2022 (in no particular order) –**

- Need to put the derelict land by the canal (next to the Lidl store) to good use:
  - Senior citizens bungalows (self-sufficient / assisted living?);
  - Develop as a small "pocket park" / community space? Incorporate a café?
- Improve visual impact and general maintenance of Sandiacre streets – overgrown hedges, weeds etc. (Is "Pride in Erewash" reflected in a pride in Sandiacre?)
- Take action about derelict properties in Sandiacre:
  - Old building on corner of Derby Road & Osmaston Street;
  - Building on Friesland Drive.
- Take action on neglected areas around Sandiacre:
  - Area at the rear of Hart Avenue (overgrown and unused);
  - Junction of Spencer Avenue and Vine Crescent – safeguard as green space;
  - Garages (unused?) at the at corner of Stevens Road and Wood Avenue and garage area off Coronation Avenue – use as housing development or green space?
  - Area once occupied by Wade Springs?
- Areas to be protected:

- Ancient woodland on Longmoor Lane;
- Stoney Clouds;
- Doncaster Avenue Park;
- Springfield Park;
- Hayworth Road Park;
- Small open spaces on Springfield and other Sandiacre estates;
- Protect Springfield Mill (including chimney) as local landmark;
- Canal side space.
- Develop Community Centre for Sandiacre / St Giles Church Hall.

#### **Common Concerns voiced on the day**

- Amount and speed of heavy goods traffic on Derby Road, Longmoor Lane, Town Street;
  - Eventual refurbishment of canal Bridge over the Derby Canal near Springfield Park;
  - Loss of shops;
- 

#### **Photos from Drop In Consultation May 2022**



#### ***Drop In Consultation November 2022***

14. The second Drop In session was held in November 2022 and approximately 50 people attended, who engaged with Steering Group Members to see how they could help change their community in a positive way for the future.

15. Below is a summary of comments from November 2022.

**SANDIACRE PARISH COUNCIL**  
**COMMUNITY CONSULTATION RESPONSES**



1	<p><b><u>What is good</u></b>          Very friendly place to live. We are well blessed with green spaces and children's play areas. There are good bus services to Derby, Nottm, Ilkeston and Long Eaton. Good local shops.</p> <p><b><u>Improvements</u></b>          If the proposed J25A on the M1 has been abandoned, could the heavy HGV traffic at present using Derby Road to access Stanton, be signed from the M1/J25 to Bostocks Lane, Longmoor Road, to Town Street. This would avoid the tight turns at the traffic lights at Bostocks Lane/Derby (Risley/Sandiacre) and again at the traffic lights at the canal end of Derby Road. The road surface is constantly being work away by these heavy vehicles.</p> <p><b><u>Pay £1 more per year</u></b></p> <p><b><u>Neighbourhood Plan - Support</u></b>          A lot of thought needs to be given to developing sites in such a way that the present infrastructure is not compromised. If that looks to be a consequence, then thought should be given, and appropriate actions taken to alleviate any potential problems. Some of our roads are not suitable for heavy vehicles, a vast increase in road traffic, or needs of an increased population</p>
2	<p><b><u>What is good</u></b>          Recreational parks, access to the canal, Nutbrook trail, range of shops          Dustcart at library, library, recycling opportunities.</p> <p><b><u>Improvements</u></b>          Road congestion – HGV traffic – massive          Develop areas adjacent to canal (adjacent Lidl)          Makes streets cleaner          Prevent inappropriate building in residential areas          Road sweeper reinstalled</p> <p><b><u>Pay £2 more per year</u></b>          Would rather pay more for better services</p> <p><b><u>Neighbourhood Plan - Support</u></b></p> <ol style="list-style-type: none"> <li>1) All above aims we agree with but the aims would be undermined if the heavy HGV traffic problem is not addressed. This severely affects the quality of life and health of the people in Sandiacre.</li> <li>2) Develop the old post office as a viable business as it is a prime location but derelict.</li> </ol>
3	<p><b><u>What is good</u></b>          I've not been here long, but seems pretty friendly. Lovely canal. Nice park.</p> <p><b><u>Improvements</u></b>          The speed bumps on Kings Road are completely unnecessary.</p>

	<b>Pay £1 more per year</b> Councils should not always be expected to provide a similar service with less money.
4	<p>Sandiacre is generally a clean, tidy community looked after by its residents. The village signs, memorial benches, flower beds and (cared for) green spaces are welcoming. Play facilities for youngsters are really important: they appear to be in good repair.</p> <p>The Post Office provision is very poor indeed - many of us go to Borrowwash or Long Eaton. Some pavements have deteriorated to the extent that become a challenge/hazard for older folk.</p> <p>I would be happy to pay £2 a year more in Council Tax in order to maintain standards - it is better than letting things slide and then having to spend more to make repairs.</p> <p>I support the concept of forward planning, as detailed in your section 5 for a Neighbourhood Plan. Are you thinking of 5 to 10 years hence?</p> <p>Keep up the good work - I have lived here since 1974, and love it!</p>
5	

### **Masterplan Consultation 2023**

16. In March 2023 the draft Masterplan was put on the SNP web site and adverts on Facebook invited people to comment. The Masterplan was discussed extensively at NPSG meetings, one of which was attended by the Head of Planning at Erewash Borough Council.
17. The Chair of the NPSG had several phone calls and emails with the owner of My Furniture. The one below was sent on the 9<sup>th</sup> March.

*Dear ,*

*I hope you are well, and business is good.*

*Pleased find attached our draft masterplan which includes your land. As already discussed, this is an aspirational document to support positive change. There is no desire to impose things onto landowners against their will.*

*Our next meeting to take this document forward is the 21st of March. I would very much welcome an opportunity to talk to you over the phone before that date.*

*Please let me know a good time.*

*Best regards*

*Wayne*

18. By return the Chair was advised that the Masterplan had been passed to the owner's architects for comment.

# Facebook Post Seeking Comments on the Masterplan



Cllr Wayne Major - Sandiacre, Ockbrook, Risley & Stanton By Dale

March 14 · 🌐

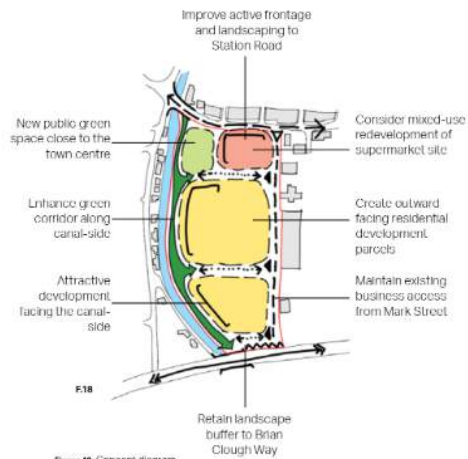
Work on Sandiacre Parish Council Neighbourhood Plan is accelerating. Your views and comments are welcome please visit: <https://sandiacre.neighbourhoodplan.uk/>

### 3. Design development

This section illustrates the design concept development and 'optioneering' work that has been used to develop proposals for the site that make the most of the opportunities and constraints presented in the previous chapter.

#### 3.1 Concept diagram

This simple diagram sets out some key concepts for the master plan frameworks that run through into the preferred option set out in the next section.



See insights

Boost a post

IOxS5NnBFDSI9sJW-TQGVDF7T\_AuINveoHJaSd3B34FSN9nO22ewnojH\_RhCQiaUMVRSp3SS1ttHFYivGxDU6QVCQWsf8qX\_xGPKac3Msi

## Regulation 14 Consultation

19. The Regulation 14 consultation ran from 12<sup>th</sup> June to 8<sup>th</sup> September 2023.<sup>1</sup> 4,500 copies of the leaflet shown below were distributed throughout the community to all households and businesses in Sandiacre.

# SANDIACRE PARISH COUNCIL

# NEIGHBOURHOOD PLAN

## 2023 - 2038

### Public Consultation

### Pre-submission (draft) Neighbourhood Plan



### Regulation 14 Consultation

12<sup>th</sup> June 2023 - 8<sup>th</sup> September 2023

### DROP-IN EVENTS at Sandiacre Memorial Institute

**Saturday, 1<sup>st</sup> July from 10.00 a.m. to 12.00 noon**

**Tuesday, 18<sup>th</sup> July from 6.00 p.m. to 8.00 p.m.**

*Councillor Wayne Major, Steering Group Chairman invites you to come along to these drop-in events to learn more about the proposed policies and ask any questions.*

**Hard copies can be viewed in Sandiacre Library and the Parish Council Office, 19b Doncaster Avenue, Sandiacre, NG10 5FJ.**

It will also be available on the Neighbourhood Plan website [www.sandiacre.neighbourhoodplan.uk](http://www.sandiacre.neighbourhoodplan.uk) where you can respond online.

