

**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.

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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*: Peveril Homes Limited	Name*: Kamaldeep Saini
Organisation:	Organisation: CarneySweeney
[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.

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PM10		PM32	
PM11		PM33	
PM12		PM34	
PM13		PM35	
PM14		PM36	
PM15		PM37	
PM16	X	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)		X
a) Positively prepared		X
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.

The change to Policy STRA2: Land South of Mickleover as proposed under PM16, to introduce a new criterion detailing an additional principal access into the site from the north off the A516, is supported in principle. The amendment would look to bring forward an approach consistent with the findings of the Derby Housing Market Area Transport Modelling and Design Midlands Shaping Streets Review, supporting local bus services to have direct access from the northern side of the site to the A516 as part of a southwest Derby integrated transport route.

The Council will be aware that Peveril Homes Limited has additional land interests surrounding the proposed boundary of STRA2. This includes land to the north of the A516, which offers an opportunity to bring forward a more informed 'gateway' to this strategic allocation, as part of the proposed principal access point.

SHELAA Site Reference 155 'Land at Bannell's Lane and Etwall Road, Mickleover' amounts to 10.8ha of land north of the A516 adjacent to the proposed STRA2 boundary. Site Reference 155 was assessed within the SHELAA as being 'suitable', 'available' and 'achievable' and coming forward between years 6-10 of the plan period. The inclusion of this land would expand options for highway junction design and facilitate the creation of a gateway to the wider site.

To aid the Council's consideration, please find enclosed at Appendix A of these representations a concept plan showing how the additional land parcel SHELAA Site Reference 155 can be accommodated within the boundary of proposed strategic allocation STRA2. The concept plan demonstrates that the additional land parcel will not conflict with the overall vision for this proposed strategic allocation, providing an opportunity to create a gateway to the site.

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.

We recommend that the Council gives the parcel of land outlined above (Site Reference 155) further consideration for inclusion in the extent of the boundary for

proposed allocation STRA2 to facilitate and contribute to the northern access point under PM16 and access link road under PM21.

This change would support the allocation under STRA2 being positively prepared, aligning with sustainable development principles and supporting the provision of the identified infrastructure needs.

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

X

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:

We would welcome the opportunity to address an Inspector during any hearing sessions to discuss the matters raised in our representations.

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?

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PM21	X	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)		X
a) Positively prepared		X
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.

The change to Policy STRA2: Land South of Mickleover as proposed under PM21, to introduce an amended criterion for the provision of a link road between the A516 and A38, is supported. The amendment is noted to bring forward an approach consistent with the Derby Housing Market Area Transport Modelling.

As set out in our response to PM16, Peveril Homes Limited has additional land interests surrounding the proposed boundary for STRA2. This includes land to the north of the A516, which offers an opportunity to bring forward a more informed 'gateway' to this strategic allocation, as part of the proposed principal access point at the A516 (under PM16) which would form the northern element of the link road proposed under PM21.

SHELAA Site Reference 155 'Land at Bannell's Lane and Etwall Road, Mickleover' amounts to 10.8ha of land north of the A516 adjacent to the proposed STRA2 boundary. The inclusion of this land would expand options for highway junction design and facilitate the creation of a gateway to the wider site.

An additional land parcel within Peveril Homes Limited's control to the southwest of the proposed STRA2 allocation is the remaining part of SHELAA Site Reference 158, which offers a sustainable option for additional housing delivery as part of the strategic allocation. The provision of additional land and further housing accords with the principle of focusing the bulk of development to the south of the site (as set out in AM73) and would support the delivery of necessary infrastructure where required.

The omitted land parcels described above have formed part of the SHELAA, which assessed the full extent of Site References 155 and 158 as being 'suitable', 'available' and 'achievable' and coming forward between years 6-10 of the plan period. It is therefore unclear as to why the full extent of Site Reference 158 and Site Reference 155 have not been included within the extent of the allocation boundary.

To aid the Council's consideration, please find enclosed at Appendix A of these representations a concept plan showing how the additional land parcel for SHELAA Site Reference 155 and the remaining area of Site Reference 158 can be accommodated within the boundary of proposed strategic allocation STRA2. The concept plan demonstrates that the additional land parcels will not conflict with the overall vision for this proposed strategic allocation.

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.

We recommend that the Council gives the parcels of land outlined above (Site Reference 155 and full extent of Site Reference 158) further consideration for inclusion in the extent of the boundary for proposed allocation STRA2 to facilitate and contribute to the northern access point and access link road, as proposed under PM16 and PM21 respectively, and the southerly focus of growth detailed in AM73.

These changes would support the allocation under STRA2 being positively prepared, aligning with sustainable development principles and supporting the provision of the identified infrastructure needs.

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

X

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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.

