# SOUTH DERBYSHIRE DISTRICT COUNCIL CONSULTATION STATEMENT

August 2026

## Purpose of the document

The Consultation Statement sets out how South Derbyshire District Council has involved communities and stakeholders in preparation of South Derbyshire District Council Local Plan Part 1 Review in accordance with Regulations 18 and 19 of the Town and Country Planning (Local Planning) (England Regulations 2012).

This statement has been produced in accordance with Regulation 22 1(c) of the Town and Country Planning Regulations 2012, which states that a Consultation Statement must be produced to show:

i. Which bodies and persons were invited to make representations under regulation 18,
ii. How those bodies and persons were invited to make representations under regulation 18,
iii. A summary of the main issues raised by the representations made pursuant to regulation 18,
iv. How any representations made pursuant to regulation 18 have been taken into account;
v. If representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
vi. If no representations were made in regulation 20, that no such representations were made

This statement demonstrates that consultation on the preparation of the Local Plan has been undertaken in accordance with the relevant regulations and the Councils statement of Community Involvement.

## Statement of Community Involvement

In September 2018 the Council adopted its Statement of Community Involvement (SCI) which sets out how the community and other stakeholders would be engaged in the preparation of the Local Plan and development management matters.

The SCI sets out the compulsory methods that will be used to involve the community in the preparation of the local plan. It also includes the approaches that may be used where appropriate/practicable. The SCI states "the inclusion of these potential methods in the SCI should not be considered as an undertaking that all methods will be available on demand during the production of each document produced.[1]"

The following table is an extract from the SCI setting out the compulsory approaches to involve the community in the preparation of the Local Plan and those approaches that will be used where practical or appropriate. The SCI states that the 'table is not intended to be exhaustive and additional methods may be used where appropriate'.

[1] Paragraph 4.3 of South Derbyshire Statement of Community Involvement

Table 1: Possible methods of community consultation and involvement set out within the SCI

| Method | Detail | Requirement Level |
|---|---|---|
| Local Plan Consultation Database | To contact all of those on the local plan consultation database, either by email or letter, informing them of the consultation | Compulsory |
| Correspondence with Statutory Bodies | To contact the Statutory Body, usually via email, to inform them of the consultation. | Compulsory |
| Hard copies of document | Documents available at the District Council Offices and libraries within the District | Compulsory |
| Website | All live consultation documents will be made available on the District Council's website and a direct link to the relevant webpage will be included in consultation material. | Compulsory |
| Press Releases/Articles | Details of local plan consultations and drop-in events may be issued in a press release or in articles for local publications | Used when practicable |
| Local Media | The District Council's communications team will advise on relevant local media contacts, including local community websites, and where appropriate, notify of any press releases. | Used when practicable |
| Social Media | Facebook and Twitter may be used to publicise consultations and public drop-in events. This is particularly useful for some seldom-heard groups in the District, such as young people | Used when practicable |
| Area Forums | These are quarterly community-based meetings held in six area-based locations across the District. Can be particularly useful when discussing topics which fall wholly within a local area. | Used when practicable |
| Drop in events, workshops and focus groups | Usually held in various locations across the District, drop-in events allow the public to discuss consultation proposals in detail and face to face with Officers. Where necessary, particularly relevant groups, stakeholders or individuals may be invited to take part in a focus group discussion or workshop. | Arranged where appropriate |
| Questionnaire | It is usual for a questionnaire to accompany a consultation, available | Produced where appropriate |

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| | both electronically and in hard copy format. | |
| Leaflets | Summary leaflets are usually produced to accompany a consultation. The leaflet is available online, at locations where hard copies of the documents are available for inspection and at drop-in events. It is, however, too expensive to produce a hard copy for each household within the District. | Produced where appropriate |
| Steering Group | From time to time, specific steering groups are established, often with elected Members, to engage with and address specific issues. | Arranged where appropriate |
| Sustainable Development Group | A sub-group of the Local Strategic Partnership meeting quarterly, incorporating a variety of local agencies. | Used when practicable |

The SCI also sets out the main stages in the production of a Local Plan and outlines where involvement opportunities are available.

Table 2: Extract from the SCI setting out main stages in the production of the Plan and outline where involvement opportunities are available

| **Main Local Plan Production Stages** | | |
|---|---|---|
| **Regulatory Stage** | **What is involved** | **Who is involved** |
| No regulation | Evidence gathering | Selected stakeholders, groups, or organisations |
| Regulation 18 | Notification of appropriate bodies and persons that a local plan is being prepared and seek their views on what the document should contain. | Specific Consultation Bodies.<br><br>Appropriate General Consultation Bodies.<br><br>Local plan consultation database |
| No regulation | Consultation on draft document examining issues and potential options. | Specific Consultation Bodies<br><br>Appropriate General Consultation Bodies<br><br>Local plan consultation database |
| Regulation 19 | Consultation on the local plan that the Council intends to submit to the Secretary of State. Regulations require a minimum consultation period of 6 weeks. | Specific Consultation Bodies<br><br>General Consultation Bodies<br><br>Local plan consultation database |

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|---|---|---|
| Regulation 22 | Submission of the proposed local plan to the Secretary of State along with the Sustainability Appraisal, supporting evidence documents and copies of all representations to the Local Plan. | This is not a consultation stage. Notification of the submission of the Local Plan to the Secretary of State is given to Specific and General Consultation Bodies previously consulted in the Local Plan's production, those on the local plan consultation database and others who request to be notified. |

The above table is in line with the Town and Country Planning (Local Planning) (England) Regulations 2012. The District Council is required by law to consult a number of specific consultation bodies' and general consultation bodies' in preparing plan documents. The 'specific consultation bodies' are listed in the Regulations, whilst the Regulations indicates the type of organisations that should be consulted as 'general consultation bodies'.

## Local Plan Consultations

Four consultations have been carried out as part of the development of the Local Plan Part 1 Review. The following table provides the stage and dates of the consultations.

Table 3: Consultation dates

| Consultation | Consultation Period |
|---|---|
| Regulation 18: Issues and Options | 10th October – 5th December 2022 |
| Regulation 18: Draft Local Plan Part 1 Review | 7th October – 6th December 2024 |
| Regulation 19: Publication Local Plan Part 1 Review | 10th March – 25th April 2025 |
| Regulation 19 Addendum: Proposed Modifications to the South Derbyshire Local Plan Part 1 Review Publication Version | 5th May 2026 – 16th June 2026 |

## Consultation Methods

The District Council has used a broad range of methods to consult and engage with stakeholders and the public.

Table 4 sets out the possible methods of community involvement contained within the Council SCI, the requirement level of the methods (e.g. whether the method is compulsory or used when practicable/appropriate etc) and which methods were used during each consultation.

The table demonstrates that the compulsory methods of consultation were undertaken during the four consultations and various other possible methods contained within the SCI were used.

In addition, for each consultation posters were sent to Parish Councils advertising the consultations. This was not a requirement within the SCI, however the SCI does state the possible methods within the SCI is not intended to be exhaustive and additional methods may be used where appropriate.

The District Councils' Local Plan database includes 'specific consultation bodies', 'general consultation bodies' as well as a range of other individuals, groups and organisations. At each of the four consultations, all consultees (including specific consultation bodies and general consultation bodies) on the Local Plan database were informed of the consultations. Appendix E provides a list of the general bodies/organisations included within the Local Plan database

The Local Plan consultations were undertaken in accordance with the SCI and the requirements within the Town and Country Planning (Local Planning) (England) Regulations 2012.

Table 4: Statement of Community Involvement possible methods of community involvement compared against consultations undertaken

| Possible methods of community involvement set out within the Statement of Community Involvement | | | Consultations | | | |
|---|---|---|---|---|---|---|
| **Method of consultation** | **Detail** | **Requirement Level** | **Reg 18: Issues and Options** | **Reg 18: Draft Local Plan Part 1 Review** | **Regulation 19: Publication Local Plan Part 1 Review** | **Regulation 19 Addendum** |
| Local Plan consultation database | To contact all of those on the local plan consultation database, either by email or letter, informing them of the consultation | Compulsory | ✔ | ✔ | ✔ | ✔ |
| Correspondence with Statutory Bodies | To contact the Statutory Body, usually via email, to inform them of the consultation. | Compulsory | ✔ | ✔ | ✔ | ✔ |
| Hard copies of documents | Documents available at the District Council Offices and libraries within the District | Compulsory | ✔ | ✔ | ✔ | ✔ |
| Website | All live consultation documents will be made available on the District Council's website and a direct link to the relevant webpage will be included in consultation material. | Compulsory | ✔ | ✔ | ✔ | ✔ |
| Press Releases/ Articles | Details of local plan consultations and drop-in events may be issued in a press release or in articles for local publications.[1] | Used where practicable | ✔ | ✔ | ✔ | ✔ |

[1] Press releases were issued to local media and local publications (newsletters)

| | | | | | | |
|---|---|---|---|---|---|---|
| Local Media | The District Council's communications team will advise on relevant local media contacts, including local community websites, and where appropriate, notify of any press releases. | Used where practicable | | | | |
| Social Media | Facebook and Twitter may be used to publicise consultations and public drop-in events. This is particularly useful for some seldom-heard groups in the District, such as young people. | Used where practicable | ✔ | ✔ | ✔ | |
| Area Forums[2] | These are quarterly community-based meetings held in six area-based locations across the District. Can be particularly useful when discussing topics which fall wholly within a local area. | Used where practicable | ✔ | | | |
| Drop in events, workshops and focus groups | Usually held in various locations across the District, drop-in events allow the public to discuss consultation proposals in detail and face to face with Officers. Where necessary, particularly relevant groups, stakeholders or individuals may be invited to take part in a focus group discussion or workshop. | Arranged where appropriate | ✔ | ✔ | ✔ | ✔ |
| Questionnaire | It is usual for a questionnaire to accompany a consultation, available | Produced where appropriate | ✔ | ✔ | ✔ | ✔ |

[2] It should be noted that the date of the Area Forums does not always fall during a consultation period.

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| | both electronically and in hard copy format. | | | | | |
| Leaflets | Summary leaflets are usually produced to accompany a consultation. The leaflet is available online, at locations where hard copies of the documents are available for inspection and at drop-in events. It is, however, too expensive to produce a hard copy for each household within the District. | Produced where appropriate | ✔ | ✔ | ✔ | ✔ |
| Steering Group | From time to time, specific steering groups are established, often with elected Members, to engage with and address specific issues | Arranged where appropriate | ✔[3] | ✔[4] | ✔[5] | ✔[6] |
| Sustainable Development Group | A sub-group of the Local Strategic Partnership meeting quarterly, incorporating a variety of local agencies. | Used where practicable | ✔ | ✔ | | |

Further information on each consultation, is out below.

[3] Local Plan Working Group was held on 31st August 2022 and 6th September
[4] Local Plan Working Group was held on various dates within 2024 including 21st June 2024, 19th July 2024 and 30th August 2024.
[5] Local Plan Working Group was held on 7th February 2025
[6] Local Plan Working Group was held on 17th March 2026

## Regulation 18: Issues and Options Consultation (10th October- 5th December 2022)

### Introduction

Government policy requires that Local Plans are reviewed every five years to see if they need updating. Following consideration of assessment of the Local Plan Part 1 policies, Environment and Developmental Services Committee (on the 12th August 2021) endorsed a full review of the Local Plan Part 1[2].

In October 2022 South Derbyshire District Council published its first consultation on the Local Plan Review. The 'Issues and Options Consultation' ran for 8 weeks from 10th October until 5th December 2022.

The Consultation sought views on two consultation documents:

- The 'Issues and Options' document which contained questions and options regarding a number of topics, including housing, jobs, infrastructure, health, climate change and the environment. Its purpose was to ensure that the Emerging Local Plan covers the right issues; and
- The Sustainability Appraisal Scoping Report which established a methodology and framework for the assessment of the Local Plan and its alternatives at subsequent stages of the plan preparation progress. It also identified the significant impacts that the assessment work needed to address.

The Consultation documents and responses can be found on the Councils website at: www.southderbyshire.gov.uk/issuesandoptions

### Who was invited to be involved at this stage and how?

Different methods of public consultation were used to maximise community and stakeholder engagement in the process. These included:

- All organisations and individuals on the Local Plan database (including Parish Councils/Meetings, South Derbyshire's MP, statutory consultees, general consultation bodies, neighbouring authorities, planning agents) were contacted by letter or email (where provided), informing consultees of the purpose of the consultation, how to find further information, details of the 'drop in' consultation events and how to make representations (Appendix A1). In total 577 emails and 50 letters were sent.

  Following the initial mail out an additional drop in event in Aston on Trent was scheduled and a follow up mail out was undertaken to ensure that everyone was made aware of the new event. This consisted of letters and emails were sent to all those on the Local Plan database (again including Parish Councils/Meetings, South Derbyshire's MP, statutory consultees,

[2] Public Item Number 8 of the following webpage contains the EDS Committee Report and Appendix regarding the Local Plan Review: CMIS > Meetings

neighbouring authorities, planning agents) informing consultees of the event (Appendix A2). In total 577 emails and 50 letters were sent).

- The Councils Issues and Options webpage contained details of the consultation, including information on the 'drop in' events, the consultation documents and summary leaflet. The webpage included a link to the online consultation system where people could respond to the questionnaire online.

- A short URL link was created for the District Councils website, which set out information on the consultation: www.southderbyshire.gov.uk/issuesandoptions

- Posters advertising the consultation and drop in events were emailed to all Parish Councils/Meetings (Appendix A3)

- A hard copy of the consultation documents was available to view in South Derbyshire District Council Offices, along with summary leaflets and paper questionnaires to take away.

- Hard copies of the consultation documents and copies of the summary leaflet (Appendix A4) and questionnaires were available at all South Derbyshire Libraries (including the mobile library) and the following libraries outside of the District: Burton on Trent, Chellaston, Mickleover and Sinfin.

- During the consultation period the consultation was advertised as part of a rolling presentation on screens in the Councils Office Main Reception (Appendix A5).

- A banner adverting the consultation was located on the District Councils website homepage, during the consultation period. A hotlink on this banner connected directly to the Issues and Options webpage, which provided further information on the consultation (Appendix A6).

- Paper questionnaires were produced, which were available at all drop in events, all South Derbyshire libraries (and those outside of the District listed above) and the District Council Offices Main Reception. The paper questionnaire was also available to download from the Councils website (Appendix A7). In addition, consultees could submit their comments online directly into the Council's consultation software.

- Six drop in events were held throughout the District. Planning Officers were at the events to talk through the consultation and answer questions from members of the public and stakeholders.

  The Drop in events included display boards providing a brief summary of the consultation (Appendix A8), hard copies of the consultation documents were available for reference, along with copies of the summary leaflet and questionnaires which consultees could take away with them.

The drop in events were published on the Councils website, social media channels as well as providing Parish Councils with posters advertising the events.

The drop in events took place at the following venues:

- Tuesday 11 October, 3.30pm to 6.45pm at Findern Village Hall
- Friday 14 October, 3.30pm to 6.45pm at Rosliston Village Hall
- Wednesday 26 October, 3.30pm to 6.45pm at Frank Wickham Hall, Etwall
- Thursday 27 October, 3.30pm to 6.45pm at Sharpes Pottery Museum, Swadlincote
- Monday 31 October, 3.30pm to 6.45pm at Stenson Community Centre
- Wednesday 2 November, 3.30pm to 6.45pm at Melbourne Sporting Partnership

In addition, drop-in sessions took place on Tuesdays and Wednesdays, 10am – 4pm at the Council Offices throughout the consultation.

Once consultation had begun, feedback from members of the public indicated demand for an additional consultation event in Aston on Trent. The event took place on 24th November 2022 and was advertised on the Councils website, on social media (Twitter and Facebook) and emails/letters were sent those on the consultation database informing them of the additional event.

No time extension for the consultation period was required as there was sufficient time to advertise the event and for consultees to comment.

Attendance of the drop in sessions can be found in Appendix A9.

- A statement regarding the Issues and Options consultation was read out at the Area Forums to inform of the consultation and where information could be found. Summary leaflets were also distributed. The Area Forums were held on:
    - Thursday 13th October 2022 – Foston and Scoption Village Hall
    - Tuesday 11th October 2022 – Stenson Fields Community Centre
    - Wednesday 9th October 2022 – Aston Recreation Centre
    - Wednesday 2nd November 2022 – St George and St Marys Church, Church Gresley
    - Tuesday 9th November – St Johns Church, Newhall

- The consultation, including the ‘drop in events’ were advertised on Social Media (Facebook and Twitter)

- The District Council issued a press release advertising the consultation and drop in events (Appendix A10). The press release was issued to local media and local publications (newsletters). This included: Mercia Marina, Melbourne Village Voice, Walton Newsletter, Willington Village News, BBC, Gem106, Radio Derby, Touch FM News desk, Swadinclote Post, Derby Telegraph Newsdesk, Reach PLC, Etwall Express, Coalville Times.

- The Local Plan Working Group was held on 31st August 2022 and 6th September 2022. This is an internal cross-party Member meeting, with Head of Planning and Planning Policy Team Leader attendance, to discuss the Emerging Local Plan, in particular the content of the Issues and Options consultation document.

- An online presentation was given by a Planning Policy Officer to the Sustainable Development Group on 16/11/2022. The presentation provided a summary of the Issues and Options document and provided a question-and-answer session at the end of presentation.

## Summary of the main issued raised?

353 responses were received to the Issues and Options Consultation.

The below section provides a summary of the responses received. Not every consultee response has been summarised below, however the main responses have been grouped together. A more detailed summary of the responses received for each question within the Issues and Options consultation, can be found on the following webpage under 'Summary of Results' South Derbyshire Local Plan (Regulation 18) Issues and Options October 2022 - South Derbyshire Consultations

### The Plan production process

Just over half of respondents believe that the Local Plan period should be extended beyond 2039 with the timescale that the plan covers detailed in the plan and accompanied with a long-term version that stretches beyond the Plan period. Most respondents believe that the Council should prepare a single plan to provide certainty and clarity (both to residents and developers). There was a range of responses as to what the 'strategic' threshold should be for housing allocations with many stating that this depends on the distribution strategy and location of the proposed development. There was recognition that if the Council were to proceed with a two-plan process, then consideration should be given to ensuring sufficient allocations are contained within the first part of the plan (with many suggesting that all allocations should be made in part 1).

### Housing Need

Housing need is the principal key issue for the District. 74% of respondents agreed with the Derby Housing Market Area (HMA) Boundary Study's conclusion that the Derby HMA comprises of Derby, South Derbyshire and Amber Valley. It was considered that housing need should be met within the HMA (with the potential exception of Erewash also taking some need). In general terms landowners and

developers consider that the Council should allocate at least sufficient land to meet the housing needs of the district with most considering that the Council should also include provision for meeting a proportion of Derby's unmet need. They also agreed that the Council should have a clear strategy for development with a range of sites across the district to ensure that the five-year housing land supply can be maintained. Parish Councils and local residents generally considered that the District should be cautious about accommodating Derby's unmet housing need and new development should be limited.

Many stated that the Standard Methodology for calculating housing need should be the starting point for determining housing need but that this should then be adjusted upwards to take into account the likely unmet need from Derby City although many Parish Councils and local residents thought that Derby City should meet their own need or make every effort to do so before exporting it elsewhere. Employment growth opportunities (such as the Freeport), the need to address potential affordability issues and past trends of delivery were also considered to be key upward influencers on the future housing need for the District.

Those promoting land for development all considered that their sites should be assessed favourably for development. Other respondents (including Parish Councils and local residents) considered that development that ensured affordability and access to homes for those with local connections in more rural locations should be considered a priority, alongside ensuring sufficient suitable accommodation for an aging population and ensuring that the character and rural feel of the District was not eroded by new development

**Housing Distribution**

The preferred option for distribution of housing around the district was to focus on locating it in areas where development is already served by appropriate infrastructure. This was followed by development at a scale where new services and infrastructure can be provided (i.e. as a new settlement) or as a blend of different options potentially done proportionately to include development in villages to ensure fairness and to provide the development industry with a choice and range (size) of development sites to ensure delivery. Many thought that where need is being met from Derby it should be met in close proximity to Derby (where the need arises). More than half of respondents (59%) believe that at least 10% of allocations for houses should be on small sites. The key considerations for the Councils approach to housing distribution was considered to be the need to protect good quality agricultural land, access to employment, re-using brownfield land, prevent coalescence of settlements and urban sprawl, limiting impacts on existing settlements, retaining green wedges and the Green Belt, support biodiversity and habitat creation, ensuring flooding and sewerage infrastructure is sufficient, locating development where need is identified and protecting the historic and natural environment. Most considered that the quantum of development should dictate the Council's strategy. There was no clear agreement as to what should be deemed 'strategic' development.

**Settlement Hierarchy**

Most respondents considered that a review the settlement hierarchy was likely to be required and that methodology undertaking this should be appraised with consideration of access to services (proximity, quantum and range) and how technology and changing social practices (including online shopping and working from home) mean we access services differently. Generally, some Parish Councils considered that they should be 'downgraded' to take less development in the future either because of the level of development that they had previously accommodated or because services had declined. Some also wanted a review mechanism to capture future changes that would affect the outcome of the hierarchy. Some Parish Councils and developers suggested that consideration should be given to development as a mechanism for delivering infrastructure particularly in more rural areas (i.e. those at the lower end of the settlement hierarchy) that were stuck in a cycle of lack of infrastructure investment because of their respective size. It was also considered that the settlement hierarchy methodology should have regard to settlements within close proximity to each other that share services.

**Employment (quantum & type)**

There is general support for employment, retail and tourism development within the district to support the local economy and ensure that the vibrancy of the Town Centre (Swadlincote). It was considered that employment development should be informed by the emerging Employment Land Study and that the proposed Freeport should be a key consideration. The majority of respondents considered that the employment needs of the district should be met in full within the district. It was considered that poor past delivery and lack of employment land potential in Derby City should influence the quantum and location of future development within the District. It was also considered that the likelihood of global pressures on resources (e.g. food and energy) and the development of new technology is likely to influence the future economy and social practices and therefore flexibility, both in the type and quantum, of employment allocations and policies will be key to ensure a strong and resilient economy. Sports, recreation, tourism and agriculture were also considered to be a catalyst for employment which should be supported in the Local Plan. Employment policy should aim to retain existing employers and support the expansion of existing sites.

**Employment (Location)**

Generally, landowners and developers suggested that the Council should build on the strengths of the districts' central geographic location with access to the strategic road network (i.e. the A50 corridor) which is key for determining locations for growth. Proximity to a skilled workforce and coexistence with existing urban areas and allocations (e.g. Infinity Garden Village) were also considered to be key influencers

for the location of future growth. Other respondents suggested that the character of the area should influence where employment is located, and that new employment development should deliver a high-quality environment both in terms of biodiversity and amenity for users.

### Infrastructure

Access to services and facilities, the need to support existing and deliver new infrastructure including: transport infrastructure to reduce congestion; education infrastructure to ensure that schools do are not oversubscribed; and health facilities to ensure that members of the communities have easy access to doctors were all key issue for Parish Councils and local residents. It was also considered that development should be well-designed, and associated infrastructure should be inclusive for all members of the including those with mobility issues (e.g. dropped kerbs, type of surfaces used, equipment provided). Access to open space and opportunities for active travel were considered key for the health and well-being of users.

### The Infinity Garden Village

Infinity Garden Village should include appropriate infrastructure including: green and blue infrastructure to deliver biodiversity net gain, employment, housing, a secondary school, and a new link road and junction onto the A50, sufficient flood mitigation measures, sports facilities, healthcare provision (doctors and dentists), public transport provision, active travel routes, open space, a community building, a local centre and sufficient broadband. Most respondents thought that this could be proportionately delivered alongside additional houses and employment development. Some developers/landowners suggested that additional growth along the A50 corridor could also contribute to meeting the infrastructure requirements in the area. 67% of respondents (some of which are promoting alternative sites for development) thought that the development site parameters (as defined in the existing plan) should not be expanded.

### The Freeport

The Freeport should include appropriate infrastructure including: flood risk mitigation and water management opportunities, biodiversity net gain, green and blue infrastructure (including woodland buffers), green energy generation (with the aim to be carbon neutral), transport connections (including public transport), promote active travel, open space, control of traffic flow into surrounding villages, mitigate pollution (light and noise). Some Landowners/developers suggest that there should also be complementary employment development alongside the Freeport and that housing development should be directed towards areas within close proximity to the Freeport to ensure that the workforce is within near to the employment opportunities. It was also considered that the Freeport should focus on high value employment and that

passenger rail connections should be improved at the location. Consideration should also be given to mitigating the impact of increased train frequency using level-crossing crossings on the local road network.

### Green Belt

Just over half (51%) of respondents (mainly members of the public) believe that the Council should undertake a Green Belt review. However, this appears to be on the misunderstanding that a review would lead to a substantial increase in Green Belt within the District.

### Specialist Housing

Affordable housing and specialist extra care requirements should be informed by a housing needs assessment and considered in the context of a plan wide viability assessment. Targets should be realistic and flexible taking into account past trends and local requirements to ensure delivery. Consideration needs to be given to any exemptions (e.g., where other specialist housing is being provided), on-site and off-site requirements and the mechanisms by which homes are delivered. The Council should also consider proximity to supporting services and infrastructure that is required for certain types of specialist housing (e.g. doctors etc.). Parish Councils and the majority of the members of public generally considered that it was important for affordable housing priority to be given to local families. There is general support for the delivery of custom & self-build houses, but further consideration should be given to the delivery mechanism. There was limited support from the development industry for them to be provided as part of a larger development due to practical issues (insurance and health and safety concerns) relating to having different builders on site at the same times and gaining the correct planning consent.

### Climate Change

Most considered that the Local Plan should respond to climate change and incorporate resilience in terms flood risk (mitigation and adaption), recognise the importance of agricultural land for food production and support nature-based solutions to mitigate the effects. The consultation included several questions that pertain to the Council introducing building standards beyond the current Building Regulations to future-proof development and enhance environmental standards, these were not supported by the majority of respondents.

### Biodiversity

Some respondents (the most overall) suggested that the 10% Biodiversity Net Gain (BNG) threshold introduced through the Environment Act should not be exceeded by local policy. However, this was a point of disagreement between some respondents

on behalf of developers who identified viability concerns and some other stakeholders and members of the public who supported a further uplift to boost biodiversity. Many also thought that the Council should consider further how BNG requirements interact with other potential green infrastructure requirements (e.g. allotments, other tree planting requirements, green wedges etc.).

### Design

Is key to ensure that development is futureproofed and responds to the characteristics of the existing area. Development should enhance the surroundings for existing residents whilst meeting the needs of future residents. The Council should consider developing a design code for the district which could include considerations such as density, space standards (including amenity space) and road width although all of these should be considered in the context of viability and the existing character of the area. Most people thought that the Council should have an infill policy although some considered that this should support building of new homes in existing built-up areas and other including Parish Councils generally believing that this should restrict the building on existing garden land.

### SA Scoping

A detailed Sustainability Appraisal (SA) along with Habitats Regulations Assessment and Equalities Impact Assessment will need to be undertaken alongside the review of the Local Plan. Feedback on the SA was largely given by developers and statutory bodies, identifying key issues the SA should cover as it goes forward, and evidence to have regard to.

## How have the received comments been taken into account?

The Councils response to the consultee comments can be found on the following webpage under 'Summary of Results' South Derbyshire Local Plan (Regulation 18) Issues and Options October 2022 - South Derbyshire Consultations

### The Plan production process

Following the close of the consultation the government conducted their own consultation on reforms to the Local Plan process (including the move towards a single plan system), with the existing system being replaced at the end of June 2025. The Council considered the scope of feasibility of undertaking a one or two-part Local Plan (as previously adopted) given the timescales available. A decision was made at Environmental and Development Services Committee on 19th September 2024 that the council would undertake a Review of the Draft Local Plan Part 1. Reviewing both parts of the Plan within the timescale available was not considered practical, however reviewing part 1 of the Plan could be met within the timescale and

having an up-to-date Part 1 Local Plan would provide security from speculative development.

The Plan period for the Draft Local Plan Part 1 Review remained as 2022-2039. The plan period was agreed between the Housing Market Area authorities, and it was considered that consistency between the authorities, given the stage of plan preparation that each authority was at, was important.

It was recognised through the comments received that the Council needed to update the Adopted Local Plan Part 1 vision and the spatial portrait of the district, which it did.

**Housing Need and Distribution**

The District Councils proposed housing strategy within the Draft Local Plan Part 1 carries forward uncompleted Part 1 Housing Allocations and proposes two new strategic housing led mixed use allocations at the edge of Derby City (STRA1 and STRA2).

The proposed new strategic housing-led mixed use allocations are in line with the Councils evidence base (which included evidence collected after the close of the Issues and Options consultation). The Derby City's Capacity Study identifies an unmet need of 9022 dwellings. The Publication Version updates the Adopted Part 1 Policies (where deemed necessary) and helps address Derby City's unmet need.

The Derby HMA Growth Options Study identifies potential locations for future growth in the HMA and considers at a strategic level, their pros and cons. The study defines strategic growth locations of accommodating a minimum of approximately 1000 homes). The study identified 'Unsuitable Areas of Strategic Growth' 'Potential Areas for Strategic Growth' and 'Suitable Areas for Strategic Growth'. Within South Derbyshire four broad areas were identified as being Suitable for Strategic Growth, Land to the west of Derby urban area, Hilton northern expansion, Derby A50 Corridor South Expansion, North-East of Swadlincote.

The HMA wide Sustainability Appraisal looked at the distribution of Derby's unmet need, including between sites adjoining Derby (the Derby Urban Area), Towns and Key Village). The conclusion of the SA is that meeting the unmet need arising from Derby as close as possible to the City amounts to Sustainable Development.

South Derbyshire's Sustainability Appraisal Report looked at four strategic site options for distributing housing need for the Derby HMA. Development at Thulston Fields was not progressed at there was not exceptional circumstances to develop Green Belt land and Land south of Littleover was not progressed as it was considered that the housing need could be met in more sustainable locations when taking the consideration of the SA assessment as well as the outcome of the AECOM Study. The two remaining options (Infinity Garden Village and Land south of Mickleover) are proposed for allocation.

**Settlement Hierarchy**

Although most respondents considered that a review of the settlement hierarchy is likely to be required along with its methodology, the Draft Local Plan Part 1 Review did not update the Settlement Hierarchy, as the evidence is that it is not necessary to do so.

The Local Plan Part 1 Review proposed strategic allocations only and carry's forward Adopted Local Plan Part 1 allocations. The Local Plan Part 1 Review is updating strategic policies and helps address Derby City's unmet need. The evidence collected shows that meeting the Derby City's unmet need as close as possible to the City amounts to Sustainable Development. The two mixed use strategic allocations are proposed at the edge of Derby City.

The Settlement Hierarchy has been reviewed and the Urban Areas (including the urban areas adjoining Derby) are at the top of the hierarchy, which is inline with the proposed strategy.

Any amendments to other tiers of the Hierarchy will be addressed as part of a comprehensive review of the Local Plan.

**Employment (quantum, type, location)**

Since the close of the Issues and Options consultation, additional evidence has been collected including the Derby and South Derbyshire Employment Land Review. The Employment Review has informed the strategy for employment provision within the Draft Local Plan Part 1 Review. The Employment Land Review established that in quantitative terms, there is an oversupply of employment provision within the District. Thus, in purely quantitative terms employment land needs for the plan period are already being met. However, in qualitative terms additional land may potentially still be justified for a number of reasons, including to provide for particular types of business accommodation for which there is an identified unmet demand within the District, such as small and grow-on units. The Employment Land Review recommended the allocation of employment provision at Infinity Graden Village and the Former Drakelow Power Station, which are proposed for allocation within the Draft Local Plan Part 1 Review.

To help meet the qualitative need identified within the employment land review, Policy E1 of the Draft Local Plan Part 1 Review includes a requirement that E1A, E1B, E1C, E1D, E1E, STRA1, STRA2, STRA3 include provision to meet the needs of small and "grow on" business.

In terms of the comment that the lack of employment land potential in Derby City should influence the quantum and location of future development within the District, the Employment Land Review concludes that Derby City have a surplus of Employment Land. The District Council is not allocating any employment land to meet Derby City's Employment Need.

In line with consultees comments, Policy E2 and Policy E3 of the Draft Local Plan Part 1 Review seek to retain existing employment land and support the expansion of existing sites.

**Infrastructure**

Comments regarding the need for infrastructure have been noted. The District Council continues to work with Infrastructure providers, such as National Highways, County Highways Authority, NHS Derby and Integrated Care Board and utility providers throughout Local Plan Production, so that new Local Plan development delivers the necessary infrastructure to support growth. Infrastructure requirements have been included within the new strategic allocations within the Draft Local Plan Part 1 Review (STRA1, STRA2, and STRA3), along with the following requirement:

*"No dwelling/please of development shall be occupied until:*

*The necessary Green Infrastructure including open space, active travel provision, connectivity, community facilities including education provision, public transport provision, hard infrastructure including access points and highway improvements where required is provided to service that dwelling/phase. This is to enable new residents to access the full suite of services and facilities to support the delivery of housing in a safe and convenient manner without relying on the private car."* [3]

Further evidence base work will be produced to inform infrastructure requirements within the Local Plan such as, Transport Modelling and the Infrastructure Delivery Plan, which will identify the costs, funding sources, timescales and delivery partners for infrastructure that is necessary to support the growth within the Emerging Local Plan.

**Infinity Garden Village**

As discussed above, since the close of the Issues and Options consultation additional evidence has been collected including the Derby and South Derbyshire Employment Land Review, Derby HMA Sustainability Appraisal of Housing Options and South Derbyshire Sustainability Appraisal. These pieces of evidence have led to the District Council proposing to allocate approximately 2000 new homes and approximately 70ha of employment generating land (Policy STRA1 of the Draft Local Plan Part 1 Review) within the Infinity Garden Village boundary, which is defined within INF13 of the Adopted Local Plan Part 2. In line with the majority of respondents views, the Draft Local Plan Part 1 Review has not proposed to allocate any additional land outside of the Infinity Garden Village parameters (defined within INF13).

[3] This requirement is worded slightly differently for Policy STRA3, as the allocation does not include housing development

The proposed policy for STRA1 within the Draft Local Plan Part 1 Review sets out requirements for infrastructure to be delivered on site such as, a new primary and secondary school, new A50 junction, green infrastructure including active travel connections, appropriate flood risk management, on site biodiversity net gain, provision of appropriate scale retail, healthcare and community facilities. Many of these requirements reflect points raised by consultees.

**The Freeport**

The East Midlands Freeport designation covers the proposed Strategic Rail Freight Interchange at Egginton Common, together with sites outside of the District. The proposed East Midlands Freeport represents a Nationally Significant Infrastructure Project and would be given planning permission via a Development Consent Order (DCO). A Planning Inspectorate recommends the application to the Secretary of State whom in term has the authority to decide upon whether development should go ahead. A policy is proposed within the Draft Local Plan Part 1 Review which contains a list of items that the District Council wish to be taken into account in the determination of the DCO, such as appropriate access, no undue impacts on amenity or safety, well designed proposal, contributions towards the delivery of green infrastructure, publicly accessible land for recreational purposes, not increasing flood risk elsewhere etc. Many of these requirements reflect points raised by consultees.

In terms of comments that complementary employment development should be made alongside the Freeport, the location of proposed employment allocations has been informed by the Derby and South Derbyshire Employment Land Study, which recommended that the District Council allocate employment provision at Infinity Garden Village and the Former Drakelow Power Station.

In terms of the responses that housing development should be allocated within proximity to the Freeport, additional evidence has been collected since the Issues and Options consultation including the Derby HMA Sustainability Appraisal of Housing Options and South Derbyshire Sustainability Appraisal, which has informed the Councils housing strategy. The Draft Local Plan Part 1 Review does not allocate housing development adjacent to the Freeport, but the residential led allocations at STRA1 and STRA2 are accessible to it via the A38 and A50.

**Green Belt**

The District Council has considered the need for a Green Belt Review against the requirements within the National Planning Policy Framework. It is considered at this stage that there are no exceptional circumstances to justify the establishment of a new Green Belt or the need to review Green Belt boundaries.

## Specialist Housing

Since the close of the Issues and Options Consultation the District Council has undertaken additional evidence base gathering, including the Derby and South Derbyshire Local Housing Needs Assessment. This Assessment has informed the requirements for affordable housing and specialist extra care requirements within Draft Local Plan Part 1 Review.

Although there was limited support from the development industry to provide Custom and Self Build housing. The requirement for the provision of self and custom housebuilding on sites of 30 or more homes is included within the Draft Local Plan Part 1 Review, with developers expected to enter into a legal agreement to facilitate their delivery. This requirement has been included to help meet the Councils need for Custom and Self Build housing.

It should be noted however that a Plan Wide Viability will be required to ensure that the policy requirements within the Plan do not prohibit the delivery of development.

## Climate Change

In terms of consultees comments regarding flood risk, the Draft Local Plan Part 1 Review has added further requirements from development within Policy SD2: Flood Risk.

After the close of the consultation, changes to Building Regulations came into effect in June 2022. Part L of the Building Regulations set out requirements for energy efficient standards of new and existing buildings and Part O (Overheating) cover the overheating mitigation requirements for new residential dwellings. The Draft Local Plan Part 1 Review will not repeat the requirements set out in Building Regulations.

