

Land North of Ashby Road, Woodville

Addendum Regulation 19 Consultation: Proposed Modifications to the Local Plan Part 1 Review (2022-2041) (Publication Version)

Representations on behalf of Caddick



Contents

1	Introduction	1
	1.1 The representations	1
	1.2 Summary of our concerns.....	1
	1.3 Report structure	2
2	National Policy	3
	2.1 National Planning Policy Framework (December 2024).....	3
	2.2 Revised Standard Method	4
	2.3 National Planning Policy Framework Consultation (December 2025).....	4
3	Comments on the approach to a plan review	5
	3.1 The Consultation Process.....	5
4	Comments on Proposed Modifications	7
	4.1 Modification PM1 – Policy REV1 (Review of the Local Plan).....	7
	4.2 Modifications PM3 and PM4– Policy S1 (Sustainable Growth Strategy) Policy S4 (Housing Strategy).....	8
	4.3 Modifications PM42 and AM 53 – Housing Trajectory and explanatory text for Policy S4 (Housing Strategy).....	11
5	Comments on the Sustainability Appraisal	12
6	Summary	16



1 Introduction

1.1 The representations

- 1.1.1 Stantec is instructed by Caddick ('our Client') to submit representations to the South Derbyshire Proposed Modifications to the Local Plan Part 1 Review (Publication Version) consultation. Stantec previously submitted representations on behalf of Caddick pertaining to the Regulation 18 and Regulation 19 consultations for the Part 1 Review.
- 1.1.2 These representations consider wider spatial and strategic matters and are submitted in the context of Caddick's interests in South Derbyshire including land at North of Ashby Road, Woodville ('the Site'). The Site is considered suitable, available and deliverable for residential development but is not allocated within the Local Plan.
- 1.1.3 The Site has been promoted through the South Derbyshire Call for Sites exercise in the latter part of 2023. A Vision Document was prepared and submitted which outlined the site context, sustainability and its suitability and availability for residential allocation.
- 1.1.4 The site is a logical and sustainable location for much needed future growth in the area. It is not subject to significant constraints and indeed any identified constraints could be readily addressed through the design and development process. The site is available, is a suitable location for development, and subject to planning could start to deliver new homes within five years.
- 1.1.5 Caddick consider the approach to the Local Plan review is unsound and that a full new local plan is needed to deliver the required housing growth. The proposed modifications do not address the housing needs of South Derbyshire. The need for a full local plan review is now even more pressing.

1.2 Summary of our concerns

- 1.2.1 Our primary concerns with the Plan modifications focus on the:
1. Regression in the commitment to a full local plan review;
 2. Updated housing requirement not meeting needs;
 3. Focus on development at the edge of Derby, and reliance on two large sites;
 4. Allocation of FLG1 as a 'strategic' site despite it only delivering 250 dwellings within the district; and
 5. Lack of a proactive strategy for delivering growth across the district (i.e., in Swadlincote/Woodville).
- 1.2.2 By focussing growth on the edge of Derby the plan fails to distribute growth across the main settlements in the district. In turn the disproportionate level of growth directed to the edge of Derby will be at the detriment to other settlements and could negatively impact the economic growth of South Derbyshire and its main settlements. In turn, this undermines the growth ambitions and overall objectives of both the adopted and emerging plans.
- 1.2.3 Such matters must be addressed in a new local plan which can meet housing needs across the entire district for the new plan period.

1.3 Report structure

1.3.1 The remaining report is structured as follows:

- Section 2 – sets out the national policy context.
- Section 3 – addresses the proposed local plan consultation approach.
- Section 4 – comments on proposed modifications.
- Section 5 – comments on Sustainability Appraisal.
- Section 6 – summarises the relevant matters.

2 National Policy

2.1 National Planning Policy Framework (December 2024)

- 2.1.1 The NPPF requires local plans to be positively prepared, justified, effective, and consistent with national policy. Paragraph 34 states that policies in local should be reviewed to assess whether they need updating at least once every five years. Whilst the current draft plan review would be considered under the former NPPF policies, the updated NPPF shows a clear expectation for new local plans.
- 2.1.2 Local Plans must be prepared in accordance with legal and procedural requirements. Plans are considered 'sound' only where they are:

Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

Transitional arrangements

- 2.1.3 The 2024 NPPF also sets out transitional arrangements with a relevant extract below

For the purpose of preparing local plans, the policies in this version of the Framework will apply from 12 March 2025 other than where one or more of the following apply:

a. the plan has reached Regulation 19 (pre-submission stage) on or before 12 March 2025, and its draft housing requirement meets at least 80% of local housing need;

c. the plan includes policies to deliver the level of housing and other development set out in a preceding local plan (such as a joint local plan containing strategic policies) adopted since 12 March 2020 (Paragraph 234).

- 2.1.4 Further, in identifying land for new homes, the National Planning Policy Framework (2024) is clear:

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

a) specific, deliverable sites for five years following the intended date of adoption”

(Paragraph 72)

2.2 Revised Standard Method

- 2.2.1 The NPPF requires that local plans demonstrate a five-year supply of deliverable housing sites, reinforcing the Government's objective of significantly boosting the supply of homes. The approach reaffirms the importance of maintaining a rolling supply of suitable, available, and achievable sites to meet housing need across the plan period.
- 2.2.2 The December 2024 NPPF confirms that the 'Standard Method' for calculating housing need should be used. The most up to date Standard Method, increases South Derbyshire's annual housing requirement from 507 to 580 dwellings per annum. This equated to a minimum of 11,600 dwellings over the plan period.
- 2.2.3 The 2024 NPPF however provides a transitional arrangement for Local Plans allowing 80% of the housing target to be included within Local Plans where the plan has reached Regulation 19 version on or before 12th March 2025 (which would equate to 9,280 homes for South Derbyshire). Therefore, the Local Plan technically provides the required figure, but it is important to note that the initial Regulation 19 Plan was submitted two days before the transitional arrangement deadline at NPPF paragraph 234 and based on a partial review rather than the previously indicated full plan review.
- 2.2.4 This narrow window raises concerns about the robustness of the Plan's long-term housing strategy. The 80% figure is a temporary concession and does not reflect the district's full housing need. Planning for a reduced figure may hinder South Derbyshire's ability to respond flexibly to changing demographic and economic circumstances, risks suppressing market demand, and could enable or entrench under-delivery that will need to be addressed in future reviews. To be positively prepared and consistent with national policy, the Plan should provide a clearer justification for relying on the reduced figure and set out a contingency strategy to meet the full need of 11,600 dwellings, particularly in the latter part of the plan period.
- 2.2.5 The Council has submitted these proposed modifications to the initial Regulation 19 plan in response to further evidence and representations made on the initial document. It should be noted that the modifications made have not ensured that the plan meets the housing needs of the area, and the Standard Method as minimum.
- 2.2.6 In this context, our client's previous representations remain highly relevant. The strengthened policy emphasis on housing delivery, combined with the increased minimum housing requirement, supports the inclusion of additional sustainable and deliverable sites to address the shortfall. Land at North of Ashby Road, Woodville is ideally placed to contribute to this objective.

