

Issues and Options...

South Derbyshire District Council has begun work on reviewing the adopted Local Plan Part 2 (LPP2), which sets the non-strategic policies and allocations against which future planning applications will be determined.

Consultation is a key part of the local plan process, and this Issues and Options (Regulation 18) consultation is the first public consultation on what the Local Plan Part 2 Review should include.

Approach to the LPP2 Review

- The planning system and the organisation of the Council is in a state of flux with recent and expected changes including:
- A new system of Local Plan making is being introduced for plans that have not been submitted for Examination by December 2026;
 - An updated National Planning Policy Framework (NPPF);
 - National Development Management policies;
 - Reforms to the Sustainability Appraisal process;
 - Proposed Spatial Development Strategy requirements for Combined Authorities; and
 - Proposed changes to the governance structure of Councils in Derbyshire.

Due to these changes the Council is asking whether it should produce a LPP2 Review under the existing planning system, a single full Local Plan Review (which would review Part 1 and Part 2 policies) under the new planning system or whether there is an alternative option.

Option 1: Produce a LPP2 Review under the existing planning system

- This option would give full Local Plan coverage prior to Council reorganisation
- Help secure robust long term housing supply by significantly exceeding minimum requirements and as such would help to resist un-planned speculative development
- This Option would need to follow an ambitious timetable

Option 2: Produce a single full local plan under the new local plan system

- This option allows focus resources on the adoption of the Local Plan Part 1 Review
- The Local Plan would be reflective of emerging changes
- This option would likely lead to delays in production and leave the District more vulnerable to unplanned speculative development

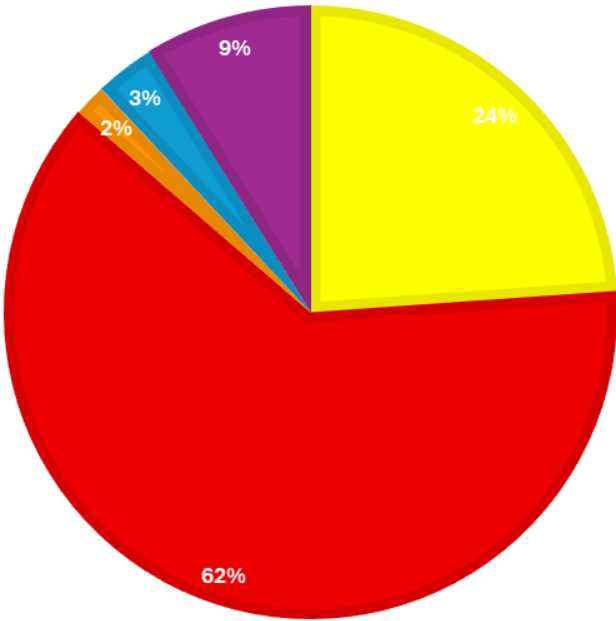
Option 3: Other

Housing

The Local Plan Part 1 (LPP1) Review sets a requirement to deliver at least 14,500 dwellings over the plan period (2022-2041). 9633 dwellings will meet the needs of SDDC and the remainder will be to help to meet Derby City’s unmet need, to reflect the high level of housing delivery experienced in South Derbyshire in recent years, to provide flexibility in regard to site delivery and to help match affordable housing need with delivery as closely as possible . The majority of this requirement will be delivered through:

- proposed LPP1 Review strategic allocations (3450 homes by 2041);
- sites which were previously allocated in the adopted LPP1 which are being carried forward (9020 homes);
- remaining homes to be built on allocation in the adopted LPP2 (242 homes);
- homes on unallocated sites within planning permission (458 homes); and
- an allowance of 1273 homes over the plan period for sites that are currently not identified but will come forward during the plan period (known as windfall sites)*.

Strategic Allocations (STRA1 & STRA2) Local Plan Part 1 Allocations
Local Plan Part 2 Allocations Other sites with planning permission
Windfall Allowance



Composition of housing supply

There is a current shortfall of 57 dwellings over the plan period to meet this minimum requirement. The requirement figure is a minimum amount and so the Local Plan should allocate enough sites to ensure flexibility in the supply so that if some sites don’t deliver at the time expected or there are unforeseen reasons why a site cannot be delivered as expected the overall requirement will still be met. The shortfall will need to be addressed through new allocations and/or other policies.

Accelerating Housing Delivery

The LPP1 Review strategic allocations are expected to deliver housing beyond the plan period. The consultation asks questions regarding what the Council could do to speed up housing delivery and whether the Council should allocate Land South of Mackworth (Policy FLG1 within LPP1 Review) within this plan period.

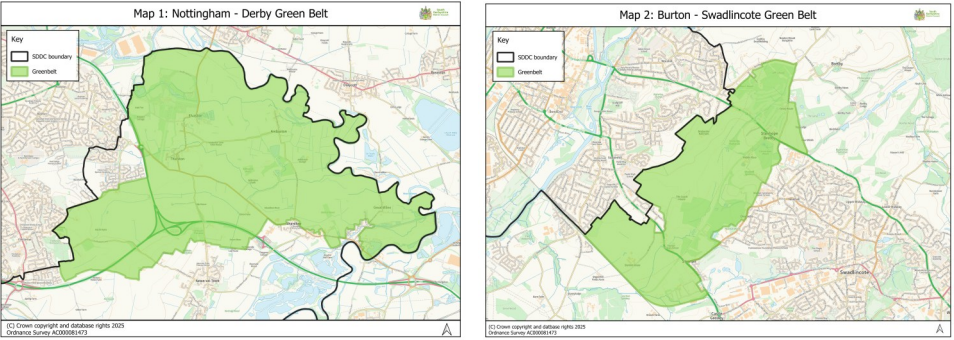
Settlement Boundaries

Settlement Boundaries define the built limits of a settlement and distinguish between the built form and the countryside. This consultation asks a number of questions around settlement boundaries including whether you agree with a set of principle for assessing settlement boundaries to ensure the boundaries are logical and reflect what is on the ground. And whether settlement boundaries should be drawn around the edge of Derby, Drakelow and Stanton and any new allocations.