*Paper questionnaires are available from the Parish Council office Monday to Wednesday 10.00 a.m. to 12.00 noon.*

For enquiries call Mrs Michelle Bloor, Clerk to the Parish Council  
Tel: 0115 949 0456 or email [clerk@sandiacreparishcouncil.org](mailto:clerk@sandiacreparishcouncil.org)



<sup>1</sup> This was extended into October to ensure comments were received from Historic England and the Environment Agency.

20. Residents were encouraged to complete an online survey which asked if people agreed or disagreed with each policy and invited further comment.
21. The consultation period was extended to ensure comments were received from Historic England and the Environment Agency (who had been contacted with all the others, but the email addresses provided had been incorrect).
22. Paper copies of the Pre Submission Neighbourhood Plan and the Survey were available at Sandiacre Library and at the Parish Council Offices.
23. This survey is at Appendix A.

**Screen shot of the SNP web site.**



24. Emails were sent to the following (contacts provided by EBC)

**LAST UPDATED: 30/03/2023**

**List for NDPs**

**(b)a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;**

Amber Valley	LDF@Ambervalley.co.uk
Rushcliffe	localdevelopment@rushcliffe.gov.uk
Broxtowe	Policy@broxtowe.gov.uk
NW Leicestershire	planning.policy@nwleicestershire.gov.uk
Derby City	derby.ldf@derby.gov.uk
South Derbyshire	<a href="mailto:planning.policy@south-derbys.gov.uk">planning.policy@south-derbys.gov.uk</a>
Nottingham City	localplan@nottinghamcity.gov.uk.
Aldercar and Langley Mill	clerk@almpc.co.uk
Duffield	clerk@duffieldparishcouncil.gov.uk
Holbrook	clerk@holbrookderbyshire.co.uk
Horsley	enquiries@horsleyparishcouncil.org.uk
Mapperley	mapperleyparishcouncil@yahoo.co.uk

Shipleigh	clerk@shipleyparishcouncil.org
Smalley	clerk@smalleyparishcouncil.co.uk
Awsorth	clerkawsorthpc@hotmail.co.uk
Cossall	<a href="mailto:suelliott60@sky.com">suelliott60@sky.com</a>
Greasley	greasleypc@btinternet.com
Stapleford	staplefordtc@yahoo.co.uk
Trowell	tpc@gotadsl.co.uk
Elvaston	Elvastonclerk@gmail.com
Shardlow and Great Wilne	Shardlowparish@icloud.com
Aston on Trent	astontrentpc@gmail.com
Castle Donington	clerk@cdpc.org.uk
Lockington and Hemmington	hemlock.clerk@btinternet.com
Barton in Fabis	clerk@bartoninfabispc.org.uk
Thrumpton	<a href="mailto:simonbradley@gmail.com">simonbradley@gmail.com</a>
Breaston	breastonparish@btconnect.com
Breadsall	clerk@breadsallparishcouncil.org.uk
Dale Abbey	contact@daleabbey-pc.org.uk
Draycott	info@draycottparishcouncil.org
Little Eaton	clerk@littleeatonparishcouncil.co.uk
Morley	clerk@morleyparishcouncil.co.uk
Ockbrook and Borrowash	theclerk@ob-pc.org.uk
Risley	clerk@risleywithhopwellpc.org.uk
Sandiacre	clerk@sandiacreparishcouncil.org
Sawley	administrator@sawleyparishcouncil.co.uk
Stanley and Stanley Common	sandscpc@virginmedia.com
Stanton-By-Dale	clerk@stantonbydaleparishcouncil.org.uk
West Hallam	contact@westhallam-pc.org.uk

**(c)the Coal Authority(1);**  
[planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

**(d)the Homes and Communities Agency(2);**  
[mail@homesandcommunities.co.uk](mailto:mail@homesandcommunities.co.uk)

**(e)Natural England(3);**  
[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

[Sandra.Close@naturalengland.org.uk](mailto:Sandra.Close@naturalengland.org.uk)  
[caolan.gaffney@naturalengland.org.uk](mailto:caolan.gaffney@naturalengland.org.uk)  
[roslyn.deeming@naturalengland.org.uk](mailto:roslyn.deeming@naturalengland.org.uk)

**(f)the Environment Agency(4);<sup>2</sup>**  
[planning.trentside@environment-agency.gov.uk](mailto:planning.trentside@environment-agency.gov.uk)

[joe.drewry@environment-agency.gov.uk](mailto:joe.drewry@environment-agency.gov.uk)

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<sup>2</sup> Note that the contact details for the EA were out of date and no response was initially received – this was chased up with an updated contact used [planning.trentside@environment-agency.gov.uk](mailto:planning.trentside@environment-agency.gov.uk) comments were received on 21 November 2023





## **NEIGHBOURHOOD PLAN – CONSULTEE LIST**

### **LOCAL GROUPS & ORGANISATIONS**

1. [Erewash Canal Preservation & Dev. Assoc.](#)
2. [Erewash CVS](#)
3. [Erewash Phoenix Choir](#)
4. [Friends of Hayworth Road Park](#)
5. [Hearts of Sandiacre](#)
6. [Long Eaton Silver Prize Band](#)
7. [Memorial Institute Trustees / Westfield Pre-School](#)
8. [Sandiacre Child Minders](#)
9. [Sandiacre Community Action](#)
10. [Sandiacre Cricket Club](#)
11. [Sandiacre Explorers](#)
12. [Sandiacre History Group + Garden Holders Assoc.](#)
13. [Sandiacre library](#)
14. [Sandiacre library: Monday Group](#)
15. [Sandiacre Male Voice Choir](#)
16. [Sandiacre Methodist Church - Tiny Tots Group](#)
17. [Sandiacre Methodist Church Womens' Network](#)
18. [Sandiacre Scout Group](#)
19. [Sandiacre Town Youth Football & Social Club](#)
20. [Springfield Pre-School](#)
21. [St. Giles' Church Thursday Group](#)
22. [St Giles' Church Tuesday Group](#)
23. [Third Sandiacre Scouts](#)
24. [Treetops Hospice](#)

### **OUTSIDE BODIES**

1. [Broxtowe BC Planning](#)
2. [Canal & River Trust](#)
3. [Coal Authority](#)
4. [Derbyshire County Council - Planning](#)
5. [EE](#)
6. [Environmental Agency – \[planning.trentside@environment-agency.gov.uk\]\(mailto:planning.trentside@environment-agency.gov.uk\)](#)
7. [Highways Agency](#)
8. [Historic England](#)
9. [Homes & Communities Agency](#)
10. [Marine Management Organisation](#)
11. [Natural England](#)
12. [Network Rail](#)
13. [Notts County Council Planning](#)
14. [Primary Care Trust](#)
15. [Severn Trent](#)
16. [Stapleford Town Council](#)
17. [Three](#)
18. [Western Power](#)

### **STEERING GROUP MEMBERS**

1. [Mr Chris Madge](#)

2. [Mr Peter Hunt](#)
3. [Mrs Caroline Lamb](#)
4. [Rev. Olaf Trelenberg](#)

#### **PARISH COUNCILLORS**

1. [Cllr Steve Bilbie](#)
2. [Cllr Tony Ford](#)
3. [Cllr Aaron Gibson](#)
4. [Cllr Mrs Susan Hales](#)
5. [Cllr Trevor Hales](#)
6. [Cllr Garry Hickton](#)
7. [Cllr Mrs Gerri Hickton](#)
8. [Cllr Steve Jarratt](#)
9. [Cllr John Lowrie](#)
10. [Cllr Wayne Major](#)
11. [Cllr Ryan Pound](#)
12. [Cllr Tony Sanghera](#)
13. [Cllr Katharine](#)
14. [Robert Stewart](#)

#### **SCHOOLS**

1. [Cloudside Academy](#)
2. [Friesland School](#)
3. [Ladycross Infant School](#)