2.3 National Planning Policy Framework Consultation (December 2025)

- 2.3.1 The Government released an updated NPPF consultation document in December 2025. This sets out a number of changes to the Framework, namely in the introduction of national policies for plan making and decision making.
- 2.3.2 It is stated in Annex A under Paragraph 8 that:

Any other plans being prepared should be produced in accordance with the version of this Framework published in December 2024, unless any of the transitional arrangements in Annex 1 to the Framework apply (in which case those transitional arrangements continue to apply).

3 Comments on the approach to a plan review

3.1 The Consultation Process

- 3.1.1 Our previous representations previously highlighted concerns with the process the Council has taken in bringing forward this Local Plan Review. These concerns are repeated here due to the nature of the issues they raise and their relevance to the plan making process, particularly in the context of meeting housing needs.
- 3.1.2 The Council undertook an initial review of the adopted Local Plan Part 1 (2016) and Local Plan Part 2 (2017) in 2021, in accordance with paragraph 33 of the National Planning Policy Framework (NPPF) which requires local plans to be reviewed at least once every five years. At that point, both Plans had reached, or were nearing, the five-year threshold, prompting the Council to determine that a full replacement Local Plan was necessary. Work on a new Plan commenced in 2021, culminating in an Issues and Options (Regulation 18) consultation in late 2022. While this consultation focused primarily on Part 1 of the Local Plan it acknowledged the potential to also review the Part 2 Plan, thereby recognising the interdependence of the two documents in delivering sustainable development and meeting needs.
- 3.1.3 The Council subsequently progressed a Preferred Options document which was not consulted upon and launched a 'Call for Sites' in 2023 to help inform the emerging spatial strategy. This Site was submitted during that process due to its clear suitability for residential allocation.
- 3.1.4 However, on 19 September 2024, the Council resolved to place the preparation of the new Local Plan on hold and instead pursue a Partial Review of the existing Local Plan Part 1. This stated aim being to progress a plan review which could be submitted ahead of the 30 June 2025 deadline set out in the transitional arrangements at paragraph 234 of the NPPF (2024). The Council reasoned that a Partial Review could be progressed quickly, allowing continued reliance on the Housing Needs Assessment figure which met more than 80% of the Standard Method figure (but critically does not meet the latest housing needs in full), while still addressing (in its view) housing and spatial planning priorities.
- 3.1.5 On 18 November 2025, the Council approved the Local Plan Part 2 Review Issues and Options document for consultation. The report to the committee concedes that this expedited approach was to meet the 31st December 2026 deadline for plan submission.
- 3.1.6 As set out in previous representations, this approach is unsound. The decision to review Part 1 and Part 2 of the Local Plan completely separately fails to reflect the integrated nature of the existing planning framework in South Derbyshire. Both Parts 1 and 2 of the adopted Local Plan form the development plan for the district, and both are required to be reviewed together in order to ensure a comprehensive and coordinated approach to growth. Proceeding with partial updates in isolation undermines the delivery of sustainable development and does not reflect the strategy consulted on during the Regulation 18 stage.
- 3.1.7 Notwithstanding this position, the Council published its Regulation 19 draft of the Local Plan Part 1 (2022–2041), with public consultation running in spring 2025. This consultation period started just two days before the end of the transitional period set by the NPPF, reinforcing the view that the timing of this submission was driven by procedural deadlines rather than by robust plan-making principles.
- 3.1.8 Following the above, the Council have now published a further Proposed Modifications to the South Derbyshire Local Plan Part 1 Review 2022-2042 for consultation until the 16th June 2026. There is no provision in legislation to allow the Council to replace all or part of the submitted plan with a revised plan during the examination. Therefore, the Council have prepared an addendum consultation to allow

stakeholders to comment on the modifications prior to submission. The Council notes this further consultation is a result of further evidence work and addresses certain representations received on the original Regulation 19 consultation. It is then for the Inspector to determine whether the proposed changes in this consultation should be accepted, our position is the plan as originally consulted on was unsound, the proposed modifications are not sound, and the proposed modifications do not address previous issues of soundness. The Inspector should reject the modifications and seek other revisions to the plan.

3.1.9 It is of note that the plan's timeframe has been extended by one year, giving a plan period of 2022-2042. However, there are still inherent flaws with the approach to the consultation as there has not been a full review of the Local Plan and it falls short of delivering housing needs, still relying on the transitional arrangements conceding that only 80% of the requirements need to be met. This does not support a strategy that enables sustainable growth across South Derbyshire and its main settlements.

3.1.10 Further details on the current Regulation 19 Proposed Modifications consultation are outlined in the subsequent section. Comments raised by our client on the initial Regulation 19 document remain relevant. For completeness, past comments include the following areas:

- Concerns with the strategic approach,
- Timescales
- Focus of growth on the Derby Urban Fringe,
- Infrastructure Constraints
- Scale of Strategic Sites
- Failure to consider Reasonable Alternatives

4 Comments on Proposed Modifications

4.1 Modification PM1 – Policy REV1 (Review of the Local Plan)

4.1.1 It is proposed policy REV1 is amended from:

A Plan making for a comprehensive South Derbyshire District Local Plan will commence immediately upon adoption of the Part 1 Review Plan.

B On adoption of the Part 1 Review Plan, SDDC will publish a new Local Development Scheme to set out the timescales for completion.

C The review will be submitted for examination within five years of the adoption of the Part 1 Review Plan.

To the following:

The Council will prepare and submit a new Local Plan in line with the provisions for plan making set out in the Levelling Up and Regeneration Act 2023. The new plan will secure levels of growth that accord with government policy and will seek to address any unmet housing need within the Derby Housing Market Area. The Plan will also serve to build stronger working relationships with adjoining and nearby authorities and may result in the preparation of a joint strategic plan based on a wider geography.

4.1.2 The reason for the modification is stated:

'The requirement to update the Local Plan has been amended to duplicate the Policy MR1 'Monitoring and Review' (page 117) in the recently adopted Amber Valley Borough Local Plan 2022-2040.'