In terms of comments regarding recognising the importance of agricultural land for food production, the Draft Local Plan Part 1 Review incudes various policy requirements regarding Best and Most Versatile land, such as proposals for battery energy storage systems and solar energy avoiding best and most versatile agricultural land (Policy SD6) and the Council seeking to protect soils that are ‘Best and Most Versatile’ (Policy BNE4).

## Biodiversity

After the close of the Issues and Options consultation, the Council needed to consider Biodiversity Net Gain in the context of secondary legislation requirements from the Environment Act, which at the time of the Issues and Options consultation had not been published.

Furthermore, the Council needed to consider how Green Infrastructure requirements within the Local Plan interact with Biodiversity Net Gain to ensure that the Council maximises the multi-use benefits of Green Infrastructure without setting requirements

for certain provision at levels that would make development unviable, prejudices delivery or protection of important habitat.

The Draft Local Plan Part 1 Review seeks to secure Biodiversity New Gain in-line with the requirements of the Environment Act (10%).

It should be noted that the Local Plan will be viability tested prior to submission.

**Design**

The Council considers high quality design plays a central role in planning new development in both the built and natural environment and is integral to the Local Plan. The District Council will ensure that good design plays an important in development within the district, by including an appropriate Design Policy and requirements within the Plan (Policy BNE1). The proposed strategic allocations within the Draft Local Plan Part 1 Review ere subject to a Design Review process. The strategic allocation draft policies require that development will be in broad conformity with the plan included within the draft and the details confirmed in a Development Framework Document which shall be informed by the Design Review process.

The Council does have an infill Policy, within the adopted Local Plan Part 2.

At this stage the District Council is not producing any design codes.

**SA Scoping**

Feedback on the SA was largely given by developers and statutory bodies, identifying key issues the SA should cover as it goes forward, and evidence to have regard to. These were noted and formed part of the SA process moving forward to the Draft Local Plan Part 1 Review consultation.

## Draft Local Plan Part 1 Review (7th October - 6th December 2024)

### Introduction

In October 2024 the District Council published its second regulation 18 consultation on the Local Plan Review. The Draft Local Plan Part 1 Review ran for over 8 weeks from 7th October – 6th December 2024.

The consultation sought views on two consultation documents:

- The Draft Local Plan Part 1 Review. The Draft Part 1 Review updates the existing Part 1 Policies to reflect National Planning Policy, helps to address Derby City's unmet housing need and South Derbyshire's housing and employment needs.
- The South Derbyshire Local Plan Part 1 Review Sustainability Appraisal. The Sustainability Appraisal assesses the environmental, economic and social impacts of the Plan.

The South Derbyshire Local Plan Part 1 Review Sustainability Appraisal was available on the District Councils website from Friday 25th October 2024, giving six weeks of consultation on the document. The letters/emails discussed below along with the Councils website wording and Display Boards informed consultees that the Sustainability Appraisal, would be available on the Council website from Friday 25th October 2024.

The Consultation documents and responses can be found on the Councils website at: https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome

### Who was invited to be involved at this stage and how?

Different methods of public consultation were used to maximise community and stakeholder engagement in the process. These included:

- All organisations and individuals on the Local Plan database (including Parish Councils/Meetings, South Derbyshire's MP, statutory consultees, general consultation bodies, neighbouring authorities, planning agents) were contacted by letter or email (where provided), informing consultees of the purpose of the of the consultation, how to find further information and how to make representations (Appendix B1). In total 1033 emails and 130 letters were sent.

- Part way through the consultation on the 8th November 2024 all organisation and individuals on the Local Plan database were contacted by letter or email (where provided), to remind consultees of the consultation and its closing date. (Appendix B2). In total 1088 emails and 146 letters were sent.

  On the 20th November 2024 an email was sent to 22 consultees who had responded to question 9 through the Councils consultation software. It had

come to the Council's attention that question 9 of the consultation software had a limited word capacity. Consultees who responded to question 9 were informed that the word capacity had been updated and they could expand their original submission, if they so wished. Step by step instructions of how to do this was provided (Appendix B3). No time extension was required as there was sufficient time for consultees to amend their comments if they so wished to.

- The Councils Draft Local Plan Part 1 Review webpage contained details of the consultation, including information on the 'drop in' events, the consultation documents and summary leaflet. The webpage included a link to the online consultation system where people could respond to the questionnaire online.

- A short URL code was created for the District Councils website, which set out information on the consultation: www.southderbyshire.gov.uk/draftLPP1review

- Posters advertising the consultation and drop in events were emailed to all Parish Councils/Meetings (Appendix B4).

- The Council website and letter emailed to consultees initially stated that the Aston on Trent consultation event was on the 7th October rather than the 7th November. Details of the Aston event were updated on the Council's website and an additional poster advertising the date of the consultation was emailed on 17/10/2024 to Aston on Trent Parish Council, Shardlow and Great Wilne Parish Council, Elvaston Parish Council, Weston on Trent Parish Council and Barrow on Trent Parish Council to display within the Parish's (Appendix B5). A further poster advertising the drop in event as Barrow on Trent was also emailed to the above Parishes within the same email, although the date of the Barrow on Trent consultation event was correct on the website.

  It should be noted that the poster referred to in Appendix B4 contains the correct date for the Aston on Trent drop in event.

- A reference copy of the Draft Local Plan Part 1 Review was available to view in South Derbyshire District Council Offices, along with summary leaflets and paper questionnaires to take away.

- A reference copy of the Draft Local Plan Part 1 Review, copies of the summary leaflet (Appendix B6) and questionnaires were available at all South Derbyshire Libraries (including the mobile library) and the following libraries outside of the District: Burton on Trent, Chellaston, Mickleover and Sinfin.

- During the consultation period the consultation was advertised as part of a rolling presentation on screens in the Councils Office Main Reception (Appendix B7).

- Paper questionnaires were produced, which were available at all drop in events, all South Derbyshire libraries (and those outside of the District listed above) and the District Council Offices Main Reception. The Questionnaire

was also available to download from the council's website (Appendix B8). In addition consultees could submit their comments online directly into the Councils consultation software.

- Eleven drop in events were held throughout the District. Planning Officers were at the events to talk through the consultation and answer questions from members of the public and stakeholders.

  The Drop in events including display boards providing a brief summary of the consultation (Appendix B9), reference copies of the consultation documents, along with copies of the summary leaflet and questionnaire which consultees could take away with them.

  The drop in events were published on the Councils website, social media channels as well as providing Parish Councils with posters advertising the events.

  The drop in events took place at the following venues:
  - Monday 14th October, 4pm to 7.45pm at Derby Mickleover Hotel, Mickleover
  - Thursday 17th October, 4pm to 7.45pm at Sharpes Pottery, Swadlincote
  - Wednesday 23rd October, 4.30pm to 7.45pm at Stenson Fields Primary Community School
  - Friday 25th October, 4pm-7.45pm at Findern Village Hall, Findern
  - Tuesday 5th November, 4.15pm to 7.45pm at Frank Wickham Hall, Etwall
  - Thursday 7th November, 4pm to 7.45pm at All Saints Heritage Centre, Aston on Trent
  - Tuesday 12th November, 4pm to 7.45pm at Hilton Village Hall, Hilton
  - Thursday 14th November, 4pm to 7.45pm at Melbourne Assembly Rooms, Melbourne
  - Friday 15th November, 4.30pm – 7.45pm at Rosliston and Cauldwell Village Hall, Rosliston
  - Monday 18th November 4pm -7.45pm at Barrow on Trent Village Hall, Barrow on Trent
  - Wednesday 20th November 4pm- 7.45pm at Willington Old School, Willington

  Attendance of the drop in sessions can be found in Appendix B10.

- The consultation, including the 'drop in events' were advertised on Social Media (Facebook and Twitter)

- The District Council issued a press release advertising the consultation and drop in events (Appendix B11). The press release was issued to local media and local publications (newsletters). This included: Buton Mail, Derby

Telegraph, Swadlincote Times, Swadlincote Post, Etwall Express, Swadlincote Style, Hub News, Melbourne Village Voice, Willington Village News, Etwall, Egginton &Burnaston Express, Mercia Marina news, Walton newsletter, BBC Radio Derby, GEM 106, Touch FM Newsdesk.

- Local Plan Working Group was help on various dates within 2024 including 21st June 2024, 19th July 2024 and 30th August 2024. Local Plan Working Group is a cross party member meeting, with Planning Policy Officers in attendance to discuss the Emerging Local Plan, in particular the context of the Draft Local Plan Part 1 Review consultation document.

- An online presentation was given by a Planning Policy Officer to the Sustainable Development Group on 24/10/2024. The presentation provided a summary of the Draft Local Plan Part 1 Review document and provided a question and answer session at the end of the presentation.

- Two emails were sent to secondary schools within the District, to try and arrange a focus group with the pupils and the planning team. Two identical emails were sent but no response was received (Appendix B12).

## Summary of the main issues raised

291 responses were received to the Draft Local Plan Part 1 Review Consultation.

The below section provides a summary of the main issues raised. Not every consultee response has been summarised below, however the main issues raised have been grouped together. The responses received per question, can be found on the following webpage under 'Summary of Results' https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome

### Plan Period

One of the main issues raised was that the plan period for the Local Plan Part 1 Review should be extended to comply with paragraph 22 of the NPPF (December 2023), which states that "Strategic policies should look ahead over a minimum 15-year period from adoption".

### Two Part Plan

Concerns were raised regarding a two-part plan approach, reasons for this include:

- The use of a Part 1 and Part 2 Plan is likely to be abolished, meaning that a comprehensive Local Plan will need to pursued immediately upon the introduction of the new act
- Undertaking a two-part review does not allow for smaller sites to be brought forward

- The Part 2 Plan is 7 years old and Paragraph 33 of the NPPF requires that polices within local plan should be "reviewed to assess whether they need updating at least once every five years and should then be updated as necessary".
- Only reviewing Part 1 is not sound, as both Part 1 and 2 are essential to delivering sustainable development
- A one-part plan is the most simplistic and transparent to provide certainty and demonstrators deliverable allocation and land supply requitements.

**Plan Production Timetable and Partial Review**

It was raised that the Local Development Scheme is out date. However, the timetable put forward for submission and adoption of the Local Plan is ambitious and potentially not achievable and likely to be impacted by delays. It was raised that the Government have stated that Local Plan's should not be rushed to examination to pre-empt changes to national policy and legalisation and plans which require time consuming fixing at examination should not be submitted**.**

It was suggested by some consultees that a full plan review should be undertaken.

In terms of partial review comments were raised that that there is ambiguity over whether the Draft Plan is a full review of the Part 1, or whether is a partial review. It was raised that a partial review excludes a number of important areas and policies such as the Settlement Hierarchy, wider development options and opportunities in South Derbyshire, development needs elsewhere in the District (including Swadlincote), retail policies and excludes the Part 2 in its entirety.

**Housing Requirement and meeting Derby's unmet need**

The Draft Local Plan Part 1 Review proposed a housing requirement of 14,483 (851 dpa) over the plan period (2022-2039). This includes 5,609 dwellings (or 329 dpa) towards Derby's unmet housing need, and a local need for South Derbyshire of 8,874 dwellings (or 522 dpa), based on the current standard method.

It was raised that the housing requirement should be increased for various reasons including:

- There is no buffer in the housing provision as a safeguard against failing to meet the housing requirements. A buffer should be included.
- The Council should propose uplift to the minimum local housing needs figure to help deliver affordable homes.
- The Council should incorporate an economic uplift in their there housing requirement, which will help facilitate growth
- The Draft Plan has not accounted for the forthcoming reforms to the NPPF, which will likely confirm an increase in housing number for South Derbyshire.
- Derby City's unmet need should be met in full. There are questions over the deliverability of the Amber Valley's proposed allocation at Brun Lane,

Mackworth and whether Amber Valley would be able to accommodate its own Housing Need in relation to the updated Local Housing Need. South Derbyshire could accommodate more, if not all of Derby City's unmet need.

**Housing Strategy**

The Draft Local Plan Part 1 Review carries forward outstanding Adopted Local Plan Part 1 Housing allocations and allocates two strategic scale housing led mixed use sites at the edge of Derby City. Concerns/objectives were raised regarding the Draft Local Plan Part 1 Review strategy for housing. The reasons given for this include:

- Larger sites take longer to deliver. Delivering infrastructure can increase sites delivery timelines and securing funding can be challenging. Smaller scale sites deliver quicker and the provision of smaller sites would be better placed to deliver dwellings within the plan period. Concentrating on strategic sites could cause deliverability and five year housing supply issues. No trajectory was submitted as part of the Draft Local Plan Part 1 Review and therefore the Draft does not comply with the requirements of paragraph 75 of the NPPF. Without a trajectory it is uncertain whether the Draft plan will establish a five year housing land supply on adoption or throughout the Plan period.
- Paragraph 70 of the NPPF states that "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built of relatively quickly". The NPPF requires that 10% of a Local Authorities "housing requirement should be on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved". And Paragraph 60 of the NPPF states "it is important that a sufficient amount and variety of land can come forward where it is needed" Comments were received that the Draft Local Plan Part 1 Review does not meet these requirements with its proposed housing strategy.
- Delivery should be more focused across the District. Paragraph 83 of the NPPF was quoted which states "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities." It was mentioned that Key Service Villages should be distributed to, as well a smaller sites which are well connected to Derby within or outside of the Derby Urban Area and Swadlincote.
- Sites have been carried forward within the Draft Plan which have not commenced, which adds to the risk of the proposed strategy. It was raised that rolling forward allocations does not address why sites have not been developed.
- Focusing on the Derby Urban Fringe does not align with the Settlement Hierarchy, not the logical distribution of allocations in various sustainable locations around the district. Focusing on the Derby Urban Fringe would lead to an unstainable strain on local infrastructure.
- The revised Framework and standard method will have implications for South Derbyshire's housing distribution. With South Derbyshire's housing need likely

to increase and Derby City's to decrease, the needs of South Derbyshire should be met within and adjoining settlements, not through strategic sites on the edge of Derby.
- There was criticism of the evidence in terms of the assessment of reasonable alternative strategies / sites.

**Proposed Strategic Allocations**

Question 5 of the consultation asked whether consultees agreed that the three proposed strategic sites should be allocated for development. The following table sets out how many consultees ticked yes and no to each proposed allocation. It should be noted however that additional consultees commented on this question, although did not tick yes or no.

| **Do you agree that the following strategic sites should be allocated for development?** | | |
|---|---|---|
| | **Yes** | **No** |
| STRA1: Infinity Garden Village | 44 | 43 |
| STRA 2: Land South of Mickleover | 23 | 159 |
| STRA3: Former Drakelow Power Station | 68 | 20 |

<u>STRA1: Infinity Garden Village</u>

The reasons given for supporting the allocation include:

- Building where there is infrastructure to support development to meet Derby's unmet need
- Appears to give greater opportunities for employment in an area of high housing density
- The proposal has plans for improved transport links and has access to trunk roads
- Central Government Infinity approval close to existing employment and with key infrastructure improvements
- Better Infrastructure/infrastructure able to cope with proposed increased demands
- The area is not over developed

The reasons given for disagreeing with the allocation include:

- Evidence will need to be submitted that 2000 homes can be provided within the allocation alongside other uses and policy requirements including the deliverability of a new junction without harming viability and deliverability of affordable housing

- Concern that the Plan shows a big increase in the number of residential buildings within the Parish
- Car dependent housing estates will increase carbon emissions, pollution and noise as well contributing to the declined of biodiversity
- Local Infrastructure already overloaded. The development would impact on the services at Sinfin District Centre.
- Local roads unable to cope and development would cause in increased in traffic congestion
- Heavy congestion causing increasing air and noise pollution, danger to pedestrians, cyclists and children and time delays for journeys,
- Parking is inadequate
- Enough consideration has not been given to brownfield sites in the city
- Increased environmental strain
- Too close to the A50
- The proposals do not offer infrastructure to support new development. Not enough school places and primary care facilities.
- Greenfield site
- Any flooding in and around the area will in many cases affect the areas where building development is taking place.

STRA2: Land South of Mickleover

Few reasons were given to support the allocation in Question 5, however those given include:

- Close to infrastructure and employment
- Building where there is infrastructure to support development to meet Derby's unmet need. The site offers the opportunity to deliver strategic development in a non-Green Belt location situated on the edge of Derby City, which is capable of accommodating the District and the unmet need of Derby City. Development of this scale can deliver associated services and facilities to support housing growth. The location of the scale of development for STRA2 has been justified in several evidence base documents; AECOM study, HMA Sustainability Appraisal, South Derbyshire Sustainability Appraisal

As seen from the table above STRA2 received the most objections. The majority of respondents disagreed with the allocation due to the impact on local infrastructure. It was stated that existing infrastructure is already overstretched including schools (including secondary provision), services in Littleover and Mickleover including shops and GP's and dentists are at capacity. New housing risks increasing pressure on existing infrastructure.

Furthermore, it was raised that the existing road network will not be able to cope with the proposed allocation. It was stated that the development would lead to increased traffic across the City which is already congested and Mickleover already has traffic. Specific roads were also mentioned including the following; Staker Lane is a rural

lane unsuitable for the development proposed and is congested; The Hollow and Have Baulk Lane and Brierheld Way/Hedingham Way, are congested already. It was stated that a traffic impact assessment has not been undertaken for the site.

Other reasons given for disagreeing with the allocation include:

- Enough housing has been built near Mickleover/City boundary. Mickleover has been overdeveloped.
- The scale of the development would overwhelm the existing local community
- Development of the site would lead to the loss of agricultural land, hedgerows and green space
- Development of the site would lead to the loss of existing habitats for wildlife
- Government is currently reviewing the future of the A38 Scheme and South Derbyshire District Council should wait for clarity on this
- The Sustainability Appraisal was not published until the consultation began
- Increased traffic would lead to poor air quality
- 40% of dwellings are proposed as social housing yet the local council offices and support are within Swadlincote
- Development could take 10 years leaving the quality of life of the current residents blighted
- Existing parking issues in Mickleover Village, the Market Place, the Parade and Tesco's car park
- The rational for the creation of large developments has not been explained
- Opposition to proposed gypsy pitches on the site
- Evidence is required that 2500 homes can be accommodated along with the other uses and policy requirements
- It was raised that there is surface water flooding problems on Grassy Lane and surface water lies on A38, A516, within Burnaston Village, Staker Lane, and on fields around Burmaston, Mickleover, Littleover and Findern
- A number of issues at Grassy Lane were raised including, litter on the Lane and surrounding area, crime, antisocial behaviour, dog waste and the land is currently unadopted with repairs failing to residents.
- Heavy congestion causing air and noise pollution

In terms of the site boundary of STRA2, alterations to the boundary were suggested by landowners/developers. The suggested alterations include:

- The boundary should be extended to include the full extent of SHELAA site 158 and the following SHELAA sites should be included within the allocation: 153, 154, 155, 156 and 159
- The full extend of SHELAA site 84 should be included within the allocation
- SHELAA site 123 should be removed from the allocation. Inclusion of the land within STRA2 is not supported by the landowner

STRA 3: Former Drakelow Power Station

Many of the responses to this question did not specifically provide a written response regarding support or objection to STRA 3. However, the reasons given for supporting the allocation include:

- The site is Brownfield
- The site is close to Burton on Trent for amenities
- The proposed allocation would be proximity to the housing development at Drakelow Park
- The area is not overwhelmed
- Little impact on the surrounding area (minimal traffic impact as area not over congested as no nearby homes)

The reasons given for disagreeing with the allocation include:

- The Drakelow estate is large and we aware of recent issues with local footpaths and poor drainage causing flooding
- The proposal does not offer additional services such as GP's, schools to support new developments
- Lack of a new bridge at Walton
- Large area of natural beauty
- Why is STRA3 proposed for employment when it could be housing
- Proposed scale of development will overwhelm local infrastructure and lead to environmental concerns

It should be noted that no dwellings are proposed at STRA3. It would appear some consultees thought that the site was proposed for housing development.

Furthermore, it should be noted that comments related to the Draft Plans housing strategy were raised in relation to the support or objection to the proposed strategic allocation (within question 5 responses). These comments have not been summarised again under this section of the Consultation Statement, a summary of main issues raised relating to the proposed housing strategy can be found under the heading 'Housing Strategy'.

Alternative sites for allocation (housing and employment) were suggested through the consultation, please see question 13 of Summary to Response, which provides further details on the sites.

**Employment (including the Freeport)**

The Draft Local Plan Part 1 Review carries forwards a number of employment allocations from the 2016 Local Plan. It also allocates up to 148ha of new employment land on the three strategic allocations. The plan also includes policies to guide other new employment development, control the redevelopment of existing

employment areas and support appropriate rural development. As part of the consultation the Council received the following feedback;

- need to include protection and redevelopment of existing employment sites.
- Unclear what the expectation for the scale of employment on the new strategic allocations was meant to be.
- Concern about the absence within the policy of an employment land requirement figure.
- Concern regarding the approach to rolling forward allocations from 2016.
- Objections to the use of conditions to restrict change of use from development within Use Class E(g).
- Define small and 'grow on' employment accommodation.
- Policy did not provide a sufficient range of employment site to meet the diversity of need.
- Concern about the requirement to make provision for small and grow on units as part of the STRA1 allocation
- Remaining plots within the allocations identified in the adopted Local Plan Part 1 and rolled forward as part of the review were not delivering development at a sufficient rate.
- Part of allocated site E1C be deallocated to allow access to adjoining land in respect of which it was intended to submit a planning application for housing development.
- Methodology used in the Employment Land Review and Growth Options Study critiqued.
- Object to the absence of a sustainability appraisal of potential alternative employment sites to those proposed for allocation.
- Policy should go further by allowing for the development of employment clusters.
- Policy in the adopted Local Plan allowed for development on the edges of settlements and that the new policy was overly restrictive in this respect.
- the marketing period to demonstrate that a site was no longer needed for employment purposes should be extended from 6 months to 12.
- Policy E6 should include a reference to National Forest planting requirements
- Query relating to the extent of evidence needed to demonstrate that a proposal would meet economic and social needs.
- Freeport needed Heritage Impact Assessment evidence
- Freeport should be identified in the Local Plan as the East Midlands Intermodal Park, rather than Egginton Common, although others said it should be identified at Etwall Common.
- Freeport should be allocated, rather than safeguarded
- Provision of rail connections and rail connected or rail accessible buildings prior to the occupancy of buildings, and to the provision of flexibility as to whether the site should come forward as a Nationally Significant Infrastructure Project.
- Increased use of the Derby Crewe railway line should not increase waiting times at Egginton Level Crossing.

- Consideration should be given to the reopening of Egginton Station with appropriate connections to the Freeport and that walking routes should be to and within the recreation area.
- Points concerning transport impacts of the development were raised by members of the public.

**Evidence Base**

Appendix 4 of the Draft Local Plan Part 1 Review provided a list of evidence base documents collected and those still to be completed. Consultees provided details of other evidence base documents which should be collected by the Local Authority. These included:

- Up to date Green Infrastructure Strategy
- Up to date assessments of need for open space, sport and recreation facilities and Built Facilities Strategy
- Information on the delivery of proposed allocations (Housing Supply Statement)
- Green Belt Review
- Water Cycle Study
- Strategic Land Visual Appraisals
- Strategic Flood Risk Assessment Level 2
- Statement of Common Ground/ Duty to Cooperate Statement
- Policies Map
- Local Development Scheme
- Statement of Community Involvement
- Heritage Impact Assessment
- Annual Monitoring Reports
- Update to the Landscape Character of Derbyshire (2014)
- Other housing needs surveys or assessments that have been undertaken in the District, particularly in rural areas, that would assist in identifying rural needs
- Environmental Impact Assessments
- Environmental Surveys
- Flood Risk Mitigation Strategies
- Community Impact Assessment
- Climate Resilience Strategies
- Extensive list of Brownfield Sites
- Survey of the residents of the affected areas
- Information on promoting biodiversity on Solar Farm sites

Although it was stated within Appendix 4 of the Draft Local Plan that an Infrastructure Delivery Plan is to be provided, comments were received during the consultation that impact on infrastructure and evidence off infrastructure requirements (including

transport impacts) should be undertaken. Along with the need to produce a Flood Risk Assessment.

It was also raised by some consultees that the Derby City Capacity Study had not yet been published by Dery City Council.

### Local Plan Policies

Consultees were invited to provide comments on the proposed policies within the Draft Plan. These comments and the Council response to them can be found on the following webpage, under question 9.

https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome

## How have the received comments been taken into account?

The Councils response to the consultee comments can be found on the following webpage under 'Summary of Results'
https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome

### Plan Period

The Plan Period within the Pre-Submission Local Plan has been extended from 2039 to 2041, to enable a 15-year plan post adoption, in line with paragraph 22 of the NPPF.

### Two Part Plan, Plan Production Timetable and Partial Review

The District Council is to continue with a two-part plan approach and will work under the transitional arrangements set out within the new NPPF, which requires that Councils need to commence their Regulation 19 consultation by the 12 March 2025 to have the plan examined in line with the 2023 NPPF.

The Councils' Local Development Scheme has been updated setting out a timeline for production of Local Plan documents, with the regulation 19 consultation of the Local Plan Part 1 to commence in March 2025 and submission expected in Autumn 2025.

Undertaking the regulation 19 consultation by the 12th March 2025 will keep a realistic possibility of undertaking a Local Plan Part 2, to be submitted for examination by 31 December 2026 and by doing so ensuring a comprehensive and up to date Local Plan coverage is place within the next two years, comprising a full review of the Local Plan Part 2 with consideration given to the need to review the full Local Plan comprehensively.

The Local Plan has been updated to make clear that the Publication Version of the Local Plan is a full review of the adopted Local Plan Part 1, not a partial review. Every policy has been reviewed, and changes have been made to policies where deemed necessary.

**Housing Requirement, and meeting Derby's unmet need**

Following the close of the Local Plan consultation a new draft of the NPPF was published (12th December 2024) which has implications for how housing requirements are calculated.

The new Standard Method for calculating housing need, which came into being in December 2024, changes the needs of the three authorities significantly, substantially reducing Derby City's overall minimum need, whilst increasing South Derbyshire's, albeit to a much lesser degree and significantly increasing Amber Valleys.

The position now, showing the NPPF standard method (SM) housing need figures from 2023 and 2024, is given in the table below. The Standard Method figures are the starting point for housing provision in Local Plans and do not take into account unmet need within the HMA.

| | Previous NPPF Annual Need (December 2023) | Previous NPPF Plan Need (2022 to 2039) | New NPPF Annual Need (December 2024) | New NPPF Plan Need (2022 to 2039) |
|---|---|---|---|---|
| Amber Valley Borough Council | 351 | 6,188 | 615 | 10,455 |
| Derby City Council | 1244 | 21,522 | 906 | 15,402 |
| South Derbyshire District Council | 507 | 8,874 | 581 | 9,877 |
| Total | 2102 | 35,734 | 2102 | 35,734 |

*The 2024 figures have been updated further with the new annual household growth forecast and this gives an annual figure of 498 homes in South Derbyshire. These are not included in the table above as these will need to be updated again when the annual affordability ratio is published in the spring, and this is expected to result in an increase in the numbers. This won't be in time for the publication of the Local Plan by the 12 March 2025.

However, under the NPPF transitional arrangements, because the Publication Version of the Plan was consulted upon prior to the 12th March 2025 and the Publication of the Plan meets at least 80% of the new housing requirements, South Derbyshire District Council will have its Local Plan examined under the 2023 NPPF figures and will examined against the policies within the 2023 NPPF, as long as its submitted for examination by December 2026.

The Council has a Duty to Cooperate with Neighbouring Authorities. Derby City Council has identified a shortfall due to capacity constraints within its own authority area and has formally requested that South Derbyshire and Amber Valley Borough Council consider meeting some of its unmet need.

Amber Valley Borough Council Local Plan runs to 2040 and the 2023 NPPF figures are 'locked in' as they are examination. At the point of writing this Consultation Statement Amber Valley Borough Council have received their Inspectors letter. This has confirmed that the Inspectors consider it appropriate for the AVBC Local Plan to include the AVBC housing need at 351 per annum together with the uplift that Amber Valley were promoting at Mackworth, to help to meet Derby's need. The Inspectors have advised AVBC that 1,300 over the plan period should be added to the 351 annual total (to contribute to Derby's need) giving an annual total figure of 424 and a total 18 year plan period figure of 7,632

In terms of Derby City, they are expected to publish their Local Development Scheme soon with a pan period of 2023-2042. They have indicated to their HMA colleagues that their updated unmet need taking into account the reduced 2024 NPPF figures but factoring in their extended plan period is 5,620. This rolls forward the 2024 NPPF figures by 4 years, but does not factor in any additional supply for these 4 years as they remain of the view that the assumptions regarding delivery for the period up to 2039 also applies to these 4 years from 2039 (effectively capping their housing figures at 12.500).

Despite changes to the individual HMA Councils requirement the overall need across the HMA remains substantially unchanged.

The Publication Version of the plan proposes a plan target figure of 14,500 dwellings of which 4867 dwellings contribute towards Derby's unmet need.

The HMA position as it currently stands is given in the table below.

| | Annual target | Expected Plan provision for each Councils end date | NPPF total plan requirements based in 2023 NPPF for AVBC and SDDC and the 2024 NPPF for DCC following each Council's Plan end date | Total over or under-provision based on 2023 NPPF for AVBC and SDDC and 2024 NPPF for DCC |
|---|---|---|---|---|
| Amber Valley | 424 | 7,632 | 6,318 | +1314 |
| Derby | | 12,500 (capacity cap) | 18,120 | -5620 |
| SDDC | 763 | 14,500 | 9,633 | +4,867 |
| | | 34,632 | 34,071 | +561 |

Although Derby's City's unmet need has reduced since the regulation 18 consultation was undertaken, South Derbyshire has increased moderately, and Amber Valley's has increased significantly. Notwithstanding this there are a number of reasons why the District Council is to retain the overall supply in its Publication Plan. These include the need to extend the plan period (to ensure 15 years at adoption as per the NPPF requirement), the possibility that the Councils requirement will increase again due to the annual adjustment factors prior to submission, to allow flexibility in the supply to accommodate unforeseen delays to delivery, to ensure that the HMA need will be met and it is not expected that the housing-led strategic allocations (STRA1 & STRA2) will deliver in full during the local plan period.

There remains a close link between the housing provision figures within the publication version of the Part 1 Plan and meeting a proportion of unmet need arising from Derby. In percentage terms this is an increase from the Draft Local Plan, but in broad terms the recommended approach remains consistent with the SA findings that accommodating unmet need from Derby on the Derby urban fringe amounts to Sustainable Development. The approach within the Publication Draft results in a reduction of the annual housing requirement in the SDDC Local Plan from 852 a year at consultation stage in October 2024, to 763 now, taking into account the reduced housing need from Derby.

In terms of comments that the Council should plan for an uplift to the minimum local housing needs figure, this was considered as part of the Derby and South Derbyshire Local Housing Needs Assessment (2023). The assessment does not recommend raising provision above the level identified through the Standard Method.

**Housing Strategy and Proposed Strategic Allocations**

The District Councils proposed housing strategy within the Local Plan Part 1 Publication Version remains largely the same as that within the Draft Plan. The Publication Version continues to carry forward uncompleted Part 1 Housing Allocations and proposes two new strategic housing led mixed use allocations at the edge of Derby City (STRA1 and STRA2). Albeit a future location for growth is proposed within Policy FLG1 which is discussed further below.

The proposed new strategic housing led mixed use allocations are inline with the Councils evidence base. The Derby City's Capacity Study identifies an unmet need of 9022 dwellings. The Publication Version updates the Adopted Part 1 Policies (where deemed necessary) and helps address Derby City's unmet need.

The Derby HMA Growth Options Study identifies potential locations for future growth in the HMA and considers at a strategic level, their pros and cons. The study defines strategic growth locations of accommodating a minimum of approximately 1000 homes. The study identified 'Unsuitable Areas of Strategic Growth' 'Potential Areas for Strategic Growth' and 'Suitable Areas for Strategic Growth'. Within South Derbyshire four broad areas were identified as being Suitable for Strategic Growth, Land to the west of Derby urban area, Hilton northern expansion, Derby A50 Corridor South Expansion, North-East of Swadlincote.

The HMA wide Sustainability Appraisal looked at the distribution of Derby's unmet need, including between sites adjoining Derby (the Derby Urban Area), Towns and Key Village). The conclusion of the SA is that meeting the unmet need arising from Derby as close as possible to the City amounts to Sustainable Development.

South Derbyshire's Sustainability Appraisal Report looked at four strategic site options for distributing housing need for the Derby HMA. Development at Thulston Fiels was not progressed at there was not exceptional circumstances to develop Green Belt land and Land south of Littleover was not progressed as it was considered that the housing need could be met in more sustainable locations when taking the consideration of the SA assessment as well as the outcome of the AECOM Study. The two remaining options (Infinity Garden Village and Land south of Mickleover) are proposed for allocation.

In relation to the comment that the proposed strategy does not align with the Hierarchy, it is considered that the Settlement Hierarchy is line with the Publication Version Local Plan Part 1 strategy and the proposed strategic allocations. Tier 1 Urban Area states "the urban areas adjoining Derby…", and the mixed-use strategic allocations are adjoining Derby City's administrative boundary.

Regarding the NPPF requirement to identify in the Local Plan a proportion of sites of less than 1ha, the Local Plan Part 1 Publication Version is concerned with strategic growth. Any need for additional non-strategic allocations will be taken into account as part of a subsequent review of policies contained in the Part 2 Local Plan. Although it should be noted in terms of smaller scale housing schemes, outstanding allocations within the Local Plan Part 1 have been carried forward, Part 2 allocations remain and there are outstanding non-strategic sites within the Districts housing supply. It is not considered that there is a shortage of variety of housing sites within the District. This can be seen within the Plans Housing Trajectory.

A Housing trajectory setting out expected delivery of the sites over the plan period is provided as part of the Publication Version of the Plan. It is acknowledged that the strategic housing sites will not deliver in full during the Local Plan Period. However, flexibility has been added to the Councils supply to accommodate unforeseen delays to delivery. In terms of sites carried forward from the adopted Local Plan Part1 within the Publication Version of the Plan, it is considered that the sites are deliverable, and proposed delivery is set out within the trajectory.

Concerns/objections to proposed allocations STRA1 and STRA2 have been noted. Strategic allocations on the edge of Derby will provide the critical mass of development needed to deliver essential infrastructure. The Policies within the publication draft seek to provide the necessary infrastructure on site or seek financial contributions towards infrastructure provision.

In addition a requirements within Policy STRA1 and STRA2 requires that no dwelling/phase of dwelling shall be occupied until *"The necessary green infrastructure including open space, active travel provision, connectivity, community facilities including education and health provision, public transport provision, hard*

*infrastructure including access points and highway improvements where required is provided to service that dwelling/phase..”*

The local plan will be supported by an updated Infrastructure Delivery Plan, which will (in consultation with service providers) assess and identify the infrastructure needed for new development and considers how this will be delivered.

In terms on the road network/transport impacts and comments about potential flood risk problems of STRA1 and STRA2, the District Council is undertaking Transport Modelling and a Strategic 1 Flood Risk Assessment (which at the time of writing this Consultation Statement is underway). It should also be noted that Policy STRA1 and STRA2 requires appropriate flood risk management in accordance with policy SD2 and ensure that all more vulnerable development is located wholly within flood zone 1.

In relation to the potential provision of Gypsy and Traveller pitches on STRA1 and STRA2 as set out policy H22. South Derbyshire Gypsy and Traveller pitch need is high, with a need of 59 pitches between 2020-2040 (as set out within the Derby, Derbyshire, Peak District National Park and East Staffordshire Gypsy and Traveller Accommodation Assessment. The District Council is taking a proactive approach to secure provision. This involves providing gypsy and traveller pitches on strategic mixed-use allocations (or the developers of these sites providing alternative land (as set out within Policy H22)), making future Local Plan allocations and determining planning applications for Gypsy and Traveller pitches.

Securing Gypsy and Traveller provision on strategic allocations or providing developers with an option to find suitable alternative land has been assessed by the Sustainability Appraisal and found to be sustainable development.

<u>STRA1 Alterations to the proposed allocation boundary</u>

Alterations to the proposed allocation boundary of STRA1 have been made. This is to remove overlap between the existing Wragley Way allocation (H15) and the new allocation at Infinity Garden Village and to ensure that the new A50 junction is showing within the STRA1 allocation boundary.

<u>STRA2 Alterations to the proposed allocation boundary</u>

Alterations to the proposed allocation boundary of STRA2 have been made. SHELAA site 123 has been removed from the proposed boundary and some areas to the south of the site have been added, without reducing the distances between built development a nearby communities at either the Pastures Hospital estate or Burnaston Village. It should be noted that not all the additional land suggested for inclusion with the allocation by the developers/landowners has been included within the amendment.