#### **CHURCH**

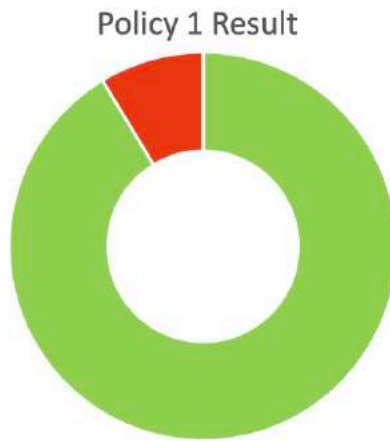
Sandiacre Methodist Church

#### **NEIGHBOURING PARISH COUNCILS**

1. [Breadsall PC](#)
2. [Breaston PC](#)
3. [Dale Abbey PC](#)
4. [Draycott & Church Wilne PC](#)
5. [Little Eaton PC](#)
6. [Morley PC](#)
7. [Ockbrook & Borrowash PC](#)
8. [Risley with Hopwell PC](#)
9. [Sawley PC](#)
10. [Stanley & Stanley Common PC](#)
11. [Stanton by Dale PC](#)
12. [West Hallam PC](#)

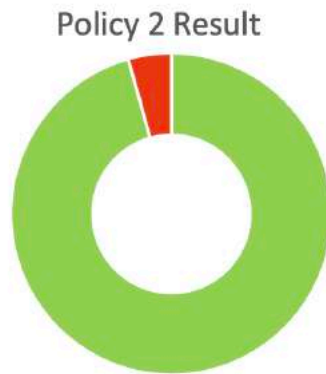
26. The feedback from the online survey showed that all the Neighbourhood Plan policies are supported by the vast majority of people who responded. Specific comments that resulted in an amendment to the Plan have been highlighted below.


Agree	21	91.30%	
Disagree	2	8.70%	

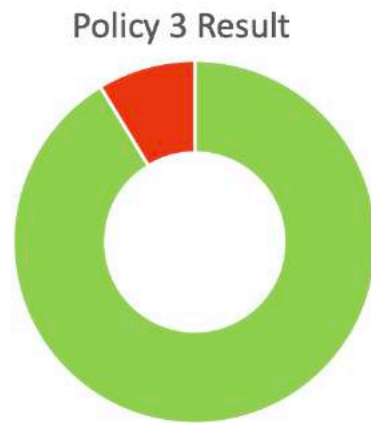




**v 1 Comments**

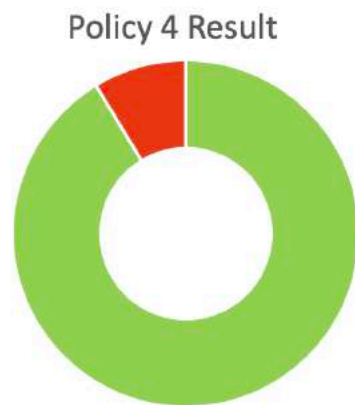
Agree	22	95.65%	
Disagree	1	4.35%	



Agree	21	91.30%	
Disagree	2	8.70%	

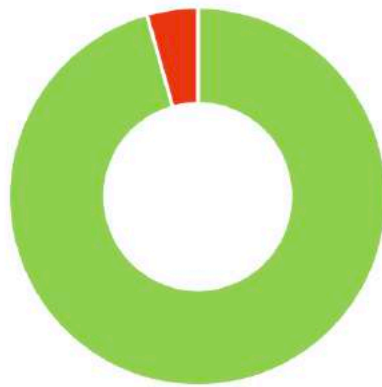


Agree	21	91.30%	
Disagree	2	8.70%	



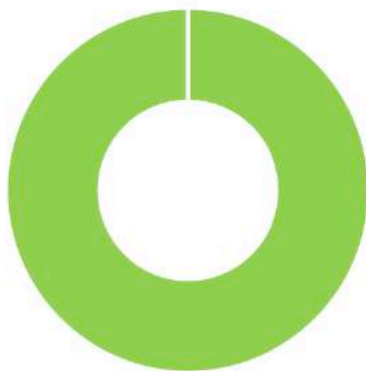
Agree	22	95.65%	
Disagree	1	4.35%	

Policy 5 Result



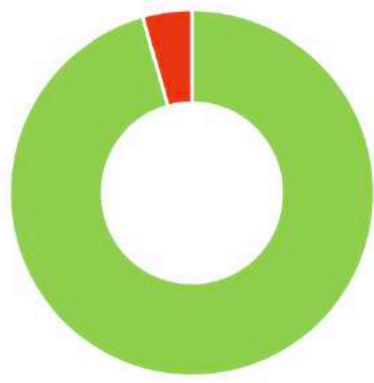
Agree	23	100.00%	
Disagree	0	0.00%	

Policy 6 Result



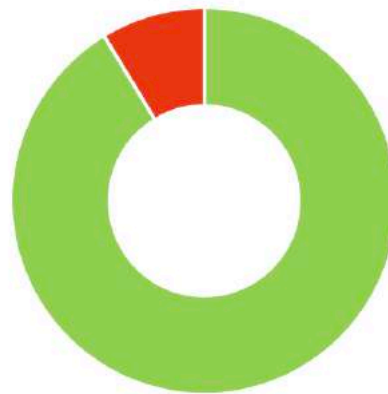
Agree	22	95.65%	
Disagree	1	4.35%	


Policy 7a Result



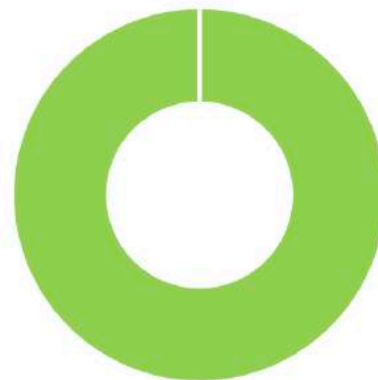
Agree	21	91.30%	
Disagree	2	8.70%	

Policy 7b Result



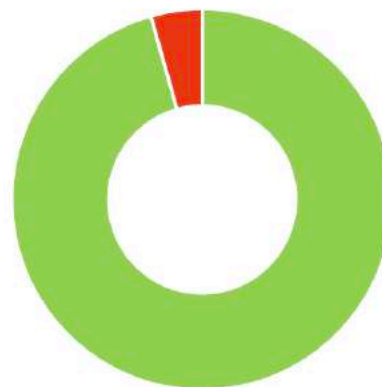
Agree	23	100.00%	
Disagree	0	0.00%	



Policy 8 Result



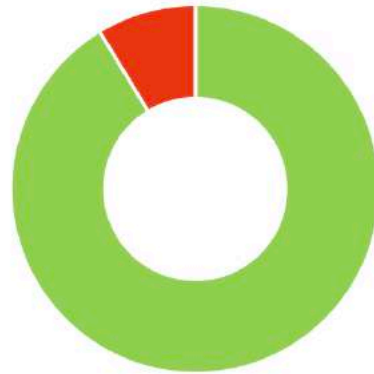
Agree	22	95.65%	
Disagree	1	4.35%	

Policy 9 Result



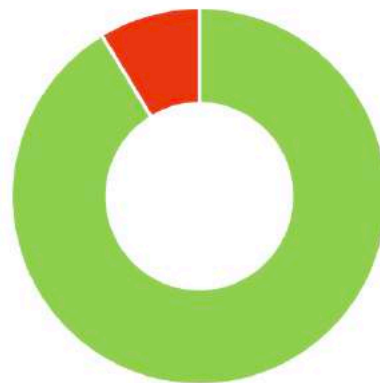
Agree	21	91.30%	
Disagree	2	8.70%	



Policy 10a Result



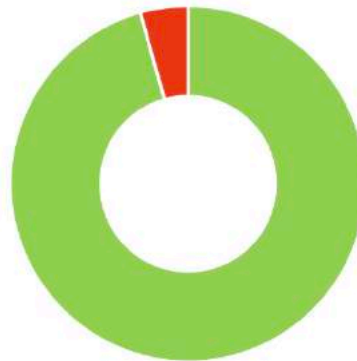
Agree	21	91.30%	
Disagree	2	8.70%	

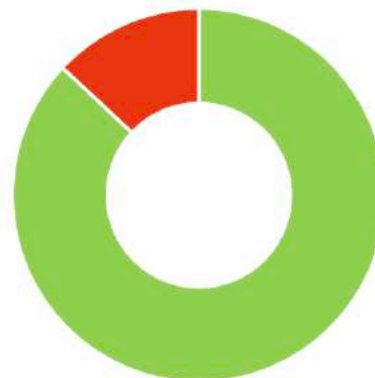
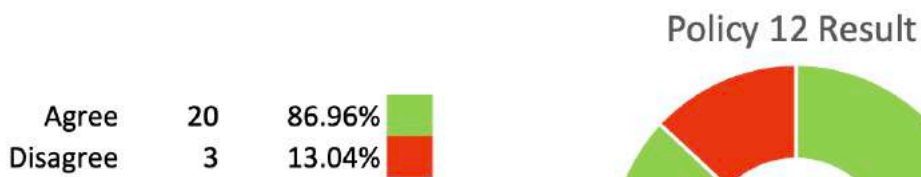
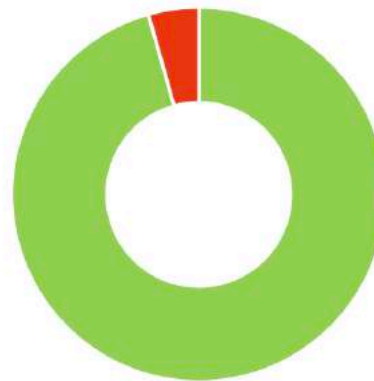
Policy 10b Result