4.1.3 We conclude the modification to Policy REV1 is a highly regressive step in terms of delivering a positive and up to date development plan for the district.

Alignment with the Amber Valley Local Plan

4.1.4 The basis for aligning with the Amber Valley Local Plan is fundamentally flawed as the local plans for South Derbyshire and Amber Valley are different in nature, are progressing at different times, and have different NPPF transitional arrangements.

4.1.5 Critically, the two plans are considered under different NPPF transitional arrangements related to housing land supply (see the transitional arrangements at NPPF paragraph 234). This has direct implications for the timescales to review the plan.

4.1.6 The Amber Valley Local Plan (adopted March 2026) provides less than 80% of its standard method housing requirement . The Amber Valley Inspector's Report specifically concluded:

As the Plan will meet less than 80% of local housing need as calculated using the standard method, the authority will be required to prepare a new plan under the revised plan-making system provided for under the LURA as soon as the relevant provisions are brought into force, in order to address the shortfall in housing need (Paragraph 259).

4.1.7 By comparison the draft South Derbyshire Local Plan Part 1 Review seeks to provide more than 80% of its standard method housing requirement.

- 4.1.8 On this basis an immediate review of the Amber Valley Local Plan is required and the immediate review secured under a specific early review policy (MR1) was considered necessary to ensure the Local Plan was 'sound'. However, as the South Derbyshire Local Plan proposes to meet over 80% (but not the full) housing need the plan does not need to be reviewed until a period of four years and eight months post-adoption
- 4.1.9 It is therefore not appropriate to align the plan review policies between these two local authorities given the different timescales for those reviews. Seeking to align the policies results in a fundamental misalignment of the local plan review requirements. Therefore, if the focus is an aligned approach, South Derbyshire Council should work on a new Local Plan now (rather than a Partial Review) or commit to an immediate plan review in the draft local plan. The current approach is ineffective and so unsound.
- 4.1.10 The updated early review policy therefore delays the potential plan review by South Derbyshire. Such an approach is entirely illogical and unsound.

Scope of an early review

- 4.1.11 Notwithstanding the concerns with aligning the plan review policy with the Amber Valley Plan there is clear issue with the scope of the current local plan review. A partial plan review is not equivalent to full plan review and/or new local plan, and the current plan review is a very light touch reassessment of the previously adopted plan with minor policy amendments and the allocation of two (now 3) 'strategic' sites. It is relevant the draft plan does not meet the true housing need for the district which is the latest Standard Method figure. Transitional arrangements allow the plan review to proceed but it is evident the transitional arrangements are a temporary concession.
- 4.1.12 Without the commitment to an immediate review and timescales of this, the draft Local Plan, with a temporary reduced housing requirement, would potentially stall growth within the district and not provide for the housing needs of South Derbyshire.
- 4.1.13 There must be an immediate plan for review contained in Policy REV1 alongside timescales for this to ensure alignment with the Amber Valley policy. A comprehensive plan review also needs to be brought forward based on an up to date housing requirement and a full assessment of evidence to meet the needs of the district.

4.2 Modifications PM3 and PM4– Policy S1 (Sustainable Growth Strategy) Policy S4 (Housing Strategy)

- 4.2.1 The housing figures to be delivered over the plan period have been altered to accommodate an additional year of housing delivery (2041-42) as the plan period has been extended by a year.

Modification PM3

- 4.2.2 The previous policy S1 set out:

Over the plan period (2022 – 2041) at least 14,500 dwellings will be built within South Derbyshire. This comprises 9633 homes to meet South Derbyshire's own needs and the remainder to help 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.

- 4.2.3 The proposed modification is as follows

*Over the plan period (2022 – 2042) at least **15,263** dwellings will be built within South Derbyshire. This comprises **10,140** homes to meet South Derbyshire’s own needs and the remainder to help 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.*

- 4.2.4 The modification to increase the housing requirement in Policy S1 is welcomed albeit it is a marginal change to accommodate the extra year of the plan added. The provision of 10,140 dwellings in Policy S1 to meet the needs of South Derbyshire, still falls short of the Standard Method minimum requirement of 11,600 dwellings over the plan period.
- 4.2.5 The lower housing figure used in the emerging plan does not reduce the actual housing need, it merely suppresses housing delivery and exacerbates issues of a lack of housing when the Council should plan for significantly more homes over the plan period. By adopting a significantly lower housing requirement now, the plan risks creating a backlog of unmet need, undermining long-term housing delivery, and placing undue pressure on subsequent plan reviews to compensate for this shortfall.
- 4.2.6 A genuinely sound and positively prepared plan would seek to meet the district’s full needs wherever possible. Rather than relying on transitional allowances to suppress housing numbers, the plan should be future-proofed, delivering the homes South Derbyshire actually needs now and reducing the risk of persistent under-delivery later. Further housing allocations in suitable locations are needed to ensure the needs of the district are met.

Modification PM4

- 4.2.7 The previous policy S4 stated:

Provision will be made in the Local Plan Part 1 for at least 12,470 additional dwellings on allocated sites over the plan period, comprising dwellings to be provided as part of two new housing –led strategic sites (as set out in Policies STRA and STRA2) plus those remaining to be completed on allocations included in the adopted 2016 Local Plan Part 1, which have been carried forward.

In addition 242 dwellings will be provided in the form of dwellings remaining to be completed on saved allocated sites in the adopted 2017 Local Plan Part 2.

The balance of provision needed to meet the overall requirement of 14,500 homes, as identified under Policy S1, will be provided through existing unallocated sites of ten dwellings or more with planning permission and windfall development on sites of fewer than ten dwellings comprising a minimum of 1788 net dwellings.

- 4.2.8 The proposed modification is as follows:

*Provision will be made in the Local Plan Part 1 for at least **12,822** additional dwellings on allocated sites over the plan period, comprising dwellings to be provided as part of **three** new housing –led strategic sites (as set out in Policies STRA1, and STRA2 **and FLG1**) plus those remaining to be completed on allocations included in the adopted 2016 Local Plan Part 1, which have been carried forward.*

In addition 242 dwellings will be provided in the form of dwellings remaining to be completed on saved allocated sites in the adopted 2017 Local Plan Part 2.