Green Belt

There are two areas of Green Belt within the District, the Nottingham-Derby Green Belt and the Burton-Swadlincote Green Belt. Planning applications within the Green Belt are determined inline with Green Belt Policy within the NPPF, which sets out there are exceptions to development which is considered inappropriate in the Green Belt. These include extensions or alterations to a building providing that it is not disproportionate to the original building, the replacement of a building providing that it is the same use and not materially larger than the one it replaces, limited infilling in villages and ‘Grey Belt’** (subject to certain criteria).

The consultation asks questions regarding whether the Council should undertake a Green Belt review to establish whether Grey Belt exists within the District and whether the Council should define ‘disproportionate’ and ‘limited infilling’ in the context of Green Belt.



***The December 2024 NPPF defines Grey Belt as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of the purposes of checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns merging into one another, or preserving the setting and special character of historic towns. Grey belt* excludes land where the application of the policies relating to habitats sites and/or designated as Sites of Special Scientific Interest, Local Green Space, a National Landscape, a National Park, irreplaceable habitats, designated heritage assets, non-designated heritage assets of archaeological interest and areas at risk of flooding would provide a strong reason for refusing or restricting development.*

Retail and Economic Development

The consultation asks various questions regarding retail and economic development. This includes whether the Council should define boundaries for all retail areas within the District, as currently only Swadlincote Town Centre has a boundary, and whether you agree with the Adopted LPP2 Retail Hierarchy, which establishes where new shopping development should be directed to maintain and improve the range of goods and services offered.

Existing Retail Hierarchy				
1. Town Centre Swadlincote				
2. Local Centres				
<u>Existing</u>				
Castleton Park	Church Gresley	Newhall	High Street, Woodville	
<u>Proposed</u>				
Boulton Moor	Chellaston Fields	Drakelow	West of Mickleover	
Wragley Way	Highfields Farm			
3. Other Centres in Key and Local Service Villages				
Aston-on-Trent	Etwall	Hatton	Hilton	Melbourne
Overseal	Repton	Shardlow	Willington	Linton
Coton in the Elms	Findern	Hartshorne	Mount Pleasant	Netherseal
Newton Solney	Rosliston	Ticknall	Weston-on-Trent	

Gypsy and Travellers

The Council has an identified need of 59 new gypsy and traveller pitches between 2020-2040. The Pre-Submission Local Plan Part 1 (LPP1) Review proposes to deliver gypsy and traveller pitches through strategic allocations at Infinity Graden Village (STRA1) and Land South of Mickleover (STRA2), at a ratio of 5 serviced pitches per 1000 dwellings up to a maximum of 15 pitches per site. Despite this, the Council cannot demonstrate a 5 year supply of Gypsy and Traveller pitches. The consultation includes questions regarding this matter, such as what other sites and/or options should the Council consider for providing Gypsy and Traveller accommodation.

Infrastructure

The LPP1 Review requires site specific infrastructure requirements on strategic allocations. In addition, the Council has an adopted Supplementary Planning Document which sets out the type of contributions the Council intends to seek from development. The Levelling Up and Regeneration Act 2023 has introduced new Supplementary Plans as a replacement for Supplementary Planning Documents. The consultation asks what mechanisms the Council should use to secure the required infrastructure from development?

In addition, the consultation asks whether the Council should introduce a policy requiring the Council to adopt open space, SUDS or other infrastructure unless there is clear evidence this is not feasible?

Development Management Policies

The LPP2 contains policies used in the determination of planning applications. This consultation does not consider in detail all of the policies contained within the adopted LPP2. However, the consultation does ask questions about whether changes to the policies are required or whether there is a need for additional policies.

Local Plan Part 2 Review Scoping Report

The Council is also consulting on the LPP2 Review Sustainability Appraisal Scoping Report. The Scoping Report proposes a framework against which the sustainability credentials of any future LPP2 Review will be assessed.

Responding to the consultation

The consultation document can be viewed on the Councils website: www.southderbyshire.gov.uk/issuesandoptionsPart2Review

Reference copies of the consultation document and paper copies of the questionnaire can be found at the following locations during opening hours:

- South Derbyshire District Council
- All South Derbyshire libraries and the following libraries outside of the District: Burton on Trent, Chellaston, Mickleover and Sinfin

We encourage you to submit your responses online. Simply follow the instructions on the above webpage

Alternatively, comments can be emailed to: local.plan@southderbyshire.gov.uk

Or you can write to: Planning Policy,
South Derbyshire District Council,
Civic Offices,
Civic Way,
Swadlincote,
DE11 0AH

What happens next...

Following the close of the consultation the Council will review all the comments received and publish a Consultation Statement on the Council's website. The Council will need to decide whether to produce a LPP2 Review or undertake a future full single Local Plan Review under the new system. If the Council decides to produce a LPP2 Review, the comments along with technical evidence the Council collects will help prepare a Proposed Submission LPP2 Review, which will be published for further consultation.



SOUTH DERBYSHIRE
ISSUES AND OPTIONS
LOCAL PLAN PART 2 REVIEW

November 2025

Please submit your comments
by 5pm on 30th January 2026

This is only a summary, please refer to the main documents for further information.