Agree	22	95.65%	
Disagree	1	4.35%	

Policy 10c Result





27. The Neighbourhood Plan Steering Group also held two Drop In sessions at the Sandiacre Memorial Institute on Saturday the 1st July 2023 10 am until 12 noon and Tuesday the 18th July 2023 6:00 pm to 8:00 pm.

28. Paper copies of the online survey were available at the drop-in sessions and people were encouraged to complete them. The analysis below is from the handwritten responses. People were given the opportunity to provide additional comments these are set out below.

**Residents' Responses**

Ref	Section of Plan	Comments	Amendments Made
Response A	Policy 1	Disagree development on brownfield sites is not needed	The NPPF supports the reuse of brownfield sites where possible because it reduces the need to take up green field sites. The SNP is in conformity with this.  The SNP does not allocate any sites for housing but it does provide a design code framework for the windfall sites that may come forward. This reflects the local plan requirement for some
	Policy 2	Agree	
	Policy 3	Disagree no more building houses in Sandiacre	



Ref	Section of Plan	Comments	Amendments Made
	Policy 4	disagree focus on bringing new businesses into Sandiacre	<p>additional housing growth in Sandiacre Parish.</p> <p>The SNP promote the vitality and viability of the local centre by encouraging environmental improvements. Protecting and enhancing community facilities is important to ensure that Sandiacre parish remains a cohesive community.</p>
	Policy 5	Agree	
	Policy 6	Disagree – use the area to designate businesses not houses	
	Policy 7a	Disagree, 10% biodiversity net gain is not enough 60 to 70% is better	<p>The Masterplan proposes a mix of housing, retail and outdoor community green space. This is considered a more appropriate use of the site, given the extensive opportunities at Stanton Iron Works.</p>
	Policy 7B to 9	Agree	<p>The Environment Act allows authorities to secure, at least 10% biodiversity net gain it is not legally possible to require more, but it is encouraged. And the wording in the plan does encourage this to be a minimum not a ceiling.</p>
	Policy 10A	We need more social housing but not in the area you suggest people can't afford private rents anywhere	<p>The Neighbourhood Plan supports the provision of social housing and agrees that private renting can be too expensive for people on low incomes. The Housing Needs Assessment did identify a demand in the parish which is reflected in this policy.</p>
	Policy 10B	Disagree council housing is a necessity to ensure people on low incomes can have a place to live most people cannot afford anything else	<p>The Neighbourhood Plan recognises the issue about affordability and policy 10B requires development to meet a range of housing needs local housing need where ever it can including rented. The SNP cannot mandate 100% social housing only.</p>
	Policy 10c	Who has got the funds to afford private rent nowadays people have no savings	<p>The Housing Needs Assessment identified that there was a growing demand for</p>

Ref	Section of Plan	Comments	Amendments Made
	Policy 11  Policy 12	Details are required  Repair the roads instead the roads are good enough for pedestrians most people drive now anyway	accommodation for older people based on the ageing population. This will include people who have previously owned a property and there will be some people who are able to rent but there is not the housing product in the parish at present that would suit. This policy is intended to encourage the use of low carbon technologies it is not for the Neighbourhood Plan to be specific and this could date the policy where technologies are improving all the time Road maintenance is not within the remit of a Neighbourhood Plan however making roads more pleasant for pedestrians may encourage more walking and less driving which would have a range of benefits for individuals on the community.
Response B	Policy 1  Policy 2  Policy 3-5 Policy 6  Policy 7a To 9 Policy 10a  Policy 10b	Agree housing should be quality built not slums of the future Good idea to make the area around the canal at lock cottage smoother to walk over as anyone disabled finds it's hard to reach the canal walkways this is a lovely area and it needs to be easily accessible for everyone Agree Agree the huge number of lorries are destroying the piece of the central retail area something needs to be done about the empty post office Agree We need to have better quality houses with three or more bedrooms to offset the tiny houses Don't build too many cramped up dwellings	Noted  The SNP supports improvements that will make access to the canal easier for everyone  The SNP supports environmental enhancements and some change of use to make the local centre more attractive for shoppers  The SNP supports the provision of a range of houses to meet local needs recognising also the need to be available to those on local incomes

Ref	Section of Plan	Comments	Amendments Made
	Policy 11	Solar panels in a conservation area are not nice	Policy 11 requires the sensitive application of renewable measures but recognises the important contribution things like solar panels make to reducing CO2 emissions
	Policy 12	Agree	
Response C	Policy 1	Agree keep all mature trees if possible	Noted the SNP seeks to protect, replace and increase the number of trees in the parish where possible. Noted  Legally the SNP can only require a minimum of 10% but this is not the ceiling and developers are encouraged to provide a higher percentage of biodiversity net gain. Noted
	Policy 2	Agree	
	Policy 3	Agree - Being aware of good design is a great start	
	Policy 4 to 6 Policy 7a	Agree I agree but why not 50%	
	Policy 7b To 12	Agree	
Response D	Policy 1	Agree, houses flats and retail should be kept to three storeys at the edge of roads, retail should be in easy reach of new houses keeping the parks and green spaces is vital. Housing should be for local needs but a mix of properties, brownfield should be considered first before green areas and encourage trees and shrub planting, new development should include pedestrianised areas	All comments supportive and noted
	Policy 2	Agree, it's very important to keep the parish's historic buildings, making sure they are kept well and restored sympathetically making the parish buildings and canal good tourist visitor attractions is supported	
	Policy 3	Agree, building should be of a good design and in keeping, but the streets should be different from each other, too much	

Ref	Section of Plan	Comments	Amendments Made
	Policy 4	similarity in some areas could be boring.	Suggestion noted, the exact mix of uses will depend on viability of the site
Policy 5	Agree, how about a community building in the Mark St development?		
Policy 6	Agree, we are lucky to have 5 green spaces which are used for recreation, they are vitally necessary and must be protected		
Policy 7a	Agree, the canal area could become a lovely visitor area, the retail area is poor with a poor frontage but the crossroads junction has to be improved, the lorry traffic needs to be reduced any improvement should be in consultation with Stapleford to get it done correctly, restoration of some of the buildings is vital to enhance the area		
Policy 7b	Agree, roads need breaking up with trees		
Policy 8	Agree, trees should be protected along Longmoor Lane perhaps each house could be provided with a tree to plant?	Suggestion noted	
Policy 9	Agree, the canal could be Sandiacre's jewel in the crown making the canal moorings attractive and the towpath a great place to walk.		
Policy 10a And 10b	Agree reducing flooding his vital it is important to encourage keeping front gardens		
	Agree, Sandiacre should have a mix of affordable housing with other housing, it is important that you do not have affordable houses in ghettos and they should be mixed and spread across the parish	Agreed the exact size and mix of accommodation will depend on discussions between the developer and EBC	

Ref	Section of Plan	Comments	Amendments Made
	<p>Policy 10c</p> <p>Policy 11</p>	<p>Older people's accommodation should have two bedrooms as standard one bed is not enough</p> <p>Agree, it is vital when building new properties insulation, solar panels etc are part of the business plan.</p>	
Response E	<p>Policy 1</p> <p>Policy 2</p> <p>Policy 3</p> <p>Policy 4 And 5 Policy 6</p>	<p>Agree, redevelopment of brownfield sites along the canal to the South would benefit from an area of public open space between the canal and Lidl car park</p> <p>Agree, to make this successful I would urge the parish council to give greater commitment to studying planning applications undertaking a site visit and submitting more detailed responses to EBC.</p> <p>Agree, the design guidance and codes needs to be rigorously enforced so as to have well designed development not 'rabbit hutches' crammed into small areas for maximum density.</p> <p>Agree, improving the local centre is a number one priority empty and semi derelict properties EG old post office needs urgent attention as they make the village look unattractive and unloved the station road area needs to be carefully developed as a more cohesive unit unlike the piece meal development in recent years the area currently little and warehousing would seem suitable for public open space. A community hall facility and provision of housing and/or care facility,</p>	All comments supportive and noted