*The balance of provision needed to meet the overall requirement of **15,263** homes, as identified under Policy S1, will be provided through existing unallocated sites of ten dwellings or more with planning permission and windfall development on sites of fewer than ten dwellings comprising a minimum of **2,390** net dwellings.*

Continued reliance on strategic sites

- 4.2.9 In terms of where the housing supply is to be met, Policy S4 is flawed. The changes in the housing trajectory are set out in more detail in section 4.3, however, there are issues with modified housing strategy Policy S4.
- 4.2.10 Approximately one third of the overall housing requirement are still to be delivered via two strategic allocations (STRA1, and STRA2). While these sites may deliver substantial housing in the long term, their significant scale introduces significant risks in the short-to-medium term, including lengthy lead-in times due to infrastructure delivery, phasing, land assembly, and viability issues. This is exacerbated as both sites are on the Derby Urban Fringe where infrastructure is already constrained.
- 4.2.11 Alongside this, the development and investment at both of these strategic sites as the main areas for growth in South Derbyshire would mean a lack of investment or growth strategy at all of South Derbyshire's most sustainable settlements.
- 4.2.12 Swadlincote and Woodville sit at the top of the settlement hierarchy due to their size, range of services, employment opportunities, and strategic role as a key hub within the district. The Derby Urban Fringe is also categorised within the highest tier, on the basis that it performs a similar function in terms of service provision and capacity to accommodate growth. This overconcentration of growth in the Derby Urban Fringe risks unsustainable patterns of development and places excessive pressure on infrastructure and local services in that area, while failing to capitalise on the opportunities for investment and growth in Swadlincote and Woodville.

Draft site FLG1

- 4.2.13 Site FLG1 at Mackworth is now included as a strategic allocation in the local plan, with the stated justification being it is needed to meet the additional housing requirements resulting from an extended plan period. The site was previously identified as a long term area for growth not within the plan period. It would deliver only 250 dwellings within the South Derbyshire area on the boundary with Amber Valley and the site is proposed as an allocation following the adoption of the Amber Valley Local Plan. The masterplanning of such cross boundary sites is important, however, it is questionable as to whether the small portion of site within the South Derbyshire area should be considered a strategic allocation given the relatively small housing delivery compared to other 'strategic' sites.
- 4.2.14 The Amber Valley Housing Trajectory (2023) anticipates delivery on the portion of the Mackworth site within Amber Valley to be later in the plan period. Approximately 1,000 dwellings, around half of the allocation, are expected to come forward within 15 years, with the remainder later or after the plan period. A very small number of units are said to be delivered within 6 years, and this timescale seems particularly ambitious given the lead in times for such sites. This has a direct impact on the area of the site within South Derbyshire, which are reliant on the wider allocation in Amber Valley. The dwellings in South Derbyshire are unlikely to be delivered early in the plan period and if the Amber Valley part of the site is delayed there is a realistic prospect there would be no deliver in South Derbyshire.
- 4.2.15 Such strategic sites are known to take up to 5 years to progress through the planning system and it can be upwards of 8 years before development may commence. Even then it is unlikely that an isolated parcel of land within the South Derbyshire boundary would be delivered ahead of the wider allocation within Amber Valley. Therefore, even if the allocation were sound (and we say it is not) it is unlikely to yield new homes within the extended plan period.

- 4.2.16 There are other more suitable sites, such as land North of Ashby Road, Woodville that would bring forward a truly strategic site in a sustainable location. This would be more aligned with the Settlement Hierarchy and provide a positive growth strategy and investment for Woodville.

Trajectory and windfalls

- 4.2.17 The housing trajectory shows a windfall allowance for the plan period of 1,548 dwellings. The first four years of the actual plan give completions. The remaining years are a windfall forecast which gives 1,264 dwellings to be brought forward across the plan period. It is recognised that small scale sites are important in the retention of a five year housing land supply. However, this portion of housing delivery is not guaranteed, despite the fact it makes up a portion of the trajectory. Additional housing allocations should be provided alongside this windfall allowance to ensure flexibility and deliverability.

Summary

- 4.2.18 Policy S4 is neither positively prepared nor justified. It does not fully address the area's housing needs and as a reasonable alternative a more dispersed and flexible spatial strategy has not been adequately considered. This means the plan lacks resilience to changing circumstances during the plan period.
- 4.2.19 The policy must support a more diverse and balanced mix of sites and include new sites. This includes the allocation of sites across a range of sustainable settlements, reflecting the settlement hierarchy, to improve deliverability and ensure housing comes forward across the plan period. This approach is supported by NPPF paragraph 69, which highlights the importance of identifying a sufficient supply of varied sites to promote competition and choice in the market.

4.3 Modifications PM42 and AM 53 – Housing Trajectory and explanatory text for Policy S4 (Housing Strategy)

- 4.3.1 The modifications document includes an updated housing trajectory alongside an updated table showing allocation dwelling delivery over the plan period. This identifies 3,753 homes to be delivered in the plan period from the three new strategic allocations. It also identifies 9,021 homes from unimplemented allocations from the 2016 Local Plan Part 1, more of which have now been delivered within the plan period. There are 5,922 dwellings yet to be delivered from the Part 1 Local Plan allocations within the plan period. In terms of the allocations carried over from the Part 2 Local Plan, this identifies 242 dwellings, of which 108 are still to be delivered within the plan period.
- 4.3.2 The above highlights that 5,922 dwellings are proposed on sites that were adopted as allocations in 2016, however seeking to cover delivery between 2011 – 2028. With only two years remaining on the plan period, it is clear that a large portion of the dwellings are not deliverable. The Council in relying on this as a plan review have therefore still simply retained these allocations with no apparent assessment of deliverability, suitability or availability. Whilst some are being built, a full re-assessment of these sites and their ability to deliver, with detailed justification based on previous failure to deliver should have been carried out.
- 4.3.3 The housing trajectory shows a number of these sites not delivering until beyond 2026 and 2027. Without this detailed analysis and evidence, there is a continued risk that these sites do not deliver yet there is no coherent strategy to mitigate delays on these sites.
- 4.3.4 The addition of only one more 'strategic' site of 250 dwellings to the local plan in allocation FLG1 does not provide the level of housing delivery required. In fact, delivery of this site within the plan period is questionable given it is forecast to only be built out from 2037 onwards, nearing the end of the plan period. This site is dependent on the infrastructure delivered over the border in the part of the site in Amber Valley which may stall.