<u>Mackworth allocation</u>

As previously mentioned, the Amber Valley Local Plan Inspectors have issued a letter to Amber Valley which amongst other things casts some doubt on the delivery of the Mackworth allocation, due to ownership issues. The Amber Valley Borough

Council's Inspectors have suggested the Amber Valley Mackworth site may be appropriate as a future growth option. It is considered to be good planning to identify the area adjacent to Mackworth as a future location for growth in South Derbyshire, only in the event of Amber Valley proceeding with the allocation at Mackworth, as set out in Policy FLG1 of the Publication Version of the Part 1 Plan. This would add 250 homes to South Derbyshire's housing supply post 2041 and provides Amber Valley's allocation with additional road frontage to support the delivery of the site as a whole

**Employment (including the Freeport)**

Policy wording has been amended to provide clarity with regards to protecting existing employment sites. STRA1 & STRA2 were amended to clarify that the employment provision is intended to be small and grow on. The Plan has also been amended to identify in the Policy a South Derbyshire requirement (178-183ha) and a national and regional needs (173ha).

It was not considered unsound to roll forward allocations from the previous iteration of the Plan, all these had been subject to assessment in the Employment Land Review and considered suitable for allocation and that almost all had already been granted planning permission. It is considered necessary to restrict change of use from development within Use Class E(g) to protect the vitality and viability of town centres, by providing the means to require that a sequential test be undertaken as part of a planning application, however the policy wording was changed for clarification.

The Plan has been amended to identify the respective floorspace ranges for small and grow on types of accommodation. It was considered that the plan provided a sufficient range of employment space and that the sites identified represented a range of sizes in a range of locations and that the policy required small and grow on accommodation provision within the new strategic allocation sites. Completion rates on these allocated sites had been satisfactory to date and were expected to continue, also noting that the sites had been assessed as part of the Employment Land Review and found to be suitable.

The Growth Options Study informed the findings of the HMA Sustainability Appraisal, which in turn informed the findings of the Interim South Derbyshire Sustainability Appraisal, at all times considering a full range of reasonable alternatives. It was however agreed to undertake a sustainability appraisal of potential alternative employment sites to those proposed for allocation.

The policy was amended to reflect the requested change in relation to the marketing period for employment premises no longer needed for that purpose. Reference to the National Forest was included in Policy E6.

A Heritage Impact Assessment is being prepared for the Freeport Site. The name of the policy allocation has been amended, however this does not remove/amend the reference to Eggington Common as this was considered unnecessary.

## Evidence Base

The updated Local Development Framework[4] sets out information regarding the research/study of evidence base documents to be completed. The Councils responses to question 13, provides a reply to consultees suggestions for additional evidence base documents. The table below provides a summary of whether the Council considers the suggested evidence base documents are required

| Suggested evidence base documents | Council response |
|---|---|
| Up to date Green Infrastructure Strategy | The Council is developing its 2025-2035 Green Infrastructure strategy |
| Up to date assessments of need for open space, sport and recreation facilities and Built Facilities Strategy | The Council is currently updating its Built Facilities Strategy and Playing Pitch Strategy. |
| Information on the delivery of proposed allocations (Housing Supply Statement) | Housing Trajectory is included within Appendix 5 of the Publication Version. |
| Green Belt Review | Not considered necessary at this stage. |
| Water Cycle Study | The Council acknowledges that it may be necessary to produce a Water Cycle Study, though Amber Valley cited the Derby Housing Market Area Water Cycle Study (2010) in their recent Local Plan examination. |
| Strategic Land Visual Appraisals | Existing evidence base work such as the Growth Options Study and Sustainability Appraisal work, at both an HMA and District-wide level, have informed considerations such as implications on green wedges. A design review of the proposed strategic allocations has also assessed such opportunities and constraints. The Landscape Character of Derbyshire is still relevant in this regard. |
| Strategic Flood Risk Assessment Level 2 | The Council has undertaken an SFRA level 1 and will consider if an SFRA Lavel 2 is required. |
| Statement of Common Ground/ Duty to Cooperate Statement | A Statement of Common Ground and Duty to Cooperate Statement will be updated in accordance with Regulation 19 requirements. |
| Policies Map | Provided as part of the Regulation 19 consultation |
| Local Development Scheme | Updated |
| Statement of Community Involvement | Provided as part of the Regulation 19 consultation |

[4] The Local Development Framework can be found on the following webpage: www.southderbyshire.gov.uk/local-plan-part-1

| | |
|---|---|
| Heritage Impact Assessment | A Heritage impact Assessment has been undertaken for the new proposed Strategic Allocations. |
| Annual Monitoring Reports | The Authority Monitoring Report will be published in accordance with annual requirements. |
| Update to the Landscape Character of Derbyshire (2014) | The Landscape Character of Derbyshire is still relevant. |
| Other housing needs surveys or assessments that have been undertaken in the District, particularly in rural areas, that would assist in identifying rural needs | Existing documents and evidence such as the Authority Monitoring Report, the Housing Position Paper, the SHELAA and the Settlement Growth Study provide further insight in this subject area |
| Environmental Impact Assessments | As is required by law, the Sustainability Appraisal will be progressed as well as the Habitats Regulations Assessments. EIA may be sought on a site-by-site basis where appropriate |
| Environmental Surveys | A Strategic Flood Risk Assessment Level 1 has been produced. Further environmental work, including in relation to Biodiversity Net Gain, will be considered at the planning application stage. |
| Flood Risk Mitigation Strategies | A Strategic Flood Risk Assessment Level 1 is has been produced. |
| Community Impact Assessment | Community-related impacts is considered within the Sustainability Appraisal process |
| Climate Resilience Strategies | Climate resilience is considered within the Sustainability Appraisal process. |
| Extensive list of Brownfield Site | There is a District-wide Brownfield Land Register available on the Council's website. |
| Survey of the residents of the affected areas | The Council undertook a consultation on the Draft Local Plan, which sought to seek views of the residents of the District and neighbouring Local Authority residents. |
| Information on promoting biodiversity on Solar Farm sites | The promotion of biodiversity on solar farm sites will be supported by policy wherever appropriate, as determined by the NPPF. Mandatory Biodiversity Net Gain will be implemented and assessed on a site-by-site basis. |

In regard to comments about infrastructure and the need of a Flood Risk Assessment, the District Council has produced a Infrastructure Delivery Plan which

assesses and identifies the infrastructure needed for new development and considers how this will be delivered. A Level 1 Strategic Flood Risk Assessment for South Derbyshire has been produced.

In terms of the comments that The Derby City Capacity Study has not been published. The Derby City Capacity Study will be released by Derby City. It is not within the scope of South Derbyshire District Council to do so. However, the figures discussed in the report are referenced in the Statement of Common Ground.

To meet the 12th March 2025 deadline for commencing the Regulation 19 consultation there are a number of evidence base documents that could impact on the content of the final plan that won't be finalised prior to consultation, including transport modelling, plan wide viability which will indicate whether a Section 106 or levy based system is most effective at securing the necessary infrastructure, and Strategic Flood Risk Assessment Level 2. The Council will be able to consider the implications of these at a later date and it is not anticipated that any of these evidence base documents will require an amended strategy.

**Local Plan Policies**

The publication version of the plan makes a number of changes to the wording of the policies. The changes are in response to comments from various consultees and amount to good points of clarification or sometime avoiding unnecessary repetition.

Consultees were also invited to provide comments on the proposed policies within the Draft Plan. These comments and the Council response to them can be found on the following webpage under question 9.

https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome

## Regulation 19: Publication Local Plan Part 1 Review

### Introduction

The purpose of the consultation was to meet Regulation 19 of the Town and Country Planning (Local Planning (England) Regulations 2012. Th consultation gave consultees a chance to comment on the soundness and legal compliance of the Plan.

The Publication Local Plan Part 1 Review and accompanying documents were consulted upon between 10th March 2025 and 25th April 2025.

The consultation documents can be found here.

### Who was invited to be involved at this stage and how?

Different methods of public consultation were used to maximise community and stakeholder engagement in the process. These included:

- All organisations and individuals on the Local Plan database (including Parish Councils/Meetings, South Derbyshire's MP, statutory consultees, general consultation bodies, neighbouring authorities, planning agents) were contacted by letter or email (where provided), informing consultees of the purpose of the consultation, how to find further information, details of the 'drop in' consultation events and how to make representations. In total 1328 emails and letters were sent (Appendix C1)

- The Councils Publication Local Plan Part 1 Review webpage contained details of the consultation, including information on the 'drop in' events, the consultation documents and summary leaflet. The webpage included a link to the online consultation system where people could respond to the questionnaire online

- A short URL code was created for the District Councils website, which set out information on the consultation

- Posters advertising the consultation and drop in events were emailed to all Parish Councils/Meetings (Appendix C2)

- A hard copy of the consultation documents was available to view in South Derbyshire District Council Offices, along with summary leaflets and paper questionnaires to take away.

- Hard copies of the consultation documents and copies of the summary leaflet (Appendix C3) and questionnaires were available at all South Derbyshire Libraries (including the mobile library) and the following libraries outside of the District: Burton on Trent, Chellaston, Mackworth, Mickleover and Sinfin.

- Paper questionnaires were produced, which were available at all drop in events, all South Derbyshire libraries (and those outside of the District listed above) and the District Council Offices Main Reception. The paper

questionnaire was also available to download from the Councils website (Appendix C4). In addition, consultees could submit their comments online directly into the Council's consultation software.

- 5 drop in events were held throughout the District. Planning Officers were at the events to talk through the consultation and answer questions from members of the public and stakeholders.

  - 19th March – Hilton Village Hall, Peacroft Ln, Hilton, Derby DE65 5GH
  - 21st March – Rosliston and Cauldwell Village Hall, 1 Rosliston Rd, Rosliston, Swadlincote DE12 8JW
  - 25th March - The Diocesan Centre, Mornington Crescent, Mackworth, Derby, DE22 4BD
  - 26th March – Stenson Fields Primary Community School, Goathland Rd, Derby DE24 3BW
  - 31st March – Derby Mickleover Hotel, Etwall Rd, Mickleover, Derby DE3 0XX

  The Drop in events included display boards providing a brief summary of the consultation (Appendix C5), hard copies of the consultation documents were available for reference, along with copies of the summary leaflet and questionnaires which consultees could take away with them.

  The drop in events were published on the Councils website, social media channels as well as providing Parish Councils with posters advertising the events.

- The Local Plan Working Group was held on 7th February 2025. This is an internal cross-party Member meeting, with Head of Planning and Planning Policy Team Leader attendance, to discuss the Emerging Local Plan, in particular the content of the Publication Local Plan Part 1 Review.

- The District Council issued a press release advertising the consultation and drop in events (Appendix C6). The press release was issued to local media and local publications (newsletters).

- The consultation, including the 'drop in events' were advertised on Social Media (Facebook) (Appendix C7).

## Summary of the main issued raised?

110 consultees responded to the Publication Local Plan Part 1 Review

Consultation.

The following summary reflects the representations which have criticised the plan as drafted and where amendments to the plan have been suggested. Not every consultee response has been summarised below, however the main responses have been grouped together.

The responses to the Publication Local Plan Part 1 Review can be found on the following webpage: https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/local-plan/regulation-19-addendum-proposed-modifications-consultation-responses?chapter=2

**Duty to Cooperate bodies – Key Issues**

Amber Valley Borough Council

- Amend policy REV1 (timescale for plan review) in line with what the Inspector says in response to their examination when known.
- Be clearer in S1 re: how much of the supply is to meet the unmet need of the HMA.

Derby City Council

- STRA1 and STRA2 should specify the size of the retail provision envisioned on site with a minimum of an anchor retail store (with floorspace listed in policy).
- The policies should set specific infrastructure requirements.
- STRA2 – there should be direct access from the northern side and the A516.

Derbyshire County Council

- STRA1 & STRA2 - Recommend removing the word ‘explore’ in the policy in relation to the retirement village.
- STRA1 & STRA2 - The school provision needs to be revised upwards

East Midlands Airport

- The importance of public transport connections outside the district boundary should be recognised (INF2).

National Grid

- STRA1 & STRA2 – the policies should reference the overhead lines that cross the sites and make it clear that these should be retained.
- H7 – No reference to the need to retain the overhead lines through the site in the allocation text.

Natural England

- Suggested alternative wording for greater clarity on policy SD3 with regards to development that would affect the River Mease SAC

Network Rail

- STRA1 – development is likely to lead to an uplift in use of the Swarkestone Sports Field Level Crossing which should be referenced in the policy alongside the possibility that contributions towards mitigation might be required.
- INF2 – request that 'railway' be added in to the list in part A i) a

North West Leicestershire District Council

- STRA3 – would welcome reference to the 'wider' highway network with regards to transport assessment and travel plans to ensure that the impact on the A444 and J11 od the A42 is properly considered.

Sport England

- STRA1, STRA2 & STRA3 - Lack of evidence that an appropriate replacement would be achieved on the site within the local plan period.
- STRA1, STRA2 & STRA3 - Supporting text should be included to explain how the site has been used for sports and/or what adjacent sports facilities could be prejudiced.
- STRA1, STRA2 & STRA3 – the maps included in the plan should be updated to show the sports facilities.
- INF9 – request a change to the policy to ensure that any loss from development results in equivalent or better replacement and that equivalent or better access and management arrangements are secured.

**Landowners and Developers**

*The Plan*

There was confusion about the status of the plan in terms of it being a full or partial review with some noting that there are inconsistencies with the LDS which says a full plan review will commence this summer (re: P2LP/Full Plan review). In general terms the two-part plan process not supported, unless the Part 2 was progressed rapidly, and many though the timescales for production of the part 2 were overly ambitious. Most considered that the Council should undertake a full plan review under the new system to align with neighbouring authorities' timescales, the ambition for doing this should be 2 or 3 years from adoption (not the 5 years stated in the REV1 policy which is required through the NPPF in any event). Some though that the acknowledgement of the need to review the plan straight away is an admission that the plan will be out-

of-date as soon as adopted and is an admission of deficiencies in the existing Local Plan.

Some suggested that the transitional arrangements set out in the updated NPPF 2024 have not been met because key evidence (such as the transport modelling, plan wide viability assessment and SFRA Level 2) was not available at the time of the Regulation 19 consultation and that the outcome of these pieces of evidence have not informed the plan. With others suggesting that the Council had rushed plan production was rushed to meet the NPPF deadline.

There was concern about the plan period in that it is unlikely to be adopted by April 26 and therefore the plan does not cover the required 15 years and should be extended until at least 2042.

Some considered that the plan should include a vision for beyond the 15-year plan period and it should include a long-term development strategy for the HMA as a whole.

*Housing*

Many though that the housing requirement should be set using the higher most recent 2024 Standard Methodology figure and this should be further adjusted upwards to take account of affordable housing need, infrastructure, past high delivery in the district, uncertainty regarding delivery in Derby and Amber Valley and the districts economic growth ambitions. Many thought that the requirement should be disaggregated to be clear what proportion of the supply is to meet the unmet need from Derby and that the HMA Councils should apportion the need between them. Some also argued that a buffer should also be applied to the requirement to increase it further and that the housing requirement is a minimum and should limit future housing delivery. It was argued that a failure to increase the requirement would mean that the development needs of South Derbyshire including affordable housing would not be met and level of housing delivered is likely to fall short of the housing requirement. Many also noted that the plan has no flexibility between the requirement and the supply.

It was also argued that the Council is not addressing its own indigenous housing need by directing all new housing growth to the edge of Derby, with many arguing that Swadlincote does not have sufficient allocations given its status in the hierarchy and that smaller settlements and villages need is not being met which will mean that their services and facilities won't be supported.

Many questioned the deliverability of the sites allocated in the plan as 'roll-over' allocations from the last plan haven't already delivered and stated that there was an over-reliance on large sites which are more complex to deliver and have greater infrastructure requirements due to their scale. The rolled over sites were also criticised as they should have been re-assessed for suitability and policy compliance / appropriateness. Many argue that the delivery assumptions of the plans allocations, including lead-in times and build out rates, are too optimistic and that the approach to

windfall is too lenient all of which result in the delivery during the plan period being overestimated.

All of the developers/landowners whose sites were not allocated in the plan thought that a mix of additional housing allocations were required of deliverable and developable smaller scale non-strategic sites, to meet the NPPF requirement, at other locations through the district including co-locating housing growth around key employment opportunities and potentially amending Green Belt boundaries. All of those developers/landowners suggested other omission sites which should be allocated.

Some raised concern about the approach to the Sustainability Appraisal and the Growth Options Study and argued that not enough reasonable alternatives/ submitted sites had been considered and that the process/methodology for selecting the strategy and sites was not transparent. There was also criticism that the Infrastructure Delivery Plan did not include enough detail of costings and that there are no Statement of Common Ground agreements between the Council and the developers.

Concern was also raised about the 40% affordable housing requirement which was considered unlikely to be viable and even if it were the Council was considered unlikely to meet its affordable housing requirement in full. There was also concern about higher housing standards than building regs being required/supported and that any duplication of other requirements should be removed from the plan. Most developers wanted the Council to take a flexible approach to applying most/all of the policies to ensure that development remained deliverable and viable and cautioned being too prescriptive in the requirements.

It was considered that the Council should differentiate between land located in close proximity to existing settlements which can be sustainably developed and those in isolated locations and that the plan should set out the distribution of development to each settlement or groups of settlements. Some argued that not enough development is being directed towards Swadlincote and the Key Service Villages. Some also considered that the policy is over-restrictive in terms of the number of dwellings allowed adjoining settlement boundaries, and a criteria-based approach was considered to be more appropriate.

It was also considered that the demand for custom/self-build plots shown in the Councils evidence was lower than the requirement in the policy.

*STRA1 and STRA2*

For both of the strategic allocation it was considered that they should be acknowledged in the spatial portrait and vision. It was considered that the policies should be clear about quantum of employment provision on the site and that the plan should factor in measures to respond if delivery falls short of the requirement. It was considered that the requirement to address existing deficiencies in sports provision, provision of Gypsy and Traveller pitches, the continuation of the Green

Wedges from Derby, the retirement provision and the self/custom-build requirements should all be removed from the strategic sites and that alternative smaller sites elsewhere in the district should be allocated to meet the need (or in the case of gypsy and travellers that existing sites should be expanded). All of these issues were considered not to be supported by sufficient evidence and it was argued that they would impact upon the viability of the sites (which had not yet been tested).

There was also concern that the Green Infrastructure requirement of 'wide' was unclear, that not all trees and hedgerows will be key biodiversity assets and that the BNG requirement is a duplication of legislation and requirement to deliver onsite is not justified. There was also concern that the requirement for the road infrastructure provision delivery as drafted could risk delays to development and should be replaced by and access strategy or phasing plan.

In addition, for STRA1 specifically it was considered that the policy should be amended to clarify what the scale of retail provision should be, who is expected to construct the school and what the definition of Green Infrastructure and 'visual linkages' are. It was also considered that the Heritage element of the policy (as non-present on-site) and the Bus stop requirement should be removed, with the latter being to reflect changes in provision (i.e. on demand services) and proximity to a bus route should be referenced instead.

It was also argued that healthcare should be a separate criterion and should be flexible enough that contributions towards an alternative health centre (in consultation with the ICB) should be feasible. Parking provision should be included in the allowed development within the Green Infrastructure requirements. The Health and Safety Executives' methodology should be used re: the gas pipeline protection and the strategic masterplan requirement was considered to be unclear in terms of approval process and how this could be satisfied. It was also considered that the phasing requirements restricting occupancy will have a significant impact on the viability of the site.

With specific reference to STRA2 it was considered that reference to connections to the Green Wedges in the city (because of the status of the wedges which are subject to a current review), the Councils Indicative masterplan, the protection of habitats (as this does not meet the British Standard and it is unclear how development should protect habitats from existing road noise), Green Infrastructure and Gypsy and Traveller provision should all be removed from the policy requirements. It was also argued that a new healthcare facility unlikely to be supported on-site.

In addition, it was considered that further access from the A516 to the north of the allocation should be included in the requirements. That the employment requirements on-site should be flexible to provide a mix of well-integrated units that support start-up and grow-on businesses (not strategic scale employment) – which would also need to be reflected in policy E1 and that the publicly accessible parkland should be integrated into the design and not necessarily provided as a single country park. It

was also argued that rather than having a single 3 form entry primary school the site promoters consider that two 2 form entry schools should be provided. It was also considered that some matters included in the policy go beyond the sites control or are detailed matters (pedestrian routes, sports provision and GI) that should be delt with through non-strategic policies or masterplans. The indicative masterplan will need to be revised following transport evidence and compliance with it as drafted is premature.

It was also argued that the capacity of the site should be increased to 3,500 dwellings and that the delivery rate of 150 dwellings per annum is considered too prudent and should be increased to 200 dwellings per annum (equating to 2,200 homes over the plan period with 1,300 to be delivered afterwards). It was also argued that the boundary should be reviewed to include all land ownership submitted through the SHELAA process and that the land on the adjacent side of the A38 should be allocated separately as it could be brought forwards independently.

*Future Location for Growth*

It was considered that the Inspectors advice is mis-represented and is not accurate and that the wider site is considered to be undeliverable by the Amber Valley Inspector. There were concerns regarding the uncertainty as to what Amber Valley is going to do with the site following their Examination and therefore its allocation in the SDDC plan was considered to be unjustified and premature and should be delt with during the Local Plan / Full Plan review. It was also argued that only a small portion of the site is potentially suitable for development, and it is not needed during the plan period and so should be deleted.

It was argued that the council has not provided any evidence to justify the inclusion of smaller sites in the plan and that the principle of development on the site without testing reasonable alternatives is not appropriate. It was also considered tat even if the site were to be included any homes delivered should contribute towards meeting the needs of either Amber Valley or Derby but not South Derbyshire

*Employment*

It was argued that the plan fails to set employment targets for the district and that supporting evidence had a lack of analysis connecting level of employment growth planned and objectively assessed needs, lacked accounting for structural changes in the economy (by relying on past trends projected forwards) and lacked evidence of subregional need and suppressed demand. It was considered that the objectively assessed needs wouldn't be met and that the supply is not flexible enough if one site fails to deliver. It was also considered that quality of the employment provision in the district is substandard and that the demand in the sector is for Grade A space. Questions were raised about the size of the employment allocations and how the Council could consider these to be strategic. The promoters of the Infinity Garden Village site didn't consider that the employment provision on the site should be

restricted to small and grow on businesses. There was also criticism that there was no explanation as to how the employment allocations were selected or assessed against reasonable alternatives and it was considered that the plan's strategy should be updated to ensure that need is met and supported by an appropriate SA process.

It was considered that the A50 corridor wasn't recognised sufficiently as an important location for future development and the there is no clear commitment to addressing the districts economic competitiveness and market failure in providing sufficient commercial floorspace. It was also considered that the plan should identify suitable locations for a modern economy including sustainable energy generation and BESS, laboratories, gigafactories, data centres, digital infrastructure, freight and logistics given the large scale established grid infrastructure. It was considered that rolling forwards allocations from the last plan was not an appropriate approach and the demand/delivery was questioned on all of the allocations given the last of delivery to date, the infrastructure required to deliver the sites and the proximity to residential development which was not considered to make them attractive to the market. Overall, it was considered that additional allocations of a mix of size should be made in the district and that the polices should allow for employment development adjacent to settlement boundaries and be supportive of employment opportunities in rural areas. Most of the developers who commented on the employment policies had alternatives sites to promote.

*Freeport*

It was considered that the development may not come forwards as an NSIP and so the allocation should be flexible to allow it to come forward via another route. It was also considered that the delivery of the rail connection should not be linked to the delivery of the employment on the site.

*Other Policies*

It was considered that the Council should be clear about when a Design Review is required (through policy BNE1), how 'substantially completed' was defined (BNE1) and with regards to the parking standards applied through INF2.

It was also argued that the Council was placing too much emphasis on protecting existing natural features (such as trees, hedgerows and woodland) and that it should prioritise protecting existing natural features of high value. There were also questions regarding how the Nature Recovery Strategy and national requirements for BNG would interact and their impact on viability and how the policy would prevent (rather than avoid where possible) development on BMV land. There were also points raised in relation to the priorities and policies to support climate change mitigation and adaption, but questioned some of the environmental protections including BMV land.

**Parishes, Local Residents and other Stakeholders**

- The Council is accepting too much of Derby City's unmet need and the housing requirement should be lower.
- New housing development does not reflect the vision
- Amenity improvements needs to happen elsewhere, beyond Swadlincote, which is the focus.
- Vision should acknowledge the importance of wider business community and tourism
- Vision should mention the growing elderly population
- There is no mention of beauty in the vision.
- Flooding issues are not being addressed.
- Blue infrastructure should be included alongside Green Infrastructure
- Concern that students aren't being taken into account in the housing requirement
- New build housing should be sustainable and self-sufficient in terms of energy generation.
- Mix of support for the strategic allocations (with those living in close proximity to them generally opposing it and those living elsewhere in the district generally supporting them).
- Road infrastructure and traffic issues were key concerns district wide.
- All new developments should have a bus stop within 400m walking distance.
- The strategic allocation policies should be reviewed to remove reference/duplication of other plan policies.
- STRA1 – concern about flooding and whether Severn Trent have identified capacity to accommodate additional development.
- STRA2 – No mention of blue infrastructure, the A38 is over capacity, the site is BMV, health provision is already stretched, school at capacity, risk of coalescence with Burnaston, disturbance to wildlife sites and pollution caused by new development. Lack ambition for promoting sustainable transport and financial contributions should be required to deliver this. Detailed flood risk assessment should be required. Timing of infrastructure delivery needs to be considered with key things (like road link) delivered first. The indicative link road should be shown on the map. Country Park already exists here. Development around Mickleover has not been accompanied by supporting infrastructure and this will make matters worse. Timing of infrastructure is key. Health centre should be built first. Requirement for a travel plan should be included alongside the need for an archaeological assessment. concern about flooding and whether Severn Trent have identified capacity to accommodate additional development. Object to Gypsy and traveller provision. Staker Lane floods. Loss of landscape for existing residents.
- STRA3 – traffic problems in the local villages means that any further development should not be allowed.
- FLG – Including it at Regulation 19 denies public input through consultation. No account has been taken of infrastructure impact in Mickleover.
- Concern that there is the risk of coalescence between settlements (Hilton,

Hatton and Etwall).

- New recycling centre is required in a central location.
- Ground water should be considered in any flood risk assessment.
- The Council should strengthen the protection of the River Mease and should state a limit on the discharge into the river and enforce it.
- S106 should be retained
- Disagree with the suitability of the Freeport site and wish to see it called something else.
- Concern that policy INF5 will restrict tree planting at Calke Abbey

## Regulation 19 Addendum: Proposed Modifications to South Derbyshire Local Plan Part 1 Review Publication Version (2022-2041)

### Introduction

The South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version) was published under the National Planning Policy Framework (NPPF) 2024 transitional arrangements for consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 between the 10th March and 25th April 2025.

As a result of representations made during this consultation and further evidence, the Council wanted to make some modifications to the Publication Version of Local Plan. There is no provision in the legislation which allows the Council to replace all or part of the submitted plan with a revised plan during the examination. Therefore, the Council prepared an addendum consultation to allow stakeholders to comment on the modifications prior to submission to a government-appointed Inspector which will allow the proposed modifications to be considered as part of the submitted plan.

The modifications were split into Main Modification and Additional Modifications:

- Main Modifications = changes to the policies
- Additional Modifications = corrections to typo's and additional supporting text to add clarity to the policies

The Regulation 19 Addendum consultation took place between 5th May 2026 – 16th June 2026.

The consultation documents can be found here.

### Who was invited to be involved at this stage and how?

Different methods of public consultation were used to maximise community and stakeholder engagement in the process. These included:

- All organisations and individuals on the Local Plan database (including Parish Councils/Meetings, South Derbyshire's MP, statutory consultees, general consultation bodies, neighbouring authorities, planning agents, ) were contacted by letter or email (where provided), informing consultees of the purpose of the consultation. In total 1499 emails and letters were sent (Appendix D1). An additional letter/email was sent containing a link to the statement of representation procedure (Appendix D8) and webpage link (1499 letters/emails were sent) (Appendix D7)
- The Councils Publication Local Plan Part 1 Review webpage contained details of the consultation, including information on the 'drop in' events, the consultation documents and summary document (Appendix D2). The webpage included a link to the online consultation system where people could respond to the questionnaire online

- A short URL code was created for the District Councils website, which set out information on the consultation: **https://bit.ly/Part-1-Local-Plan-Review**

- Posters advertising the consultation and drop in events were emailed to all Parish Councils/Meetings (Appendix D3)

- A hard copy of the consultation documents was available to view in South Derbyshire District Council Offices, along with paper questionnaires to take away.

- Hard copies of the consultation documents and paper copy of the questionnaire were available at all South Derbyshire Libraries (including the mobile library) and the following libraries outside of the District: Alvaston, Ashbourne, Blagreaves, Borrowash, Burton on Trent, Chellaston, Mackworth, Mickleover and Sinfin.

- Paper questionnaires were produced, which were available at all drop in events, all South Derbyshire libraries (and those outside of the District listed above) and the District Council Offices Main Reception. The paper questionnaire was also available to download from the Councils website (Appendix D4). In addition, consultees could submit their comments online directly into the Council's consultation software.

- 3 drop in events were held throughout the District. Planning Officers were at the events to talk through the consultation and answer questions from members of the public and stakeholders.

    - 12th May - Derby Mickleover Hotel (Attlee Room), Etwall Rd, Mickleover, Derby DE3 0XX, 4 -7pm

    - 18th May – Stenson Fields Community Centre, Chartley Road, Stenson Fields (DE24 3BT), 4-7pm

    - 2nd June – Sharpes Pottery Museum, 23 West Street, Swadlincote, DE11 9DG, 4-7pm

    The Drop in events included display boards providing a brief summary of the consultation (Appendix D5), hard copies of the consultation documents were available for reference, along with copies of the summary document and questionnaires which consultees could take away with them.

- The District Council issued a press release advertising the consultation and drop in events (Appendix D6). The press release was issued to local media and local publications (newsletters).

## Summary of the main issued raised?

91 consultees responded to the Regulation 19 Addendum Consultation. The

consultation responses can be found on the following webpage: https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/local-plan/regulation-19-addendum-proposed-modifications-consultation-responses

A summary of the responses can be found below.

**Duty to Cooperate Bodies – Key Issues**

Amber Valley Borough Council

- Further updates to the HMA Statement of Common Ground may be required as a result of changes to the inputs on calculating local housing need using the Standard Method.
- PM3 - It may be helpful to be clearer in the policy wording about how much of the requirement is to meet unmet need aside of South Derbyshire's as it currently references overprovision to also provide flexibility and matching affordable housing need with delivery.
- For consistency with the Amber Valley Borough Local Plan and the Statement of Common Ground, references throughout the Plan to unmet housing need associated with 'Derby City' should be amended to refer to meeting 'HMA unmet need'.
- PM1 – Welcome the inclusion of a review policy and note the wording to reflect policy MR1 from the adopted Amber Valley Local Plan 2022-2040.
- AM15 – Update text to reflect that Amber Valley Borough Council has also adopted a local plan.
- AM75 - The title of the plan is Amber Valley Borough Local Plan 2022-2040, and the relevant policy reference in that plan is Policy SGS1 – Brun Lane, Mackworth, which relates to an Area for Future Growth, and not SHGA1 as written in the proposed additional modification.

Canal and River Trust

- No comment.

Derby City Council

- Supports the extension of the plan period and increase in the housing requirement. Request that an updated Statement of Common Ground address the quantum of unmet need and how this will be met and set out how completions have/will contribute towards the unmet need.
- PM42 – Supports the Housing Trajectory and comprehensive planned growth at Brun Lane Mackworth (FLG1).
- PM5 & PM8 – Support the modification but suggest that the anchor store could be 1,500sqm as this may better encourage a range of healthy foods.
- PM9 (and AM72) – the arrangement to refurbish the Sinfin Health Centra and flexibility to provide contributions to appropriate medical facilities within close proximity to the site should be confirmed in a Statement of Common Ground with Derby City Council and the Integrated Care Board.

- PM12 – Support the modification but suggest that for consistency, the justification text could note that within the city the route of the Former Derby Canal is protected under Policy T4 of the Proposed Submission Local Plan for Derby, with the focus on delivery of a multi-user active travel route on the understanding that the route would be altered should the canal be restored.
- PM14 (and AM27) - Supports the requirement for continuous walking and cycling routes connecting to existing and proposed routes within Derby. Correction is needed to reference ‘Network Rail’ and not ‘National Rail’.
- PM16 – Support.
- PM21 – Support but requests clarification of the expected phasing and delivery triggers for the link relative to housing occupations and requests that the any site based statement of common ground address the intended treatment of Staker Lane.
- PM22 - requests clarification of the status of STRA2b: Rykneld Road and whether it forms part of the STRA2 allocation, how it relates to the main body of the site, and how its masterplanning, access and pedestrian/cycle connectivity will be coordinated with the City Councils HA1 allocation. The City Council would welcome the connectivity between the two allocations being addressed in the policy or justification text.
- PM18–PM20 – Support
- PM26 and PM27 - the requirement for 10% of housing capacity on sites of 30 or more homes could lead to uptake/ delivery issues for the strategic sites. Via a Statement of Common Ground SDDC might want to consider varying the requirement, applied on a sliding scale, or expressly flexed for strategic allocations, so that plot provision reflects evidenced demand without prejudicing delivery rates.
- PM29 – Support
- PM14 and PM40 - The HMA Transport Modelling identifies impacts arising from the strategic allocations that extend beyond the currently committed mitigation and STRA1 and STRA2 do not contain an explicit requirement for developer contributions towards off-site highway mitigation, including where the impacts arise within a neighbouring authority’s area. This should be agreed through a site-specific Statement of Common Ground in consultation with relevant highways authorities and Derby City Council.
- AM30 – Support but request that relationship between delivery and contributions towards the unmet need be made explicit in and updated Statement of Common Ground.
- AM63 and AM120 – Support.

Derbyshire County Council

- PM3 and PM4 – The provision of the housing requirement figures and explanation of how Derby City’s unmet need has been taken into account in the local plan’s housing requirement from paragraph 10 of the Housing Position Paper published by SDDC in March 2025 in the supporting text of PM3 would provide more clarity.

- PM10 – Support amendment. In addition to the primary school contributions would also be required for other infrastructure, as necessary and it is noted that policy INF1 covers this topic and makes reference to SDDC's Planning Obligation's Supplementary Planning Document which in turn outlines that contributions in relation to the County are to be requested as per Derbyshire County Council's Developer Contributions Protocol.
- PM21 - DCC would accept the principle of providing a new link road between the A516 and the A38 Findern Roundabout junction as part of the comprehensive development of the site and the wider South Derby Integrated Transport Link. The detailed alignment and design, and phasing of the link road will need to be developed and agreed with the Highway Authority through the subsequent planning application process. The detailed funding and delivery arrangements are matters for SDDC but DCC would expect a clear and deliverable mechanism to be established, with DCC's preference that delivery of the link road is secured through an appropriately worded planning condition, rather than S106 contributions and timed to ensure that the infrastructure is in place at the appropriate stage of the development. The precise trigger points, linked to housing completions, should be informed by the transport evidence and agreed with DCC through the planning application process.
- PM35 (and BNE4g) - The policy should be clearer on the process for site selection to avoid development being located on best and most versatile agricultural land taking place. DCC has concerns that the additional wording of "where possible" in policy SD6 may result in the loss of best and versatile agricultural land, and that the Sustainability Appraisal does not accurately reflect the position.

East Staffordshire Borough Council

- The proposed modifications do not raise any legal compliance or soundness concerns from an East Staffordshire perspective.

Historic England

- PM12 – SDDC should ensure that any drainage schemes for the canal are appropriate in the context of the historic environment, including heritage assets such as water logged archaeology.
- PM22 – Support the large amount of the ridge and furrow that has been excluded from the site allocation. However, we also note that the HIA did not fully address the wider ridge and furrow bordering the A516 at Etwall Road. This area has been largely identified as green space, which we are supportive of, however there is a section within the development which appears to be identified for housing and pedestrian/ cycle connections. We would welcome policy wording that protects the ridge and furrow from development and safeguards its wider setting.
- AM72 - We would request that further text is included to ensure the protection of the archaeological assets and their setting, as well as assessment and recording.

- AM73 - The modification AM73 refers to Pastures Hospital, but it is not clear that this is a designated heritage asset at Grade II and there is no reference to the Grade II Winter Garden in the same location. We support that they are not in the allocation boundary but consider that the modified wording should refer to them in the correct manner and list any recommendations from the HIA.
- We would also welcome inclusion within the policy text relating to the ridge and furrow within the amended scheme layout in PM22.