Ref	Section of Plan	Comments	Amendments Made
	<p>Policy 7a And 7b</p> <p>Policy 8</p> <p>Policy 9 Policy 10a</p> <p>Policy 10b Policy 10c</p> <p>Policy 11 Policy 12</p>	<p>incorporating resident and visitor parking. Agree, discourage parking on verges, where this is necessary consider the use of grasscrete to avoid churned up muddy verges. Any increase in tree canopy around the centre and main road must be supported by a maintenance schedule and street cleaning especially after leaf fall in the autumn this is a major problem with the existing tree canopy coverage.</p> <p>Totally agree with the expansion of the open space near canal bridge</p> <p>Agree Agree, housing should include larger dwellings with increased outdoor space families with three or four children need larger gardens</p> <p>Agree Agree, any new developments must be suitably located on the level near facilities bus routes the Town Street is an ideal location</p> <p>No opinion Agree, the pedestrian phase on the canal bridge crossing needs to include Longmoor Lane as a matter of urgency</p>	
Response F	<p>Policy 1</p> <p>Policy 2 Policy 3</p>	<p>Agree, with housing on shops and a bus stop near to mark St as well as the existing one near the bridge would be an advantage for customers and householders as there will be more standing traffic on station road</p> <p>Agree Agree low built premises to be in keeping along the road</p>	All comments supportive and noted

Ref	Section of Plan	Comments	Amendments Made
	Policy 4 Policy 5 Policy 6 Policy 7a Policy 7b Policy 8 Policy 9 Policy 10A Policy 10B Policy 10C Policy 11 Policy 12	Agree no more fast food outlets let the cafes survive agree More benches along the canal and in the centre Agree, cameras to watch anyone abusing seats and playthings. Trees are great but not seating underneath (birds) Agree, no hidden spaces people need to feel safe and space is open make it safe for children riding their bikes Agree, no one should be allowed to concrete over the gardens as this increases flooding Agree, social housing is needed and bungalows but not too many family homes as they are in abundance Agree, should only be available to rent for low income Agree Agree Agree, we need a new bus stop near the Mark St end as the traffic is now so bad most people get off there anyway	
Response G	Policy 1  Policy 2 to 5 Policy 6  policy 7A to 10B policy 10C	Agree, suggest use word exercise rather than walking and cycling to be more inclusive Agree Impact of anti social behaviour and noise pollution on existing residents needs to be considered Agree there is a need to provide care facilities for an ageing population when unable to live at home	Supportive  Noted  Supportive Agreed and the SNP does not seek to preclude this sort of development but within the parish there is no specifically designed

Ref	Section of Plan	Comments	Amendments Made
	Policy 11  Policy 12	Agree but we also need to improve the energy efficiency of all homes in Sandiacre through education and by promoting alternative technologies for community mutual benefit. Agree, identify traffic hotspots disability access in Sandiacre needs improving	accommodation for older people that can be privately owned. The SNP supports this approach.
Online comment <sup>4</sup>	General	I have a comment on something that is missing on the Neighbourhood Plan (NP): Erewash Borough Council recognises air quality issues within Sandiacre area by adding smoke control areas in their policies map. It seems appropriate for the NP to address these concerns, particularly because of the proximity of the M1 and the A52, alongside the industrial facilities across the river and canal, and most of Sandiacre being at the bottom of the valley, potentially causing pollution peaks and the associated health risks.	Agreed and text and map added in section 18 of the Plan as this provide more evidence to support policy 11 on renewable energy.
Online comment	LGS	The fields (Sandiacre Meadows) adjacent to Ilkeston Road and the canal area known as the Sandiacre Beauty Spot, deserves special protection with the views to St Giles, canal bridges and ridge and furrow features.	Green belt designation is considered the best protection for this area. LGS designation provides the same level of protection
Online comment	Native trees policy 3 (2)	Native trees are not always the most suitable for a particular site. With climate change, new strains of tree	Agreed and wording amended in policy reflect this

<sup>4</sup> The vast majority of the written responses to the online survey were supportive – the ones highlighted here raised an issue that the NPSG have considered further and/or caused an amendment to the NP.



Ref	Section of Plan	Comments	Amendments Made
		disease, and consideration of a particular space available for tree planting, it is important that common, non-native species and cultivars of tree species are also considered.	
Online comment	Biodiversity	The existing, enclosed, unmanaged area from the traffic lights bridge going towards the A52 canal bridge is currently rewilding itself. Where possible we should use natural development of fauna and flora such that selected rewilding areas are integrated into a wider planned area with paths, seating, wild flower areas and mown areas.	No but noted
	Policy 5	<p>I would advise to avoid duplicated designations e.g., Doncaster park (policy 4 and policy 5). There is a risk of misalignment between the policies.</p> <p>I am not sure open spaces could be considered local green spaces. I support as local green space the Stony Cloud Nature Reserve and the former Derby canal.</p> <p>This is a must. Please see my comments above, re Policy 1. There is currently no protection for the environment along the canal side. Hedgerow and 6 mature trees have been destroyed to make room for 6 storage containers, to generate extra space for one business. This has exposed the entire industrial estate to open view, which the trees protected; Resulting in</p>	<p>Policy 4 protects the park as a community facility whilst policy 5 protects it as a local green space. This reflects the value ascribed to it by the community.</p> <p>The NPPF criteria does include areas including playing fields as being eligible for LGS designation. Those identified were considered appropriate by the NPSG.</p> <p>Noted the NPSG hope that the increased emphasis on the value of this part of the Plan Area will assist in preventing further loss of trees and hedgerow.</p>

Ref	Section of Plan	Comments	Amendments Made
		<p>light and noise pollution. The Council have done nothing about it, they say they have no power to protect the environment from this destruction. Other business owners might now feel safe to do the same and destroy one of Sandiacre's assets.</p> <p>Good ref to biodiversity but could more space be given over to low maintenance natural space to encourage more wildlife (eg top end of Springfield Park which used to have such an area which seems to have been removed).</p>	Noted
	Policy 6	<p>The design code acknowledges the barrier between both parts of the local centre (Town Street/Longmoor lane), however it doesn't seem to address how to solve this problem, which seems to be a priority in policy 6, point 3.b. Even though this is addressed in policy 12, this should be regarded as a strategic objective and priority.</p> <p>A detached town centre (with a pedestrian crossing that could take 3 minutes to allow passage) doesn't promote a thriving connectivity for residents and visitors. Finding a way to solve this issue and prioritising section 106 contributions to make this solution viable should be a priority based on the NP vision and this policy. In addition, the NP doesn't really state how the Design</p>	<p>Agreed that improved access to the canal is important – this is addressed in the masterplan more than the Design Code but is still pulled through in the NP policies.</p> <p>Agreed and the NP will assist in providing the evidence to secure these enhancements.</p> <p>Policy 3 requires development to take into account the design</p>

Ref	Section of Plan	Comments	Amendments Made
		Code will be implemented. Having read the document, I am keen to support design option 2 in the Lidl development site.	guidance and codes. The specifics of this are set out in policy 3(1) and policy 3 (3).
	Policy 7a	Despite BNG being a national requirement, the NP is missing the opportunity to prioritise areas with poor ecological condition that could be easily enhanced, being a benefit for biodiversity, developers and the local community.	The PC would be keen to develop a list of poor ecological areas. This is something that can be worked on during the plan process. Text added to before policy 7a to explain.
	Policy 9	Considering that some of the built-up area in Sandiacre is within flood zone 2 (thanks to the flood defence banks and other barriers), the Neighbourhood Plan should be seeking ways to preserve the fields in flood zone 2 and 3 where water storage may occur during flooding events to protect vulnerable uses. There must be strong reasons for a sequential test to prioritise residential or employment development within these fields. Acknowledging that some of these fields are in Stapleford, I encourage the parish council to seek a commitment from relevant local authorities to preserve these fields. A community action could be added in this regard.	Agreed text added to highlight significance of fields around the river for water storage.