5 Comments on the Sustainability Appraisal

- 5.1.1 There has been an updated Sustainability Appraisal (SA) prepared to support the Regulation 19 Addendum: Proposed Modifications to the draft South Derbyshire Local Plan Part 1 Review (Publication Version). This has screened the modifications and modifications deemed significant to the SA have been identified and relevant assessments amended.
- 5.1.2 The Preferred Option (A) set out in the Sustainability Appraisal is an unsound approach. It is inconsistent with the Settlement Hierarchy (Policy H1), which identifies the urban areas adjoining Derby, Swadlincote (including Woodville), and Burton-upon-Trent as Tier 1 settlements—i.e. the most sustainable locations for growth. By disproportionately directing development to the Derby Urban Fringe, the Plan fails to reflect the role and capacity of other Tier 1 locations.
- 5.1.3 In fact, the only allocation added to be delivered during the plan period (allocation FLG1) is on the border with Amber Valley. This reinforces the fact the growth strategy ignores high tier sustainable settlements within South Derbyshire.
- 5.1.4 The SA has assessed relevant policies within the modifications against the SA framework, including varying topics from biodiversity and housing to infrastructure and the economy. Significance criteria against each topic have also been set out. This includes the assessment of the added 'strategic' FLG1 allocation for 250 dwellings. The assessment of this site is set out below in comparison with our client's site at Land North of Ashby Road, Woodville. There are flaws with the scoring of site FLG1 and so some of these have been altered.

Topic	Allocation FLG1	Explanation if altered	Land North of Ashby Road, Woodville	Explanation
SO1 Biodiversity	0		0	Development will have a neutral impact on habitats and species.
SO2 Housing	+	This has been altered from '++'. This is because only a small portion of the site will deliver housing within South Derbyshire.	++	Development provides housing to meet an identified need, including the provision of affordable. The location is aligned with the settlement hierarchy and funnels growth to a top tier area.
SO3 Accessibility and Health	+		++	The site aligns with all principles set out in this sustainability objective. This includes promoting healthy lifestyles through pedestrian connectivity, provision of sports courts and changing rooms The site is within walking distance of the centre of Woodville The site will improve opportunities for active travel.
SO4 Quality of Life	0		+	The site will provide an attractive place to live and has opportunities for communities to meet and mix. The layout has design for safety principles embedded.

SO5 Inequalities	-	This has been altered from '0'. This is because as the main part of the site is located with Amber Valley, it is not guaranteed that affordable housing provision will meet needs within South Derbyshire.	+	Development at the site will mean long term investment in the area. There will be provision of a policy compliant level of affordable houses to meet need within the district and specifically in Woodville.
SO6 Economy	?		+	The provision of homes adjacent to Woodville results in investment in the area. This will in turn have positive economic effects. For example there will be an increased footfall in local businesses through the additional trade generated by new residents. Such investment in the area will attract people to live and work in Woodville, Swadlincote and South Derbyshire Development at the site presents a positive strategy for growth in Woodville.
SO7 Employment	?		+	Development at the site will create jobs as well as providing homes for workers in the area, thereby supporting employment. The investment in Woodville will also attract people to live and work here.
SO8 Infrastructure	?	This has been altered from '+'. The infrastructure for the site would be delivered on the part within Amber Valley. Therefore, it is unclear what impact this would have on South Derbyshire's infrastructure. Site infrastructure would be undeliverable if the portion of the site within Amber Valley did not come forward.	+	The development could avoid significant impacts on infrastructure. This includes providing a route which avoids congested roads in Woodville. This includes a primary street connecting Ashby Road to Hartshorne Road (A514) via Mount Road / Goseley Avenue. There would also be an extensive path network throughout the site connecting to the existing core network and local facilities within Woodville.
SO9 Sustainable Travel	+		+	The site is in close proximity to Woodville and so journeys would be reduced to access services. Further, the site has an extensive footpath network that encourages connections. This is particularly for walkers, wheelers and cyclists. The site is also well served by buses with services to Burton upon Trent, Ashby de la Zouch, East Midlands Airport, and Swadlincote.
SO10 Town and Village Centres	0		+	Development at the site will support the centre of Woodville given it would bring further residents and so additional expenditure into the area.

SO11 Resources	--		0	The site is largely Grade 4 agricultural land which is not classed as BMV. There are coal resources identified by the coal authority's map on the site. Therefore, the overall impact on this theme is negligible.
SO12 Pollution	?		0	The scheme will be designed to sufficiently mitigate against any noise or air quality impacts. The use of the site for housing is in keeping with the surrounding area.
SO13 Climate Change Contributions	+		+	Flood risk can be minimised at the site through the integration of a system of sustainable urban drainage.
SO14 Climate Change Adaption	0		+	The site is at a very low risk of flooding in Flood Zone 1. The illustrative masterplan includes a network of SuDS ponds to manage surface water drainage and to create a unique bio-rich wetland. New green space and parks can be incorporated into the scheme, including a green arterial route.
SO15 Historic Environment	?		0	The scheme is well design and fits in with the local context of Woodville. It can enhance and retain the existing townscape character. Woodville does not have a Conservation Area. The closest Listed Building is the War Memorial circa 100m to the South West of the site (on the southern side of the High Street). There are no Ancient Monuments located on or in close proximity to the site.
SO16 Landscape	?		++	The site respects and protects the existing landscape character. In fact, this has been an underlying principle of the illustrative design. It is located on the edge of the existing settlement and provides an opportunity for a proportionate and sensitive urban extension with a strong landscape framework.

5.1.5 The land at Woodville has three very positive scores, nine positive scores, and four neutral scores. In comparison, site FLG1 has four positive scores, four neutral spores, six questionable scores, one negative score and one very negative score. The above highlights that our client's site at Land North of Ashby Road, Woodville performs better than the allocated FLG1 site at Mackworth. Therefore, our client's site in Woodville should be allocated.

5.1.6 Further, it is questioned why allocation FLG1 has been elevated to a 'strategic' site in a South Derbyshire context as it only delivers 250 dwellings towards the later end of the plan period. Delivery

on this site, including the infrastructure to support the housing is reliant on the Amber Valley site coming forward, where the majority of housing at this site will be delivered. As mentioned previously, the delivery of a large proportion of the Amber Valley site will only happen later in the plan period years, meaning likely delivery of the South Derbyshire land outside of the plan period. In that context the site would make no contribution to meeting housing needs as defined in the plan

- 5.1.7 It is clear that more favourable alternative sites are available for allocation in South Derbyshire, and these sites would meet the district's housing needs and constitute a positive growth strategy aligned with the settlement hierarchy.
- 5.1.8 Therefore, based on the RAG scoring in line with the Sustainability Appraisal, Land North of Ashby Road, Woodville should be allocated for residential development.