Mining Remediation Authority

- No comments

National Grid

- AM74 - NGET would like to reiterate their continued support of this wording at Point viii) of the above Policy.
- Additional justification text has been added to Policy STRA3 concerning existing NGET's OHL's and Substations. NGET support the principle of this amendment, which adds clarity to wording at Point viii) of the Policy, and advocate for its continuation through additional Plan-Making stages.
- NGET consider the inclusion of a footnote pertaining to guidance on development near its assets would add additional value to Policy STRA3 and make absolutely clear the requirements for delivery of the allocation. A suitable location for this could be a footnote positioned directly after point viii), incorporating the following link: https://www.nationalgrid.com/document/345326/download

National Highways

- PM3, PM4 and PM42 - To the end of the Local Plan period, there is a requirement for 15,263 dwellings to be delivered to meet South Derbyshire's own need (10,140) and to help meet Derby City's unmet need (5,123). Within the Local Plan 13,064 dwellings are allocated and up to 2,390 additional dwellings can be provided through windfall sites or large unallocated sites with planning permission. As such the Local Plan Part 1 will meet the district's full housing requirement.
- A new housing led strategic site: FLG 1, has been proposed at Brun Lane, Mackworth, comprising 250 dwellings. National Highways would expect the developer to assess its potential impact on the A38, in particular the A38 / A52 signalised roundabout (Markeaton Roundabout).
- PM5, PM8 and PM17 - With the modifications, two of the employment strategic sites; STRA 1: Infinity Garden Village; STRA 2: Land South of Mickleover shall include an anchor store of approximately 1,000 square meters. We will require further details of the proposed sites in the form of land uses and floor area, such that the overall potential need for traffic impacts and mitigation can be determined.
- Transport Evidence - National Highways expects that the growth proposals in the Local Plan will be supported by proportionate and up-to-date transport evidence. This should demonstrate that the cumulative impacts of proposed

non-strategic allocations, when considered alongside the strategic growth in the Local Plan Part 1 Review and development in neighbouring authorities, can be accommodated on both the local highway network and the SRN. Where relevant, this evidence should consider junction performance, network resilience and in-combination effects.

- Any potential sites anticipated to have an impact on the SRN in the area are to be subject to consultation with National Highways, and appropriately assessed in line with the Department for Transport (DfT) Circular 01/2022 to determine the extent of their potential impacts on the SRN in the area. Depending on the scale of likely impact on the SRN, suitable mitigation will be required to be identified and secured in line with the principles set out in Circular 01/2022.
- Duty to Cooperate - While we acknowledge the Council's dedication to collaborating with neighbouring authorities and relevant bodies to achieve sustainable development, we recommend a coordinated approach for any developments impacting neighbouring local authorities.This approach should involve a joint approach with National Highways, South Derbyshire District Council, other local authorities, and future developers or applicants. Such collaboration will ensure that all parties' interests are safeguarded and a unified solution is reached.

Natural England

- PM34 - Generally welcomes this modification to policy SD3 but suggests three minor changes for clarity.
- In the second paragraph of PM34 Natural England considers that the phrase "where appropriate" to be unnecessary: "*and the proposed development will not cause an adverse effect on the integrity of the SAC ~~where appropriate~~, the provision of bespoke mitigation measures or contribution to any future strategic mitigation scheme should be made."*
- At point c – the spelling of *"phosphorous"* needs to be corrected.
- In the last paragraph it should be clarified that Natural England would also need to agree a bespoke mitigation package to ensure there is no adverse effect on the River Mease SAC i.e.: *"or exceptionally, as part of the development, developers should propose a bespoke mitigation package to avoid an adverse effect on the River Mease SAC with the agreement of the Environment Agency and Natural England."*

Sport England

- PM11 - Sport England welcomes the intention of the main modification which appears to show a commitment to relocating the Clay Shooting Ground facility. However, we have been unable to locate the Development Framework Document being referred to in the proposed main modification text. The explanation suggests this relates to the timing of delivery of replacement facilities, however there is still a lack of clarity on where the proposed replacement facility would be located, and whether this could be demonstrated to be equitable or better to the facility to be lost and in a suitable location in

line with National Policy in para 104 of the Framework. Clarity should be provided.

- PM41 - Sport England welcomes the additional text added to policy INF9 through this main modification which ensures that the policy is consistent with Sport England's Playing Fields Policy and with national policy set out in para 104 of the Framework. However, our request for the modification was to replace the policy wording rather than add to it. This effectively creates an unnecessary duplication. The following text can be removed: "*The loss of open space, sport and recreational facilities will only be permitted in exceptional circumstances where an assessment shows that existing open space and facilities exceed the required level of provision, the loss would be compensated for through equivalent or better provision or the development would involve the provision of alternative sport or recreation facilities for which there is a greater need*."
- AM72 - As per our representations on PM11 there is still a lack of clarity on where the proposed replacement facility would be located, and whether this could be demonstrated to be equitable or better to the facility to be lost and in a suitable location.
  Whilst Sport England welcomes the reference to community facilities to be provided in line with the Built Facilities Strategy, there is no reference to providing playing pitches in line with the Playing Pitch Strategy, which should be added. Reference should be added to utilising Sport England's calculator tools to calculate developer contributions. Sport England welcomes the reference to securing a community use agreement for proposed community use of sports facilities.
- AM73 - Sport England welcomes the reference to the relationship of the proposed site with Pastures Golf Club and the need to consider the mitigation of potential impacts. We would recommend that reference should be added to assessing this in accordance with the 'agent of change' principle as set out in national policy (currently para 200 of the Framework). Sport England welcomes the reference to provision of new sports and recreation facilities in line with the Council's evidence in the Playing Pitch Strategy and Built Facilities Strategy, and in particular to the potential expansion of the playing field/sports facilities utilised by Mickleover FC and the golf course to create an expanded 'sports hub' facility. We would advocate adding reference in the policy or reasoned justification to how such developer contributions are to be calculated, for instance utilising Sport England's Calculator tools. Sport England welcomes the reference to securing community use via a community use agreement.
- AM74 - Sport England welcomes the proposed additional modification that makes reference to the disused cricket pitch.
  However the wording as proposed does not appropriately direct the applicant to address the loss of the disused playing field in line with relevant policies, including policy INF9 (open space, sport and recreation), para 104 of the Framework and Sport England's Playing Fields Policy.

Staffordshire County Council

- The Plan as proposed presents no new cross-boundary issues

**Landowners and Developers**

Previous matters of soundness raised at Regulation 19 stage have not been addressed.

PM1 - Policy Rev1

Policy REV1 has been changed to require a new Local Plan under the Levelling Up and Regeneration Act 2023, instead of committing to an immediate review with clear timescales. Alignment with Amber Valley was considered to be flawed and inappropriate as the two plans are at different stages and subject to different housing requirements and transitional arrangements and that unlike Amber Valley, South Derbyshire is not required to undertake an immediate review. Concerns remain that the policy lacks clarity on the scope of review and consequences of delays, especially as the Plan is only a partial review focused on unmet housing need. The revised policy risks delaying a necessary full review, despite the current Plan only partially addressing housing needs. Although the new system aims to improve timeliness, it still lacks clear penalties if deadlines are missed, such as triggering the presumption in favour of sustainable development. Given past delays and tight housing provision, a stronger mechanism is needed. It is recommended that Policy REV1 include clear review timescales including a commitment to commence a review on adoption and explicit consequences if they are not met. It was considered that the existence of a review mechanism is not a substitute for a sound strategy in the Plan as submitted. It was also considered that due to uncertainty regarding the progression of the Part 2 Local Plan Review additional sites should be allocated.

PM2 - Plan Period

In general terms most supported the extension to the plan period. Notwithstanding this, most thought that the plan period should be extended further (with suggested end dates being between 2043 – 2044) to provide greater flexibility for delays or changes. The housing requirement should set out the apportionment clearly for the Housing Market Area and given the adoption of the Amber Valley Local Plan the plan needs to go further to ensure that the needs of the HMA are met. This would require identifying additional housing sites and this should be done using a balanced portfolio of sites.

PM3 – Housing Requirement

The modification updates the housing requirement to 15,263 dwellings for 2022–2042 reflecting an extended plan period was generally supported. This was based on the Part 2 Local Plan being submitted for examination by the December 2026 Legacy System deadline and ensuring that it is clear how the housing requirement was going to be met over the plan period. The housing requirement should set out the apportionment clearly for the Housing Market Area and given the adoption of the Amber Valley Local Plan the plan needs to go further to ensure that the needs of the HMA are met. There is concern that the requirement does not go far enough, planning positively, to address affordable housing needs, reflect the updated Standard Method, past shortfalls in delivery or job creation associated with the East Midlands Freeport

and considering the extent of the unmet need and that having a lower requirement risk suppressing delivery. This would require identifying additional housing sites which should also diversify the supply in terms of scale and location.

PM4 – Housing Strategy

The modification increases expected housing delivery on allocated sites to 12,822 dwellings, including a new allocation at Brun Lane, Mackworth (250 homes), and a rise in windfall/consent contributions. It was suggested that the windfall rates were too high and that they may have been inflated as a result of changes to the NPPF allowing development on Grey Belt. It was suggested that the evidence supporting these revised figures is unclear and should be published. FLG1 is not deliverable independently of the wider site in Amber Valley (if at all) and should not be included within the plan supply. There is still an over-reliance on strategic sites adjacent to Derby which are complex to deliver and have long lead-in times. Concern have been raised about the lack of evidence to demonstrate their delivery. Investment in this single area of the District risks a lack of investment or growth throughout other sustainable settlements in the District. The increase in allocated site delivery (352 homes) is much lower than the overall housing requirement increase (763 homes), leaving a gap. Concern was also raised about the risk to the five year housing land supply. It was therefore suggested that given this and previous identified shortfalls, additional sites should be allocated to meet housing needs and provide a buffer (a number of omission sites were included for consideration).

PM5

Support is given in principle to the requirement for an anchor store but further amendments are suggested to remove reference to an anchor store and apply flexibility as to the size of the retail to respond to market demand from operators.

PM6

Concern is raised as to the deliverability of alternative clay shooting facilities given the nature of the sport. Flexibility is suggested to allow contributions to be made should an identified
facility elsewhere in the district be improved instead.

PM7
Support is given to the revised wording, given it allows more flexibility for delivery.

PM8

Supports the principle of appropriately scaled local centres within strategic urban extensions, including IGV. Whilst the use of ‘approximately’ sufficient flexibility is urged regarding the size of proposed retail stores (whilst best trying to deliver c. 1000sqm of floorspace) in response to market and occupier demands.

PM9

The creation of a standalone healthcare criterion is welcomed and together with the explanatory text in AM72 allows for sufficient flexibility if, for whatever reason, Sinfin Health Centre is unable to be improved.

PM10

The increase in the expected scale of primary school provision from 2 to 2.5 form entry is noted and will need to be accounted for in the masterplanning of STRA1. It is considered that the policy should clearly distinguish between land reservation / safeguarding, financial contributions and ultimate delivery responsibility. It is considered that PM10 should clarify that the development will provide land and proportionate contributions for education infrastructure, in accordance with the education authority's evidenced requirements and agreed delivery strategy.

PM12

Where developer contributions or mitigation are required, the Local Plan should make clear that any such requirements must be necessary, relevant and proportionate, it is not considered that the latter two terms are and the requirement to utilise the canal for sustainable drainage where appropriate, would appear to run contrary to the national SuDS standards which sets out a hierarchy for surface water discharge. If this wording is to be retained, explanatory wording should be inserted to ensure that the national SuDS hierarchy should be followed in the first instance.

PM14

The need to consider the impacts on a level crossing located at a distance from IGV which is separated by the canal is considered unnecessary and disproportionate and could be resolved through discussions between the landowner and National Rail regarding any concerns or request for contributions. Earlier comments are reiterated about the ability to deliver recreational routes south of the A50 unless these are already adopted by the County and capable of being improved through contributions deemed relevant and necessary.

PM15 – STRA2

The policy change strengthens requirements for housing for older people and allows more flexibility in how it is delivered (e.g. retirement villages or specialist housing) which is supported. Concerns remain about a lack of clarity on what exactly is required to meet the policy, there is no clear whole-plan viability assessment, particularly regarding how older persons' housing (C2/C3), affordable housing, and other contributions interact and this could affect delivery of sites and undermine the effectiveness of the policy.

PM16 – STRA2

The proposed inclusion of a vehicular road link between the A516 and A38 is supported and will improve access to Mickleover and facilitate access into the site for bus services and wider active travel connectivity.

10.8ha of additional land (Peveril Homes) is suggested to be included within the STRA2 allocation 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.

PM17 – STRA2

Support is given to the incorporation of retail provision within the local centre at STRA2 but further amendments are suggested to remove reference to an anchor store to provide more flexibility to respond to market demand from operators and support delivery.

PM18 – STRA2

Support is given to the addition of the new criterion proposed to acknowledge the existing utility infrastructure.

PM21– STRA2

The proposed inclusion of a vehicular road link between the A516 and A38 is supported and will improve access to Mickleover. It is however suggested that the reference to the 'South Derby Integrated Transport Link' be removed and replaced by 'Main Street' to assist with visioning for the development with regards to slow transport speeds and to reflect the supporting evidence.

10.8ha of additional land (Peveril Homes) is suggested to be included within the STRA2 allocation 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.

Further additional land is suggested to be included within the STRA2 allocation to the southwest which offers a sustainable option for additional housing delivery accords with the principle of focusing the bulk of development to the south of the site and would support the delivery of necessary infrastructure where required.

PM22 – STRA2

The updated layout (PM22) changes site arrangements, including new development parcels, road links, and footpath connections. Although the Local Plan states the layout is only "indicative", there is a requirement for development to be in "broad conformity" with it. The indicative layout has not undergone a Design Review and raises significant concerns, particularly around placemaking quality and design principles as it is overly prescriptive, despite a separate requirement for a Strategic Masterplan to be prepared. Detailed spatial planning (e.g. housing layout and green space) should instead be determined through a robust, evidence-led masterplanning process which focuses around the key themes of a compact well-connected development, a cohesive green infrastructure strategy, a main street-led movement strategy and co-located community use, rather than being fixed in the Local Plan.

The indicative layout removes potential developable land in the northeast which would undermine Catesby's proposals and potentially make their site undeliverable. The approach to the northeast does not reflect changing plans in Derby City, where adjacent land is now proposed for housing rather than retained as Green Wedge and it is considered that references to Green wedges be removed. Concerns remain about excessive and unjustified green infrastructure, which has increased over successive plan versions and significantly reduces developable land. The scale and placement of green infrastructure (e.g. wide buffers) is seen as unnecessary, unjustified, inefficient, and harmful to site viability, integration and delivery. It is recommended that a full viability assessment be undertaken and that policy and layout changes better reflect evidence, ensure efficient land use, and support deliverable development particularly given that the current layout differs from the Design Review Panel's version, highlighting inconsistencies and the need for a more collaborative approach. It is considered that the indicative layout should be removed from the plan. One landowner considered that it could be replaced by a simple site boundary or simplified to focus on core elements such as main access points, primary movement routes (including a

“Main Street”), location of the local centre and location of the primary school. Whilst another suggested that if a layout is retained, green infrastructure requirements should be reduced to allow sufficient development.

10.8ha of additional land (Peveril Homes) is suggested to be included within the STRA2 allocation 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.

Further additional land is suggested to be included within the STRA2 allocation to the southwest which offers a sustainable option for additional housing delivery accords with the principle of focusing the bulk of development to the south of the site and would support the delivery of necessary infrastructure where required and provide sufficient flexibility to bring forward a more considered design and layout.

PM23

Support policy insofar as it governs housing delivery at Key Service Villages and the circumstances in which deliverable housing adjoining settlement boundaries. However, is too restrictive for appropriately scaled housing adjoining Key Service Village boundaries, beyond rural exception schemes. Local Plan should provide explicit flexibility for appropriately scaled, deliverable housing adjoining Key Service Village boundaries, beyond rural exception schemes, where proposals are supported by proportionate evidence of constraints and mitigation and where they make an early contribution to delivery.

PM24

The amendments to Policy H20 are welcomed in principle.

PM25

The amendments to Policy H20 are welcomed in principle. Concerns remain regarding the lack of viability evidence to inform the policies.

PM26 – Policy 20 Eii

Objection is raised to the requirement for self- or custom-build plots, due to concerns about viability, especially for SME housebuilders already under pressure. It is argued that this requirement would significantly exceed demand and could risk under-delivery of housing. Demand for self-build should instead be met through specific allocations to provide greater certainty over delivery rather than requiring developers to include plots within larger schemes. concerns remain regarding the lack of viability evidence to inform the policies.

PM27 – Policy H20: Housing Mix

The new criterion (F) requiring justification where housing proposals differ significantly from policy is supported as it improves flexibility and effectiveness. concerns remain about the other criteria (A, B, D and Eii). Concerns remain regarding the lack of viability evidence to inform the policies.

PM28 – Policy H21: Affordable Housing

The proposed change to Policy H21 which reduces the affordable housing requirements from up to 40% to up to 30%, is supported in principle as more realistic

for delivery. However, it is argued that this is not supported by up-to-date or robust viability evidence, including for specialist older persons' housing which has unique viability challenges and should be assessed separately rather than treated the same as general housing (with the suggestion that an exemption for this type of development should be included). It is also argued that more housing sites should be allocated to ensure consistent and increased delivery of affordable housing overall and that flexibility should be built into the policy to acknowledge that viability may change over time. There are concerns that viability evidence may underestimate rising construction costs, especially given recent increases in materials, labour, and fuel. Industry data indicates building a home now costs around £76,000 more than in 2020, due to taxes, regulations, inflation, and site-specific costs. It is recommended that the Council reassess its viability evidence against this data to ensure the policy remains robust and realistic.

PM29 – Policy H22

Objection is raised for the addition to the requirement for Gypsy and Traveller provision on strategic sites as it imposes additional, unreasonable requirements on developers that harm scheme viability and deliverability. It is noted that the Interim Viability Statement does not reference the impact of this provision on the affordable housing requirement for strategic sites. Concerns are raised about practicality, as some sites may not be suitable for accommodating Traveller and Gypsy pitches, which could delay or prevent delivery. Such pitches should instead be planned through specific, standalone site allocations identified by the Council. Concern is raised that the Council has not provided sufficient evidence to justify changing the 'strategic site' threshold without a clear evidential basis, it may appear the threshold has been altered to support a preferred spatial strategy (particularly focusing growth on large urban extensions near Derby) rather than properly considering smaller, sustainable sites across the District.

PM34 – Policy SD3 (River Mease)

Objection is made to the inclusion of this policy, on the grounds that it undermines the established "right to connect" to public sewers, which is the responsibility of water providers under the Water Industry Act 1991. Developers should not be required to address capacity issues or pollution caused by inadequate wastewater infrastructure, nor should housing delivery be delayed pending upgrades. It is recommended that the policy be removed from the plan entirely.

PM40

Concerns remain regarding the lack of viability evidence to inform the policies.

PM42 - Housing Trajectory

Previously, the Plan was expected to fall short of its housing requirement, but updated figures now show a small surplus of 191 dwellings (1.2%) up to 2042. This margin is very limited and offers little flexibility, especially given reliance on large, complex developments that often face delays and the inclusion of Brun Lane which many think is not deliverable within the plan period. The Windfall portion of housing delivery is not guaranteed; despite the fact it makes up a portion of the trajectory. Concern was raised about the Councils overly optimistic delivery assumptions on strategic sites. Housing delivery in the first half of the plan period is derived predominantly from a wide range

of sites within the supply based on existing LPP1 and LPP2 allocations, large unallocated sites, and small sites and windfalls. Many previous allocations have not yet delivered despite nearing the end of their original timeframe and there is no clear evidence these sites have been reassessed for deliverability, raising concerns that many may not come forward as expected. In the second half of the plan the provision of land to meet the housing requirement is predominantly from the three, new strategic allocations and as a result, the housing trajectory is highly concentrated on a relatively small number of major sites over an extended period of time which creates a risk to the overall delivery of the housing requirement. Even minor delivery issues could lead to missing housing targets. To ensure the Plan is effective and flexible, a much larger buffer is needed (suggested to be 10% to 20%) above the minimum requirement delivered from additional sites (being promoted) to address the risks of not delivering the housing requirement and to ensuring a five-year supply can be maintained. Allocating additional housing sites which should also diversify the supply in terms of scale and location. All large housing sites identified in the Housing Trajectory should be allocated through the Local Plan process.

The Plan now assumes full delivery of housing at Brun Lane, Mackworth by 2042, unlike the previous version which expected no completions within the plan period. Its contribution is relatively small raising doubts that it should be considered as strategic. Despite this, Policy FLG1 still describes the site as a long-term growth area, not a key short- or medium-term housing source. There are doubts about the site's availability and deliverability, including landowner reluctance and the fact that Amber Valley did not rely on it for its own housing needs. Given these uncertainties, relying on the site creates significant risk to meeting housing targets. It is recommended that Brun Lane be removed from the housing supply unless clear evidence proves it can be delivered, with alternative sites identified to meet any shortfall.

AM26

These updates should be treated as main modifications, not minor ("additional") ones and should be subject to full examination.

AM27

AM27 proposes changes to the draft Vision to include references to Infinity Garden Village and Land south of Mickleover strategic allocations. We note that the council has not included the Brun Lane Mackworth (FLG1) site within this list. This is the correct approach because the Mackworth site does not constitute a strategic allocation. The LPP1 should not allocate the Mackworth site given the council is only proposing allocations on the edge of Derby that are 'strategic' in nature. The proposal to allocate the Mackworth site (for 250 dwellings) is contrary to the over-arching purpose of the LPP1 review, which is to identify strategic allocations, and the allocation should be removed from the plan.

AM29

AM29 proposes changes to the draft Vision to include a clarification on locations where employment growth will continue to be focused. This includes locations along the A50 corridor which is supported. However, this modification materially affects the content of the plan because it relates to the plan vision, which ultimately informs the strategy and policies contained in the plan. Given the nature of this modification, it is

recommended that AM29 is included in the schedule of proposed modifications should be subject to full examination.

AM30

AM30 proposes a modification to the draft Vision to include an additional sentence at paragraph 3.2 of the plan to clarify that strategic allocations are of a scale which will continue to deliver housing, economic and other infrastructure beyond the 2042 plan period. It is seeking to clarify how the vision should be interpreted regarding future development proposals on those allocations. Given the nature of this modification, it is recommended that AM30 is included in the schedule of proposed modifications should be subject to full examination.

AM31

These updates should be treated as main modifications, not minor ("additional") ones and should be subject to full examination.

AM38

AM38 proposes a modification to paragraph 4.24 of the plan, which explains a reduction in the purported surplus of employment land in the district over the rebased plan period (from 10.23 to 6.97 ha) this reflects a change in the quantum of employment land which has implications for future proposals that comprise (in part, or as a whole) an element of employment development. Given the nature of this modification, it is recommended that AM38 is included in the schedule of proposed modifications should be subject to full examination. The 6.97ha surplus purported here differs from the 5.34ha surplus set out in AM62, but is the same as the figure set out in AM93 showing there is confusion as to what the correct surplus in employment land actually comprises. This matter needs to be clarified prior to submission of the plan.

AM53

The Council must provide clear and proportionate evidence to demonstrate that the site is deliverable within the plan period. This should include evidence relating to site suitability, viability, and ownership. Without this the Council should remove the allocation from the Plan and allocate alternative deliverable sites to ensure that the housing requirement can still be met in full.

AM60

Modification updates employment land supply figures, but no supporting evidence has been provided to justify the changes. These updates materially affect the Plan's employment strategy, so they should be treated as main modifications, not minor ("additional") ones and should be subject to full examination. There also appears to be an inconsistency in the reported employment land surplus figures, which needs clarification before submission.

AM61

Modification updates employment land supply figures, but no supporting evidence has been provided to justify the changes. These updates materially affect the Plan's employment strategy, so they should be treated as main modifications, not minor ("additional") ones and should be subject to full examination. There also appears to be

an inconsistency in the reported employment land surplus figures, which needs clarification before submission

AM62 – Employment

The Plan still lacks a clear, realistic, robust, ambitious and growth-focused employment land strategy. Although updates highlight the A50 corridor's importance, this does not amount to a proper strategy as how much land is needed and where it should be located is omitted. Extending the plan period by a year increases the Employment Land Review need from 35.86 ha to 39.12 ha, which reduces the claimed oversupply by roughly half from 10.23 ha to around 5.34 ha leaving only a small buffer and limited flexibility. No corresponding review of employment allocations has been undertaken and no supporting evidence has been provided to justify the changes. There also appears to be an inconsistency in the reported employment land surplus figures, which needs clarification before submission. The Plan relies on a simple quantitative "oversupply" of employment land but fails to address a clear shortage of suitable, modern (Grade A) employment space, particularly smaller, high-quality units which means it does not provide a balanced mix of sites. There are concerns about the deliverability of key strategic employment sites, which depend on major infrastructure upgrades, creating significant risk. The Plan also relies on small, older allocations from 2016, many of which are unlikely to deliver and are unsuitable as strategic supply due to their size and constraints. There are concerns about the reliability of the Employment Land Review, including failure to account for suppressed demand and market dynamics. It is argued that additional employment allocations are required and a number of sites are being promoted through the consultation. These updates materially affect the Plan's employment strategy, so they should be treated as main modifications, not minor ("additional") ones and should be subject to full examination.

AM72 – STRA1

Modification is generally supported but some changes are considered necessary to support delivery. The current wording mixes retirement housing with disability provision, which should be separated. Requiring primary access from the A50 could delay development if junction works are not delivered in time, the text should allow flexibility, including phased delivery and alternative access arrangements (e.g. via Infinity Park Way), supported by an access or phasing strategy. Mandating entirely on-site biodiversity net gain (BNG) is considered too restrictive and off-site provision where necessary should be allowed, while still prioritising on-site delivery where feasible. Requiring relocation of the existing Clay Shooting facility may be impractical and delay development, flexibility should be introduced to allow either relocation or financial contributions toward equivalent facilities elsewhere in the district.

AM73 – STRA2

Parker Strategic Land consider that 2100 dwellings can be delivered within the plan period on the land within their control. More than one landowner suggested that the overall allocation dwelling number should be presented as 'a minimum' rather than 'approximately' as there is the potential to deliver more than the 2,500 dwellings. It is suggested that the text describing the expected location of development be removed and replaced with the general principle that development should make efficient use of the land incorporating the delivery of a main street between the A516 and the A38. The density text is suggested to be amended to include 'the opportunity' for bungalows with lower density towards Burnaston rather than within the site adjacent to green

spaces and active travel routes. It is suggested that reference to specific Local Plan policies is removed to avoid duplication. The requirement of Gypsy and Traveller provision should be removed based on a lack of justification. Reference to the road should be amended to 'main street' and the reference to different character areas within the site reflecting the different adjacent uses be removed. It is suggested that 'retail centre' be replaced with 'local centre' and that the retail floor space text be amended to 'up to' 1000sqm to provide flexibility to respond to market demands. It is suggested that the reference to the Heritage impact Assessment be removed as it is not considered to act as robust justification for the Green Infrastructure shown on the indicative masterplan. Biodiversity Net Gain should be amended to support the provision of off-site provision with reference to the high baseline of the site. Reference to the Green Infrastructure forming a 'horseshoe' around the Pastures Estate should be removed as it is not justified. The delivery expectations of Green Infrastructure should be amended to ensure that the development can be delivered viably in line with other infrastructure and delivery of dwellings/employment floorspace. Reference to Green Wedges and extending Green Infrastructure beyond the Council boundary should be removed. There are a number of other suggested minor amendments to spellings.

The new proposed supporting text repeats a significant amount of the policy wording which is unnecessary and could therefore be significantly reduced. The reference to the Derby City Council Green Wedge policy is being removed and replaced with a housing allocation therefore this paragraph needs to be deleted.

AM74 – STRA2

Objection raised to the additional wording in the final sentence of the proposed modification to Policy STRA3, considering it unnecessary and unclear. The concern is that selectively referencing elements of the National Grid (NGET) design guide, rather than simply referring to it, could create confusion about whether policy requirements have been met. It is noted that National Grid previously supported the original submission draft and did not request further changes. E.ON considers that the existing policy wording already adequately addresses how development should respond to NGET infrastructure by referencing the design guide. It is suggested that the following text be deleted "*Development of the site will need to mitigate the impact on these assets to ensure that it does not compromise the effectiveness of the assets and this should be done in consultation with National Grid Electricity Transmission."*

AM88

These updates should be treated as main modifications, not minor ("additional") ones and should be subject to full examination.

Other

*Transitional arrangements*

It is acknowledged that the transitional arrangement criteria were satisfied in South Derbyshire at the time of the initial Regulation 19 consultation. Guidance states a plan normally counts as reaching Regulation 19 consultation stage at the first consultation that there and that there are limited circumstances in which the relevant date may instead be that of a subsequent consultation, including where the content of the

emerging plan has changed significantly – which it is accepted is a subjective decision. Many argue that in this case the updates are substantial, including extending the plan period to 2042, adding 763 homes, revising housing requirements/supply, and introducing new site allocations. These are major, fundamental changes to the plan, not minor technical updates. Some also argue that the addendum must be a proposed submission document and therefore should have been made available before the 12th March 2025 if the plan were to benefit from the transitional arrangements. As a result of the scale of changes, the plan should not rely on transitional arrangements and should instead be assessed under the 2024 National Planning Policy Framework (although one respondent suggested that it cannot proceed at all).

*Approach to plan-making*
There is continued criticism that the Council should be producing a single plan and should not be planning in two parts.

*Plan Wide Viability*
A new plan wide viability study be undertaken and stakeholders must be afforded the opportunity to engage in the formation of the plan wide viability evidence base. Accessibility requirements (M4(2) and M4(3)) must be supported by clear evidence of need and tested for viability.

*Housing for older people*
Policy H20 no longer references housing for older people, despite it being an important part of overall housing need. It is recommended that a separate policy be introduced to support delivery of specialist housing for older people across all tenures, promoting independence and choice.

*Contributions (INF1)*
It is suggested that supporting text to Policy INF1 should be updated to clarify that planning obligations may be required for infrastructure identified in site-specific policies, including INF3 and the East Midlands Freeport (EMF) Infrastructure Delivery Plan (IDP). This would reflect EMF guidance that developments benefiting from or enabled by strategic infrastructure (even outside designated sites) may need to contribute to it. Adding this clarification would improve transparency, ensuring developers understand potential infrastructure funding requirements. The proposed wording explicitly confirms that obligations may apply to infrastructure linked to EMF and related policies.

*Freeport (INF3)*
The allocation under Policy INF3 is supported, but the policy needs further refinement to reflect its strategic role including greater flexibility on rail delivery, allowing development to proceed before rail infrastructure is fully operational and the policy should not definitively classify EMIP as a Nationally Significant Infrastructure Project (NSIP). Amendments are proposed to ensure fair and proportionate contributions from all benefiting developments towards strategic infrastructure and additional clarity is recommended on transport impacts, monitoring frameworks, and coordinated Section 106 agreements supported by an Infrastructure Delivery Plan.

The landowner of Access 50 has been actively working with East Midlands Freeport on access options for the East Midlands Intermodal Park (EMIP), including potential new connections across major roads. These proposals are being developed and will undergo technical assessment, design work and consultation. The site is strategically

well-placed in relation to this major infrastructure project and is positioned to support early delivery and act as a catalyst for economic growth and investment at both regional and national levels.

*Infrastructure Delivery Plan (IDP)*
In addition to the Local Plan IDP there will be an East Midlands Freeport IDP being prepared ready for public consultation in late 2026/early 2027. It is anticipated that the EMF IDP would be endorsed by the Council in due course and once endorsed and published the EMF IDP will inform the EMF SPD which will be a material planning consideration in the decision-making process for SDDC.

Highway modelling work is currently being undertaken by EMF across its geography partnership with the existing regional transport authorities and EMCCA. This will help to form a basis for collaborative network planning going forward and the EMF IDP. It is essential that cross-boundary infrastructure is planned, mitigated and delivered in a coordinated manner, supported by the right infrastructure evidence. As such a consistent policy across each of the Local Plans will be necessary.

*Data Centres*
The Plan fails to plan for data centres, which are essential infrastructure for the modern digital economy and supported by national policy (2024), including data centres would better support economic growth and ensure the Plan is sound and future-proof. A specific site is being promoted for this purpose.

*Tourism and Leisure*
Policy S1 supports tourism and leisure development and recognises its importance to the local economy, including support for the National Forest and promotion of healthy lifestyles. It also requires new development to address environmental and social issues such as climate change, environmental quality, resource efficiency, and access to services. Concern is raised that the policy wording, particularly the requirement for all tourism development to improve access to services and facilities is overly restrictive, especially for rural schemes. This could impose unnecessary infrastructure burdens (e.g. transport improvements) on developers, potentially conflicting with national policy. The policy should be revised to align with the NPPF, so that improvements to access are only required where reasonable and feasible opportunities exist.

Policy INF10 is considered outdated and does not adequately reflect more recent NPPF support for sustainable rural tourism growth, concerns are raised that its requirements are overly restrictive. In particular, the need for proposals to demonstrate that “identified needs” are not already met by existing facilities is unclear, undefined, and could be burdensome potentially requiring applicants to assess need across the entire District, creating unnecessary barriers to development.

*Rural Employment Development*
Policy E7’s support for rural economic diversification and the reuse of rural buildings is acknowledged and welcomed. However, it is argued that the policy is overly restrictive and does not align with the NPPF’s more flexible approach to rural employment development. The requirement to demonstrate that no suitable alternative accommodation exists effectively imposes a sequential test, which is not required by national policy and therefore the policy lacks flexibility to allow for both reuse of buildings and well-designed new development. The additional criteria, such as demonstrating support for rural social and economic needs and providing a “sound

business case", are also seen as unnecessarily burdensome and may discourage innovation and hinder delivery of rural employment and tourism opportunities.

*Self-build and Custom Housebuilding*
The principle of providing for self-build and custom housebuilding is supported but the policy needs refinement to ensure it aligns with national policy, ensures overall viability and does not harm housing delivery. Concerns are raised about imposing fixed self-build requirements on large sites without sufficient evidence of demand, as this may create viability and design challenges and delay delivery. There is also doubt over whether demand shown on self-build registers translates into deliverable projects, with risks of plots remaining unused or delaying site completion. To address this, the policy should be flexible, evidence-based, and allow alternative delivery mechanisms (e.g. off-site provision or contributions).

*Secondary School Provision (STRA1)*
The continued requirement for a secondary school within STRA1 (Infinity Garden Village) is questioned, noting that no clear or up-to-date evidence has been provided to justify the need. While a general shortfall is referenced, national trends show declining school rolls and a move toward expanding or consolidating existing schools rather than building new ones. Further discussion with the council and education authority is requested to confirm whether a new secondary school is required.

*A50 Junction Improvements (STRA1)*
There is a significant funding gap to deliver the A50 junction improvements and the link road. If the cost is expected to be covered by the development costs and contributions must be clearly defined in policy before the plan is finalised. This should take account of the contribution already made through delivering part of the link road.

*Sustainability Appraisal*
Concerns remain that the Sustainability Appraisal (SA) is not robust. Issues included failing to properly consider reasonable alternatives beyond Derby's edge and not assessing alternative employment sites at the appropriate time with the suggestion that they were assessed too late after key decisions on strategy were already made and so they did not genuinely influence the Plan. This undermines the SA process, as alternatives should be considered early enough to shape decision-making, not retrospectively after the main Regulation 19 stage.

There was criticism that it is unclear how the Proposed Modifications have been assessed as the "screening" process and its outcomes are not properly explained. There is also no clear explanation of how consultation feedback was reviewed or why it is concluded that the Plan's sustainability performance is unchanged. The appraisal of spatial strategy options lacks transparency and credibility, with inconsistent and unexplained housing figures that do not match the overall requirement.

There was criticism regarding the reasonable alternative options being unrealistic (e.g. assuming no development at the Derby fringe despite existing commitments and being inconsistent with the settlement hierarchy), and there are contradictions in rejecting growth at Swadlincote while still relying on it under the preferred option.

The site appraisal process is flawed, as the Mackworth site was selected without being properly assessed against reasonable alternatives, including sites outside the Derby fringe.

Overall, there are significant gaps in assessing reasonable alternatives and inconsistencies in the methodology, meaning the SA is not robust, justified, or compliant with national policy.

There were also concerns regarding the scoring of some of the employment sites. Where it was considered that judgements appear to rely on general assumptions and "policy-on" reasoning rather than detailed, objective analysis of actual impacts. In specific instances it is suggested that some scoring is inconsistent and lacks clear evidence or technical justification. Doubts have been raised about whether the SA genuinely informed decisions or was used to justify pre-determined choices as no changes to the Local Plan have been made as a result.

**Parishes, Local Residents and other Stakeholders**

PM1

The link road between A38 and A516 is unjustified and will impact upon agricultural land and wildlife. No need to build on Green Belt in the District and development is unsupported by associated infrastructure.

PM3

Increase in housing requirement and development at STRA2 is not justified, Mickleover and the Parish of Burnaston has had significant development over recent years and consideration of the cumulative impacts is uncertain. The proportion of development on greenfield land in proximity to Derby is skewed and other brownfield sites in South Derbyshire Should be considered rather than a small number of large allocations adjacent to Derby which represents a high risk delivery strategy.

PM4

Increases development at the west of Mickleover (FLG1) which is changing the character of the area and increasing urban sprawl. Derby City Centre vacant retail units should be developed prior to greenfield sites.

PM15

Specialist housing for older people not shown on site layout (STRA2).

PM16 – STRA 2

It is considered that the proposed modification is not adequately evidenced or justified, has not properly considered alternatives, and is dependent on PM21 that is itself disputed. Alternative access options and public transport approaches have not been properly assessed, and the role of the A516 access in the wider transport strategy is unclear. The justification depends heavily on Design Midlands work, which is not a full transport assessment and explicitly states it does not provide a fixed or tested solution. The evidence does not demonstrate why this specific access arrangement via the A516 is required which is in conflict with the heritage assessment, whether alternatives have been explored, or whether it is the most suitable option and therefore it is considered that this requirement be deleted. A definition for what constitutes a link road should be included.