Statutory Consultees and other organisations  
**Erewash Borough Council**

Section of the Plan	Comments	NPSG Comments	Amendments Made
Overall	Due to accessibility regulations please can you ensure the neighbour plan is produced in a Microsoft Word format and run through the access ability checker tool	done	Y
Overall	<p>Throughout the draft plan there is duplication of national and local policies this does not negatively impact the policies in any way however the duplication of policies is not necessary and is something national planning guidance advises against.</p> <p>The Neighbourhood Plan will need to be subject to Strategic Environmental Assessment Screening prior to the planned submission</p>	<p>The NPSG agree that duplication is unnecessary. Most of the Neighbourhood Plan policies are locally specific and based on local evidence. However national references reflect local concerns. E.g., flood risk is a concern for local people especially considering that the principal development opportunities lie along the canal. The NPSG consider it was proportionate to include a policy on flood risk so that local people and developers can see the importance of balancing regeneration opportunities with flood risk constraints.</p> <p>This will be undertaken want to see regulation 14 comments have been considered.</p>	<p>N</p> <p>NA</p>
Policy 1 2h	This bullet point should be removed as anything within the Neighbourhood Plan must be in accordance with EBC policies	Accepted bullet point removed	Y
policy 2 (1)	Clarification required on the first sentence how should applicants demonstrate an understanding of the history of the area is there anything specific in evidence that is required to	First sentence removed	Y

Section of the Plan	Comments	NPSG Comments	Amendments Made
	demonstrate an understanding of the history of the area		
Policy 3	Please change District to Borough	Amended	Y
Policy 6	Map 7 difficult to interpret due to lack of key	Key added	Y
Policy 10A (3)	It is the opinion of the borough council that it is highly unlikely that it will ever be viable from conversions to meet M42 standards so you may wish to consider altering the policy to reflect this	The policy wording includes 'unless it can be demonstrated that it would be unviable to do so' which provides flexibility whilst still encouraging a adaptable standard.	N
Mark Street Masterplan	The entirety of Market Street site lies within strategic flood risk assessment flood zone 2 this means a sequential test would have to be undertaken for any residential development application on this site before the proposed uses can be considered as a suitable means of development	This is noted and accepted in the Masterplan. For clarity in the Neighbourhood Plan footnote 3 has been added and repeated in the more detailed description in Appendix A.	Y

### Derbyshire County Council

Section of the Plan	Comments	NPSG Comments	Amendments Made
General	It is considered that the SNP has been underpinned and supported by a wide range of evidence and studies from both the evidence base for the Erewash Core Strategy Review (ECSR) and bespoke studies commissioned by the Parish Council including Sandiacre Design Guidance and Codes 2023; a Local Housing Needs Assessment 2022; and a Mark Street Masterplan 2023. This is welcomed and supported and should ensure that the overall policy approach in the Plan is robust and justified.	Noted thank you	NA
Sustainable development	The definition of sustainable development in paragraph 40 omits 'climate change and moving towards a	Para 40 j) added 'climate change and the necessity of	Y

Section of the Plan	Comments	NPSG Comments	Amendments Made
	low carbon economy' as factors which 'have been taken into account', and they should be added to the list.	encouraging low carbon development (use of materials, design, orientation, site layout)'	
Policy 1  2f	Policy 1 fails to make any reference to climate change mitigation despite the inclusion of community objective 8 net zero carbon this should be rectified  This policy element could go further and request greater than 10% biodiversity net gain; it does not have to be limited to the statutory minimum of 10%, which is coming into effect in November 2023. Such a requirement could also contribute to point 4 of the same policy in seeking to increase tree coverage around the Local Centre and along the B5010.	Agreed this was an omission and has been added see Policy 1(2)(i)  Wording of 2F amended to make it clear that it is at least 10%	Y  Y
Footpaths and rights of way Policy 1 policy 5 Policy 8	References are made in these policies to support walking in addition within the Neighbourhood Plan there are several references to protecting and maintaining the canal towpath. However although the canal footpath is recognised and valued in the SNP there appears to be no general reference to other public footpaths DCC would suggest that explicit reference to the existence of the public footpath network within Sandiacre should be included in the plan. To this end attached is a clear map of the footpaths in Sandiacre which could be included	The map is a useful addition and has been added as map 11. Text about PROW has been added in the section on getting around. Two extra criteria added to policy 12 and title of policy 12 amended.	Y
Map 5a	DCC welcomes the inclusion of the schools on map 5A.	Noted	NA
Policy 8	Welcomes and supports the policy and all the aspirations outlined in Appendix A, Community Aspiration 7, notably reopening the former Derby canal unlock restoration they tie in with how DCC manage is the Cromford and Chesterfield canals and would significantly benefit the canal network and therefore the town	Noted	NA
Policy 9	add ref to implications of climate change in relation to flood risk	Added at para 136	Y

Section of the Plan	Comments	NPSG Comments	Amendments Made
Section 17 Housing	<p>It is considered that the Plan's approach to housing policy is well justified and supported by a wide range of evidence from the ECSR and bespoke evidence in the local housing needs study. As appropriately noted in the Plan the housing market in Sandiacre Parish is not self-contained but plays a particular functional role in relation to the wider built up area. As appropriately highlighted in the Plan the existence of the extensive area of Greenbelt between Nottingham and Derby places significant constraints on housing development within the Plan area and justifies the policy approach in the Plan that future housing will be predominately met by brownfield and infill development within the built-up area.</p> <p>The existence of the Stanton Regeneration site and proposed employment development should be highlighted in the housing section of the Plan as it is likely to put additional pressure on the need for housing in the surrounding area which includes within Sandiacre. This housing is likely to be required for younger residents of employment age with families which will also be highlighted in the Plan.</p> <p>Notwithstanding the above the local Housing Needs Assessment provides evidence to demonstrate that the majority of projected need in the Plan area is for age restricted as opposed to extra care housing and most of the need is also for market purchase tenures as opposed to affordable rents the evidence also highlights that new housing should be focused on adaptable housing for the elderly.</p>	<p>Noted</p> <p>Text added at para 143 to reference the impact of the Stanton regeneration site proposals on Sandiacre's housing market. Policy wording and approach unaltered as the Housing Needs Assessment conclusion was for two to three bed houses which would be suitable for younger residents with families. Agreed and noted</p>	<p>Y</p>
Renewable Energy and	<p>suggest an inclusion of a policy to promote dark skies</p>	<p>This was not an issue raised in any of the</p>	<p>N</p>

Section of the Plan	Comments	NPSG Comments	Amendments Made
Low carbon technologies		consultation and is therefore not proposed in the Neighbourhood Plan.	
Policy 11	This policy is supported but as most of the housing stock has already been built it is important to include policy considerations regarding retrofitting of low carb measures and it is encouraging to see these issues included. DCC would like to see more clearly issues relating to adaptation to flooding, heavy rainfall, heat waves and drought in the Plan.	Noted  The NPSG consider that the scope of Policy 11 is proportionate to the concern reflected by the local community.	
Policy 12	<p>The provision of electric vehicle charging points is considered in Policy 11 but not in this Policy which could include provisions to encourage and enable the provision of on street charging for existing developments where no off-street parking is available.</p> <p>There is no mention of bus or rail services in Section 2: The Planning Context, on Stanton or in the broader Getting About section on page 61, and DCC would suggest that such references should be added to the text.</p> <p>Generally, Sandiacre village has a good bus network with the i4 to Derby and Nottingham and MY15 from Ilkeston to East Midlands Airport/Long Eaton both providing regular services seven days a week. However, Stanton has few bus services apart from an irregular council-supported route. DCC would suggest therefore that the Plan should recognise that Stanton cannot be a purely car-led development and also needs to be accessible by bus services. Furthermore, any commercial sites being developed there should be encouraged to retain the existing rail head which links onto the Erewash</p>	<p>it is not considered necessary to duplicate the reference to EV charging points although the referencing Policy 11 has been amended to on street provision reflecting the updated building regulations that require EV charging points to be provided in new development in any event.</p> <p>Additional text added to provide information on the bus service in the parish. Reference to Stanton provision is not included as it is outside the Neighbourhood Plan area.</p> <p>Agree that reference to the value of the railhead needs to be included and recorded as an asset in the Neighbourhood Plan. Text added at para 185. Toton Sidings is a rail head immediately outside the southeast</p>	<p>Y</p> <p>Y</p> <p>Y</p>



Section of the Plan	Comments	NPSG Comments	Amendments Made
	Valley line, and a policy developed accordingly.	boundary of the parish. The sidings were identified as the site for a new station as part of high speed rail proposals although these plans have now been dropped. It remains important regional infrastructure which has the potential to reduce the movement of HGVs on the local roads, which would significantly improve the environment around the Local Centre for Sandiacre residents.	