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PM19		PM41	
PM20		PM42	
PM21		Other (Please specify)	
PM22	X		

4. Do you consider the Local Plan is:		
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a) Positively prepared		
b) Justified		
c) Effective		X
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PM22 represents a new indicative layout of proposed allocation STRA2. As this layout is 'indicative', this should look to provide sufficient flexibility to allow additional areas of land to be developed where they align with the overall vision for this strategic site and the supporting policy justification text under AM73.

As detailed in our response to PM16 and PM21, Peveril Homes Limited has an interest in additional land parcels (Site Reference 155 and the full extent of Site Reference 158). The inclusion of these additional land parcels within the boundary of STRA2 would expand options for highway junction design and facilitate the creation of a gateway to the wider site, whilst delivering sustainable housing growth, alongside the provision of further housing in the southern part of the site, which aligns with the policy justification text detailed under AM73.

The inclusion of additional development within the proposed allocation area, and expansion of the proposed allocation boundary, could contribute additional appropriate funds towards the delivery of infrastructure, but also provide sufficient flexibility to bring forward a more considered design and layout.

To aid the Council's consideration of the additional land parcels in the context of the indicative layout at PM22, please find enclosed at Appendix A of these representations a concept masterplan. The concept masterplan builds on the approach included at PM22 and accounts for the policy requirements of STRA2 and its supporting text (as proposed under AM73), demonstrating that there are opportunities for additional built development in the southern area of the site, but also how the additional land parcels can be accommodated within the boundary of the proposed strategic allocation.

The concept masterplan demonstrates that the additional land parcels will not conflict with the overall vision for this proposed strategic allocation, providing an opportunity to bring forward additional dwellings to account for identified site constraints and policy requirements (including the provision of a north access and link road), enable additional growth in the south of the site, further enhance the areas of landscaping and provide scope to allow the built form to be designed in a more considered format. The expansion of the additional growth in the south of the site, and inclusion of the additional parcels, would continue to support the creation of a strategic allocation which would not undermine the policy aspirations.

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.

As per the response to Question 5 above on PM22.

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PM19		PM41	
PM20		PM42	
PM21	Other (Please specify) AM73		
PM22			

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2) Sound (If you check 'No', please also confirm below which of the 'tests' it fails to meet)		X
a) Positively prepared		
b) Justified		X
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The provision of justification text to accompany Policy STRA2: Land South of Mickleover and to provide clarity to the policy requirements, as proposed under AM73, is welcomed.

However, we would suggest there are some elements which would benefit from further consideration to reflect our representations made to PM16, PM21 and PM22 above, to assist in clarity and in the interests of accuracy, as follows:

Number of Dwellings

The proposed STRA2 allocation has potential to deliver more than 2,500 dwellings. To reflect this potential, the Council may wish to refer to a 'minimum of 2,500 dwellings in the justification text.

Green Wedges

The proposed justification text includes the following reference in respect of Green Wedges in Derby City:

"...The site is a cross-boundary site between Derby City Council and South Derbyshire District Council. Derby City Council currently has a Green Wedge policy and whilst this designation is outside the South Derbyshire administrative area and therefore does not apply within South Derbyshire, the principles of extending the green wedges concept with green infrastructure beyond the administrative boundary of Derby City is supported. This will ensure that the Green Wedges within Derby are not obstructed by development in South Derbyshire. This is to provide opportunities for Derby City residents to access the countryside beyond the city boundary but also to allow residents of the new allocations the opportunity to access the city via attractive green routes..."

As set out in the Derby City Green Wedge, Green Belt and Green Gap Map Book, July 2026 (published alongside the Derby City Local Plan Regulation 19 version), the Littleover/Mickleover Green Wedge designation is proposed for deletion, with the northern element of the previous Green Wedge (i.e. the land outside of the proposed Derby City Local Plan Policy HA5 allocation) redesignated as 'Littleover Green Gap'. Whilst this is noted to be an emerging policy, the reference to Green Wedges as part of the justification text to STRA2 is not effective as this designation is under review by Derby City Council.

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.

As per our response to Question 5 above in respect of AM73.