6 Summary

- 6.1.1 These representations have been prepared on behalf of Caddick in response to the South Derbyshire Proposed Modifications to the Local Plan Part 1 Review (Publication Version) consultation.
- 6.1.2 The representations object to the modifications proposed as they do not resolve issues with the Plan spatial strategy nor the housing distribution, which is overly concentrated in the Derby Urban Fringe and fails to respond appropriately to the settlement hierarchy or the full range of sustainable development opportunities across the District.
- 6.1.3 There is regression in the commitment of the Plan Review policy meaning actual needs across the district may not be met and positive growth may stall. Further, there are concerns over aligning the Local Plan review policy with that of Amber Valley given the difference in application of the NPPF transitional arrangements. There needs to be the commitment to an immediate comprehensive review of the plan to ensure alignment with Amber Valley and a positive growth strategy across the district.
- 6.1.4 The Plan relies on the NPPF temporary transitional arrangements housing requirement concession that only 80% of housing requirements need to be met. The plan period extends to 2042 and so there are concerns that actual needs will not be met in the longer term. There are also no further allocations proposed outside of the Derby Urban Fringe, such as sustainable sites in South Derbyshire in Swadlincote and Woodville for example. This will lead to an unbalanced growth strategy across the plan period. This plan is not effectively or positively prepared and is unsound.
- 6.1.5 Approximately one third of the overall housing requirement, and the only new allocations brought forward remain two strategic allocations (STRA1, and STRA2) on the Derby Urban Fringe. Based on the current draft strategy growth will not come forward in the most sustainable settlements across the district and growth would not be in line with the settlement hierarchy. There are further concerns the allocations will overwhelm the already constrained infrastructure in the Derby Urban Fringe.
- 6.1.6 The proposed site FLG1 is not a strategic scale allocation as suggested in the plan. Notwithstanding that, delivery of this site within the plan period is questionable given it is forecast to build out from 2037 towards the end of the plan period. This site is dependent on the infrastructure delivered over the border in the part of the site in Amber Valley which may stall.
- 6.1.7 An analysis in line with the Sustainability Appraisal for site FLG1 shows land North of Ashby Road, Woodville performs wholly more positively. It is clear that more favourable alternative sites are available for allocation within South Derbyshire that would meet the district's housing needs and constitute a positive growth strategy aligned with the settlement hierarchy.
- 6.1.8 The decision to still continue with a partial review, has still limited the Council's ability to take a holistic view of development needs and sustainable patterns of growth across South Derbyshire in line with the local plan soundness tests in the NPPF. As a result, the Plan risks undermining long-term housing delivery, infrastructure planning, and the objectives of the settlement hierarchy.
- 6.1.9 We request that the Local Plan Review is revised to:
- Update the Local Plan Review Policy to commit to an immediate review;
 - Widen the scope of the review to address the full housing requirement over the plan period;
 - Reconsider the spatial strategy to distribute growth more equitably across the District in accordance with the settlement hierarchy;

- Include deliverable sites in sustainable Tier 1 settlements such as Woodville to support delivery and provide contingency against under-delivery elsewhere.

6.1.10 Without these changes, the modifications to the Plan are not sound and should not be submitted for Examination in its current form.

**Regulation 19 Addendum: Proposed Modifications to the South Derbyshire
Local Plan Part 1 Review 2022-2041
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING)
(ENGLAND) REGULATIONS 2012
Regulation 19 Addendum
REPRESENTATION FORM**

The easiest way to **submit your comments is online** at <https://bit.ly/Part-1-Local-Plan-Review> or by scanning the QR code. We would encourage you to use the online form wherever possible. Where online is not possible, you can complete this form and return it to us using the postal address on the final page.



Submission form

This form has two parts

Part A – Personal Details: need only to be completed once.

We will not be able to accept responses where personal details are not provided.

Part B – Your representation(s): **Please fill in a separate sheet for each representation you wish to make relating to each individual policy.**

You will be asked to give details on whether you think the plan is legally compliant and why you consider the proposed modifications to the policies of the Local Plan to be sound or unsound, please be as precise as possible.

You will also be asked to set out the modification(s) you consider necessary to make the Local Plan legally compliant and the policies sound in respect of any matters you have identified. You will need to say why each modification will make the Local Plan legally compliant or policy sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Privacy Notice

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

Who has access to your information?

Personal details will be protected although it may be necessary to disclose these to a Planning Inspector appointed by the Secretary of State at a later date. For further information, please visit our Privacy section of our website at www.southderbyshire.gov.uk/privacy where you can see a full copy of our privacy notice.

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

Part A: Personal Details*

We will not be able to accept responses where personal details are not provided.

1. Please provide your contact details.

Respondent details	Agent details (where applicable)
Name*: Caddick	Name*: Nick Pleasant
Organisation:	Organisation: Stantec
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

*indicates required field

Future notification

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

Part B: Please use a separate sheet for each representation you wish to make

3. To which part of the Local Plan does this representation relate?

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each Proposed Modification that you wish to comment on.

Comment being made against:	Please tick only one –		
PM1	✓	PM23	
PM2		PM24	
PM3		PM25	
PM4		PM26	
PM5		PM27	
PM6		PM28	
PM7		PM29	
PM8		PM30	
PM9		PM31	
PM10		PM32	
PM11		PM33	
PM12		PM34	
PM13		PM35	
PM14		PM36	
PM15		PM37	
PM16		PM38	
PM17		PM39	
PM18		PM40	
PM19		PM41	
PM20		PM42	
PM21		Other (Please specify)	
PM22			

4. Do you consider the Local Plan is:		
	Please tick the relevant box	
	Yes	No
1) Legally compliant		✓
2) Sound (If you check 'No', please also confirm below which of the 'tests' it fails to meet)		✓
a) Positively prepared		✓
b) Justified		✓
c) Effective		✓

d) Consistent with national policy		✓
------------------------------------	--	---

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.

Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Local Plan does not comply with). If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see our representations document which is appended to this submission

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see our representations document which is appended to this submission.

Please note: In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Please check the relevant box

No, I do not wish to participate in hearing sessions	
Yes, I wish to participate in hearing sessions	✓

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Our client has submitted representations to each stage of the local plan process and therefore, in line with regulations, wishes to participate in the hearing sessions. The representations raise critical issues with regards to a number of key areas of the plan, namely the:

- Basis for a local plan review (in place of a new local plan)
- Proposed strategic approach to locating growth, and the soundness of that approach.
- Soundness of the revised plan review policy
- Assumptions which underpin the allocation of sites.
- Lack of evidence to support the proposed strategic approach and allocation of sites
- Flawed Sustainability Appraisal method and conclusions.
- Failure to consider reasonable alternatives.