PM21

It is considered that the addition link road requirement is unsound because it lacks sufficient justification, evidence, and assessment of alternatives. The requirement is not considered to be clearly justified, and the available transport modelling does not prove it is necessary to support the STRA1 development which could be delivered without it. Concerns were raised about the level of testing undertaken through Transport Modelling and the reliance on the Design Review which states that further modelling is required. The link road is intended to unlock further future development beyond the proposed allocation or that additional housing was being proposed within the allocation to justify the need for the link road. The link road should be used for bus only traffic and not to assist with general traffic as this would increase traffic and subsequent pollution in the area and will make it unsafe for children and wildlife. The A38 should remain the main access, and that the need for the link road should be assessed separately from the housing allocation. Deliverability and viability of the new road proposal is questioned, noting reliance on significant infrastructure investment without clear evidence that the road is funded, feasible, or deliverable in time to support development, concern was raised that it would need to be funded by the taxpayer. It is considered that there has been inadequate assessment of alternatives through the Transport Modelling such as improving the existing road network (including improving the Staker Lane/Haven Baulk Lane junction or blocking the junction) without the link road, alternative access arrangements to serve STRA1, different highway interventions around the A38 and A516 and achieving similar outcomes through less harmful measures.

Concerns are raised regarding the impact of the proposed road on the design of the site and existing residential properties as it would dissect land intended for green infrastructure and a country park, weakening important mitigation features for nearby communities which would affect wider planning objectives. Concerns are also raised about the impact of the road on wildlife and heritage assets in particular the ridge and furrow earthworks in the Catesby Estates land which has not been sufficiently considered.

PM22

It is considered that PM22 is unsound and not legally compliant due to unclear and insufficient mapping information that prevents proper understanding of the proposal and its impacts. The maps and symbols are poorly explained, making it difficult to interpret key features such as corridor designations, land uses (including specialist housing for older people and the retail centre), and spatial relationships. Important elements, such as differences between country park, green infrastructure, recreation areas, and development land, are not clearly defined. Relationships between existing homes, proposed infrastructure, and surrounding land uses are also hard to interpret. The removal of “Distance A and B” markers from the previous iteration reduces understanding of settlement separation, particularly between Burnaston, Pastures Estate, and STRA2. Changes to the indicative layout (e.g. development near the A516) are not clearly explained or supported by evidence, making it difficult to assess scale, density, or how components fit together. The plan does not clearly communicate the role of key areas (such as open countryside or settlement separation) identified in supporting design guidance, undermining the intended spatial strategy. An existing residential property and its associated land are not clearly shown, leading to questions about its consideration and the creation of confusion about boundaries between private and public land, proximity to proposed infrastructure (including the link road) and the

relationships between homes and recreational areas. The Country Park and Green Infrastructure adjacent to the Pastures Estate will lead to overlooking and a loss of privacy and proximity of electricity pylons would make it unsafe for recreational use, consideration should be given to limiting access to the Green Infrastructure. School infrastructure is not shown and there is no clear funding mechanism. Sufficient drainage for the site needs to be evidenced. Ridge and Furrow earthworks in the Catesby Estates land has not been sufficiently considered. It is requested that Policy PM22 be amended to include a clearer and more detailed indicative layout map, supported by explanation, to properly define how the STRA2 allocation will function.

PM29

STRA2 Sports pitches should be located away from residential properties off the A38 roundabout which would also be accessible for the Gypsy and Travellers. Gypsy and Traveller pitches should be shown on the indicative masterplan.

PM32, 33 & 34

Policy has been rewritten demonstrating noncompliance with the Habitats Regulations.

PM36

Support the ring of Green Belt around Pastures Estate in STRA2 to prevent settlements from merging.

PM40

Question the evidence to justify the A156 – A38 link road at STRA2 which will increase traffic spoiling the tranquillity of the County Park and open access to the countryside, pollution will impact upon active travel. The road will result in further development within the country park in the future. Staker Lane should be blocked off and bus routes should be extended into existing estates.

AM73

Amendments are requested to Policy AM73 to provide clearer and stronger guidance on the green infrastructure, sports hub and formal recreation provision and separation functions within STRA2. The policy should clearly define the size, type, and extent of the sports hub and formal sports provision. How provision is supported by the Playing Pitch Strategy, Built Facilities Strategy, and Sport England guidance, including whether existing facilities could be expanded instead of creating new ones. The policy should clarify whether enhancing existing or off-site provision could meet needs more effectively. A stronger distinction is needed between formal sports provision, country park land, green infrastructure, and separation land. Sports provision should remain within defined areas and not encroach onto land reserved for settlement separation, countryside transition, or green infrastructure. The retained south-western land and other green areas must continue to perform their landscape, mitigation, and separation roles.

The principle of providing formal sports facilities within STRA2, particularly through a single, centrally located sports hub is supported, as is the principle of a community use agreement as this would reduce pressure on green infrastructure and allow better planning, management, and accessibility.

Concerns are raised about the lack of clarity and justification, consideration of alternatives and safeguards, conflict with land-use objectives, risk to wider spatial strategy and the need for clearer spatial relationships and needs strengthening to ensure it does not undermine key landscape, infrastructure, and spatial planning objectives. The policy does not clearly define the scale, extent, type or operation of the proposed sports hub and sporting provision or explain how the level of provision has been determined. Although the Playing Pitch Strategy identifies wider deficiencies, it does not clearly justify why these must be met within STRA2, rather than through improvements to existing off-site facilities. There is little evidence that options such as enhancing existing facilities or providing off-site capacity have been fully explored. The proposed sports hub location overlaps with land that plays an important role in settlement separation, countryside transition, and preventing coalescence, particularly between Burnaston, Pastures Estate, and the STRA2 development. The policy does not adequately safeguard green infrastructure, open countryside, and separation land, which are essential to the overall design and acceptability of STRA2. It is considered that recreation uses (including lighting, parking, and access) must be strictly contained within the defined sports hub and not encroach on green infrastructure or separation land. Additional development near the A516 and the relationship between development land and green infrastructure require clearer explanation.

Other

*Principle of Development STRA2*
Concern was raised about the inclusion of STRA2 as a strategic allocation as other reasonable alternatives haven't been tested, including brownfield sites in Derby. There was also concern raised regarding the lack of adequate infrastructure as a result of other recent developments in the area.

*FLG1*
The plan does not demonstrate agreed governance arrangements or joint delivery evidence and therefore relies on uncertainties outside the control of SDDC.

*Sustainable Construction*
The demolition of buildings should be banned, and new development should be informed by design codes.

*Scale of Modifications*
Extent of changes shows that the plan was not sound at publication, and these changes should have required further Sustainability Appraisal and a new regulation 19 consultation. Quality control concerns are raised. Concern is also raised about amendments that are developer led rather than evidence led (e.g. reference to the strategic sites in the vision).

*Sustainability Appraisal*
Concerns are raised regarding the conclusions in the Sustainability Appraisal that no reasonable alternatives to the amended policies have been identified and that given the level of change to the way in which the development would be accessed and delivered the evidence does not adequately demonstrate why alternatives approaches have been discounted. The Sustainability Appraisal Appendix A only indicates that the Local Plan should have 'regard' for Neighbourhood Plan policies rather than considering them as part of the Development Plan. The Sustainability Appraisal Appendix A, Local Programmes, Plans and Strategies section omits SDDC policy

Ecological Emergency. Concern regarding surface water flooding on STRA2 site which has not been factored into the SA.

*Consultation Process*
Concern is raised regarding process of consultation which only happened due to local pressure. The consultation documentation was too complicated and technical to understand.

*Availability of Information*
Concern in raised about the availability of information, including the transport modelling, Sustainability Appraisal and Viability Assessment, to Members before decision-making.

**Appendix A: Issues and Options**

Appendix A1: Letter posted and emailed to consultees

Appendix A2: Additional letter posted and emailed to consultees

Appendix A3: Poster

Appendix A4: Summary Leaflet

Appendix A5: Advertisement in Council Officers; Screen in Reception

Appendix A6: Council Website; Issues and Options Banner

Appendix A7: Questionnaire

Appendix A8: Display Boards

Appendix A9: Attendance of drop in events

Appendix A10: Press Release

**Steffan Saunders**
**Head of Planning and Strategic Housing**
South Derbyshire District Council,
Civic Offices, Civic Way,
Swadlincote, Derbyshire DE11 0AH.

www.southderbyshire.gov.uk
**@SDDC on Twitter**
**@southderbyshiredc on Facebook**

**Please ask for Steffan Saunders**
Phone 01283 228706
Typetalk 18001
DX 23912 Swadlincote
local.plan@southderbyshire.gov.uk

Our Ref: Issues and Options
Your Ref:
07 October 2022

Dear Consultee

**Local Plan Review Issues and Options Consultation**

I am writing to keep you informed of work regarding South Derbyshire Local Plan Review.

South Derbyshire has an adopted Local Plan which sets out where new housing, employment, retail, and other development should go, up to 2028. The Local Plan also includes policies that are used to determine planning applications.

Government policy requires that Local Plans are reviewed every five years to see if they need updating and the Council has decided that the time is right to update the Local Plan.

This 'Issues and Options' consultation, is the first formal consultation as part of this update to the Local Plan. Its purpose is to ensure that the Emerging Local Plan covers all the right issues including housing, jobs, infrastructure, health, climate change and the built and natural environment. We would like to hear your views and ideas on the issues and options we will need to take into account.

## How you can have your say …

The consultation commences on 10th October 2022. Information regarding the consultation can be found on our website at: www.southderbyshire.gov.uk/issuesandoptions

Reference copies of the consultation document and paper copies of the questionnaire can be found at the following locations (during opening hours) from **10th October 2022**:

- South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote DE11 0AH
- All South Derbyshire libraries and the following libraries outside of the District: Burton on Trent, Chellaston, Mickleover and Sinfin

A series of **drop in events** are to held around the District throughout October and the beginning of November as listed below. The events are open to all, and you don't have to

attend your nearest one. As always, we would like you to extend the invitation far and wide. Please do tell your family, friends and neighbours about this consultation and the opportunity to respond to shaping the District.

| Venue | Date | Time |
|---|---|---|
| Findern Village Hall, Castle Hill, Findern, DE65 6AL | Tuesday 11th October | 3.30pm - 6.45pm |
| Rosliston and Caudwell Village Hall, Main Street, Rosliston, DE12 8JW | Friday 14th October | 3.30pm – 6.45pm |
| Frank Wickham Hall, Portland Street, Etwall, DE65 6JF | Wednesday 26th October | 3.30pm – 6.45pm |
| Sharpe's Pottery Museum, 23 West St, Swadlincote DE11 9DG | Thursday 27th October | 3.30pm - 6.45pm |
| Stenson Fields Community Centre, Chartley Road, Stenson Fields, DE24 3BT | Monday 31st October | 3.30pm – 6.45pm |
| Melbourne Sporting Partnership, Cockshut Lane, Melbourne, DE73 8DG | Wednesday 2nd November | 3.30pm – 6.45pm |

Furthermore, drop-in sessions will take place on Tuesdays and Wednesdays, 10am – 4pm at the Council Offices throughout the consultation.

Comments made in response to this consultation need to be made in writing. We encourage you to submit your responses online (through the Councils website), where you can register and submit your comments.

Alternatively, you can submit your completed questionnaires by email to local.plan@southderbyshire.gov.uk : or

Post to: South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH

If you would like to find out more about this consultation before responding, please email the planning policy team on local.plan@southderbyshire.gov.uk and will contact you.

We welcome your comments on the consultation document and on the Local Plan Sustainability Appraisal Draft Scoping Report until 5pm on **5th December 2022**.

Yours sincerely,



Steffan Saunders
Head of Planning and Strategic Housing

**Steffan Saunders**
**Head of Planning and Strategic Housing**
South Derbyshire District Council,
Civic Offices, Civic Way,
Swadlincote, Derbyshire DE11 0AH.

**www.southderbyshire.gov.uk**
**@SDDC on Twitter**
**@southderbyshiredc on Facebook**
**Please ask for Steffan Saunders**
Phone 07971604326
Typetalk 18001
DX 23912 Swadlincote
local.plan@southderbyshire.gov.uk
Our Ref: Issues and Options
Your Ref:
27 November 2024

Dear Consultee

**Local Plan Review Issues and Options Consultation**

As you are aware South Derbyshire District Council is currently consulting on its Issues and Options document and the Local Plan Sustainability Appraisal Draft Scoping Report.

A further drop-in event is to take place on Wednesday 23rd November 2022 at All Saints Heritage Centre, Aston on Trent between 3.30pm - 6.45pm.

Further information on the consultation can be found at www.southderbyshire.gov.uk/issuesandoptions

We welcome your comments on the consultation document and on the Local Plan Sustainability Appraisal Draft Scoping Report until 5pm on **5th December 2022**.

Yours sincerely,

Steffan Saunders
Head of Planning and Strategic Housing

A3

# Local Plan Consultation

The Council is holding a series of 'drop-in' events this Autumn to hear your views and ideas, to ensure the Emerging Local Plan covers the right issues.

**Wednesday 26 October**
**3.30pm to 6.45pm**
**Frank Wickham Hall, Etwall**

**Tuesday 11 October**
**3.30pm to 6.45pm**
**Findern Village Hall**

**Friday 14 October**
**3.30pm to 6.45pm**
**Rosliston Village Hall**




**Monday 31 October**
**3.30pm to 6.45pm**
**Stenson Community Centre**

**Wednesday 2 November**
**3.30pm to 6.45pm**
**Melbourne Sporting Partnership**

**Thursday 27 October**
**3.30pm to 6.45pm**
**Sharpes Pottery Museum, Swadlincote**

**Tuesdays and Wednesdays 10am - 4pm Civic Offices, Swadlincote**

Scan the QR code above and give your views by Monday 5 December 2022

www.southderbyshire.gov.uk/issuesandoptions

### We would like to hear your comments

This leaflet provides a brief summary of the Issues and Options. Please take time to read the 'Issues and Options' document and tell us your views. The consultation document includes many questions, but you don't have to answer them all. Feel free to pick and choose – you can just answer the questions on the subjects that mean the most to you, on the other hand you might want to answer them all.

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

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

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

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

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

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

Please submit your comments by **5pm on 5th December 2022**

### What happens next…

The Council will review all the comments received and publish a Consultation Statement on the Council's website. The comments, along with technical evidence the Council is collecting, will help to prepare a Draft Local Plan, which will be published for further consultation.




# South Derbyshire Issues and Options
## October 2022

South Derbyshire has a Local Plan to set out where new housing, employment, retail, and other development should go, up to 2028. The Local Plan also includes policies that are used to determine planning applications.

Government policy requires that Local Plans are reviewed every five years to see if they need updating and the Council has decided that the time is right to update the Local Plan.

The 'Issues and Options' consultation is the first formal consultation as part of this update to the Local Plan. Its purpose is to ensure that the Emerging Local Plan covers all the right issues including housing, jobs, infrastructure, health, climate change and the environment.



### Vision and Objectives for South Derbyshire

The vision and objectives are important because it is the starting point for agreeing what sort of place we should be aiming to achieve.

### Composition of the Emerging Local Plan

The adopted Local Plan is primarily written in two parts. It is anticipated that a two-part approach will continue in the Emerging Local Plan and will cover the period of 2022-2039.

### Housing Numbers

The Government has published a standard method for each Council to calculate its housing need. This method does not take into account any unmet need from neighbouring areas. When applying this method South Derbyshire's minimum housing need is currently 536 net additional homes per annum.

The Council however works with Amber Valley Borough Council and Derby City (the Derby Housing Market Area Authorities) on plan preparation.

It is unlikely that Derby City can fully accommodate its housing need within its boundary. It is anticipated that Derby City Council will make a request to accommodate some of its housing need within South Derbyshire and Amber Valley.

This consultation asks questions on how the District Council should address Derby City's unmet met housing need.

A4

## Housing Strategy and Distribution

The emerging Local Plan must allocate enough sites to meet South Derbyshire's housing need. At this stage four broad options for the distribution of housing growth have been identified.

- Option 1: □rban Extensions – focus development ad□oining existing urban areas
- Option 2: □ey Service Villages – focus development on these ten villages
- Option 3: Dispersed development – focusing on both □ey and Local Service Villages
- Option 4: Create a new settlement or significant urban extension

Broad options have also identified for the potential distribution of Derby City's unmet need within South Derbyshire:

- Option 1: Edge of Derby City
- Option 2: Edge of Derby and □ey Service Villages accessible to Derby City
- Option 3: Other – are there any other options for the location of Derby City's unmet need□

## Providing the right homes for everyone

In order to create and maintain sustainable communities, it is essential that a range of homes (si□es, types, and tenures) are provided for different groups of the community (e.g., older people, people with disabilities, people who wish to build their own homes, students, families with children and so on) to meet identified needs. This consultation puts forward a number of ideas and options to help achieve this and asks a number of questions regarding your housing needs.

## □uilt, □atural and Historic □nvironment

The district has a range of important natural and historic assets from designated Wildlife Sites to Listed Buildings and Scheduled Ancient Monuments. Adopted Local Plan Policies are generally performing well in protecting the natural and historic environment. However, the Emerging Local Plan provides opportunities to introduce new ideas and to reflect national policy changes and the Environment Act. This consultation includes:

- Ideas of how to incorporate Green Infrastructure into the Emerging Local Plan
- □uestions regarding the introduction of Green Wedges (*"Green wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built-up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities"*)
- Your opinion on whether existing Local Plan policies do enough to protect the countryside and rural villages.

## Infrastructure

In planning for future growth, the Council understands how important the delivery of infrastructure (such as roads, health, education, leisure, other community needs for example local centres and the delivery of utilities) alongside housing and economic growth is to create sustainable communities.

The consultation asks a number of questions around requirements for infrastructure provision, including:

- Whether there are any issues within the settlement you live
- How the pandemic has altered your use of local open space
- Whether you agree with the current policy approach regarding the protection of existing community facilities and open space, sport and recreation

## Tackling climate change

After a summer of heat waves and droughts, the effects of climate change are self-evident, and the Emerging Local Plan must play its part in securing radical reduction in carbon dioxide emissions and encouraging renewable energy generation. This consultation puts forward various ideas/options regarding climate change, which the Emerging Local Plan could introduce. Including:

- Setting a 10□ tree planting requirement for new developments outside of the National Forest,
- Allocating sites for renewable energy,
- Requiring all new development to include small scale renewable energy,
- Introducing an Electric Vehicle Charging Point Policy.

## Health and Wellbeing

There is a close relationship between planning and health. The Emerging Local Plan gives an opportunity to further embed health and wellbeing into the Plan, which will contribute towards healthy places and support and enable healthy lifestyles. The consultation asks what you feel your community needs and what you consider is required to make healthy places and enable healthy lifestyles. Along with putting forward various ideas/options regarding health and wellbeing, including introducing a policy to support 'grow your own' foods and restricting new takeaways within a particular distance of schools

## □mployment Strategy

The amount of employment land and types of sites required in the Emerging Local Plan has not yet been identified. Nevertheless, the Emerging Local Plan must allocate enough sites to meet South Derbyshire's employment need. At this stage broad options for the distribution of the District's employment need have been identified.

- Option 1: Focus on A50 corridor
- Option 2: Focus on sites in/or ad□oining urban areas
- Option 3: Swadlincote focus
- Option 4: Drakelow focus

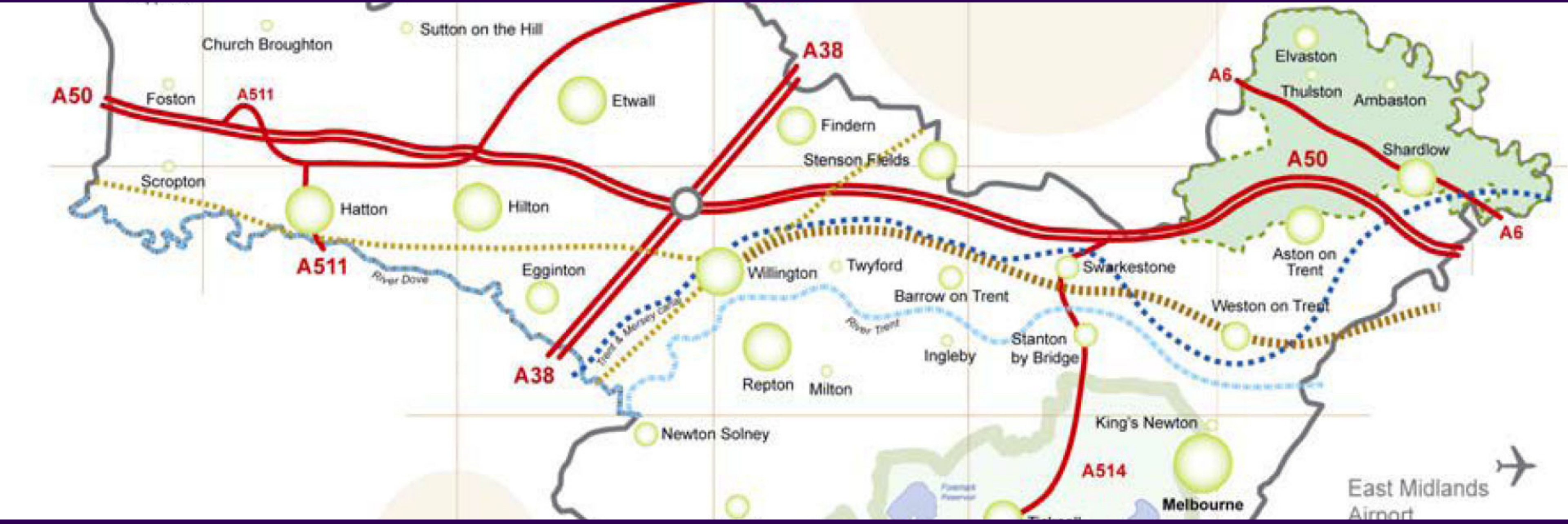
## The □conomy

The district is centrally located and well connected, with the main employment centre being located in Swadlincote with other employment centres distributed throughout the remainder of the district. The consultation asks questions about various aspects of the district economy, including the type of employment space required, rural businesses, tourism, and retail, including Swadlincote Town Centre.

# Have your say on options for new Local Plan

## Consultation open until Monday 5 December 2022

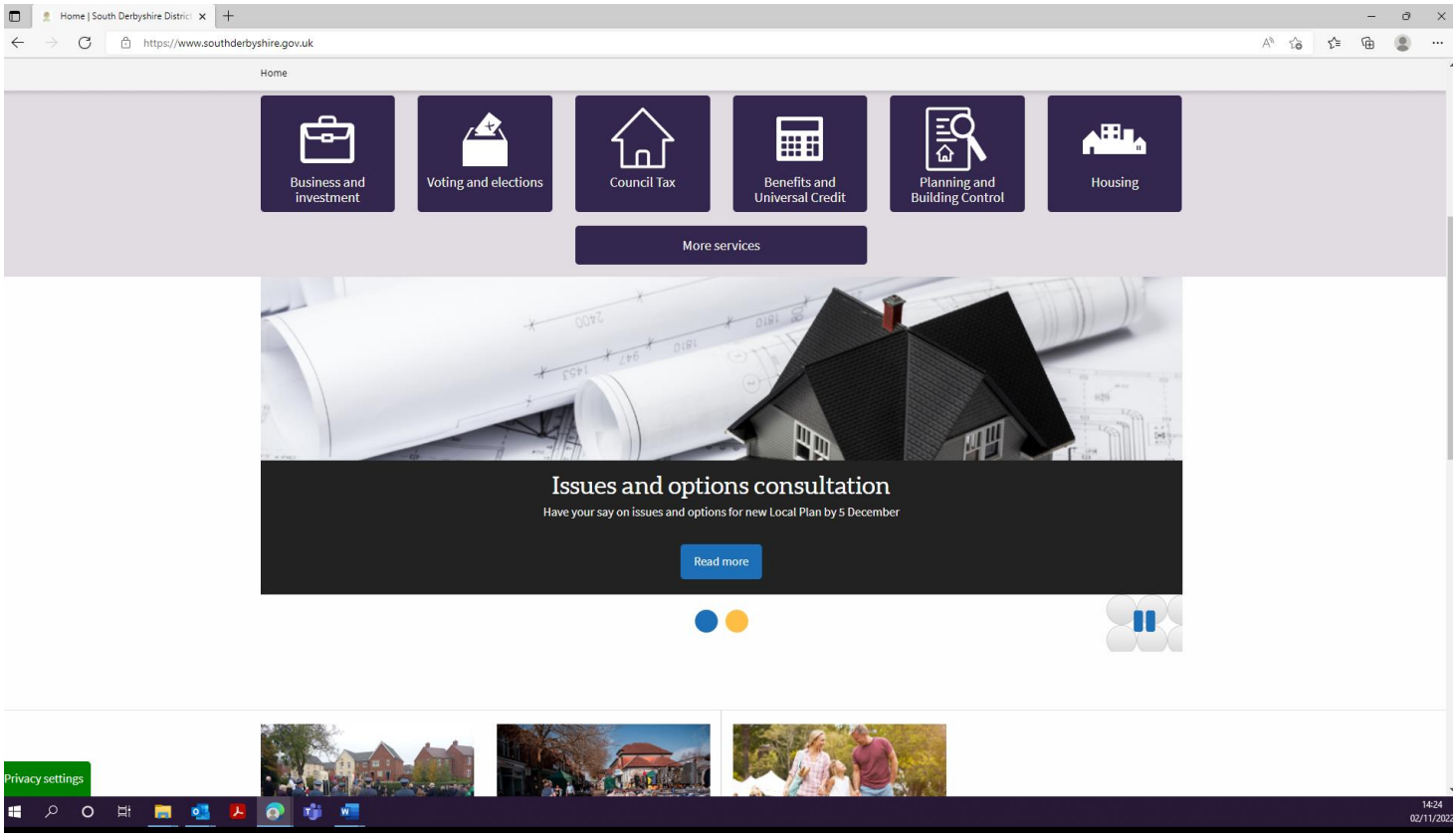
A5




Our Environment | Our People | Our Future

www.southderbyshire.gov.uk

South Derbyshire District Council


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https://www.southderbyshire.gov.uk
Home
Business and investment
Voting and elections
Council Tax
Benefits and Universal Credit
Planning and Building Control
Housing
More services
Issues and options consultation
Have your say on issues and options for new Local Plan by 5 December
Read more
Privacy settings
14:24
02/11/2022

# South Derbyshire
# Issues and Options Paper Response Form

Your reviews are being sought on the South Derbyshire Local Plan Review Issues and Options Consultation which is open form 10 October to 5 December 2022.

The issues and options consultation document can be viewed at www.southderbyshire.gov.uk/issuesandoptions along with other supporting information.

Please take time to read the 'Issues and Options document and tell us your views. The consultation document includes many questions, but you don't have to answer them all. Feel free to pick and choose – you can just answer the questions on the subjects that mean the most to you, on the other hand you might want to answer them all.

This form can be used as an alternative to the online questionnaire. Responses should be submitted to the Planning Policy Team by email at local.plan@southderbyshire.gov.uk or via post to Planning Policy, Planning Services, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH

**Comments must be received by 5pm on 5 December 2022, late comments will not be accepted.**

**Part One – Your Details**

| **Respondent details** | **Agent details (where applicable)** |
|---|---|
| Name* | Name* |
| Organisation: | Organisation: |
| Address* | Address* |
| Email: | Email: |

*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

**Privacy Notice – How is your information used?**

**Representations 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?**
South Derbyshire District Council Planning Services. Personal information is not shared with any other department or agency, will not be sold and will not be used for any other purpose.

*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*

# Chapter 2: Scope of the Emerging Local Plan

## Key Question 1

**Do you have any comments on what should be contained within the Emerging Local Plan's Vision and Objectives?**

## Key Question 2

**Does the spatial portrait of the District need further updating and if so, how?**

☐ Yes ☐ No

## Key Question 3

**Should the Emerging Local Plan be split into two parts?**

☐ Yes ☐ No

## Key Question 4

**What should be classed as 'strategic' in terms of housing development within the Emerging Local Plan, for example what size of housing/employment site or impact on infrastructure?**

## Key Question 5

**Have we identified the correct issues and is our methodology for assessing them, correct?**

☐ Yes ☐ No

## Key Question 6

**What additional evidence does the Council need to obtain to inform the Emerging Local Plan?**

# Chapter 3: Housing Needs and Strategy

## Key Question 7

**Which option for establishing South Derbyshire□s housing requirement do you support and why□**

☐Option 1: Base the housing requirement on meeting the minimum requirement using the standard methodology in national planning guidance (currently 536 net additional homes per annum).

☐Option 2: Base the housing requirement on ensuring that Derby's unmet need is completely accommodated within the Derby HMA.

☐Option 3: Base the housing requirement on a wider range of evidence, acknowledging that it may not be appropriate for all of Derby's unmet need to be accommodated within the Derby HMA.

## Key Question 8

**Do you have a view on the proportion of Derby City's unmet need that South Derbyshire should take□** Please provide comments and □ustification

## Key Question 9

**Do you have any comments on the prioritisation of new infrastructure in this location as set out in the DFD including the new link road, school, health provision, and green and blue infrastructure□**

## Key Question 10

**Do you have any suggestions as to how new employment and□or housing development, above that already allocated in e□isting Local Plans, can assist in the delivery of this infrastructure□**

## Key Question 11

**Do you have any suggestions as to the quantity and location of new employment and housing land in this location□**

## Key Question 12

**re there any key locations to provide new, or enhance e isting, green and blue infrastructure**

## Key Question 13

**Should the Infinity arden Village development parameters be e panded beyond the area defined in Policy I F13 of the adopted Local Plan If yes, what further development should the merging Local Plan include in this e panded location**

☐ Yes ☐ No

## Key Question 14

**Do you have any suggestions on priorities the merging Local Plan should set out to complement the Freeport development** This could include new green and blue infrastructure, energy production, sewerage infrastructure, new cycling and walking routes, new publicly accessible open space, lighting, drainage, flood and/or noise mitigation measures, particularly to the south of the site.

## Key Question 15

**Do you have any suggestions as to how new employment development at the Freeport site can assist in the delivery of any new infrastructure suggested in the previous question and or an improvement to the rail infrastructure**

## Key Question 16

**Should any complementary uses be allocated ad acent to, or in the pro imity of, the Freeport and if so, what**

☐ Yes ☐ No

## Key Question 17

**Should the emerging Local Plan include a policy setting out expectations of local implications of the Freeport? If so, what should the policy include?**

☐ Yes ☐ No

## Key Question 18

**Do you have any comments on the methodology used to establish the existing Settlement Hierarchy?**

## Key Question 19

**What is your preferred option for housing distribution to meet South Derbyshire's housing need? Please provide comments and justification.**

☐ Option 1: Urban Extensions – focus development adjoining existing urban areas

☐ Option 2: Key Service Villages – focus development on these ten villages

☐ Option 3: Dispersed development – focusing on both Key and Local Service Villages

☐ Option 4: Create a new settlement or significant urban extension

## Key Question 20

**Which locations within the District do you consider are best equipped to benefit from infrastructure that is already in place?**

## Key Question 21

**What is your preferred option for the distribution of Derby City's unmet need within the District**

☐ Option 1: Edge of Derby City

☐ Option 2: Edge of Derby and ey Service Villages accessible to Derby City

☐ Option 3: Other – are there any other options for the location of Derby City's unmet need?

**Please provide comments and ustification, especially if you think option 3 is appropriate.**

## Key Question 22

**Do you agree that the appropriate plan period for the merging Local Plan is 2022 – 2039**

☐ Yes ☐ No

## Key Question 23

**Do you think the merging Local Plan should set a vision for the District beyond the plan period If so, what should it include**

☐ Yes ☐ No

## Key Question 24

**Do you think the Council needs to undertake a reen elt review to accommodate housing need within the District**

☐ Yes ☐ No

## Key Question 25

**What is your preferred option regarding the percentage of new homes to be built on small sites**

☐ Option 1: Allocate land for 10 of homes to be built on small sites – this approach is in line with the minimum Government requirement.

☐ Option 2: Allocate land for more than 10 of homes to be built on small sites – this approach is above the minimum Government requirement

☐ Option 3: Allocate land for less than 10 of homes to be built on small sites – this approach is below the minimum Government requirement and would need ustifying.

**Please provide your reasons and ustification.**

## Extra Question 1

**Do you have any evidence to contradict the Derby HMA Boundary Study's conclusion that the Derby H comprises Derby, South Derbyshire and mber Valley**

☐ Yes ☐ No

## Extra Question 2

**What should a 30 year vision for the District include** Please bear in mind your selected options for housing distribution and provide comments and ustification

## Extra Question 3

**What should the merging Local Plan include regarding Infinity arden Village**

## Extra Question 4

**re there any other housing need strategy issues and options that should be considered within the merging Local Plan**

☐ Yes ☐ No

# Chapter 4: Providing the right homes for everyone

## Key Question 26

**What is your preferred option regarding the affordable housing requirement on sites of 10 homes or more**

☐ Option 1: 30 as this remains a realistic requirement for affordable housing.

☐ Option 2: The affordable housing requirement should be higher than 30 .

☐ Option 3: A policy range, determined by set criteria, with a minimum of 30 .

☐ Option 4: An alternative suggestion – please provide details.

**Please provide reasons and ustifications**

## Key Question 27

**Is there any reason why the threshold for affordable housing provision should not be lowered to 10 homes or more in the merging Local Plan**

☐ Yes ☐ No

## Key Question 28

**Do you have any evidence of affordable housing need in rural areas and or a view on whether the threshold for contributions should differ**

## Key Question 29

**Should the affordable housing tenure breakdown be specified in merging Local Plan policy, or should a degree of fle ibility be retained**

☐ Yes ☐ No

## Key Question 30

**Should a local e□ception policy be introduced to effectively reserve some affordable housing for those with family ties to an area□ If so, what restrictions should the policy contain□**

☐ Yes ☐ No

Please enter any comments in response to the question

## Key Question 31

**How should e□tra□care and independent living schemes be provided through the □merging Local Plan□**

## Key Question 32

**How can the □merging Local Plan provide for those of working age needing other specialist or supported housing□**

## Key Question 33

**Should the □merging Local Plan ensure that at least a proportion of new homes are accessible and adaptable □4□2□and are wheelchair user dwellings □4□3□□**

☐ Yes ☐ No

## Key Question 34

**Do you feel there is a need for more bungalows or single storey dwellings particularly designed to enable the elderly to live independently at home□**

☐ Yes ☐ No

## Key Question 35

**What is your preferred option regarding self□build and custom house building and why□**

☐Option 1: Require a proportion of homes on all larger development sites to be self-build and custom housebuilding.

