

South Derbyshire Local Plan Review

The consultation is seeking views on:

- The Proposed Modifications to the South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version)

Summary

What are we doing?

The Council undertook a Regulation 19 consultation on the draft Local Plan Part 1 Review [Local Plan Part 1 Review \(Publication Version\)](#) in March/April of 2025, this was to meet the transitional arrangements set out in Annex 1 of the [National Planning Policy Framework](#) (NPPF) published in December 2024. The transitional arrangements set out, subject to the Council meeting a number of criteria, that the Council could continue to progress its Local Plan under the 2023 version of the NPPF under which the plan had been drafted. The most significant change in the 2024 NPPF relates to housing targets for individual Councils, but these targets remained broadly similar between the different versions of the NPPF over the Derby Housing Market Area (HMA) as a whole. The Council have entered into statements of common ground (in [2024](#) and [2026](#)) with our neighbouring Councils at Derby City Council and Amber Valley Borough Council explaining how housing need will be met over the HMA. The Council considers that this is consistent with the NPPF expectation that effective and on-going joint working between strategic policy making authorities and relevant bodies is integral to a positively prepared and justified strategy, with reference to the provision of necessary infrastructure and meeting housing need over the HMA as a whole.

Following a Regulation 19 consultation the Council would usually promptly submit everything to the Planning Inspectorate to be considered through a Local Plan Examination. However, having reviewed the representations received during the consultation and having received further evidence including the Transport Modelling work, Habitats Regulations Assessment and Affordable Housing Interim Statement, the Council is proposing a number of [Proposed Modifications](#) to some of the policies in the plan. This document should be read in conjunction with the [Local Plan Part 1 Review \(Publication Version\)](#).

Why are we doing it?

For these proposed modifications to be considered through the Local Plan Examination by the Planning Inspectorate, the Council considers it to be good practice and consistent with the principle of giving full opportunity for interested parties to comment on the Council's proposed modifications and evidence to support this, prior to submitting the plan, which it is doing now.

The modifications are split into:

- Main Modifications = changes to the policies (pages 1-17 of the consultation document)
- Additional Modifications = Corrections to typo's and additional supporting text to add clarity to the policies (Pages 18 onwards)

What can I comment on?

Responses should focus on the Main Modifications and the evidence supporting them.

What are the Key changes between the last draft of the plan and the proposed modifications?

The list of the changes are available in the [5th March 2026 EDS committee Report](#) but a summary of the key changes is included below;

- The Plan period – this has been extended by a year (from 2041 to 2042) to ensure that the plan has a 15 year period post adoption. As a result of the extra year the housing requirement has also increased by an additional year. Therefore, the Local Plan requirement has increased by 763 homes from 14,500 to 15,263, the proportion of this which is specifically to meet SDDC need has increased from 9,633 to 10,140 new homes (an increase of 507 based on the Standard Method as per the 2023 NPPF transitional arrangements) with the remainder as before to help meet Derby City's unmet need, to provide flexibility with regard to site delivery and to help with affordable housing delivery. (Modification Reference Numbers PM2, PM3 & PM4)
- There have been a number of changes to the strategic housing sites (STRA1 & STRA2) – the key ones being;
 - For both sites there is clarification that existing electricity infrastructure should be retained (Modification Reference Numbers PM13 & PM18), that an anchor retail store of 1000m2 is provided (Modification Reference Numbers PM5, PM8 & PM17) and that a retirement village or specialist housing for older people is provided (Modification Reference Numbers PM7 & PM15).
 - For STRA 1 (Infinity Garden Village) there is an updated primary school requirement to increase from 2 form entry to 2.5 form entry (Modification Reference Number PM10)
 - For STRA 2 (land South of Mickleover) there is a new requirement for a link road between the A38 and the A516 and the indicative plan has been amended to show some housing adjacent to the A516 where the link road will access the site from the north. It remains a key priority of the Council to provide a Country Park adjacent to the Pastures Hospital Estate.

- It is now expected that the Future Location for Growth at land south of Mackworth will deliver within the plan period (rather than beyond the plan period as previously expected), this means that the number of homes to be built on allocated sites by 2042 increases by 250 homes (Modification Reference Number PM4).
- Affordable Housing requirement have reduced from 40% to 30% - this is as a result of further [evidence](#) that the Council has received regarding the viability of development within the district. The Council must ensure that policy requirements do not prevent delivery of development by making them financial unviable (Modification Reference Number M28).
- The Housing Trajectory – has been updated to include actual housing delivery for 24/25 and 25/26, updated windfall and loss evidence, new housing site permissions of 10 or more homes and has included the additional year (2042), (Modification Reference Number PM4 & PM42).

The Planning Inspectorate will be considering whether the plan, with the proposed modifications, is 'sound' and 'legally compliant'. Therefore, the questions asked through the consultation are centred around these issues. Guidance has been provided on how to complete the response form.

How do I comment?

You must submit a separate representation form for every modification that you wish to make comments on. This can be done

Online:

https://southderbyshire.inconsult.uk/Regulation_19_Addendum/consultationHome

Or by sending the [Representation Form](#) via email to local.plan@southderbyshire.gov.uk or posting it to Planning Policy Team, Council Offices, Civic Way, Swadlincote, DE11 0AH

What happens to my comments?

All responses to the previous Regulation 19 consultation and any responses to this Regulation 19 consultation will be forwarded to the Planning Inspectorate for their consideration through the Local Plan Examination. If you would like to participate in the Local Plan Examination, please complete questions 7 & 8 of the response form.

When do I have to comment by?

Representations must be received by 5pm on Tuesday 16th June 2026.

What happens next?

The Council will decide whether to formally submit the plan to the Secretary of State for Examination in Public. This decision will be taken in early July 2026. Independent Inspectors will be appointed to assess the soundness and legal compliance of the

plan. This will involve public hearing sessions where the Inspectors, the Council and other stakeholders will be invited to discuss issues that the Inspectors decide needs further consideration. If the Inspectors consider that further modifications are necessary, then additional public consultation will be undertaken. The Inspectors will then issue a Report setting out whether the plan should be adopted or not.