These issues are fundamental matters where we would need to contribute to the matters sessions and expand upon the written submissions where appropriate.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Please return your completed representation form(s) by post to: Planning Policy Team, Council Offices, Civic Way, Swadlincote, DE11 0AH

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

Part B: Please use a separate sheet for each representation you wish to make

3. To which part of the Local Plan does this representation relate?

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each Proposed Modification that you wish to comment on.

Comment being made against:	Please tick only one –		
PM1		PM23	
PM2		PM24	
PM3	✓	PM25	
PM4		PM26	
PM5		PM27	
PM6		PM28	
PM7		PM29	
PM8		PM30	
PM9		PM31	
PM10		PM32	
PM11		PM33	
PM12		PM34	
PM13		PM35	
PM14		PM36	
PM15		PM37	
PM16		PM38	
PM17		PM39	
PM18		PM40	
PM19		PM41	
PM20		PM42	
PM21		Other (Please specify)	
PM22			

4. Do you consider the Local Plan is:		
	Please tick the relevant box	
	Yes	No
1) Legally compliant		✓
2) Sound (If you check 'No', please also confirm below which of the 'tests' it fails to meet)		✓
a) Positively prepared		✓
b) Justified		✓
c) Effective		✓

d) Consistent with national policy		✓
------------------------------------	--	---

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.
Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Local Plan does not comply with). If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see our representations document which is appended to this submission

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see our representations document which is appended to this submission.

Please note: In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?
Please check the relevant box

No, I do not wish to participate in hearing sessions

Yes, I wish to participate in hearing sessions

✓

Please note that while this will provide an initial indication of your wish to participate

in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Our client has submitted representations to each stage of the local plan process and therefore, in line with regulations, wishes to participate in the hearing sessions. The representations raise critical issues with regards to a number of key areas of the plan, namely the:

- Basis for a local plan review (in place of a new local plan)
- Proposed strategic approach to locating growth, and the soundness of that approach.
- Soundness of the revised plan review policy
- Assumptions which underpin the allocation of sites.
- Lack of evidence to support the proposed strategic approach and allocation of sites
- Flawed Sustainability Appraisal method and conclusions.
- Failure to consider reasonable alternatives.

These issues are fundamental matters where we would need to contribute to the matters sessions and expand upon the written submissions where appropriate.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Please return your completed representation form(s) by post to: Planning Policy Team, Council Offices, Civic Way, Swadlincote, DE11 0AH

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

Part B: Please use a separate sheet for each representation you wish to make

3. To which part of the Local Plan does this representation relate?

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each Proposed Modification that you wish to comment on.

Comment being made against:	Please tick only one –		
PM1		PM23	
PM2		PM24	
PM3		PM25	
PM4	✓	PM26	
PM5		PM27	
PM6		PM28	
PM7		PM29	
PM8		PM30	
PM9		PM31	
PM10		PM32	
PM11		PM33	
PM12		PM34	
PM13		PM35	
PM14		PM36	
PM15		PM37	
PM16		PM38	
PM17		PM39	
PM18		PM40	
PM19		PM41	
PM20		PM42	
PM21		Other (Please specify)	
PM22			

4. Do you consider the Local Plan is:		
	Please tick the relevant box	
	Yes	No
1) Legally compliant		✓
2) Sound (If you check 'No', please also confirm below which of the 'tests' it fails to meet)		✓
a) Positively prepared		✓
b) Justified		✓
c) Effective		✓

d) Consistent with national policy		✓
------------------------------------	--	---

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.
Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Local Plan does not comply with). If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see our representations document which is appended to this submission

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see our representations document which is appended to this submission.

Please note: In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?
Please check the relevant box

No, I do not wish to participate in hearing sessions

Yes, I wish to participate in hearing sessions

✓

Please note that while this will provide an initial indication of your wish to participate

in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Our client has submitted representations to each stage of the local plan process and therefore, in line with regulations, wishes to participate in the hearing sessions. The representations raise critical issues with regards to a number of key areas of the plan, namely the:

- Basis for a local plan review (in place of a new local plan)
- Proposed strategic approach to locating growth, and the soundness of that approach.
- Soundness of the revised plan review policy
- Assumptions which underpin the allocation of sites.
- Lack of evidence to support the proposed strategic approach and allocation of sites
- Flawed Sustainability Appraisal method and conclusions.
- Failure to consider reasonable alternatives.

These issues are fundamental matters where we would need to contribute to the matters sessions and expand upon the written submissions where appropriate.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Please return your completed representation form(s) by post to: Planning Policy Team, Council Offices, Civic Way, Swadlincote, DE11 0AH

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

Part B: Please use a separate sheet for each representation you wish to make

3. To which part of the Local Plan does this representation relate?

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each Proposed Modification that you wish to comment on.

Comment being made against:	Please tick only one –		
PM1		PM23	
PM2		PM24	
PM3		PM25	
PM4		PM26	
PM5		PM27	
PM6		PM28	
PM7		PM29	
PM8		PM30	
PM9		PM31	
PM10		PM32	
PM11		PM33	
PM12		PM34	
PM13		PM35	
PM14		PM36	
PM15		PM37	
PM16		PM38	
PM17		PM39	
PM18		PM40	
PM19		PM41	
PM20		PM42	✓
PM21	Other (Please specify)		
PM22			

4. Do you consider the Local Plan is:		
	Please tick the relevant box	
	Yes	No
1) Legally compliant		✓
2) Sound (If you check 'No', please also confirm below which of the 'tests' it fails to meet)		✓
a) Positively prepared		✓
b) Justified		✓
c) Effective		✓

d) Consistent with national policy		✓
------------------------------------	--	---

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.
Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Local Plan does not comply with). If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see our representations document which is appended to this submission

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see our representations document which is appended to this submission.

Please note: In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?
Please check the relevant box

No, I do not wish to participate in hearing sessions

Yes, I wish to participate in hearing sessions

✓

Please note that while this will provide an initial indication of your wish to participate

in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Our client has submitted representations to each stage of the local plan process and therefore, in line with regulations, wishes to participate in the hearing sessions. The representations raise critical issues with regards to a number of key areas of the plan, namely the:

- Basis for a local plan review (in place of a new local plan)
- Proposed strategic approach to locating growth, and the soundness of that approach.
- Soundness of the revised plan review policy
- Assumptions which underpin the allocation of sites.
- Lack of evidence to support the proposed strategic approach and allocation of sites
- Flawed Sustainability Appraisal method and conclusions.
- Failure to consider reasonable alternatives.

These issues are fundamental matters where we would need to contribute to the matters sessions and expand upon the written submissions where appropriate.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Please return your completed representation form(s) by post to: Planning Policy Team, Council Offices, Civic Way, Swadlincote, DE11 0AH

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

Part B: Please use a separate sheet for each representation you wish to make

3. To which part of the Local Plan does this representation relate?

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each Proposed Modification that you wish to comment on.