☐Option 2: Allocate sites specifically for self-build and custom housebuilding

☐Option 3: Continue current policy stance

## Key Question 36

**Should the □merging Local Plan require all new homes to meet □ationally Described Space Standards□ If not, why not□**

☐ Yes ☐ No

## Key Question 37

**Should the □merging Local Plan include a policy on housing density□**

☐ Yes ☐ No

## Key Question 38

**If it is determined that a housing density policy is required, should the □merging Local Plan set different minimum density standards for urban areas □Swadlincote, edge of Derby and □urton on Trent□and □ey Service Villages□**

☐ Yes ☐No

## Key Question 39

**Should the emerging Local Plan include a specific infill policy and if so, what should it contain – for example should infill be restricted to meeting proven local need or by dwelling size?**

☐ Yes ☐ No

## Key Question 40

**Should the emerging Local Plan develop a policy that brings local flexibility to determining road widths on new developments?**

☐Yes ☐ No

## Extra Question 5

**What types of homes do you think South Derbyshire needs?**

## Extra Question 6

**How do you feel the housing market is working for you?**

## Extra Question 7

**How has working from home changed the requirements in homes?**

## Extra Question 8

**Is there a necessity for certain housing types to meet specific needs?**

☐ Yes ☐ No

### Extra Question 9

**Should the emerging Local Plan set a local eligibility criterion for First Homes applicable for first three months of marketing in additional to the national criteria If so, what criteria should be included**

☐ Yes ☐ No

### Extra Question 10

**What approach should the Local uthority take in determining how proportionate a First Homes eception site is to the si e of the settlement it is ne t to, for settlements both with and without a settlement boundary What evidence should be required**

### Extra Question 11

**Should space standards be set for private outdoor space**

☐ Yes ☐ No

### Extra Question 12

**re there any other issues or options relating to providing the right homes for everyone that the Council should consider**

## Chapter 5 Economy

### Key Question 41

**What type of employment space should the merging Local Plan prioritise**

## Key Question 42

**How can polices be made flexible enough to accommodate needs not anticipated, particularly as economic implications of the Covid 19 pandemic are still developing?**

## Key Question 43

**What is your preferred strategy (Option) for employment distribution and why?**

☐ Option 1: Focus on A50 corridor

☐ Option 2: Focus on sites in/or adjoining urban areas

☐ Option 3: Swadlincote focus

☐ Option 4: Drakelow focus

## Key Question 44

**What, if any, circumstances should lead to South Derbyshire's employment need being met outside of the District?**

## Key Question 45

**Is the current approach set out in Policy (SDT1) (Rural Development) of the adopted Local Plan still the correct one?**

☐ Yes ☐ No

## Key Question 46

**What are the barriers to working within rural areas?**

## Key Question 47

**Should the emerging Local Plan include a policy regarding best and most versatile agricultural land? If so, what should it contain?**

☐ Yes ☐ No

## Key Question 48

**Should the emerging Local Plan be more encouraging of tourism accommodation and tourist attraction development within the District? If so, how?**

☐ Yes ☐ No

## Key Question 49

**Should the emerging Local Plan seek to protect existing employment sites from alternative uses?**

☐ Yes ☐ No

## Key Question 50

**Should the emerging Local Plan remove the permitted development rights and apply conditions on new employment permissions for both allocated and non-allocated sites to prevent their loss to other uses (i.e. to B1(a), B1(c), B2 or B8)?**

☐ Yes ☐ No

## Key Question 51

**What types of uses should be promoted in Swadlincote's town centre?**

## Key Question 52

**If you think Swadlincote town centre boundary should be amended**

☐ Yes ☐ No

**Please explain why and show your proposed changes on a map.**
*Please attach an amended boundary map to this questionnaire*

## Key Question 53

**If you think the primary frontages should be amended**

☐ Yes ☐ No

**Please explain why, and show your proposed changes on a map.**
*Please attach an amended primary frontages map to this questionnaire*

## Key Question 54

**What do you consider to be the main regeneration challenges facing the District**

## Key Question 55

**re regeneration challenges located in a particular area and if so where**

☐ Yes ☐ No

## Key Question 56

**Do you have any suggestions as to the policies or allocations that would address these regeneration challenges**

☐Yes ☐No

## Extra Question 13

**Has the Covid 19 pandemic impacted on any changes in employment need**

☐ Yes ☐ No

## Extra Question 14

**Should the merging Local Plan repeat the Retail Hierarchy within the adopted Local Plan**

☐ Yes ☐ No

## Extra Question 15

**What type of retail space should the merging Local Plan prioritise within new strategic allocations**

## Extra Question 16

**Should the merging Local Plan retain the lower threshold for when a Retail Impact ssessment for out of centre retail is required If not, what should the threshold be**

☐ Yes ☐ No

## Extra Question 17

**How can the merging Local Plan provide a positive strategy for retail**

## Extra Question 18

**How can the merging Local Plan support the vitality and viability of Swadlincote town centre and other retail centres considering changes to the se Class Order and Permitted Development**

## Extra Question 19

**Should the □merging Local Plan seek to protect the loss of retail, despite the changes to the □se Class Order□**

☐ Yes ☐ No

## Extra Question 20

**Should similar retail policies to that of Swadlincote's be applied to Key Service Villages?**

☐ Yes ☐ No

## Extra Question 21

**Is there sufficient car parking within Swadlincote, □ey Service Villages and Local Centres□**

☐ Yes ☐ No

## Extra Question 22

**□re there any other economy issues and options that should be considered within the □merging Local Plan□**

# Chapter 6: Tackling the Climate Change Emergency

## Key Question 57

**Do you support the development of the following renewable energy low carbon technologies in the District**

☐ 1. Electricity Generation (Wind turbines , Solar photovoltaics, including ground-mounted and roof-mounted, Hydroelectric power)

☐ 2. Heat Generation (Solar thermal , Heat pumps , Energy from waste , bioenergy)

☐ 3. Energy Storage

☐ 4. Energy networks (Electricity networks , Heat networks)

☐ 5. Low-Carbon Mobility (Electric vehicles , Electric charging network)

**Please elaborate on any opportunities constraints you can identify for such pro ects.**

## Key Question 58

**Should the merging Local Plan allocate sites for renewable energy production, for e ample solar or wind energy If so, what types of locations would be appropriate**

☐ Yes ☐ No

## Key Question 59

**Should the merging Local Plan require all new development to include small scale renewable energy generation on site**

☐ Yes ☐ No

## Key Question 60

**Should the merging Local Plan introduce a policy based on the nergy Hierarchy**

☐ Yes ☐ No

## Key Question 61

**How can the □merging Local Plan best facilitate energy saving homes by including passive design measures□**

## Key Question 62

**Do you agree that the □merging Local Plan set out specific requirements for tree planting in new developments outside of the □ational Forest□ If so, is 10□ sufficient and should there be a minimum site si□e threshold to which the policy applies□**

## Key Question 63

**Should the □merging Local Plan require a greater target than the statutory 10□ □iodiversity □et □ain□ If yes, what percentage and why□**

☐ Yes ☐ No

## Key Question 64

**□re you aware of any sites or land within South Derbyshire that may be available for habitat creation□enhancement to support □iodiversity □et □ain off□site provision□**

## Key Question 65

**Should a policy be included in the □merging Local Plan to ensure that □iodiversity □et □ain is delivered on sites within the District□**

☐ Yes ☐ No

## Key Question 66

**Do you support the inclusion of an active travel policy and what should the policy ensure as a minimum**

☐ Yes ☐ No

## Key Question 67

**Should planning applications for new buildings require access to low-carbon transport (i.e. the provision of walking infrastructure, cycle paths and lanes, public transport and charging infrastructure, etc). If so, what should the threshold be for such a requirement**

☐ Yes ☐ No

## Key Question 68

**Should the emerging Local Plan include an Electric Vehicle Charging Point Policy**

☐ Yes ☐ No

## Key Question 69

**Do you support the existing requirements for providing Electric Vehicle Charging Points used by the Council. If not, what requirements do you suggest and why**

☐ Yes ☐ No

## Key Question 70

**Should the provision of charging devices and spaces for ultra-low emission vehicles be required for new developments of a certain size. If so, what should this threshold be**

☐ Yes ☐ No

## Key Question 71

**Should the provision of charging devices and spaces for ultra-low emission vehicles be considered at the following locations throughout the District? If not, please elaborate.**

☐ Major travel corridors, including A roads, motorways, and routes into Derbyshire from neighbouring population centres

☐ Existing transport infrastructure, such as petrol stations.

☐ High population density areas where electric vehicle uptake and charging demand are expected to be consistently high.

☐ Tourist locations and travel corridors.

☐ Locations with high or long-term parking requirements, such as airports, retail, and business parks.

## Key Question 72

**How can the emerging Local Plan go further to minimise losses through flooding?**

## Extra Question 23

**Are there other mechanisms to increase tree planting both inside and outside of the National Forest?**

## Extra Question 24

**Should the emerging Local Plan include a policy to encourage the installation of solar panels on existing buildings?**

☐ Yes ☐ No

## Extra Question 25

**Should solar power infrastructure (either ground-mount or rooftop) be mandated for new developments (where deemed appropriate)? If so, for what size of development?**

☐ Yes ☐ No

## Extra Question 26

**How can community scale renewable energy generation be facilitated through the emerging Local Plan?**

## Extra Question 27

**Should the District adopt energy efficiency standards over and above Building Regulations?**

☐ Yes ☐ No

## Extra Question 28

**Should larger developments be required to meet energy consumption and emission targets? If so, what should the thresholds be for such a requirement?**

☐ Yes ☐ No

## Extra Question 29

**Should the emerging Local Plan set lower carbon emissions targets for new homes than set out by Building Regulations? If so, what target do you propose and why?**

☐ Yes ☐ No

## Extra Question 30

**Should the merging Local Plan include local energy standards for non residential buildings and or introduce a R assessment**

☐ Yes ☐ No

## Extra Question 31

**In response to the nvironment ct 2021, what low carbon heating requirements should be included in the merging Local Plan**

## Extra Question 32

**Do you support the continuation of the water consumption requirement 110 litres per person per day within the merging Local Plan**

☐ Yes ☐ No

## Extra Question 33

**Do you have any other comments regarding iodiversity et ain and the merging Local Plan**

## Extra Question 34

**What else can be done through the merging Local Plan to encourage a modal shift towards more sustainable modes of transport**

## Extra Question 35

**re there any other climate change issues and options that should be considered within the merging Local Plan**

# Chapter 7: Built, Natural and Historic Environment

## Key Question 73

**Should the provision of allotments be required for larger developments or payments in lieu where appropriate If so, what should the threshold be for such a requirement**

☐ Yes ☐ No

## Key Question 74

**Should green roofs and or walls be required where appropriate If so, what si e of development should require such landscaping**

☐ Yes ☐ No

## Key Question 75

**Where appropriate, should development be required to consider urban cooling techniques design If so, what should the threshold be for such a requirement Should this be considered primarily in Swadlincote or in other population centres**

☐ Yes ☐ No

## Key Question 76

**Should the Council adopt a policy relating to lue Infrastructure If so, please list the various features e cluding the River ease that may benefit from such a policy**

☐Yes ☐No

## Key Question 77

**Should the Council use developer contributions for reen Infrastructure If so, do you have any specific suggestions as to what reen Infrastructure pro ects the Council should pursue**

☐ Yes ☐ No

## Key Question 78

**How should off site biodiversity gain compensation measures be coordinated, located and inspected**

## Key Question 79

**Do you have any other comments regarding iodiversity et ain and the merging Local Plan**

## Key Question 80

**re there any sites or areas of land within South Derbyshire which you are aware of that would be important for inclusion within the Local ature Recovery Strategy for Derbyshire If es, please list and provide reasoning where relevant**

☐ Yes ☐ No

## Key Question 81

**re there any private or voluntary organisations who you believe would be important as collaborators within the Local ature Recovery Strategy for Derbyshire If es, please list and provide reasoning where relevant**

☐ Yes ☐ No

## Key Question 82

**Do you have any comments on the Local Authority's approach to Flood Risk as set out in the adopted Local Plan Policy SD2**

## Key Question 83

**What approach should be taken to development proposed within Flood one 3**

## Key Question 84

**Do you have any comments on the current approach to the ational Forest**

## Key Question 85

**Could the ational Forest policy be strengthened in any way**

☐ Yes ☐ No

## Key Question 86

**Do you consider that reen Wedges should be introduced in South Derbyshire**

☐ Yes ☐ No

## Key Question 87

If so, where do you suggest Green Wedges should be located

## Key Question 88

**Does the e□isting Local Plan Policy □□□5 □Development in Rural □reas□do enough to protect the countryside for its own sake□**

☐ Yes ☐ No

## Key Question 89

**Do you have any comments on the approach to Heritage assets in the adopted Local Plan□**

## Key Question 90

**Should a Design □uide and□or Codes be prepared at an area wide, neighbourhood wide or site□specific scale□**

☐ Area wide scale

☐ Neighbourhood wide scale

☐ Site-specific scale

## Key Question 91

**Should the □merging Local Plan stipulate a minimum si□e for residential outdoor amenity space and if so, what should that be□**

☐ Yes ☐ No

## Key Question 92

**What measures should be used to determine whether the design of the isolated dwelling is of e□ceptional quality□**

## Extra Question 36

**Should the emerging Local Plan or a subsequent SPD require developers to install the following 'habitat bricks' in all new housing developments:**

☐ Small cavity nesting birds (i.e. swift, house martins and sparrows)

☐ Bats

☐ Invertebrates

**If yes, what ratio or percentage per total housing units and why**

## Extra Question 37

**Should there be a minimum housing unit number per development for when the installation of 'habitat bricks' would be required? If yes, what should that minimum number be and why**

☐ Yes ☐ No

## Extra Question 38

**Should 'habitat bricks' be required as standard in any other development types?**

☐ Yes ☐ No

**Please list and provide reasoning where appropriate**

## Extra Question 39

**Should the emerging Local Plan or a subsequent SPD require developers to install 'hedgehog highways' in all new housing developments?**

☐ Yes ☐ No

## Extra Question 40

**Should there be a minimum housing unit number per development for when the installation of 'hedgehog highways' would be required? If yes, what should that minimum number be and why**

☐ Yes ☐ No

## Extra Question 41

**Should 'hedgehog highways' be required as standard in any other development types Please list and provide reasoning where appropriate**

☐ Yes ☐ No

## Extra Question 42

**re you aware of any sites or land that may be available for habitat creation restoration to support any biodiversity net gain off site provision**

## Extra Question 43

**Do you consider Policies 2 and 10 provide a positive strategy for the conservation and en oyment of heritage assets as required by the PPF**

☐ Yes ☐ No

## Extra Question 44

**Could Policies 2 or 10 be strengthened in any way**

☐ Yes ☐ No

### Extra Question 45

**How can the Council effectively engage with your community regarding design for your area Please state where you are from.**

### Extra Question 46

**re there any other uilt, atural and Historic nvironment issues and options that should be considered within the merging Local Plan**

## Chapter 8: Infrastructure

### Key Question 93

**re there specific infrastructure issues, including in your local area, which we should be aware of, for e ample regarding health services, schools or road capacity** Please state which settlement your comments refer to.

### Key Question 94

**Do you agree with the current policy approach regarding the protection of e isting community facilities and open space, sport and recreation**

☐ Yes ☐ No

### Key Question 95

**How has the pandemic altered your use of local open spaces**

### Key Question 96

**What type of outdoor open space and recreation facilities do you consider are most needed in the District**

### Key Question 97

**How can local centres be provided within strategic development in a way that also accommodates future change and population growth**

### Extra Question 47

**re the current protections for community facilities strong enough Could the merging Local Plan go further and if so, how**

### Extra Question 48

**re there any other infrastructure issues and options that should be considered within the merging Local Plan**

## Chapter 9: Health and Wellbeing

### Key Question 98

**What do you feel your local community needs**

### Key Question 99

**What do you consider is required to make healthy places and enable healthy lifestyles**

## Key Question 100

**How can the emerging Local Plan influence the wider determinants of health to improve health and reduce health inequalities**

## Key Question 101

**Should the emerging Local Plan include a specific Health and Wellbeing Policy Please provide reasoning.**

☐ Yes ☐ No

## Key Question 102

**What do you think a Health and Wellbeing policy should include**

## Key Question 103

**Should the emerging Local Plan require Health Impact ssessment for larger development proposals**

☐ Yes ☐ No

## Key Question 104

**What should the trigger for the requirement of Health Impact ssessment be**

## Key Question 105

**Should the Emerging Local Plan introduce a policy supporting 'grow your own' either on allotments or by another means Please specify.**

☐ Yes ☐ No

## Key Question 106

**Should the emerging Local Plan require all major housing developments to provide allotments/food growing space?**

☐ Yes ☐ No

## Key Question 107

**Would you support a policy which restricts takeaway uses within a particular distance of schools?**

☐ Yes ☐ No

## Key Question 108

**If yes to question 107, what distance do you suggest for restricting takeaways?**

## Key Question 109

**What evidence do you think should be provided to support a controlling takeaway policy?**

## Key Question 110

**Do you think the emerging Local Plan should incorporate Active Design Principles?**

☐ Yes ☐ No

## Key Question 111

**Is there a development si□e trigger in which the □ctive Design principles should be implemented□**

## Extra Question 49

**□re there any health and wellbeing issues for the District which you consider this document has not identified□**

## Extra Question 50

**□re there any other Health and Wellbeing issues and options that should be considered within the □merging Local Plan□**

## Key Question 112

**□re there any planning issues and options that you think we have missed in this consultation or are there any further comments you would like to make□**

A8

# South Derbyshire Issues and Options

South Derbyshire has a Local Plan to set out where new housing, employment, retail and other development should go, up to 2028. The Local Plan also includes policies that are used to determine planning applications.

Government policy requires that Local Plans are reviewed every five years to see if they need updating and the Council has decided that the time is right to update the Local Plan.

This 'Issues and Options' consultation is the first formal consultation as part of this update to the Local Plan. Its purpose is to ensure that the Emerging Local Plan covers all the right issues including housing, jobs, infrastructure, health, climate change and the environment.

We would like to hear your views on the issues and options we will need to take into account.

What's in the room?

- Exhibition boards
- Reference copies of the full documents
- Summary leaflet
- Questionnaires

We have more work to do before we can publish a Draft Local Plan and hearing your views is part of the process as we develop the Emerging Local Plan.

**Please submit your comments by 5pm on 5th December 2022**

# Composition of the Emerging Local Plan

The adopted Local Plan is primarily written in two parts. It is anticipated that a two-part approach will continue in the Emerging Local Plan and will cover the period of 2022-2039.

# Housing Numbers

The Government has published a standard method for each Council to calculate its housing need. This method does not take into account any unmet need from neighbouring areas. When applying this method South Derbyshire's minimum housing need is currently 536 net additional homes per annum.

The Council however works with Amber Valley Borough Council and Derby City (the Derby Housing Market Area Authorities) on plan preparation.

It is unlikely that Derby City can fully accommodate its housing need within its boundary. It is anticipated that Derby City Council will make a request to accommodate some of its housing need within South Derbyshire and Amber Valley .

**Questions include:**

- Do you have a view on the proportion of Derby City's unmet need that South Derbyshire should take?

# Housing Strategy and Distribution

The emerging Local Plan must allocate enough sites to meet South Derbyshire's housing need. At this stage four broad options for the distribution of housing growth have been identified.

- Option 1: Urban Extensions – focus development adjoining existing urban areas
- Option 2: Key Service Villages – focus development on these ten villages
- Option 3: Dispersed development – focusing on both Key and Local Service Villages
- Option 4: Create a new settlement or significant urban extension

Broad options have also identified for the distribution of Derby City's unmet need within South Derbyshire:

- Option 1: Edge of Derby
- Option 2: Edge of Derby and Key Service Villages accessible to Derby City
- Option 3: Other - are there any other options for the location of Derby City unmet need?

**Questions include:**

- What is your preferred option for housing distribution to meet South Derbyshire's housing need?
- What is your preferred option for the distribution of Derby City's unmet need within the District?

# Providing the right homes for everyone

In order to create and maintain sustainable communities, it is essential that a range of homes (sizes, types, and tenures) are provided for different groups of the community (e.g., older people, people with disabilities, people who wish to build their own homes, students, families with children and so on) to meet identified needs. This consultation puts forward a number of ideas and options to help achieve this and asks a number of questions regarding your housing needs.

**Questions include:**

- What types of homes do you think South Derbyshire needs?
- How has working from home changed the requirements in homes?
- Is there a necessity for certain housing types to meet specific needs?
- How do you feel the housing market is working for you?

# Employment Strategy

The amount of employment land and types of sites required in the Emerging Local Plan has not yet been identified. Nevertheless, the Emerging Local Plan must allocate enough sites to meet South Derbyshire's employment need. At this stage broad options for the distribution of the District's employment need have been identified.

- Option 1: Focus on A50 Corridor
- Option 2: Focus on sites in/adjoining urban areas
- Option 3: Swadlincote Focus
- Option 4: Drakelow Focus

**Question:**

What is your preferred option for employment distribution?

# The Economy

The district is centrally located and well connected, with the main employment centre being located in Swadlincote with other employment centres distributed throughout the remainder of the district. The consultation asks questions about various aspects of the district economy, Including the type of employment space required, rural businesses, tourism, and retail, including Swadlincote Town Centre.

**Questions include:**

- What are the barriers to working within rural areas?
- Has the Covid 19 Pandemic impacted on any changes in employment need?
- What types of uses should be promoted in Swadlincote Town Centre?

# Tackling Climate Change

After a summer of heat waves and droughts, the effects of climate change are self-evident, and the Emerging Local Plan must play its part in securing radical reduction in carbon dioxide emissions and encouraging renewable energy generation. This consultation puts forward various ideas/options regarding climate change, which the Emerging Local Plan could introduce. Including:

- Setting a 10% tree planting requirement for new development outside of the National Forest;
- Allocating sites for renewable energy;
- Requiring all new development to include small scale renewable energy;
- Introducing an Electric Charging Point Policy
- Introducing an Active Travel Policy *(Active Travel refers to modes of travel that involve a level of activity)*.

**Questions include:**

- Do you agree that the Emerging Local Plan should set specific requirements for tree planting in new developments outside of the National Forest?
- Should the Emerging Local Plan include an Electric Vehicle Charging Point Policy?
- What else can be done through the Emerging Local Plan to encourage a model shift towards more sustainable modes of transport?

# Health and Wellbeing

There is a close relationship between planning and health. The Emerging Local Plan gives an opportunity to further embed health and wellbeing into the Plan, which will contribute towards healthy places and support and enable healthy lifestyles. The consultation puts forward various ideas/options regarding health and wellbeing, including:

- Introducing a policy to support 'grow your own' foods
- Restricting new takeaways within a particular distance to school
- Introducing a strategic Health and Welling Policy
- Introducing Active Design Principles into policy




Achieving as many of the Ten Principles of Active Design as possible, where relevant, will optimise opportunities for active and healthy lifestyles.

**Questions include:**

- What do you consider is required to make healthy places and enable healthy lifestyles?
- What do you feel your local community needs?

# Infrastructure

In planning for future growth, the Council understands how important the delivery of infrastructure (such as roads, health, education, leisure, other community needs for example local centres and the delivery of utilities) alongside housing and economic growth is to create sustainable communities.

The consultation asks a number of questions around requirements for infrastructure provision, including whether there are any issues within the settlement you live.

**Questions include:**

- Are there specific infrastructure issues, including in your local area, which we should be aware of, for example regarding health services, schools or road capacity?
- How has the pandemic altered your use of local open spaces?
- What type of outdoor open space and recreation facilities do you consider are most needed in the District?
- Do you agree with the current policy approach regarding the protection of existing community facilities and open space, sport and recreation?

# Built, Natural and Historic Environment

The district has a range of important natural and historic assets from designated Wildlife Sites to Listed Buildings and Scheduled Ancient Monuments. Adopted Local Plan Policies are generally performing well in protecting the natural and historic environment. However, the Emerging Local Plan provides opportunities to introduce new ideas and to reflect national policy changes and the Environment Act. The consultation includes:

- Ideas of how to incorporate Green Infrastructure in the Emerging Local Plan
- Introducing the requirement of Biodiversity Net Gain
- The introduction of Green Wedges (*"Green Wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent coalescence (merging) of adjacent places and can also provide recreational opportunities"*).
- Your opinion on whether existing Local Plan polices do enough to protect the countryside and rural villages.

**Questions include:**

- Should the provision of allotments be required for larger developments (or payments in lieu if appropriate)? If so, what should the threshold be for such a requirement?
- Do you consider that Green Wedges should be introduced in South Derbyshire?
- Does the existing Local Plan Policy BNE5 (Development in Rural Areas) do enough to protect the countryside for its own sake?

# Timetable and how to respond

The display boards and summary leaflet provides a brief summary of the Issues and Options. Please take time to read the 'Issues and Options' document and tell us your views. The consultation document includes many questions, but you don't have to answer them all. Feel free to pick and choose – you can just answer the questions on the subjects that mean the most to you, on the other hand you might want to answer them all.

Comments made in response to this consultation need to be made in writing. We encourage you to submit your responses online (through the Councils website), where you can register and submit your comments.

Alternatively you can submit your completed questionnaires, which are available at this event; on our website; at the Council Offices and at all South Derbyshire libraries and Burton on Trent, Chellaston, Mickleover and Sinfin Libraries.

Website:**www.southderbyshire.gov.uk/issuesandoptions**

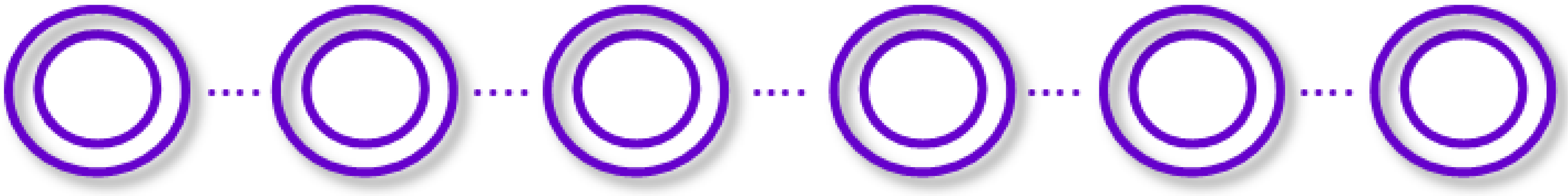
Email: local.plan@southderbyshire.gov.uk

Postal Address:
**Planning Policy**
**South Derbyshire District Council**
**Civic Offices, Civic Way**
**Swadlincote**
**DE11 0AH**

## What happens next…

The Council will review all the comments received and publish a Consultation Statement on the Council's website. The comments, along with technical evidence the Council is collecting, will help to prepare a Draft Local Plan, which will be published for further consultation.

The below image summarises the preparation stages for the Emerging Local Plan.



## □ttendance at Drop in □vents

| Date | Venue | □umber of consultees who attended drop in events |
|---|---|---|
| Tuesday 11th October 2022, 3.30-6.45 | Findern Village Hall | 40 |
| Friday 14th October 2022, 3.30-6.45 | Rosliston Village Hall | 9 |
| Wednesday 26th October 2022, 3.30-6.45 | Frank Wickham Hall, Etwall | 150 |
| Thursday 27th October 2022, 3.30-6.45 | Sharpes Pottery Museum, Swadlincote | 26 |
| Monday 31st October 2022, 3.30-6.45 | Stenson Community Centre | 16 |
| Wednesday 2nd November 2022, 3.30-6.45 | Melbourne Sporting Partnership | 30 |
| Wednesday 23rd November 2022, 2.20-6.45 | All Saints Heritage Centre, Aston on Trent | 60□ |

**Beth Holmes**

**From:** James Taylor
**Sent:** 10 October 2022 15:10
**Subject:** South Derbyshire District Council press release: Have your say on issues and options for new Local Plan

South Derbyshire District Council

Press release
www.southderbyshire.gov.uk
southderbyshiredc @SDDC

**Monday 10 October 2022**

## Have your say on issues and options for new Local Plan

South Derbyshire residents can have their say on the first consultation on the issues and options for a new Local Plan, which is currently being developed by South Derbyshire District Council.

The Local Plan sets the long-term vision, objectives and development strategy for South Derbyshire.

The council is asking residents, business, and anyone else with an interest in the future of the area, for their views on issues such as housing, jobs, infrastructure, health, climate change and the environment.

All responses will help the council to draw up more detailed proposals, which people will be able to comment on in the future.

The consultation runs from Monday 10 October until 5pm on Monday 5 December 2022.

People can attend drop-in sessions at the following dates and times:

- Tuesday 11 October, 3.30pm to 6.45pm at Findern Village Hall
- Friday 14 October, 3.30pm to 6.45pm at Rosliston Village Hall
- Wednesday 26 October, 3.30pm to 6.45pm at Frank Wickham Hall, Etwall
- Thursday 27 October, 3.30pm to 6.45pm at Sharpes Pottery Museum, Swadlincote
- Monday 31 October, 3.30pm to 6.45pm at Stenson Community Centre
- Wednesday 2 November, 3.30pm to 6.45pm at Melbourne Sporting Partnership

Information on the proposals and how to comment is available on the council website: www.southderbyshire.gov.uk/issuesandoptions

For media enquiries, please contact:

**Appendix B: Draft Local Plan Part 1 Review**

Appendix B1: First letter posted and emailed to consultees

Appendix B2: Second letter posted and emailed to consultees

Appendix B3: Email sent on 20th November 2024

Appendix B4: Poster

Appendix B5: Additional posters

Appendix B6: Summary Leaflet

Appendix B7: PowerPoint Reception screen

Appendix B8: Questionnaire

Appendix B9: Display Boards

Appendix B10: Drop in events attendance

Appendix B11: Press release

Appendix B12: Email to schools

**Steffan Saunders**
**Planning and Strategic Housing**
South Derbyshire District Council,
Civic Offices, Civic Way,
Swadlincote, Derbyshire DE11 0AH

**www.southderbyshire.gov.uk**
**@SDDC on Twitter**
**@southderbyshiredc on Facebook**

**Please ask for Planning Policy**
Typetalk 18001
local.plan@southderbyshire.gov.uk

Date: 04/10/2024

Dear Consultee

**South Derbyshire Draft Local Plan Review Part 1**

**The current Local Plan part 1 was adopted in 2016. Since this was some time ago, we have revised the plan to consider changes in housing and employment requirements and improve the plan's protections for the natural environment.**

**We will soon be consulting on a revised draft of the Local Plan Part 1 for South Derbyshire which sets out a strategy updating how much, where and which types of larger development will take place across the area up to 2039. It will provide planning policies and site allocations to guide change and enhance new development proposals.**

You may recall that the Council consulted on the Issues and Options for this Local Plan review between October and December 2022. We have considered the representations received and used them to develop this Plan.

The purpose of this consultation is to provide an opportunity for representations to be made on the Draft Local Plan Part 1 and to shape it through feedback. This is an important stage of consultation before the plan is finalised.

**We are asking your views on…**

The Council's Draft Local Plan Part 1. This is an update to the currently adopted Part 1 Local Plan.

The Plan's Sustainability Appraisal, this is an ongoing process to assess the social, environmental and economic effects of the plan. The South Derbyshire Local Plan Part 1 Draft Sustainability Appraisal **will be available on the Council website from Friday 25th October 2024.**

You can also comment on other matters such as the Plan's evidence base or things that you think are relevant to the local plan as it develops.

To assist with your comments, we have highlighted key areas of the plan which have been updated as part of this Draft in Blue.

**How you can have your say…**

The consultation commences on 7th October 2024. Information regarding the consultation can be found on the following webpage at: www.southderbyshire.gov.uk/draftLPP1review

Reference copies of the consultation document and paper copies of the questionnaire can be found at the following locations (during opening hours) from 7th October 2024:

- South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH
- All South Derbyshire libraries and the following libraries outside the District: Burton on Trent, Chellaston, Mickleover and Sinfin

A series of drop in events are to be held around the District throughout October and November as listed below. The events are open to all, and you do not have to attend your nearest one. You may also attend more than one if you wish. As always, we would like to extend the invitation far and wide. Please do tell your family, friends and neighbours about this consultation and the opportunity to shape the district's future growth.

| Venue | Date | Time |
|---|---|---|
| Derby Mickleover Hotel, Etwall Road, Mickleover, Derby, DE3 0XX | Monday 14th October | 4pm - 7.45 pm |
| Sharpe's Pottery Museum, 23 West St, Swadlincote, DE11 9DG | Thursday 17th October | 4pm - 7.45 pm |
| Stenson Fields Primary Community School, Goathland Rd, Derby, DE24 3BW | Wednesday 23rd October | 4.30pm - 7.45 pm |
| Findern Village Hall, Castle Hill, Findern, DE65 6AL | Friday 25th October | 4pm - 7.45pm |
| Frank Wickham Hall, Portland Street, Etwall, DE65 6JF | Tuesday 5th November | 4.15pm -7.45pm |
| All Saints Heritage Centre, Shardlow Road, Aston on Trent | Thursday 7th October | 4pm - 7.45pm |
| Hilton Village Hall, Peacroft Lane, Hilton, DE65 5GH | Tuesday 12th November | 4pm - 7.45pm |
| Melbourne Assembly Rooms, High Street, Melbourne, DE73 8GJ | Thursday 14th November | 4pm - 7.45pm |
| Rosliston and Cauldwell Village Hall, Main Street, Rosliston, DE12 8JW | Friday 15th November | 4.30pm - 7.45pm |
| Barrow On Trent Village Hall, 62 Twyford Road, Barrow on Trent, DE73 7HA | Monday 18th November | 4pm - 7.45pm |
| Willington Old School, The Castleway, Willington, DE65 6BT | Wednesday 20th November | 4pm - 7.45pm |

The best way to get your voice heard is to submit your response online through the Councils website, where you can register and submit your comments. Only written comments will be accepted. If you have difficulty making written comments, please contact the council in person to discuss alternative arrangements before the deadline.

If you have received this notification via email, your email address can be used to login in and submit a response online. If you have not used the consultation software previously, you will need to create a password. You can do so by clicking on the "I forgot my password" link on the website.

Alternatively, you can submit your completed questionnaire by email to:

local.plan@southderbyshire.gov.uk or

Post to: South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH

If you would like to find out more about this consultation before responding, please email the planning policy team on local.plan@southderbyshire.gov.uk and we will contact you.

**Please respond by 5pm on 6th December 2024.**

Yours faithfully

*P.S*

Philip Stephenson

Planning Policy Team Leader

**Steffan Saunders**
**Head of Planning and Strategic Housing**
South Derbyshire District Council,
Civic Offices, Civic Way,
Swadlincote, Derbyshire DE11 0AH.

**www.southderbyshire.gov.uk**
**@SDDC on Twitter**
**@southderbyshiredc on Facebook**

Typetalk 18001
DX 23912 Swadlincote
local.plan@southderbyshire.gov.uk

Our Ref: Draft Local Plan Review Part 1
Your Ref

Date here: 08/11/2024

Dear Consultee

**South Derbyshire Draft Local Plan Part 1 Review**

We have previously contacted you about the current South Derbyshire Draft Local Plan Part 1 Review and South Derbyshire Local Plan Sustainability Appraisal consultation.

There is still time to get involved in the consultation. There are several remaining drop in events, which can be found in the below table. The events are open to all, and you do not have to attend your nearest one. You may also attend more than one if you wish.

| Venue | Date | Time |
|---|---|---|
| Hilton Village Hall, Peacroft Lane, Hilton, DE65 5GH | Tuesday 12th November | 4pm - 7.45pm |
| Melbourne Assembly Rooms, High Street, Melbourne, DE73 8GJ | Thursday 14th November | 4pm - 7.45pm |
| Rosliston and Cauldwell Village Hall, Main Street, Rosliston, DE12 8JW | Friday 15th November | 4.30pm - 7.45pm |
| Barrow On Trent Village Hall, 62 Twyford Road, Barrow on Trent, DE73 7HA | Monday 18th November | 4pm - 7.45pm |
| Willington Old School, The Castleway, Willington, DE65 6BT | Wednesday 20th November | 4pm - 7.45pm |

The consultation documents can be found on the following webpage:
www.southderbysire.gov.ul/draftLPP1review

Reference copies of the Draft Local Plan Part 1 and paper copies of the questionnaire can be found at the following locations (during opening hours):

- South Derbyshire District Council Offices, Civic Way, Swadlincote, DE11 0AH
- All South Derbyshire libraries and the following libraries outside of the District: Burton on Trent, Chellaston, Mickleover and Sinfin

The best way to get your voice heard is to submit your response online through the Councils website, where you can register and submit your comments. Only written comments will be accepted. If you have difficulty making written comments, please contact the council in person to discuss alternative arrangements before the deadline.

If you have received this notification via email, your email address can be used to login in and submit a response online. If you have not used the consultation software previously, you will need to create a password. You can do so by clicking on the “I forgot my password” link on the website.

Alternatively, you can submit your completed questionnaire by email to: local.plan@southderbyshire.gov.uk or

Post to: South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH

**The consultation runs until 5pm on 6th December 2024.**

Yours faithfully

*A.Vernon*

Amanda Vernon
Planning Policy Team Leader

**From:** Planning Policy
**To:** Planning Policy
**Bcc:**

**Subject:** South Derbyshire Draft Local Plan Part 1 Review
**Date:** 20 November 2024 10:54:00
**Attachments:** Modifying a consultation response.pdf

---

Dear Consultee

It's come to our attention that the textbox relating to question 9, in the Draft Local Plan Part 1 Review consultation software had a limited word capacity. This has now been updated. If you would like to expand your original submission, you can do this be logging into your Inconsult account, using the below webpage. A step-by-step guide on how to modify your response is attached to this email.

https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome

The consultation closes 5pm on 6th December 2024.