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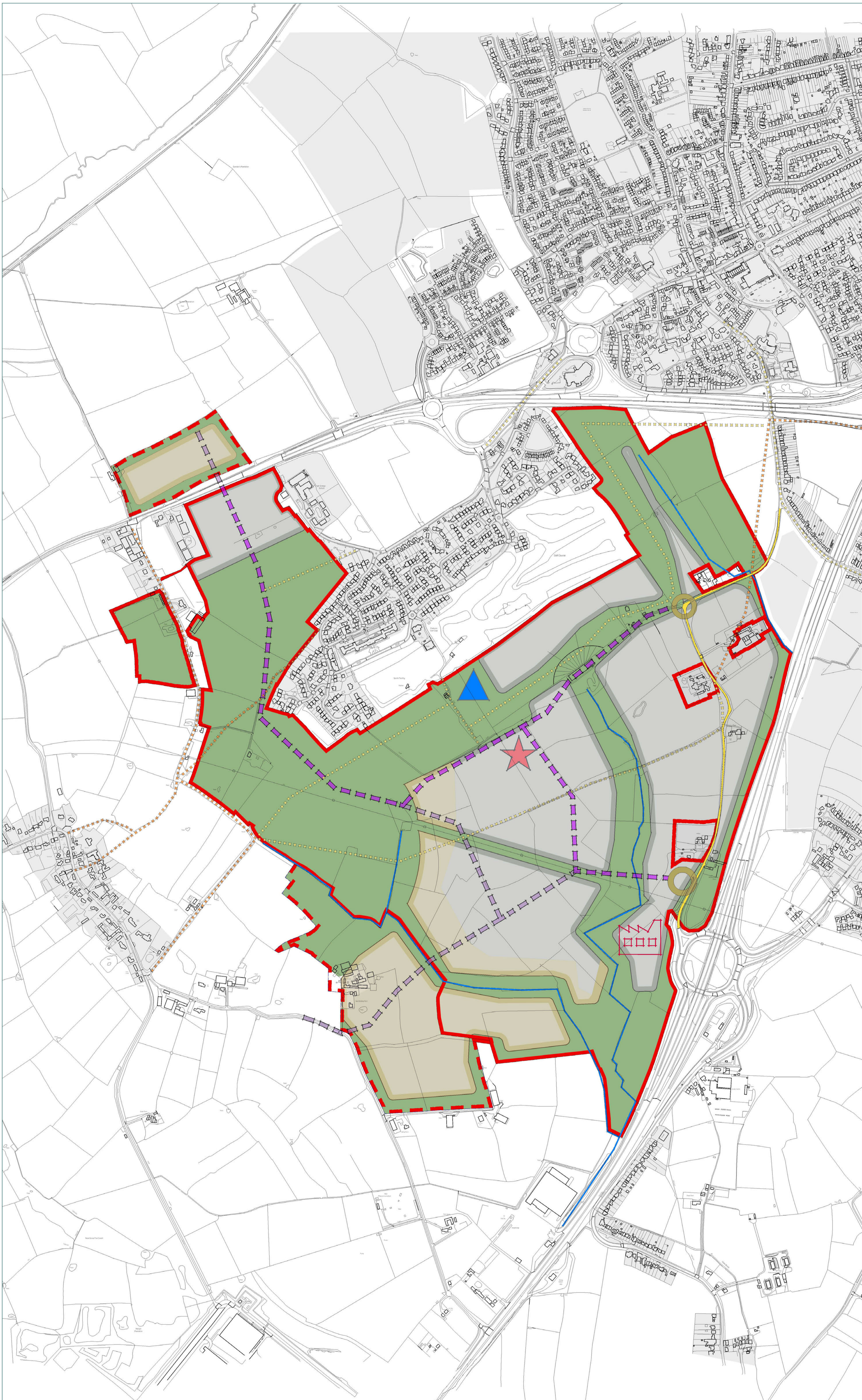
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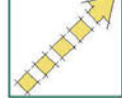


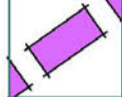




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Review 2022-2041**


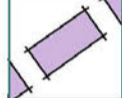

Representations on behalf of Peveril Homes Limited

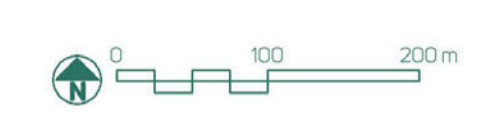
Appendix A - n2477_005E-Indicative Layout Mods



- Key**
-  Draft Allocation Boundary
 -  Country Park/Green Infrastructure
 -  Blue corridors
 -  Existing Public Rights of Way
 -  Proposed/enhanced footpath/cycle connection
 -  Staker Lane
 -  Vehicular Access Points
 -  New Link Road
 -  Housing Development (indicative)
 -  Proposed Local Centre
 -  Proposed Education Facilities
 -  Proposed Employment Uses

NB: The Indicative Layout produced for STRA2 does not accurately follow current OS mapping. This plan is based upon current OS mapping and so differences in the positioning of some features do occur.

- Additional Items:**
-  Proposed Extension of Allocation Boundary
 -  Extension of New Link Road
 -  Additional Available Housing Development (indicative)



Project: South-west Derby
 Drawing Title: Proposed Additions/Amendments to emerging Policy STRA2 Indicative Layout

Project Code	Drawing No	Rev
n2477	005	E
Date	Drawing Scale	
12.06.2025	1:5,000 @ A1	