#### National Highways

Section of the Plan	Comments	NPSG Comments	Amendments Made
General	The Strategic Road Network closest to the Neighbourhood Plan Area is the M1 motorway and the A52 trunk road which is inside the boundary of the plan area. As the plan does not introduce any new development sites or transport related policies that are likely to impact the safety and operation of the SRN we have no further comments to make.	Noted	NA

#### Natural England

Section of the Plan	Comments	NPSG Comments	Amendments Made
General	Natural England does not have any specific comments on this draft Neighbourhood Plan.	Noted	NA

## Coal Authority

Section of the Plan	Comments	NPSG Comments	Amendments Made
General	<p>Our records indicate that within the identified Neighbourhood Plan area there are recorded coal mining features present at surface or shallow depth within the Plan area. In this case our records indicate that coal outcrops encroach into the northern edge of the area in the vicinity of Cloudside Farm. If present shallow coal workings may pose a potential risk to surface stability and public safety. The Coal Authority's records also indicate that surface coal resource is present in the area, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable. As you will be aware those authorities with responsibility for minerals planning and safeguarding will have identified where they consider minerals of national importance are present in your area and related policy considerations. As part of the planning process consideration should be given to such advice in respect of the indicated surface coal resource.</p> <p>Having reviewed the Neighbourhood Plan and in light of the coal mining legacy recorded to be present in the area I can confirm that the planning team at the coal authority have no specific comments to make on the document.</p>	Noted	NA

## Severn Trent

Section of the Plan	Comments	NPSG Comments	Amendments Made
General	<p>We do not have any specific comments to make on your plan please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.</p> <p>Their response does then provide background information on the importance of dealing with:</p>	<p>Noted</p> <p>This is addressed in Policy 9 on flood risk, sustainable</p>	N

Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p>surface water and sustainable drainage systems</p> <p>The importance of improving blue and green infrastructure and biodiversity</p> <p>The importance in having water efficient design.</p>	<p>drainage systems are supported.</p> <p>The SNP has several policies that address the importance of enhancing the canal and improving biodiversity.</p> <p>This is addressed in Policy 11 Renewable energy and low carbon technologies</p>	

#### Canal and Rivers Trust

Section of the Plan	Comments	NPSG Comments	Amendments Made
General	<p>Overall, we note that the Erewash Canal is recognised throughout the draft Plan as an important leisure resource and wildlife corridor and its value to the local community is clearly acknowledged. The draft Plan should therefore make a very positive addition to the wider development plan for the area and the support it offers to the canal and its role as a leisure, recreational, heritage and ecological resource that benefits the local community is very much welcomed.</p> <p>We are very pleased to note that the Community Vision sees maximising the benefits of the canal to enhance the natural and recreational asset that the presence of water provides as being an important aspiration, along with supporting future restoration of the Derby 8 Sandiacre Canal.</p> <p>The Vision sets a very positive approach to considering the role the Erewash Canal can play and we consider that it</p>	Supportive and noted	

Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p>can contribute significantly towards the aim of making walking and cycling around the Parish easier and providing a pleasant and traffic-free route to access facilities, encouraging more active living that promotes physical and mental well-being.</p> <p>We are pleased to note that Community Objective 2 explicitly seeks to make the most of the canal network within the Plan area. We suggest that in addition to maximising the benefits of the canal as a walking and cycling route and as a green corridor for wildlife Objective 2 could also highlight its value more generally as a leisure and recreational resource and as a heritage asset.</p> <p>It is important that development in proximity to the canal takes account of the likely impact on the canal corridor and wherever possible seeks to engage with it, whether through passive surveillance by orientating windows to face the canal or by creating new or improved accesses onto the towpath. Development should see the canal as an opportunity to provide a pleasant backdrop and offer a pleasant aspect to future occupiers.</p>	<p>Text added to this effect.</p> <p>Agree and the SNP supports sympathetic development especially around the Local Centre which maximises the benefits of the canal.</p>	<p>Y</p>
Policy 1	<p>The Trust supports the aim of redeveloping brownfield sites alongside the canal providing such developments are undertaken appropriately and have particular regard to the potential for contaminants to be present on such sites</p> <p>Redevelopment of vacant brownfield sites can be particularly beneficial in enhancing the character and appearance of the canal corridor and</p>	<p>Agreed and noted</p>	<p>N</p>

Section of the Plan	Comments	NPSG Comments	Amendments Made
	thus encouraging greater use of the towpath by pedestrians and cyclists		
Policy 2	<p>We are pleased to note that Policy 2 explicitly highlights the importance and value of the canal as a heritage asset and a part of the industrial heritage of the locality and consider that this policy should provide additional weight in ensuring that the canal is protected from inappropriate or unsympathetic new developments. The text in paragraphs 42- 57 accompanying Policy 2 sets out in detail many of the reasons why the canal is such an important element and why it merits a high degree of protection.</p> <p>We suggest that it might be appropriate to also explicitly state that demolition of historic buildings and structures (including non-designated heritage assets) will only be supported when there is no viable retrofit solution</p>	<p>The NPSG agree with the sentiment and have added criteria 5 to policy 2. Accepting that in accordance with national policy this does not include non-designated heritage assets.</p> <p>'The demolition of historic buildings and structures will not be supported unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss in accordance with national policy.'<sup>5</sup></p>	<p>Y</p> <p>Y</p>
Policy 3	Paragraph 62 of the supporting text clearly explains why new canal side development should seek to engage positively with the canal and encourages developers to see proximity to the canal as an opportunity that can benefit both the character of the canal and the setting of new developments. Paragraph 65 acknowledges the	Good and noted.	NA

<sup>5</sup> See NPPF para 201

Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p>valuable role played by soft landscaping and makes the point that the canal plays an important role as a green infrastructure corridor, softening the otherwise urban character of some character areas.</p> <p>We suggest that this could be expanded on to highlight the value of the canal as a wildlife habitat and encourage new development to incorporate landscape planting to help further support this role</p>	<p>The NPSG agree additional criteria added at Policy 7a. The Erewash Canal is a Local Wildlife Site and landscape planting as part of new development along the Canal should be incorporated that further supports this role.</p>	<p>Y</p>
<p>Policy 5</p>	<p>We note that the route of the former Derby Canal from Sandiacre Bottom Lock to Cockayne’s Bridge is identified as a Local Green Space. We consider that this should help to protect the line of the canal from encroachment by new development proposals which might prevent future restoration of the canal or make it more problematic to achieve. Nonetheless, we recommend that you seek the views of the Derby 8 Sandiacre Canal Trust on this proposal.</p>	<p>Good and noted</p> <p>The Chair of the Derby and Sandiacre Canal Trust is a member of the NPSG</p>	<p>NA</p>
<p>Policy 6</p>	<p>We suggest that Policy 6 could also highlight the value of looking for opportunities to provide new or improved access to the canal to further encourage people to make use of it as a walking or cycling route through the centre and providing a link to the wider area.</p>	<p>Additional criteria added at Policy 6(3) b seek opportunities to improve access to the canal towpath</p>	<p>Y</p>
<p>Policy 8</p>	<p>We welcome the inclusion of a canal-specific policy within the draft Plan. We are a little unclear as to the aims of criterion 2 of the policy, which states that <i>“development should maintain the Canal waterside walkway and where possible and practicable, extend it”</i>; we assume that this means the canal towpath. We support the aim of maintaining the towpath and suggest</p>	<p>Good and noted</p> <p>Text amended as suggested</p>	<p>NA</p>

Section of the Plan	Comments	NPSG Comments	Amendments Made
	that this policy could be more precise and seek to secure developer contributions where appropriate and relevant towards improving and/or maintaining the towpath, particularly where new development is likely to result in increased footfall.		Y
	We note that Community Aspiration 2 relates to the development of a large area of land alongside the canal towpath north of Brian Clough Way and includes an aspiration for a new bridge over the canal. We recommend that the Trust is included in any discussions over this scheme should it be progressed further.	The Parish Council would seek guidance from the Canal and River Trust if this aspiration is realised.	NA