Kind Regards

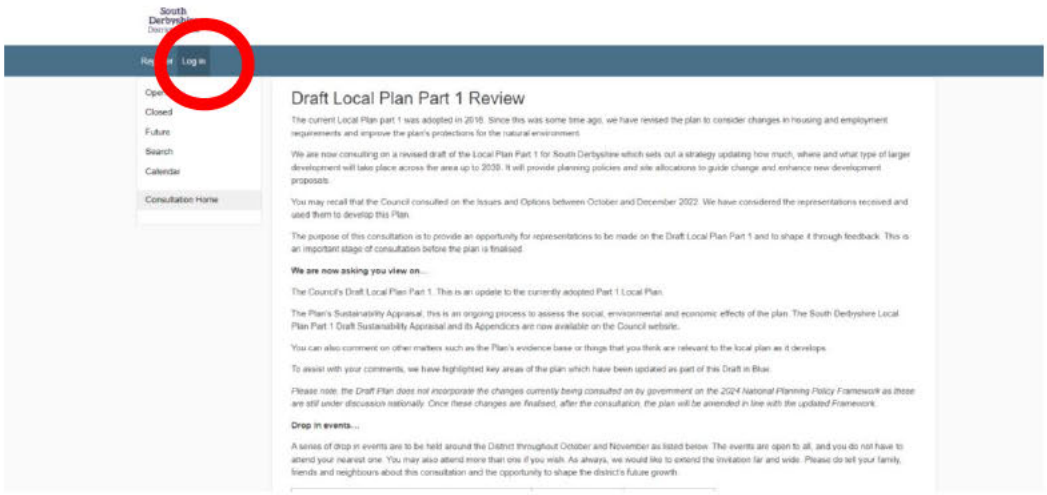
Planning Policy
South Derbyshire District Council

**Modifying a consultation response**

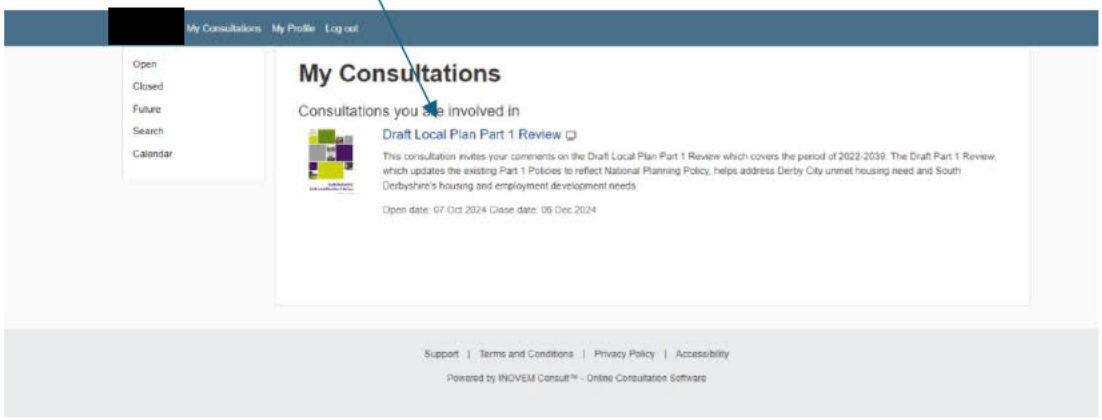
Open the below webpage.

https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome

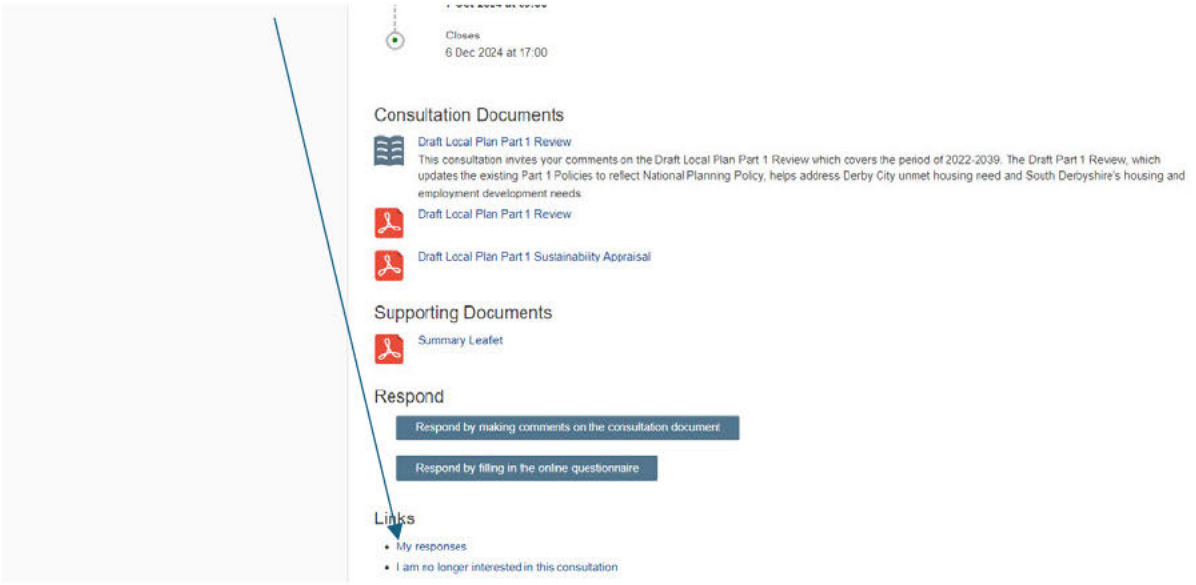
Click on Log in and log in with your email address and password.



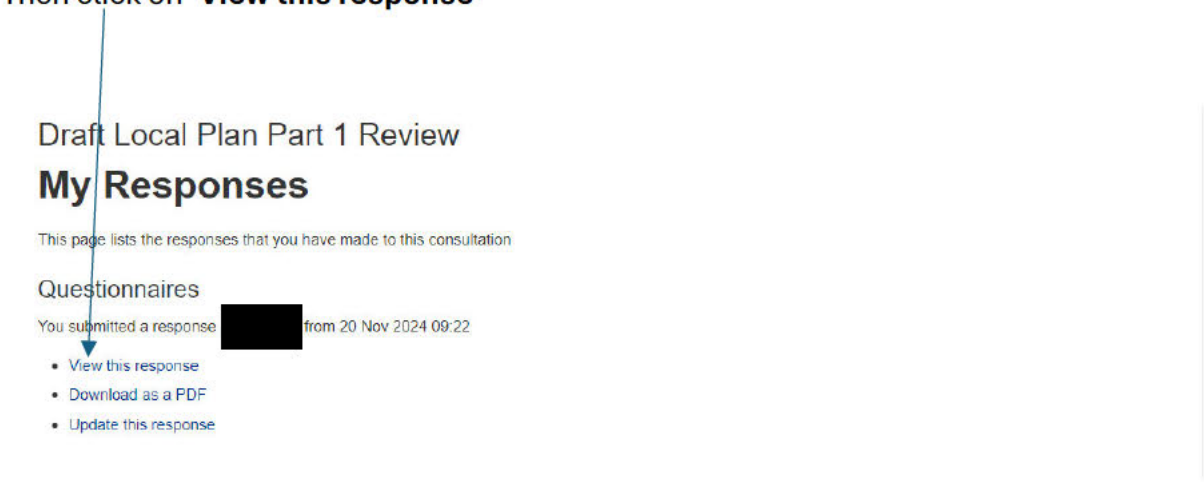

Once logged in, click on the Draft Local Plan Part 1 Review.



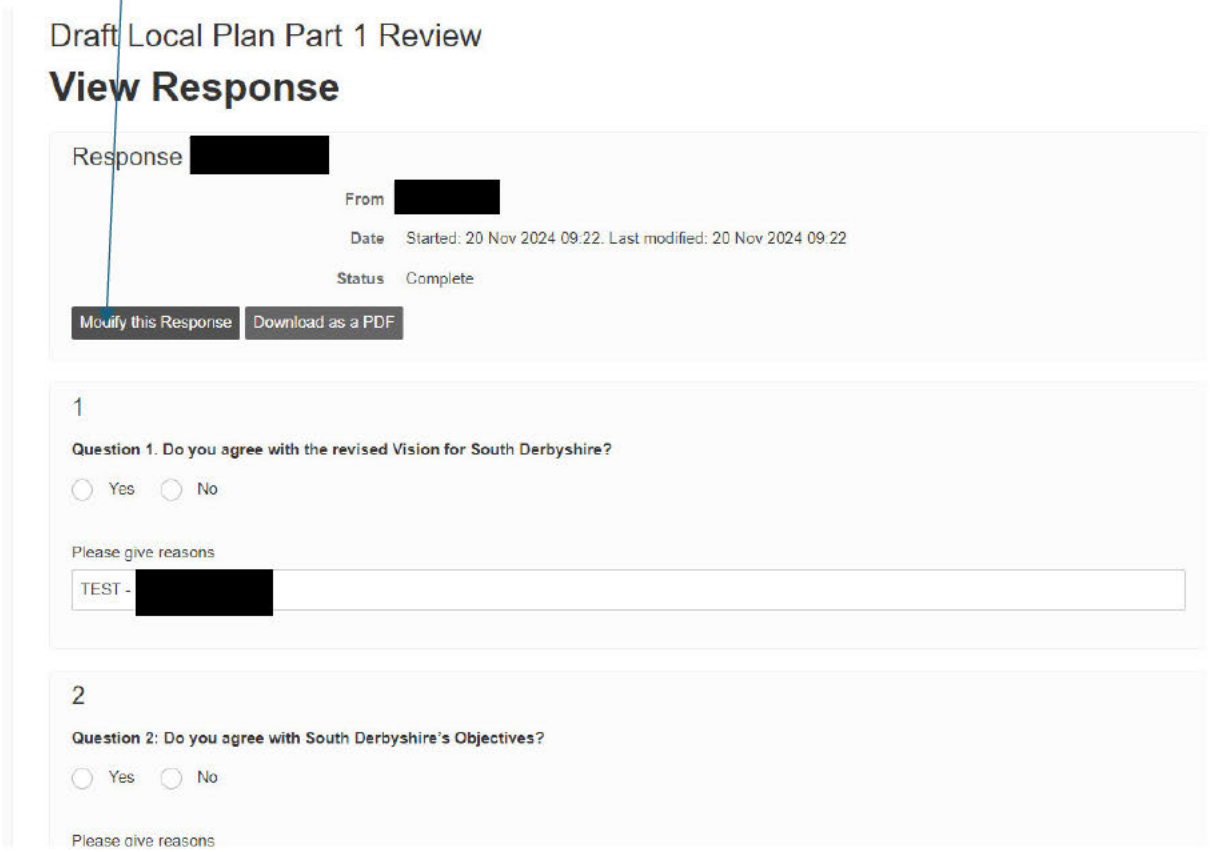
Then click on '**My responses**' under 'Links' at the bottom of the webpage.




Then click on **'View this response'**

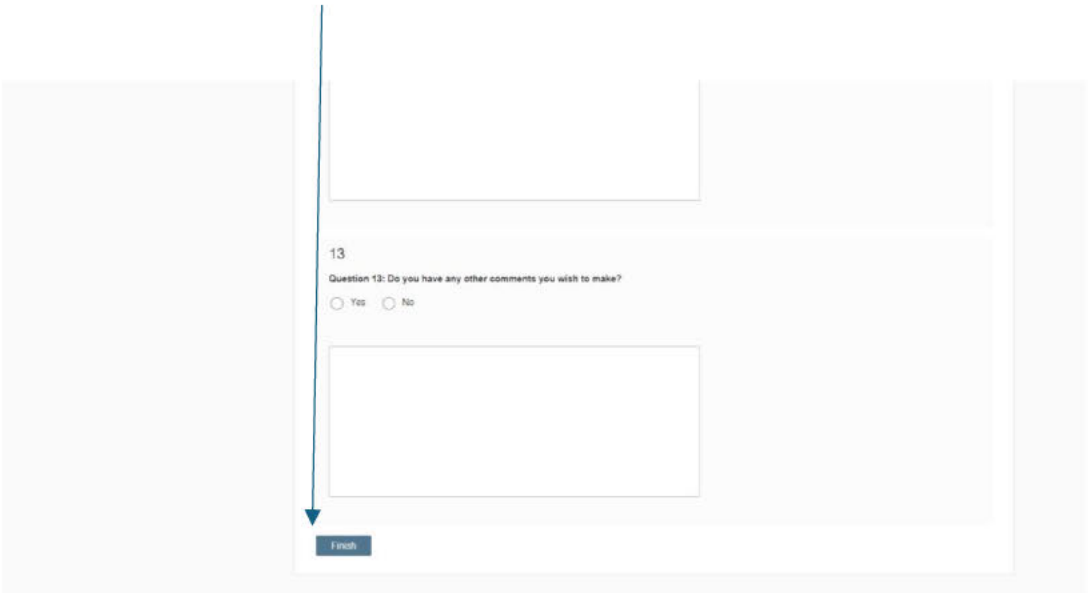


Click on ‘Modify this response’




You will then be able to update your consultation response.

Once updated, click ‘**Finish**’ at the bottom of the page.




Your updated response has now been submitted.

South Derbyshire District Council

# Local Planning Consultation

**The District Council is holding a series of 'drop in' events during October and November to talk to people about the Draft Local Plan Review Part 1.**

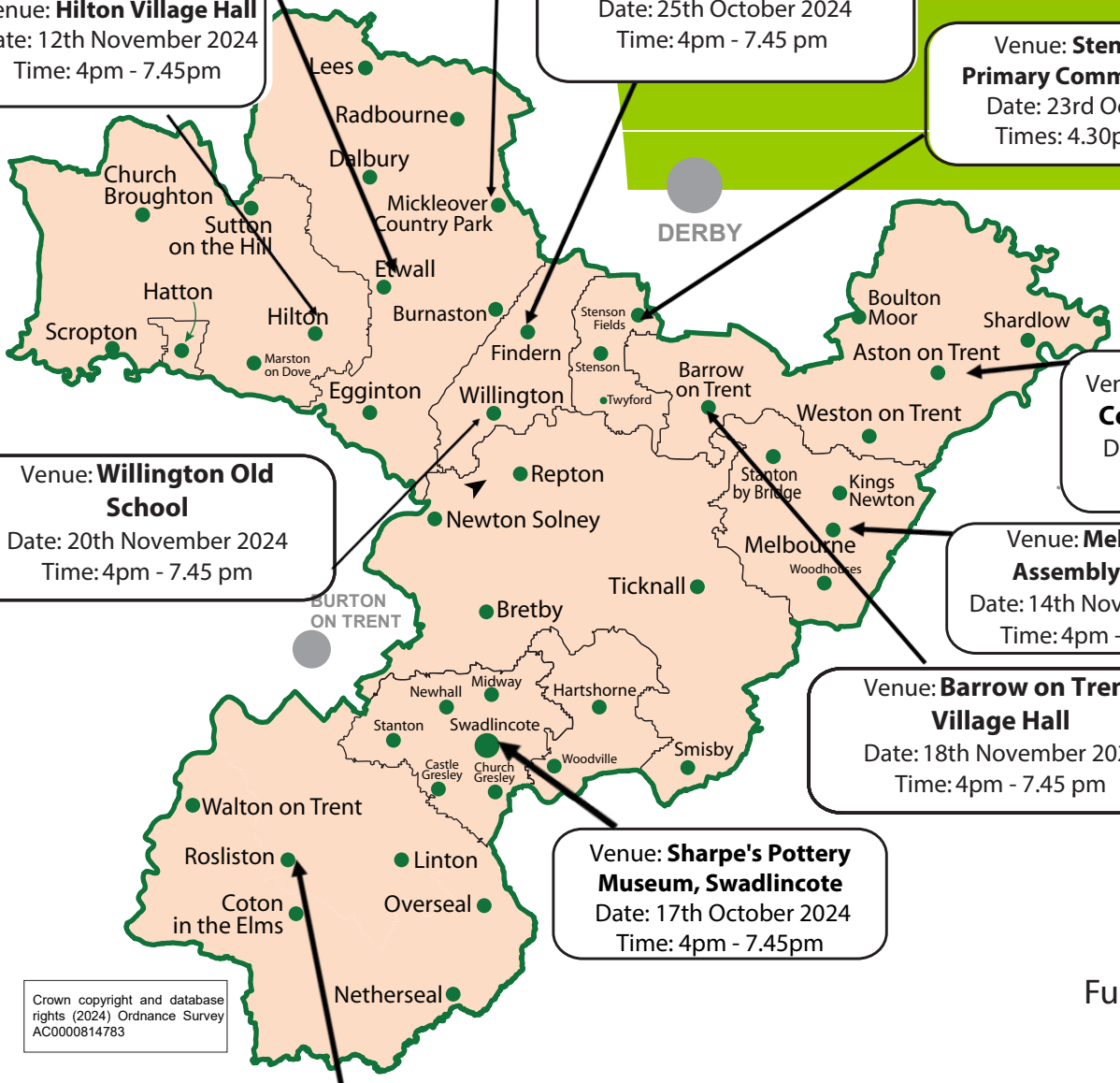
Venue: **Frank Wickham Hall, Etwall**
Date: 5th November 2024
Time 4.15pm - 7.45pm

Venue: **Derby Mickleover Hotel**
Date: 14th October 2024
Time: 4.00pm - 7.45pm

Venue: **Findern Village Hall**
Date: 25th October 2024
Time: 4pm - 7.45 pm

Venue: **Hilton Village Hall**
Date: 12th November 2024
Time: 4pm - 7.45pm

Venue: **Stenson Fields Primary Community School**
Date: 23rd October 2024
Times: 4.30pm-7.45pm




Venue: **All Saints Heritage Centre, Aston on Trent**
Date: 7th November 2024
Time: 4pm - 7.45pm

Venue: **Willington Old School**
Date: 20th November 2024
Time: 4pm - 7.45 pm

Venue: **Melbourne Assembly Rooms**
Date: 14th November 2024
Time: 4pm - 7.45 pm

Venue: **Barrow on Trent Village Hall**
Date: 18th November 2024
Time: 4pm - 7.45 pm

Venue: **Sharpe's Pottery Museum, Swadlincote**
Date: 17th October 2024
Time: 4pm - 7.45pm

Crown copyright and database rights (2024) Ordnance Survey AC0000814783

Venue: **Rosliston Village Hall**
Date: 15th November 2024
Time: 4.30pm - 7.45pm

Further information can be found on our website at

**www.southderbyshire.gov.uk/draftLPP1review**

Consultation closes 6th December 2024

**Beth Holmes**

**Subject:** FW: South Derbyshire Local Plan Consultation Events Near You
**Attachments:** poster Barrow.pdf; Poster Aston.pdf

**From:** Philip Stephenson
**Sent:** 17 October 2024 16:36

[redacted]

**Subject:** South Derbyshire Local Plan Consultation Events Near You

Dear all,

At the suggestion of the councillors copied in, please find enclosed posters of the local plan events being held at Aston and Barrow.

For information on other events being held and the documents themselves, please see: Draft Local Plan Part 1 Review | South Derbyshire District Council

If you could could put a copy of these up on your noticeboards that would be most appreciated. Also do let anyone know that you think would be interested.

With thanks,

Phil

Phil Stephenson MRTPI
Planning Policy Team Leader
South Derbyshire District Council

Tel: 07467 994 996

www.southderbyshire.gov.uk

***Working together to shape our environment, drive our economy and support our communities.***

South Derbyshire District Council

# Draft Local Plan Part 1 Review Consultation

## Have your say on how South Derbyshire grows and develops from now up to 2039

## Come and meet the planners and learn more at:

**Venue:** All Saints Heritage Centre, Aston on Trent

**Date:** 7th November 2024

**Time:** 4pm – 7.45pm

For further information visit:
www.southderbyshire.gov.uk/draftLPP1review

South Derbyshire District Council

# Draft Local Plan Part 1 Review Consultation

## Have your say on how South Derbyshire grows and develops from now up to 2039

## Come and meet the planners and learn more at:

**Venue:** Barrow On Trent Village Hall, Barrow on Trent

**Date:** 18th November 2024

**Time:** 4pm – 7.45pm

**For further information visit:**
www.southderbyshire.gov.uk/draftLPP1review

## About the Draft Local Plan Part 1 Review …

This consultation invites your comments on the Draft Local Plan Part 1 Review which covers the period from 2022-2039. The Draft Part 1 Review, which updates the existing Part 1 Policies to reflect National Planning Policy, helps address Derby City's unmet housing need and South Derbyshire's housing and employment development needs.

The policies within the adopted Local Plan Part 2 will be saved in their entirety.

## Housing Need and Allocations …

South Derbyshire's housing requirement over the plan period is 8874 dwellings (522 per annum). The District Council however does not plan in Isolation. South Derbyshire shares a Housing Market Area (HMA) with Derby City and Amber Valley (the Derby HMA). Derby City's capacity is constrained to 12500 dwellings leaving an unmet need. Under the legal 'duty to cooperate', South Derbyshire proposes to accommodate 5609 dwellings towards Derby City's unmet need, bringing the total for the District to 14483.

Provision will be made in the Local Plan Part 1 Review for at least 13347 additional dwellings. The dwellings will be provided on/by:

- Two new housing led strategic sites (4500 dwellings);
- Allocations within the adopted 2016 Local Plan Part 1 which have remaining completions and are carried forward as allocations within the Local plan Review Part 1 (8752 dwellings);
- 95 dwellings from Adopted 2016 Local Plan Part 1 housing allocations, on sites which have completed development since the start date of the Local Plan Part 1 Review (April 2022). Completed Part 1 housing allocations are not carried forward as allocations within the Draft Local Plan Part 1 Review.

The remaining homes to meet the 14483 housing requirement will be provided by:

- 285 dwellings from the adopted 2017 Local Plan Part 2 allocations, which have remaining completions; and
- 'Windfalls'* on unallocated sites (851 dwellings).

The Government is currently consulting on changes to the National Planning Policy Framework, which reinforces the need for collaborative working across the Housing Market Area.

Evidence has been collected by the Local Authority and as a HMA (including the Growth Options Study and the Derby HMA-wide Sustainability Appraisal), which has informed South Derbyshire's strategy for the Draft Local Plan Review Part 1.

The new strategic allocations containing housing comprise:

- STRA1: Land at Infinity Garden Village, a mixed use housing and employment site for 2000 dwellings, and
- STRA2: Land to the South of Mickleover, a housing led mixed use site for 2500 dwellings and employment.

The District Council will work with infrastructure providers to address issues such as transport, health and school provision to ensure that services and facilities on the proposed allocations are provided in a sustainable way.

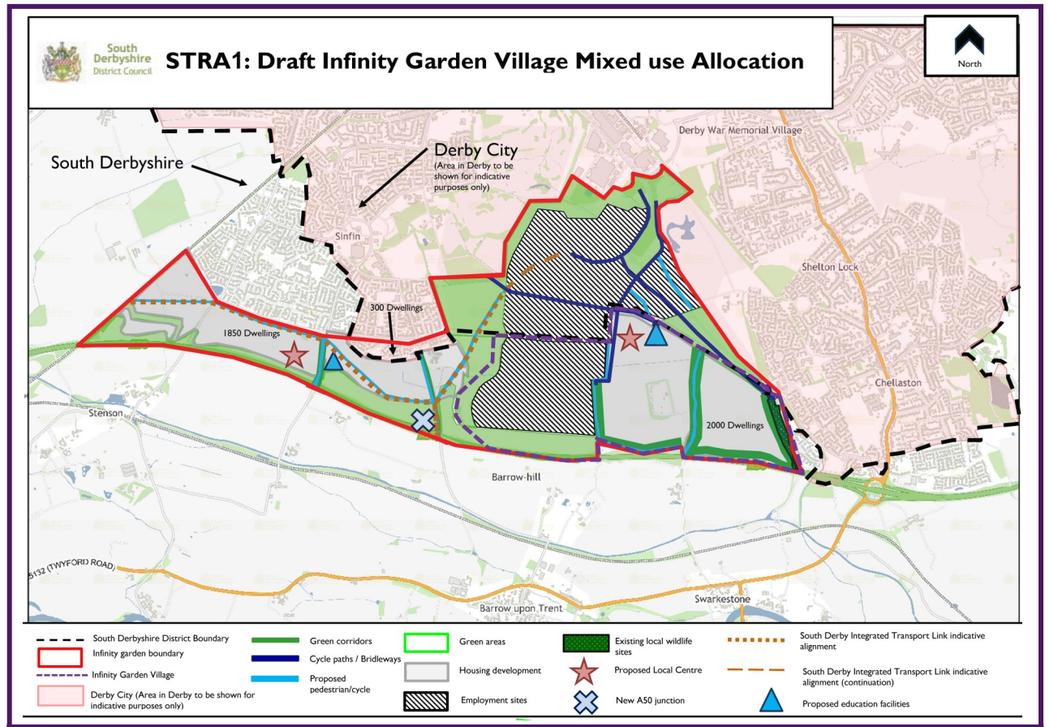
## Strategic Housing Employment Land Availability (SHELAA) Sites …

The sites proposed for allocation within the Draft Local Plan Part 1 Review have been chosen from the sites submitted to the District Councils SHLEAA. The SHELAA invited landowners and developers to submit sites to the District Council to consider their development potential. No further SHELAA sites are proposed for allocation within the Draft Local Plan Part 1 Review other than those identified within the summary leaflet and main consultation document.

** Windfall sites are sites that are granted planning permission which have not been allocated in the local plan*
*** Refer to Policy S4: Housing Strategy for further details.*

**Existing 2016 Housing Allocations carried forward to be allocated in the Draft Local Plan Part 1 Review* ***

| Policy No. | Number of dwellings remaining at April 2022 |
|---|---|
| H2: Land north of William Nadin Way, Swadlincote | 343 |
| H3: Land at Church Street, Church Gresley | 306 |
| H4: Land at Broomy Farm, Woodville | 486 |
| H6: Drakelow Park | 2046 |
| H7: Land at Hilton Depot, Hilton | 95 |
| H11: Land north east of Hatton | 291 |
| H13: Boulton Moor (South East of Derby) | 1121 |
| H15: Wragley Way (South of Derby) | 1944 |
| H16: Primula Way, Sunny Hill | 500 |
| H18: Hackwood Farm, Mickleover | 290 |
| H19: Land West of Mickleover | 1030 |
| E6: Woodville Regeneration Area | 300 |
| **TOTAL** | **8752** |

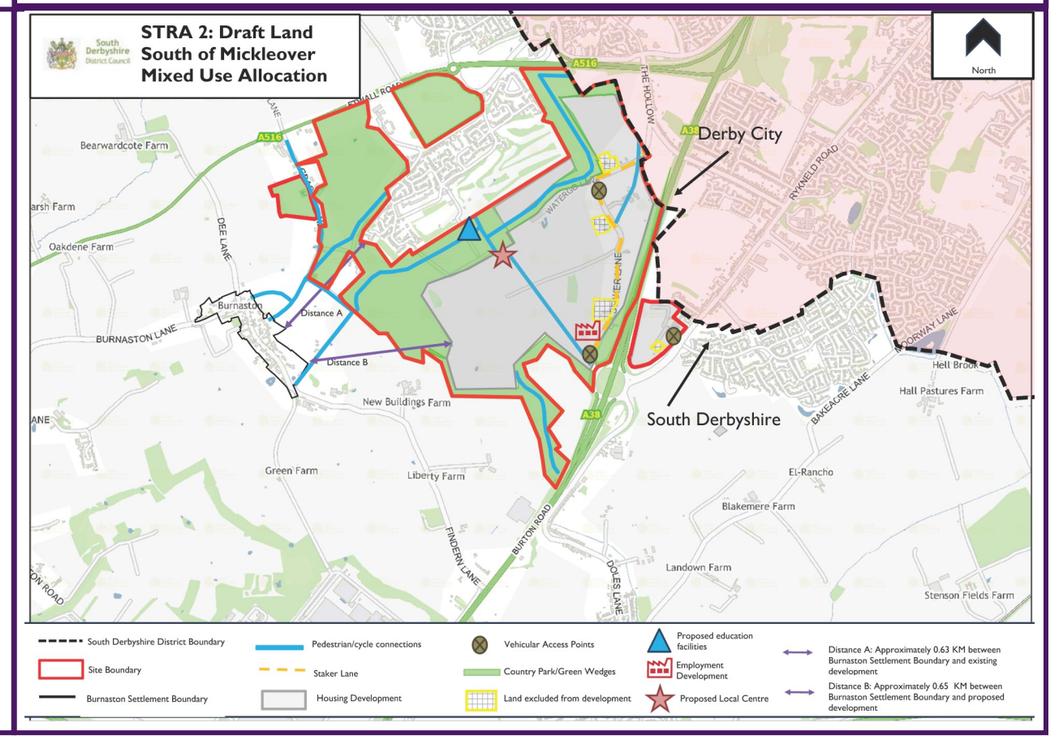



## Headline requirements for Policy STRA1: Infinity Garden Village

- 2000 dwellings
- 70ha employment land
- Two form entry primary school with Nursery, with sufficient land for future Expansion
- New secondary school in the eastern part of the site
- The provision of green infrastructure network
- The continuation of Green Wedges from Derby City
- Primary vehicle accesses via a new junction on the A50 and junctions Via Infinity Park Way
- Provision of retail , healthcare and community facilities. It is expected this will include a refurbished Sinfin Health Centre

## Headline requirements for Policy STRA2: Land South of Mickleover

- 2500 dwellings
- 5 -10ha of employment land
- Provision of a wide green buffer around the pastures hospital estate and along the boundary of the A38
- Provision of a Country Park to be located within the site to the north, west and in part of the land immediately to the south of the pastures hospital estate
- Access to the main site from the A38 roundabout
- East of the A38 site - access from Rykneld Road
- Provision of a local retail centre
- Provision of a three form primary school with nursery
- Financial contributions towards secondary education
- Provision of appropriate scale community facilities
- Delivery of healthcare infrastructure either on site or off site through contributions



## Employment Allocations…

The remaining Adopted Local Plan Part 1 Employment allocations are carried forward within this Draft Part 1. This includes land at Dove Valley Business Park (E1G in the table below), which is safeguarded for large scale Industrial and business units within Policy E5 of the Adopted Local Plan.

### Sites carried forward from 2016 Local Plan

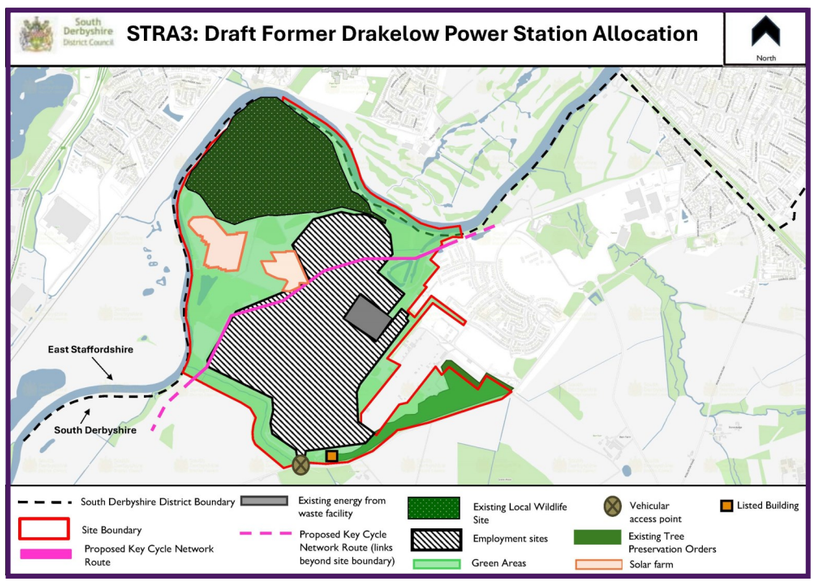
| Policy No. | ha. |
|---|---|
| E1 A: Drift Road, Church Gresley | 0.71 |
| E1 B: Tetron Point, Stanton | 2 |
| E1 C: Swadlincote Lane, Church Gresley | 3 |
| E1 D: Drakelow | 2.5 |
| E1 E: Hilton | 5.3 |
| E1 F: Dove Valley Business Park | 6.72 |
| E1G: Land to the north of Dove Valley Business Park | 13 |
| E6: Woodville Regeneration Area | 4.6 |

### New Employment Allocations

Three new strategic employment allocations are proposed.

| Policy No. | Area (new) ha. |
|---|---|
| STRA 1: Infinity Garden Village, Sinfin Moor | 70 |
| STRA 2: Land south of Mickleover | 5-10 |
| STRA 3: Former Drakelow Power Station | Up to 68 |

- STRA1 is a mixed use site allocated for employment and housing. The employment element of the site was identified for development beyond 2028 within the Adopted Local Plan Part 1.
- STRA2 is a mixed use site for housing and employment.
- The former Drakelow Power Station is already allocated in principle for development through policy BNE12 in the Adopted Local Plan Part 2. Detailed policy requirements for the site are set out in Policy STRA3.




## Local Plan Policies …

The policies within the Local Plan Part 1 Review address the strategic elements of the Local Plan and will be used in the determination of Planning Applications. They cover a wide range of topics, including housing and employment provision, the built and natural environment, the provision of infrastructure, tackling climate change and health and wellbeing. These policies reflect the requirements of the NPPF and take into consideration the responses received during the Issues and Options consultation.

## Strategic Rail Freight Interchange …

Policy INF3 of the Draft Plan safeguards land for the development of a Strategic Rail Freight Interchange/Freeport at Egginton Common, which is a proposed Nationally Significant Infrastructure Project. The policy contains items that the District Council would wish to be taken into account by the Secretary of State, who would determine the development consent application.

## Sustainability Appraisal…

A Sustainability Appraisal (SA) has been prepared to accompany the Local Plan Review Part 1. The SA assesses the environmental economic and social impacts of the Plan.

## We would like to hear your comments

The consultation document can be viewed on the Council's website:
**www.southderbyshire.gov.uk/draftLPP1review**

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

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

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

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

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

## What happens next…

There are a number of stages in drawing up a Local Plan which are summarised below.

| Issues and Options | Draft Local Plan Part 1 Review | Proposed Submission Plan | Submission to Central Government | Examination with Planning Inspector | Final Approved Plan |
|---|---|---|---|---|---|
| October 2022 | October 2024 | Early 2025 | Spring 2025 | Summer 2025 | Winter 2025 |

South Derbyshire District Council



# SOUTH DERBYSHIRE
# DRAFT LOCAL PLAN PART 1 REVIEW
# 2022 - 2039

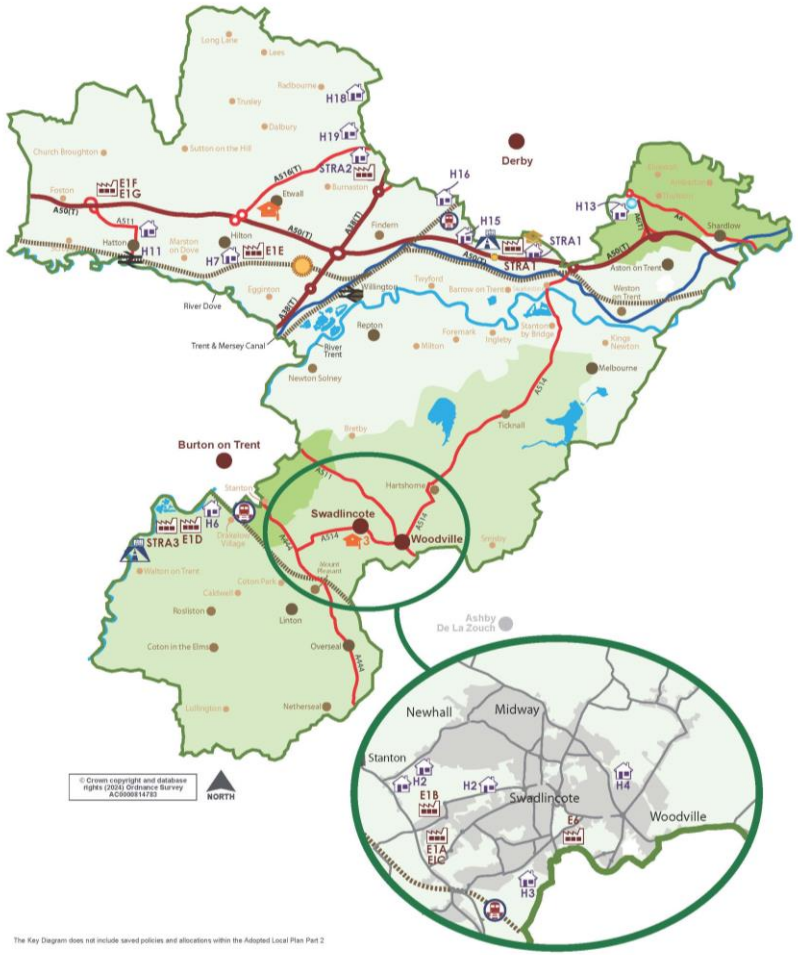
**October 2024**

Please submit your comments by **5pm on 6th December 2024**

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

B7

# Draft Local Plan Part 1 Review Consultation




## Have your say on the Draft Local Plan Part 1 and Sustainability Appraisal

**For further information visit or scan the QR code:**

**www.southderbyshire.gov.uk/draftLPP1review**

**Until 6 December 2024**

# South Derbyshire
# Draft Local Plan Part 1 Review
# Paper Response Form

Your reviews are being sought on the South Derbyshire Draft Local Plan Part 1 Review and South Derbyshire's Sustainability Appraisal. The consultation runs from 7th October to 5pm on 6th December 2024.

The Draft Local Plan Part 1 Review and South Derbyshire's Sustainability Appraisal can be viewed at www.southderbyshire.gov.uk/draftLPP1review along with other supporting information.

This form can be used as an alternative to the online questionnaire. Responses should be submitted to the Planning Policy Team by email at local.plan@southderbyshire.gov.uk or via post to Planning Policy, Planning Services, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH

**Comments must be received by 5pm on 6th December 2024, late comments will not be accepted without prior agreement.**

**Part □□□our Details**

| **Respondent details** | **□gent details □where applicable□** |
|---|---|
| Name□ | Name□ |
| Organisation: | Organisation: |
| Address□ | Address□ |
| Email: | Email: |

□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

**Privacy □otice □How is your information used□**

**Representations will be made publicly available following the close of the consultation however personal details □personal address, signature and contact details□will □OT 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□**
South Derbyshire District Council Planning Services. Personal information is not shared with any other department or agency, will not be sold and will not be used for any other purpose.