Comment being made against:	Please tick only one –		
PM1		PM23	
PM2		PM24	
PM3		PM25	
PM4		PM26	
PM5		PM27	
PM6		PM28	
PM7		PM29	
PM8		PM30	
PM9		PM31	
PM10		PM32	
PM11		PM33	
PM12		PM34	
PM13		PM35	
PM14		PM36	
PM15		PM37	
PM16		PM38	
PM17		PM39	
PM18		PM40	
PM19		PM41	
PM20		PM42	
PM21		Other (Please specify) AM53 ✓	
PM22			

4. Do you consider the Local Plan is:		
	Please tick the relevant box	
	Yes	No
1) Legally compliant		✓
2) Sound (If you check 'No', please also confirm below which of the 'tests' it fails to meet)		✓
a) Positively prepared		✓
b) Justified		✓
c) Effective		✓

d) Consistent with national policy		✓
------------------------------------	--	---

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.
Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Local Plan does not comply with). If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see our representations document which is appended to this submission

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see our representations document which is appended to this submission.

Please note: In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?
Please check the relevant box

No, I do not wish to participate in hearing sessions

Yes, I wish to participate in hearing sessions

✓

Please note that while this will provide an initial indication of your wish to participate

in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Our client has submitted representations to each stage of the local plan process and therefore, in line with regulations, wishes to participate in the hearing sessions. The representations raise critical issues with regards to a number of key areas of the plan, namely the:

- Basis for a local plan review (in place of a new local plan)
- Proposed strategic approach to locating growth, and the soundness of that approach.
- Soundness of the revised plan review policy
- Assumptions which underpin the allocation of sites.
- Lack of evidence to support the proposed strategic approach and allocation of sites
- Flawed Sustainability Appraisal method and conclusions.
- Failure to consider reasonable alternatives.

These issues are fundamental matters where we would need to contribute to the matters sessions and expand upon the written submissions where appropriate.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Please return your completed representation form(s) by post to: Planning Policy Team, Council Offices, Civic Way, Swadlincote, DE11 0AH

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

Part B: Please use a separate sheet for each representation you wish to make

3. To which part of the Local Plan does this representation relate?

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each Proposed Modification that you wish to comment on.

Comment being made against:	Please tick only one –		
PM1		PM23	
PM2		PM24	
PM3		PM25	
PM4		PM26	
PM5		PM27	
PM6		PM28	
PM7		PM29	
PM8		PM30	
PM9		PM31	
PM10		PM32	
PM11		PM33	
PM12		PM34	
PM13		PM35	
PM14		PM36	
PM15		PM37	
PM16		PM38	
PM17		PM39	
PM18		PM40	
PM19		PM41	
PM20		PM42	
PM21	Other (Please specify) Sustainability Appraisal ✓		
PM22			

4. Do you consider the Local Plan is:		
	Please tick the relevant box	
	Yes	No
1) Legally compliant		✓
2) Sound (If you check 'No', please also confirm below which of the 'tests' it fails to meet)		✓
a) Positively prepared		✓
b) Justified		✓
c) Effective		✓

d) Consistent with national policy		✓
------------------------------------	--	---

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.
Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Local Plan does not comply with). If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see our representations document which is appended to this submission

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see our representations document which is appended to this submission.

Please note: In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?
Please check the relevant box

No, I do not wish to participate in hearing sessions

Yes, I wish to participate in hearing sessions

✓

Please note that while this will provide an initial indication of your wish to participate

in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Our client has submitted representations to each stage of the local plan process and therefore, in line with regulations, wishes to participate in the hearing sessions. The representations raise critical issues with regards to a number of key areas of the plan, namely the:

- Basis for a local plan review (in place of a new local plan)
- Proposed strategic approach to locating growth, and the soundness of that approach.
- Soundness of the revised plan review policy
- Assumptions which underpin the allocation of sites.
- Lack of evidence to support the proposed strategic approach and allocation of sites
- Flawed Sustainability Appraisal method and conclusions.
- Failure to consider reasonable alternatives.

These issues are fundamental matters where we would need to contribute to the matters sessions and expand upon the written submissions where appropriate.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Please return your completed representation form(s) by post to: Planning Policy Team, Council Offices, Civic Way, Swadlincote, DE11 0AH

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

Part B: Please use a separate sheet for each representation you wish to make

3. To which part of the Local Plan does this representation relate?

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each Proposed Modification that you wish to comment on.

Comment being made against:	Please tick only one –		
PM1		PM23	
PM2		PM24	
PM3		PM25	
PM4		PM26	
PM5		PM27	
PM6		PM28	
PM7		PM29	
PM8		PM30	
PM9		PM31	
PM10		PM32	
PM11		PM33	
PM12		PM34	
PM13		PM35	
PM14		PM36	
PM15		PM37	
PM16		PM38	
PM17		PM39	
PM18		PM40	
PM19		PM41	
PM20		PM42	
PM21		Other (Please specify) Approach of the consultation ✓	
PM22			

4. Do you consider the Local Plan is:		
	Please tick the relevant box	
	Yes	No
1) Legally compliant		✓
2) Sound (If you check 'No', please also confirm below which of the 'tests' it fails to meet)		✓
a) Positively prepared		✓
b) Justified		✓
c) Effective		✓

d) Consistent with national policy		✓
------------------------------------	--	---

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.
Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Local Plan does not comply with). If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see our representations document which is appended to this submission

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see our representations document which is appended to this submission.

Please note: In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?
Please check the relevant box

No, I do not wish to participate in hearing sessions

Yes, I wish to participate in hearing sessions

✓

Please note that while this will provide an initial indication of your wish to participate

in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Our client has submitted representations to each stage of the local plan process and therefore, in line with regulations, wishes to participate in the hearing sessions. The representations raise critical issues with regards to a number of key areas of the plan, namely the:

- Basis for a local plan review (in place of a new local plan)
- Proposed strategic approach to locating growth, and the soundness of that approach.
- Soundness of the revised plan review policy
- Assumptions which underpin the allocation of sites.
- Lack of evidence to support the proposed strategic approach and allocation of sites
- Flawed Sustainability Appraisal method and conclusions.
- Failure to consider reasonable alternatives.

These issues are fundamental matters where we would need to contribute to the matters sessions and expand upon the written submissions where appropriate.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Please return your completed representation form(s) by post to: Planning Policy Team, Council Offices, Civic Way, Swadlincote, DE11 0AH

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