#### Historic England

Section of the Plan	Comments	NPSG Comments	Amendments Made
General	The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area. No other specific comments to make	Noted and the NP is keen to highlight and protect these assets.	NA

#### Environment Agency

Section of the Plan	Comments	NPSG Comments	Amendments Made
General	A large part of the Sandiacre Neighbourhood Plan Area red line boundary is located within flood zone 1 and therefore deemed to be at low risk of fluvial flooding. The River Erewash forms the eastern boundary of the neighbourhood plan (NHP) red line boundary and as such there are some pockets of flood	Noted this confirms the understanding the NPG had of the flooding issues.	NA

Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p>zones 2 and 3 which impact residential and employment areas within Sandiacre.</p> <p>Flood Zone 3 is limited to an area of floodplain located between the plan boundary (River Erewash) and railway line which are unlikely to attract proposals for development. However, should any applications be forthcoming within this area then a detailed site specific Flood Risk Assessment (FRA) will need to be undertaken and it is recommended that pre application advice from the Environment Agency (EA) is sought.</p> <p>Flood zone 2 impacts a larger portion of the NHP and appears to emanate from both the Erewash Canal in the north of the NHP area and the River Erewash in the south of the NHP area impacted areas include Ilkeston Road in the north and stretching south impacting dwellings and businesses between Rutland Grove spreading westerly as far as Hall Drive to the south.</p>		
	<p><b>Biodiversity Net Gain (BNG)</b></p> <p>We welcome that the document highlights the opportunity to provide biodiversity net gain through Policies 1 and 7a. The Environment Bill has now been approved through parliament requiring future development to provide a minimum of 10% biodiversity net gain. While not mandatory we would encourage the neighbourhood plan to push for developers to provide biodiversity net gain in excess of the required 10% across development sites where possible/feasible.</p>	<p>Policy 1(f) and policy 1a require to development to provide 'at least' a 10%</p>	<p>NA</p>
	<p><b>Sustainable design</b></p> <p>We are pleased to note the inclusion of point 172 within the Neighbourhood Plan which highlights a requirement for all new residential development to meet the tighter water efficiency measures of 110 litres per person per day unless it can be demonstrated that this is not feasible.</p>	<p>Noted</p>	<p>NA</p>



Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p><b>Blue Green Infrastructure</b></p> <p>We are encouraged by the regular mentions of blue/green infrastructure within the NHP and support the observations made. It may be worth highlighting blue/green infrastructure within <i>section 19 – Getting Around</i>. An effective way to encourage greater participation in health and wellbeing activities such as walking and cycling is through effective use of blue/green Infrastructure.</p>	<p>Text added at para 179 highlighting the role of the canal tow path as blue/green infrastructure that has multi benefits.</p>	<p>Y</p>

## Appendix A

### Sandiacre Neighbourhood Plan Regulation 14 Consultation Survey

This is the statutory consultation on the Sandiacre Neighbourhood Plan. The consultation runs from 12<sup>th</sup> June to 8<sup>th</sup> September 2023. We would like your comments on the policies in the Sandiacre Parish Neighbourhood Plan. We will consider all comments made and these will be taken into account in the final version of the Neighbourhood Plan.

Your information is confidential and will only be used for the purposes of the Neighbourhood Plan process. When the Neighbourhood Plan is submitted Erewash Borough Council may also contact you to ask if you wish to make any further comments on the Neighbourhood Plan before it goes to examination. Please can you provide an email address for this purpose at the end of the survey.

**Please note below is a summary of the policies – for the wording in full please view the Pre Submission Version at <https://sandiacre.neighbourhoodplan.uk>**

**The Plan policies are supported by technical documents, these are the Design Guidance and Codes February 2023, the Housing Needs Assessment 2022 and the Mark Street Masterplan 2023. These are all available to view at <https://sandiacre.neighbourhoodplan.uk/supporting-docs>**

**Policy 1 Sustainable Development** – sets out the criteria for what makes development sustainable in Sandiacre Parish. This means development should provide housing to meet local need, be well designed and compatible with local character, should protect parks and green spaces, encourage walking and cycling, enhance biodiversity, focus development on brownfield sites along the Canal, enhance the Local Centre and green the streets.

Do you agree or disagree with this policy? (Please circle for each question)

Agree

Disagree

Do you have any further comments to make on Policy 1?

**Policy 2 Protecting Heritage Assets** – identifies the Conservation Areas, Listed Buildings and locally listed buildings as having historic value and sets out how these things should be protected. Encourages the reuse of listed buildings.

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 2?

**Policy 3 Achieving High Quality Design** – sets out what factors need to be taken into account when building in different parts of the Parish. Based on analysis in different parts of Sandiacre, Policy 3 promotes development that reinforces existing character. Uses analysis from the Design and Guidance Codes 2022 report commissioned for the Neighbourhood Plan. This document is on the supporting documents tab at <https://sandiacre.neighbourhoodplan.uk/supporting-docs>

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 3?

**Policy 4 Protecting or Enhancing the Provision of Community Facilities** – identifies the community facilities in the Parish and supports their protection and/or enhancement. Sets out the criteria for the development of new facilities.

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 4?

**Policy 5 Designation of Local Green Spaces** - identifies green spaces that are valued by the community because they provide recreation, tranquility and/or biodiversity. When designated these will have the protection of Green Belt and cannot be built on.

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 5?

**Policy 6 Improving the Local Centre** – requires development to make the most of this central retail location on Derby Road and next to the Canal. Development in this area should make the most of the proximity of the Canal in the design of development and in the uses proposed.

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 6?

**Policy 7a Protecting and Enhancing Biodiversity** – to ensure development achieves at least a 10% biodiversity net gain as part of new development, provides mitigation for any ecological impact and enhances the provision of tree cover where possible.

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 7a?

**Policy 7b Greening the Streets** – to ensure development retains as many trees and hedges as possible and that new schemes should increase tree cover and other greenery on streets (where possible).

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 7b?

**Policy 8 Making the Most of the Canal** – to ensure development provides an active frontage to the Canal, maintains the waterside walkway and encourages proposals to improve access to the Canal near Canal bridge.

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 8?

**Policy 9 Reducing the Risk of Flooding** – to ensure development addresses the issue of flood risk and uses drainage systems that provide multi benefits through enhancing green areas and planting where possible.

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 9?

**Policy 10a A Mix of Housing Types** - requires housing to be of a size and ownership type to meet local housing need and requires housing of 2 or more bedrooms to be suitable and adaptable for people of all ages (to ensure they can be suitable at different stages in people’s lives). This is based on the Housing Needs Assessment commissioned for the Neighbourhood Plan. This is on the supporting documents tab at <https://sandiacre.neighbourhoodplan.uk/supporting-docs>

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 10a?

**Policy 10b Housing Tenure** – requires development to meet local need which includes the provision of some affordable homes to own (discounted to buy, and/or shared ownership) and to rent. This is based on the Housing Needs Assessment commissioned for the Neighbourhood Plan. This is on the supporting documents tab at <https://sandiacre.neighbourhoodplan.uk/supporting-docs>

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 10b?

**Policy 10c Accommodation for Older People** – supports the provision of housing to meet the needs of older people especially owner occupiers. This is based on the Housing Needs Assessment commissioned for the Neighbourhood Plan. This is on the supporting documents tab at <https://sandiacre.neighbourhoodplan.uk/supporting-docs>

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 10c?

**Policy 11 Renewable Energy, Energy Efficiency and Low Carbon Technologies** – supports new development where it is designed to minimize energy and resources. Supports the retrofitting of older properties (so long as it doesn’t harm their historic character).

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 11?

**Policy 12 Getting Around** – supports changes to road layout that makes the area along Derby Road and around the Local Centre (including the junction of Derby Road, Station Road, Longmoor Lane and Town Street) more pedestrian friendly. Requires development to take into account the need for on street and off-street parking so that it does not harm the character of streets.

Do you agree or disagree with this policy?

Agree

Disagree

Do you have any further comments to make on Policy 12?

For paper surveys please return to the Parish Council Office 19b Doncaster Avenue Sandiacre or Sandiacre Library. Paper copies can also be returned at the two drop-in sessions at the Sandiacre Memorial Institute on Saturday 1<sup>st</sup> July 10am -12 noon and Tuesday 18<sup>th</sup> July 6pm – 8pm.

Please provide your email address (or if you don't have an email address your post code). This will only be used for the purposes of this Neighbourhood Plan consultation.

Your Email address

Thank you for completing this survey.

Sandiacre Parish Council