

**South Derbyshire District Council**  
**Local Plan Review**  
**Regulation 19 Consultation: Modifications**

**June 2026**

**Page left intentionally blank**

## Contents

|   |   |
|---|---|
| 1. INTRODUCTION .....                               | 4 |
| 1.1 Scope of Representations .....                  | 4 |
| 2. SOUTH DERBYSHIRE LOCAL PLAN REVIEW .....         | 5 |
| 2.1 Context.....                                    | 5 |
| 2.2 Planning Policies.....                          | 5 |
| 3. OMISSION SITE .....                              | 7 |
| 3.1 Land North of Linton Road, Castle Gresley ..... | 7 |
| 4. CONCLUSIONS .....                                | 8 |
| 4.1 Summary .....                                   | 8 |

## 1. INTRODUCTION

### 1.1 Scope of Representations

- 1.1.1 These representations provide the response of Nightingale Land (NL) to the current consultation held by South Derbyshire District Council (SDDC) to the proposed modifications to the South Derbyshire Local Plan Review (SDLPR) under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.1.2 NL previously responded to the previous Regulation 19 consultation in May 2025 and this response should be read in conjunction with our previous representations. This response focuses on the specific changes that have been put forward for consultation.
- 1.1.3 These representations also include information on Land north of Linton Road, Castle Gresley for consideration as a proposed allocation. Outline planning permission for the construction of up to 75 dwellings which has a resolution to approved subject to completion of a Section 106 agreement (the committee was on 24<sup>th</sup> March 2026). Consequently, the site is now included in the Council's latest housing land supply report and should be included as part of the allocations within the draft SDLPR.

## 2. SOUTH DERBYSHIRE LOCAL PLAN REVIEW

### 2.1 Context

- 2.1.1 This section of the representations will address matters of concern relating to the soundness of the plan associated with the proposed modifications.

### 2.2 Planning Policies

#### PM1 - Policy REV1: Review of the Local Development Plan

- 2.2.1 In principle, NL support the Council's acknowledgement to 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. However, the previous review required the plan be reviewed immediately upon adoption of the Part 1 Review Plan. This mechanism should be reinserted to ensure an up-to-date Local Plan is in place consistent with the National Planning Policy Framework which is due to be published imminently.

- 2.2.2 Notwithstanding this, it is unclear at this time whether the Local Plan Part 2 (LPP2) will be progressed or whether this will be replaced in light of the proposed planning reforms. Given the uncertainty of whether the LPP2 will be progressed it would be prudent to include sites that have been granted planning permission, such as Land North of Linton Road, as proposed allocations.

#### PM2 & PM3 -Policy S1: Sustainable Growth Strategy

- 2.2.3 The modification of Policy S1 has increased the housing figure to at least 15,263 dwellings representing an additional 763 dwellings over the plan period of which 10,140 dwellings will be located within South Derbyshire. It also extends the plan period by 1 year to 2042.

- 2.2.4 Whilst we support the principle of extending the plan period, if the examination of the SDLPR is delayed then the plan period may need to be extended further to allow for 15 year's post adoption of the Local Plan in accordance with paragraph 22 of the Framework, and additional housing land will need to be identified to meet the shortfall. Indeed, Nightingale Land reiterate our previous submission, that the plan relies too heavily on strategic housing sites to meet housing needs.

Whilst these sites will play an important role in delivering housing, a range of housing sites should be included to provide a suitable level of smaller sites to ensure a flexible and responsible supply position is maintained and for the benefit of the SME sector. In this regard, Land North of Linton Road, Castle Gresley now has a resolution to grant subject to s106 for 75 dwellings and should be included as a draft allocation within the Local Plan.

#### PM4 – Policy S4: Housing Strategy

- 2.2.5 It appears an additional strategic housing site is included. The proposed modification also suggests that the balance of provision needed to meet the overall requirement of 15,263 homes will be provided through existing unallocated sites of ten dwellings or more with planning permission and windfall development comprising a minimum of 2,390 net dwellings.
- 2.2.6 It is currently unclear what sites are included, and clarity should be provided on this matter.

#### PM28: Policy H21: Affordable Housing

- 2.2.7 NL support the reduction of affordable housing percentage from 40% to 30% in response to the Plan Wide Viability Assessment interim Affordable Housing Statement. However, it does not appear that the viability assessment is included regarding wider viability assumptions particularly in relation to infrastructure requirements and the optional building standards the Council is currently seeking to implement.

#### PM42: Housing Trajectory

- 2.2.8 A total of 27 sites are identified as large unallocated sites with planning permission for 10 dwellings or more. It is supported that Land North of Linton Road is included within the Housing Trajectory. However, we consider that all of these sites should be included within the Plan as Local plan allocations and recorded as such on the policies map.

### 3. OMISSION SITE

#### 3.1 Land North of Linton Road, Castle Gresley

3.1.1 Nightingale Land has land interests in Castle Gresley at Land north of Linton Road. The site was considered at the Development Management Committee on 26<sup>th</sup> March 2026 where it was granted subject to a signed s106. All technical documentation supporting the application can be viewed under application reference DMPA/2024/1572. NL are currently engaging with the Council to finalise the S106 and the site is now being actively marketed to housebuilders.

3.1.2 The site is now included within the housing trajectory along with several other sites. Given that it now benefits from a resolution to grant we feel it should be included as a proposed allocation particularly as there is currently a lack of certainty as to whether the Local Plan Part 2 will progress.

## 4. CONCLUSIONS

### 4.1 Summary

- 4.1.1 In principle, whilst we support a range of modifications the Council has put forward for consultation, those sites which now benefit from planning permission should be included as draft allocations within the Local Plan given the uncertainty over whether the LPP2 will progress.
- 4.1.2 NL request to participate at the examination in public and be notified of when the Local Plan is submitted for independent examination.