*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*

## Vision

**uestion 1. Do you agree with the revised Vision for South Derbyshire** (Please give reasons)

☐ Yes ☐ No

## Ob ectives

**uestion 2 Do you agree with South Derbyshire's Objectives?** (Please give reasons)

☐ Yes ☐ No

## The Plan's Strategy

**uestion 3**South Derbyshire District Council is committed to a full review of the local plan parts 1 and 2 under the new planning system set out in the Levelling-up and Regeneration Act 2023. This first stage is a partial review of the Local Plan Part 1. The focus of this review is allocating new strategic housing and employment sites on the Derby urban fringe to meet needs which cannot be met within Derby City's boundaries due to capacity constraints and are not addressed by the existing adopted plan. Sustainability Appraisal indicates that meeting this need closest to where it arises on sites of strategic scale is sustainable. (You may respond to the emerging Local Plan Sustainability Appraisal in question 12)

*Please note, the Draft Plan does not incorporate the changes currently being consulted on by government on the 2024 National Planning Policy Framework as these are still under discussion nationally. Once these changes are finalised, after the consultation, the plan will be amended in line with the updated Framework.*

**Do you agree with the Plan's Strategy?** (Please give reasons)

☐ Yes ☐ No

## Derby City nmet eed

**uestion 4**South Derbyshire, Amber Valley and Derby City share a Housing Market Area. In accordance with the Localism Act the Councils have been considering how to meet housing needs which cannot be accommodated within Derby City's Boundaries. Derby City has concluded that their capacity is constrained to 12,500 dwellings. Taking this capacity into account, the Local Plan Review process includes allocations and polices to deliver 5609 additional dwellings, beyond that which is needed for South Derbyshire's needs alone.

**Do you agree that the Draft Local Plan Part 1 Review is providing the correct quantum of housing towards Derby City unmet need** (Please give reasons)

☐ Yes ☐ No

## Strategic □llocations

**□uestion 5□Do you agree that the following strategic sites should be allocated for development□** (Please give reasons)

**STR□1□Infinity □arden Village** ☐ Yes ☐ No

**STR□2□Land south of □ickleover** ☐ Yes ☐ No

**STR□3□Former Drakelow Power Station** ☐ Yes ☐ No

## Site requirements

**□uestion 6□Irrespective of your answer to □uestion 5, do you agree with the policy requirements, e□tent of the site, facilities and infrastructure proposed at STR□ 1□ Infinity □arden Village□** (please give reasons) *Policy requirements are set out within Policy STRA1.*

☐ Yes ☐ No

**□uestion □□Irrespective of your answer to □uestion 5, do you agree with the policy requirements, e□tent of the site, facilities and infrastructure proposed at STR□ 2□ Land South of □ickleover□** (please give reasons) *Policy requirements are set out within Policy STRA2.*

☐ Yes ☐ No

**uestion Irrespective of your answer to uestion 5, do you agree with the policy requirements, e tent of the site, facilities and infrastructure proposed at STR 3 Former Drakelow Power Station** (please give reasons) *Policy requirements are set out within Policy STRA3.*

☐ Yes ☐ No

## Local Plan Policies

**uestion 9**The policies within the Local Plan Part 1 Review cover a range of topics, including housing and employment provision, the built and natural environment, the provision of infrastructure, tackling climate change and health and wellbeing.

**Do you have any comments to make regarding the Draft Local Plan policies** (If you have comments regarding a specific policy, please state the policy number)

## □vidence □ase

□**uestion 10**□Appendix 4 of the Draft Local Plan Part 1 contains a list, though not exhaustive, of the evidence that has been used and gathered by South Derbyshire and on a Derby HMA-wide basis, and the evidence which is not yet complete. Evidence so far gathered includes the Local Housing Needs Assessment (2023), the Employment Land Review (2023), the Derby HMA Sustainability Appraisal of Housing Options (2024) and others. Yet to be completed include the Local Plan Viability Assessment, Transport Assessments and the Habitats Regulations Assessments. The Derby City Capacity Study has been produced but not yet published.

□**re any additional evidence base documents required, other than those listed within □ppendi□ 4 of the Draft Local Plan Part 1 Review**□ (Please give reasons and provide details of any additional evidence required)

☐ Yes ☐ No

| |
|---|
| |

□**uestion 11**□**Do you agree with the content and e□tent of the e□isting evidence base**□ (Please give reasons)

☐ Yes ☐ No

| |
|---|
| |

## Sustainability □ppraisal

**□uestion 12□Do you agree with scope and findings of South Derbyshire's Sustainability □ppraisal □S□□□** Please use □uestion 11 to comment on the Derby HMA Sustainability Appraisal of Housing Options evidence base item.

The South Derbyshire Local Plan Part 1 Draft Sustainability Appraisal **will be available on the Council website from Friday 25th October 2024**.

☐ Yes ☐ No

Please give reason. If you have any comments regarding a specific aspect of the Local Plan SA, please state the page number.

## Other Comments

**□uestion 13□Do you have any other comments you wish to make□**

☐ Yes ☐ No

B9

# South Derbyshire Draft Local Plan Part 1 Review

Welcome. A couple of years ago we asked for views on how we should update the Local Plan which was adopted in the late 2010s.

The South Derbyshire Issues and Options consultation asked questions on a wide range of topics, such as where development should go to meet needs for housing, jobs and infrastructure.

Just as importantly, we asked your views and sought specialist advice on how to improve  outcomes for health, climate change and the environment as the area grows.

We carefully reviewed these responses and have used them to produce a new document, the Draft Local Plan Part 1 Review, which we are seeking your views on.

**Help shape South Derbyshire's future – have your say on the Draft Local Plan**

The Draft Local Plan Part 1 Review covers the period of 2022-2039 and contains the following:

- **Objectives for plan making in South Derbyshire**
- **Vision and strategy**
- **The number and location of new homes and areas for employment which will need to be developed by 2039**
- **Updates to existing policies within the Adopted Local Plan Part 1**

Policies within the adopted Local Plan Part 2 will continue to be used until they are reviewed at a later date. We are also seeking your views on the Plan's  Sustainability Appraisal, which will be available online from Friday 25th October 2024.

What's in the room?

- Exhibition boards
- Reference copies of the full documents
- Summary leaflet
- Questionnaires

**Please submit your comments by 5pm on 6th December 2024**

# Proposed Scale of Housing within South Derbyshire

The Government has published a standard method for each Council to calculate its housing need. When applying this method South Derbyshire's minimum housing need is 8874 dwellings (522 per annum).

The District Council however does not plan in Isolation. South Derbyshire shares a Housing Market Area (HMA) with Derby City and Amber Valley (the Derby HMA). Derby City's capacity is constrained to 12500 dwellings leaving an unmet need. Under the legal 'duty to cooperate', South Derbyshire proposes to accommodate 5609 dwellings towards Derby City's unmet need, bringing the total for the District to 14483.

Provision is proposed in the Draft Local Plan Part 1 Review for at least 13347 additional dwellings. The dwellings will be provided on/by:

- Two new housing led strategic sites (4500 dwellings);
- Allocations within the adopted 2016 Local Plan Part 1 which have remaining completions and are carried forward as allocations within the Local plan Review Part 1 (8752 dwellings);
- 95 dwellings from Adopted 2016 Local Plan Part 1 housing allocations, on sites which have completed development since the start date of the Local Plan Part 1 Review (April 2022). Completed Part 1 housing allocations are not carried forward as allocations within the Draft Local Plan Part 1 Review.

The remaining need of the 14483 housing requirement, will be provided from:

- 285 dwellings from the adopted 2017 Local Plan Part 2 allocations, which have remaining completions; and
- 'Windfalls'* on unallocated sites (851 dwellings).

Evidence has been collected by the Local Authority and as a HMA (including the Growth Options Study and the Derby HMA-wide Sustainability Appraisal), which has informed South Derbyshire's strategy for the Draft Local Plan Review Part 1.

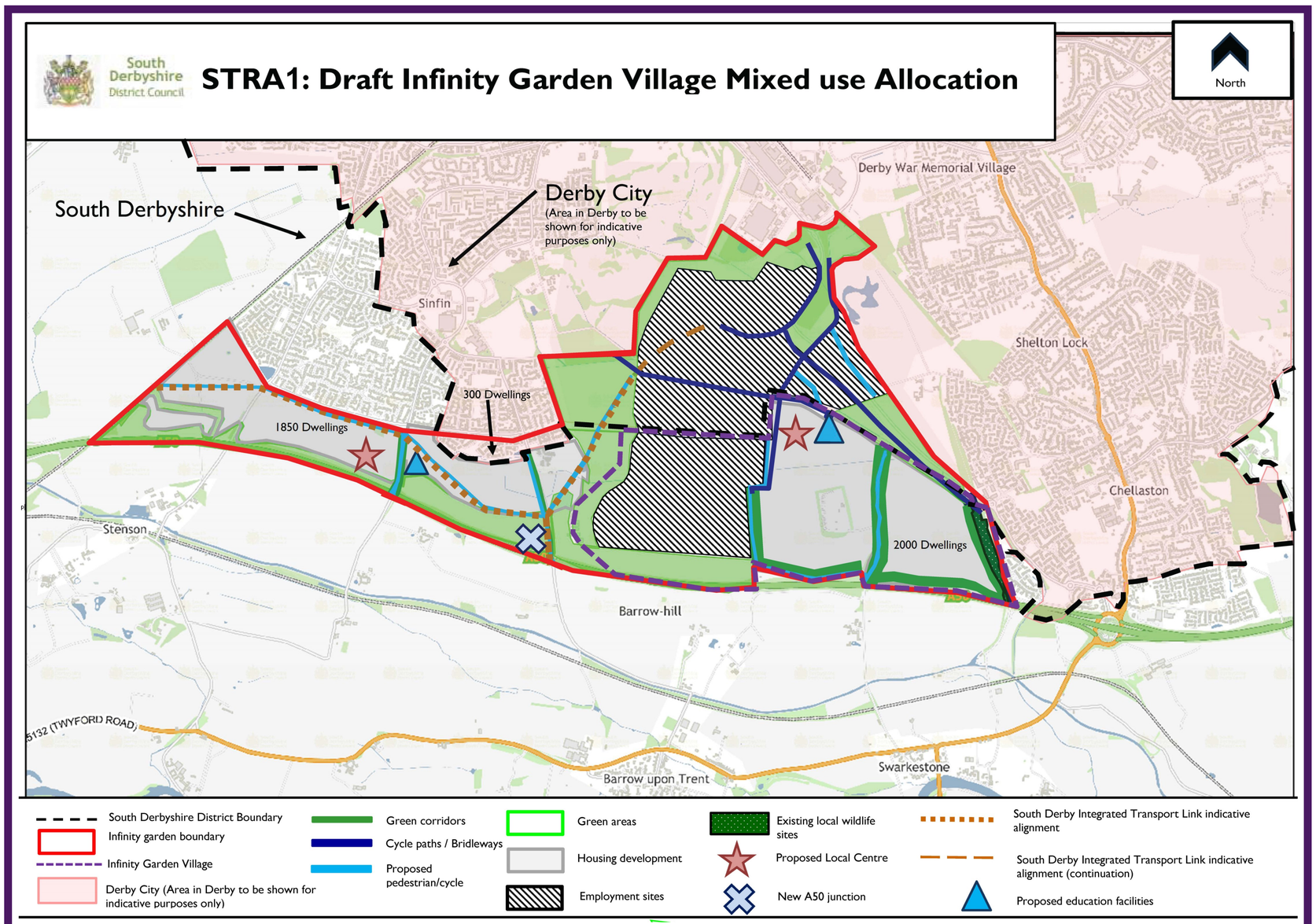
** Windfall sites are sites that are granted planning permission which have not been allocated in the local plan*

# Housing Led Allocations

Two new strategic allocations containing housing are proposed.

The District Council will work with infrastructure providers to address issues such as transport, health and school provision to ensure that services and facilities on the proposed allocations are provided in a sustainable way.

## STRA1: Land at Infinity Garden Village, a mixed use housing and employment site for 2000 dwellings




## Headline requirements for Policy STRA1: Infinity Garden Village

- 2000 dwellings
- 70ha employment land
- Two form entry primary school with nursery, with sufficient land for future expansion.
- New secondary school in the eastern part of the site
- The provision of green infrastructure network
- The contribution of Green Wedges from Derby City
- Primary vehicle access via a new junction on the A50 and junctions via Infinity Park Way
- Provision of retail, healthcare and community facilities. It is expected those will include a refurbished Sinfin Health Centre.

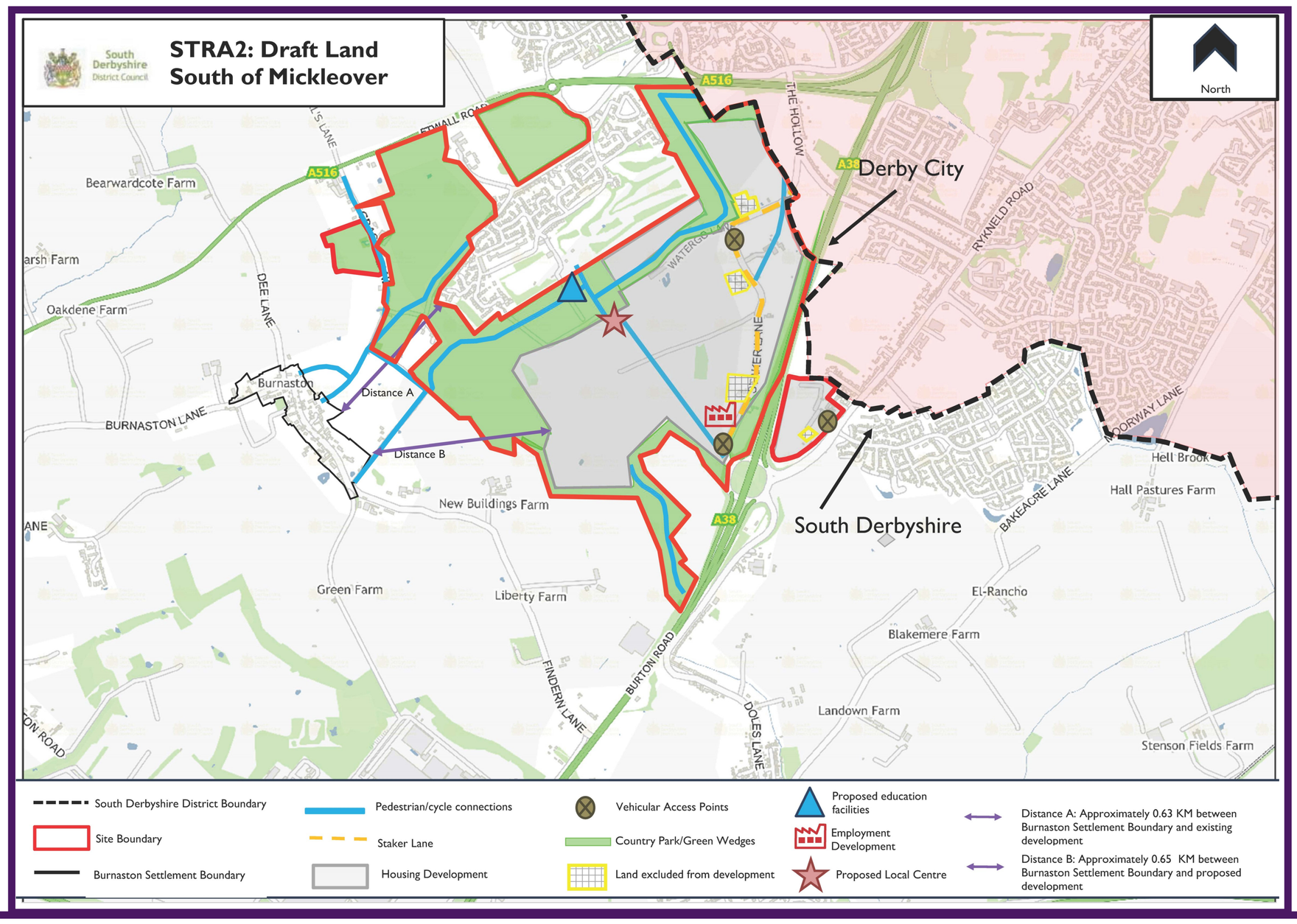
*** Refer to Policy S4: Housing Strategy for further details*

**Existing 2016 Housing Allocations carried forward to be allocated in the Draft Local Plan Part 1 Review* ***

| Policy No. | Number of dwellings remaining at April 2022 |
|---|---|
| H2: Land north of William Nadin Way, Swadlincote | 343 |
| H3: Land at Church Street, Church Gresley | 306 |
| H4: Land at Broomy Farm, Woodville | 486 |
| H6: Drakelow Park | 2046 |
| H7: Land at Hilton Depot, Hilton | 95 |
| H11: Land north east of Hatton | 291 |
| H13: Boulton Moor (South East of Derby) | 1121 |
| H15: Wragley Way (South of Derby) | 1944 |
| H16: Primula Way, Sunny Hill | 500 |
| H18: Hackwood Farm, Mickleover | 290 |
| H19: Land West of Mickleover | 1030 |
| E6: Woodville Regeneration Area | 300 |
| **TOTAL** | **8752** |

# Housing Led Allocations

## STRA2: Land to the South of Mickleover, a housing led mixed use site for 2500 dwellings and employment.




### Headline requirements for Policy STRA2: Land South of Mickleover

- 2500 dwellings
- 5 -10ha of employment land
- Provision of a wide green buffer around the pastures hospital estate and along the boundary of the A38
- Provision of a Country Park to be located within the site to the north, west and in part of the land immediately to the south of the Pastures hospital estate
- Access to the main site from the A38 roundabout
- East of the A38 sites - access from Rykneld Road
- Provision of a local retail centre
- Provision of a three form primary school with nursery
- Financial contributions towards secondary education
- Provision of a appropiate scale community facility
- Delivery of healthcare infrastructure either on site or off site through contributions

# Local Plan Policies

The policies within the Local Plan Part 1 Review address the strategic elements of the Local Plan and will be used in the determination of Planning Applications. The policies reflect the requirements of the NPPF . They cover a range of topics, including:

- Housing and employment Provision
- Built and Natural Environment
- Provision of Infrastructure
- Tackling climate change
- Health and Wellbeing

# Employment Allocations

The remaining land of the Adopted Local Plan Part 1 Employment allocations are carried forward within this Draft Part 1. This includes land at Dove Valley Business Park (E1G in the table below), which is safeguarded for large scale Industrial and business units within Policy E5 of the Adopted Local Plan.

## Sites carried forward from 2016 Local Plan

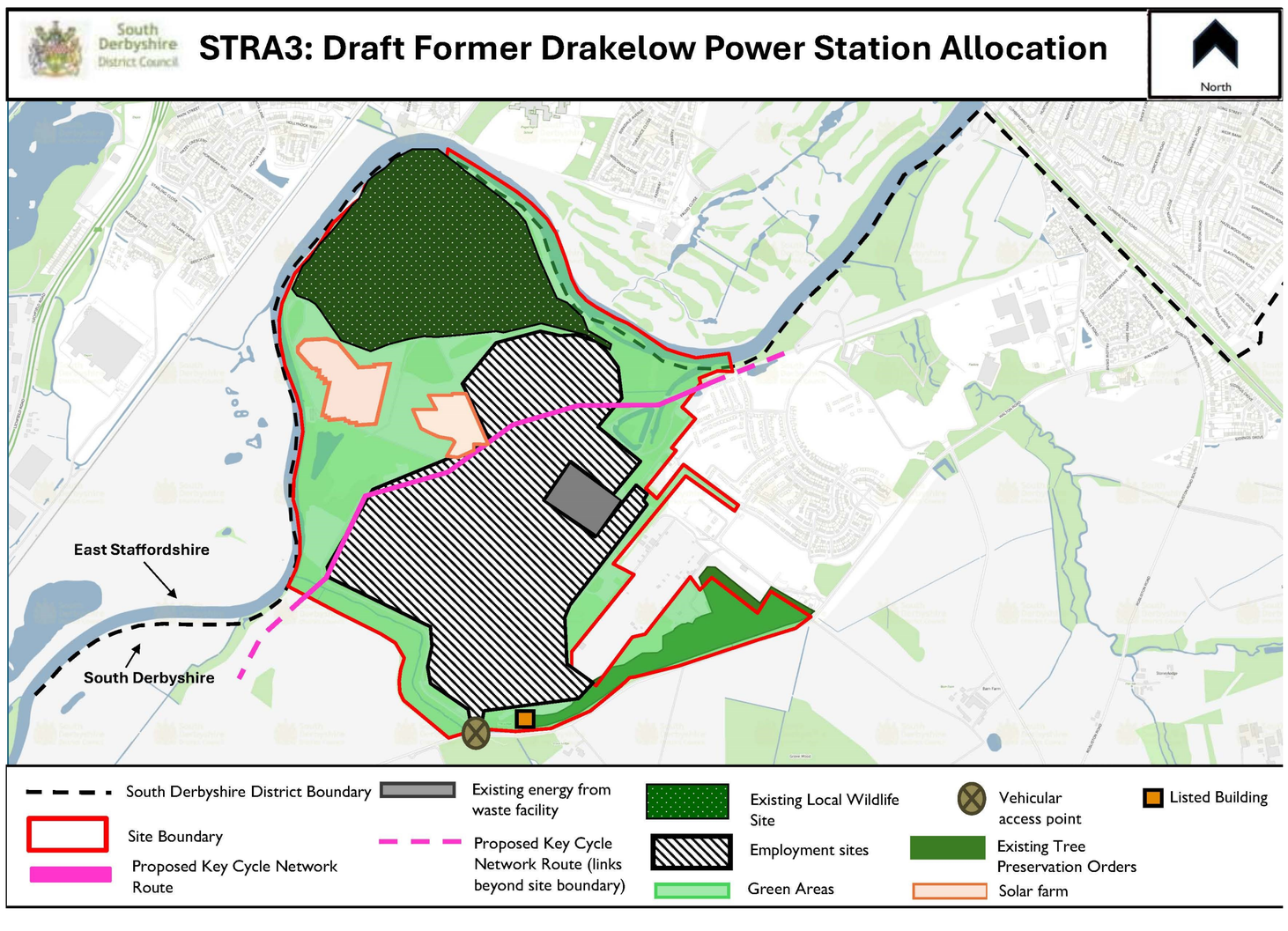
| Policy No. | ha. |
|---|---|
| E1 A: Drift Road, Church Gresley | 0.71 |
| E1 B: Tetron Point, Stanton | 2 |
| E1 C: Swadlincote Lane, Church Gresley | 3 |
| E1 D: Drakelow | 2.5 |
| E1 E: Hilton | 5.3 |
| E1 F: Dove Valley Business Park | 6.72 |
| E1G: Land to the north of Dove Valley Business Park | 13 |
| E6: Woodville Regeneration Area | 4.6 |

## New Employment Allocations

Three new strategic employment allocations are proposed.

| Policy No. | Area (new) ha. |
|---|---|
| STRA 1: Infinity Garden Village, Sinfin Moor | 70 |
| STRA 2: Land south of Mickleover | 5-10 |
| STRA 3: Former Drakelow Power Station | Up to 68 |

- STRA 1 is a mixed use site allocated for employment and housing. The employment element of the site was identified for development beyond 2028 within the Adopted Local Plan Paty 1.
- STRA2 is a mixed use site for housing and employment
- Former Drakelow Power Station is already allocated in principle for development through policy BNE12 in the Adopted Local Plan Part 2. Detailed policy requirements for the site are set out in Policy STRA3.



# Sustainability Appraisal

A sustainability Appraisal (SA) has been prepared to accompany the Local Plan Review Part 1. The SA addresses the economic and social impacts of the Plan. The South Derbyshire Local Plan Part 1 Draft Sustainability Appraisal **will be available on the Council website from Friday 25th October 2024.**

# Strategic Rail Freight Interchange

Policy INF3 of the Draft Plan, safeguards land for the development of a Strategic Rail Freight Interchange/Freeport at Egginton Common,  which is a proposed Nationally Significant Infrastructure Project. The policy contains items that the District Council would wish to be taken into account by the Secretary of State, who would determine the development consent application.

## How to respond …

Comments made in response to this consultation need to be made in writing. We encourage you to submit your responses online (through the Councils website), where you can register and submit your comments.

Alternatively you can submit your completed questionnaires, which are available at this event; on our website; at the Council Offices and at all South Derbyshire libraries and Burton on Trent, Chellaston, Mickleover and Sinfin Libraries.

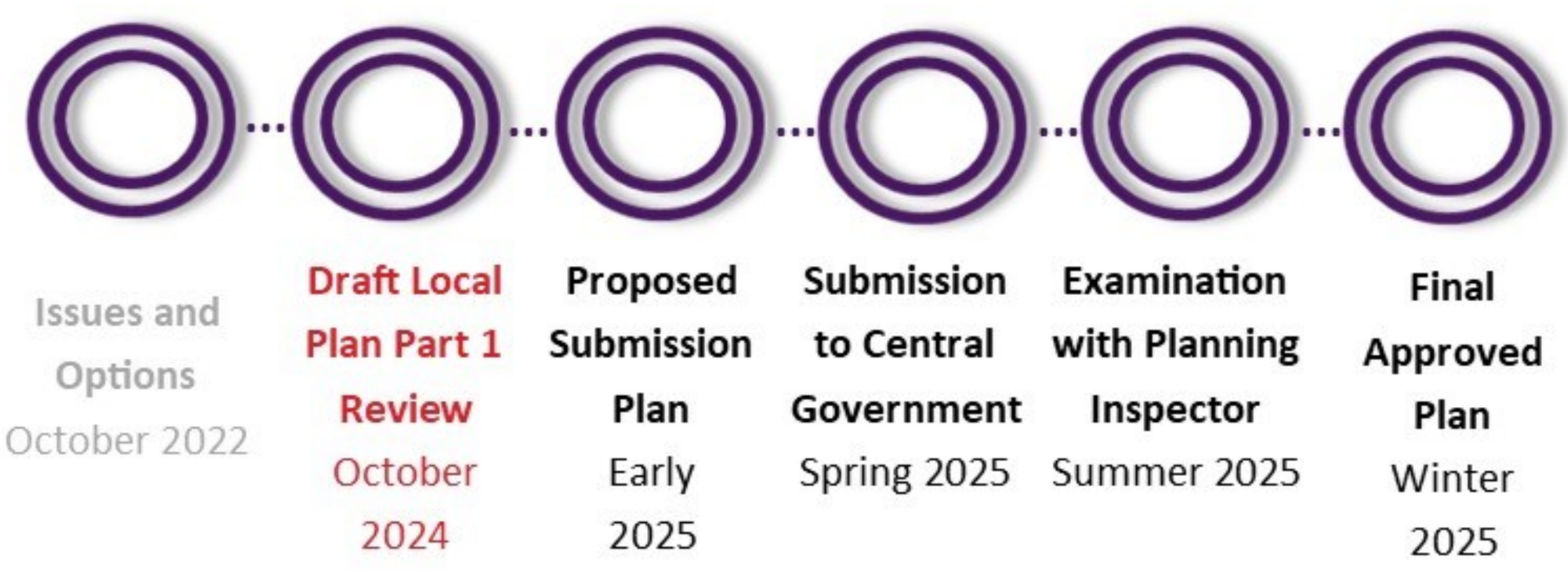
Website:**www.southderbyshire.gov.uk/draftLPP1review**

Email:  local.plan@southderbyshire.gov.uk

Postal Address:
**Planning Policy**
**South Derbyshire District Council**
**Civic Offices, Civic Way**
**Swadlincote**
**DE11 0AH**

## What happens next…

There are a number of stages in drawing up a Local Plan which are summarised below:



**Number of people who attended the 'drop in' events**

| Date | Venue | Number of people who attended |
|---|---|---|
| Derby Mickleover Hotel, Etwall Road, Mickleover, Derby, DE3 0XX | Monday 14th October | 90+ |
| Sharpe's Pottery Museum, 23 West St, Swadlincote, DE11 9DG | Thursday 17th October | 35 |
| Stenson Fields Primary Community School, Goathland Rd, Derby, DE24 3BW | Wednesday 23rd October | 8 |
| Findern Village Hall, Castle Hill, Findern, DE65 6AL | Friday 25th October | 15 |
| Frank Wickham Hall, Portland Street, Etwall, DE65 6JF | Tuesday 5th November | 15 |
| All Saints Heritage Centre, Shardlow Road, Aston on Trent | Thursday 7th November | 30 |
| Hilton Village Hall, Peacroft Lane, Hilton, DE65 5GH | Tuesday 12th November | 23 |
| Melbourne Assembly Rooms, High Street, Melbourne, DE73 8GJ | Thursday 14th November | 18 |
| Rosliston and Cauldwell Village Hall, Main Street, Rosliston, DE12 8JW | Friday 15th November | 17 |
| Barrow On Trent Village Hall, 62 Twyford Road, Barrow on Trent, DE73 7HA | Monday 18th November | 24 |
| Willington Old School, The Castleway, Willington, DE65 6BT | Wednesday 20th November | 23 |

## Beth Holmes

**Subject:** FW: South Derbyshire District Council press release: Help shape South Derbyshire's future – have your say on the Draft Local Plan

**Sent:** 09 October 2024 09:05
**Subject:** South Derbyshire District Council press release: Help shape South Derbyshire's future – have your say on the Draft Local Plan

South Derbyshire District Council

Press release
www.southderbyshire.gov.uk
southderbyshiredc @SDDC

**Wednesday, 9 October 2024**

## Help shape South Derbyshire's future – have your say on the Draft Local Plan

South Derbyshire District Council is pleased to announce the launch of a public consultation on the revised **Draft Local Plan Part 1**, a key document that will guide the district's growth up to 2039. We are calling on residents, businesses, and stakeholders to get involved and help shape the future of South Derbyshire.

Following the initial consultation on 'Issues and Options' held between October and December 2022, we have carefully considered the feedback received to inform this draft plan. This consultation offers a final opportunity for the public to contribute before the plan is finalised.

The new Local Plan will play a critical role in:

- Identifying larger scale housing and employment sites to meet the district's development needs up to 2039.
- Updating planning policies to ensure decisions on future planning applications reflect the latest best practices, environmental legislation, and national guidance.

**How to Get Involved**

This is a vital moment for the future of South Derbyshire. We need your input to ensure that our district grows in a way that is both sustainable and reflective of the needs of our communities. Whether it's housing, employment, or preserving our environment, your feedback matters.

To view and comment on the proposals, please visit: Draft Local Plan Part 1 Review | South Derbyshire District Council. The consultation will remain open until **5pm on Friday, 6 December 2024**.

We are also hosting a series of drop-in events throughout the consultation period, to be held at various locations across the district**.** These events provide a chance to:

- View the proposals in person.
- Engage with Council planners who will be on hand to answer questions.
- Copies of the questionnaire will be available

Please note, you are welcome to attend any event – it does not have to be the one nearest to you. A full list of event locations can be found on our website.

For those who prefer to view a hard copy, the plan and accompanying questionnaire will be available in all South Derbyshire libraries and at the Council offices.

This is your opportunity to influence how major new housing and employment developments are designed and how South Derbyshire can grow to meet future needs in a sustainable manner. We encourage you to share this information with your family, friends, and neighbours so that as many voices as possible are heard.

Together, let's shape the future of South Derbyshire.

For more information, please visit: Draft Local Plan Part 1 Review | South Derbyshire District Council.

**ENDS**

**From:** Philip Stephenson
**To:** Philip Stephenson
**Subject:** Local Schools and Colleges involvement in the South Derbyshire Local Plan
**Date:** 30 September 2024 12:27:00
**Attachments:** image001.png
image002.png
image003.png
image004.png

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Dear Head,

I am writing to you regarding our upcoming consultation on the South Derbyshire Local Plan, which we are consulting on between October and December this year.

The Plan contains three large potential development sites for housing and employment, so we would welcome feedback from young people as to how changes to their area might affect them. We would welcome comments focussing on the things they think are important as new houses are built and businesses grow in their District, and what they think planners should focus on.

**We were wondering whether pupils would like to come to a focus group with the planning team** to talk about the vision and locations for new housing, employment, and community development in the area up to 2039?

This might particularly be of interest to geography students or those interested in politics. We could be flexible about times and dates between October and December, and it would be done online as a focus group sized selection of pupils who are interested, plus a teacher and Council policy staff.

Do email to get in touch if you could help? We'd be happy to provide a leaflet about what the plan and the consultation is all about

Kind Regards,

Phil

Phil Stephenson MRTPI
Planning Policy Team Leader
South Derbyshire District Council

Tel: 07467 994 996

www.southderbyshire.gov.uk

***Working together to shape our environment, drive our economy and support our communities.***

**Appendix C: Publication Local Plan Part 1 Review**

Appendix C1: Letter/emails

Appendix C2: Poster

Appendix C3: Summary Leaflet

Appendix C4: Paper questionnaire

Appendix C5: Display Boards

Appendix C6: Press Release

Appendix C7: Facebook Posts

South Derbyshire District Council,
Civic Offices, Civic Way,
Swadlincote, Derbyshire DE11 0AH.

**www.southderbyshire.gov.uk**
**@southderbyshiredc on Facebook**

**Please ask for Planning Policy Team**
Phone (01283) 228706
Typetalk 18001
DX 23912 Swadlincote
local.plan@southderbyshire.gov.uk

Dear Consultee

**South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version)**

We would like to invite you to comment on South Derbyshire's Local Plan Part 1 Review 2022-2041 (Publication Version) and accompanying documents: Sustainability Appraisal, Consultation Statement and Habitats Regulation Assessment.

Representations at this stage must be on the grounds of legal compliance and soundness. The representations received will be considered by an independent Planning Inspector at an Examination in Public (date to be set).

The South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version) consultation will run from **9am on Monday 10th March to 5pm on Friday 25th April 2025.**

The enclosed Statement of Representations Procedure contains further information regarding the consultation, including where to view the consultation materials and how to make representations.

Yours faithfully

Steffan Saunders
Head of Planning
Directorate of Place and Prosperity

**Statement of Representations Procedure and Availability of Documents Regulations 19, 20 & 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

**Document Title:**
**South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version)**

**Subject matter of and areas covered by the document:**
The South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version) covers the entire District of South Derbyshire and establishes the strategic scale and distribution of new housing and employment development required to meet the needs of South Derbyshire and helps address Derby City's unmet housing. It will be used to guide development in the determination of planning applications over the plan period.

**Period of representations:**
**9am on Monday 10th March 2025 until 5pm on Friday 25th April 2025.** Please note that representations received after the deadline cannot be accepted.

**Document Availability**
During the representation period, the Local Plan and its accompanying documents, including the representation form, will be available to view on the Councils' website www.southderbyshire.gov.uk/local-plan-part-1 or by scanning the QR code.

Paper copies of the main consultation documents will be available during normal opening hours (excluding bank holidays) at the following locations. Opening hours can be found on the respective County Councils' or City Council websites and are linked below.

| Location | Address |
|---|---|
| Burton on Trent Library | Riverside, Burton upon Trent, DE14 1AH |
| Chellaston Library | Barley Croft, Derby DE73 6TU |
| Derbyshire Mobile Library | the detail of the route can be found via the following link: Mobile libraries - Derbyshire County Council |
| Etwall Library | Egginton Road, Etwall, DE65 6NB |
| Mackworth Library | Prince Charles Ave, Mackworth, Derby, DE22 4BG |
| Melbourne Library | Melbourne Assembly Rooms, High Street, Melbourne, DE73 8GF |
| Mickleover Library | Holly End Road, Mickleover DE3 0EA |
| South Derbyshire District Council Offices | Civic Offices, Civic Way, Swadlincote, DE11 0AH |
| Swadlincote Library | Civic Way, Swadlincote, DE11 0AH |
| Sinfin Library | Sinfin District Centre, Arleston Lane, Derby DE24 3DS |
| Woodville Library | 1 Hartshorne Road, Woodville, Swadlincote, DE11 7JB |

**Consultation Events**
A series of drop in events are to be held around the District throughout March and April as listed below. The District Council will be available to answer questions regarding the consultation. All events will be between 4pm and 8pm.

- 19th March – Hilton Village Hall, Peacroft Ln, Hilton, Derby DE65 5GH
- 21st March – Rosliston and Cauldwell Village Hall, 1 Rosliston Rd, Rosliston, Swadlincote DE12 8JW
- 25th March - The Diocesan Centre, Mornington Crescent, Mackworth, Derby, DE22 4BD
- 26th March – Stenson Fields Primary Community School, Goathland Rd, Derby DE24 3BW
- 31st March – Derby Mickleover Hotel, Etwall Rd, Mickleover, Derby DE3 0XX

**Representations**
Representations should be made using the prescribed form. Representations can be submitted as follows:

- Online at www.southderbyshire.gov.uk/local-plan-part-1
- By email to local.plan@southderbyshire.gov.uk
- By post to Planning Policy Team, Council Offices, Civic Way, Swadlincote, DE11 0AH

All comments received will be submitted to the Secretary of State and considered as part of a public examination by an independent Planning Inspector. Representations at this stage should only be made on legal compliance and soundness of the Plan, that is: has the plan been prepared in accordance with all legal and procedural requirements; and does the plan meet the prescribed tests of soundness set out in the National Planning Policy Framework.

**Notification of request:**
Any representations which you submit may be accompanied by a request to be notified at an address/email address of any of the following:

1. The submission of the South Derbyshire Local Plan Part 1 Review 2022-2041 for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004.
2. The date of the Examination in Public.
3. Publication of the recommendations of any person appointed to carry out an independent examination of the South Derbyshire Local Plan Part 1 Review 2022-2041
4. The adoption of the South Derbyshire Local Plan Part 1 Review 2022-2041

For further information please contact Planning Policy on planning.policy@southdebryshire.gov.uk

**Data protection:**
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. 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.

C2

South Derbyshire District Council

# South Derbyshire District Council Local Plan Consultation Events

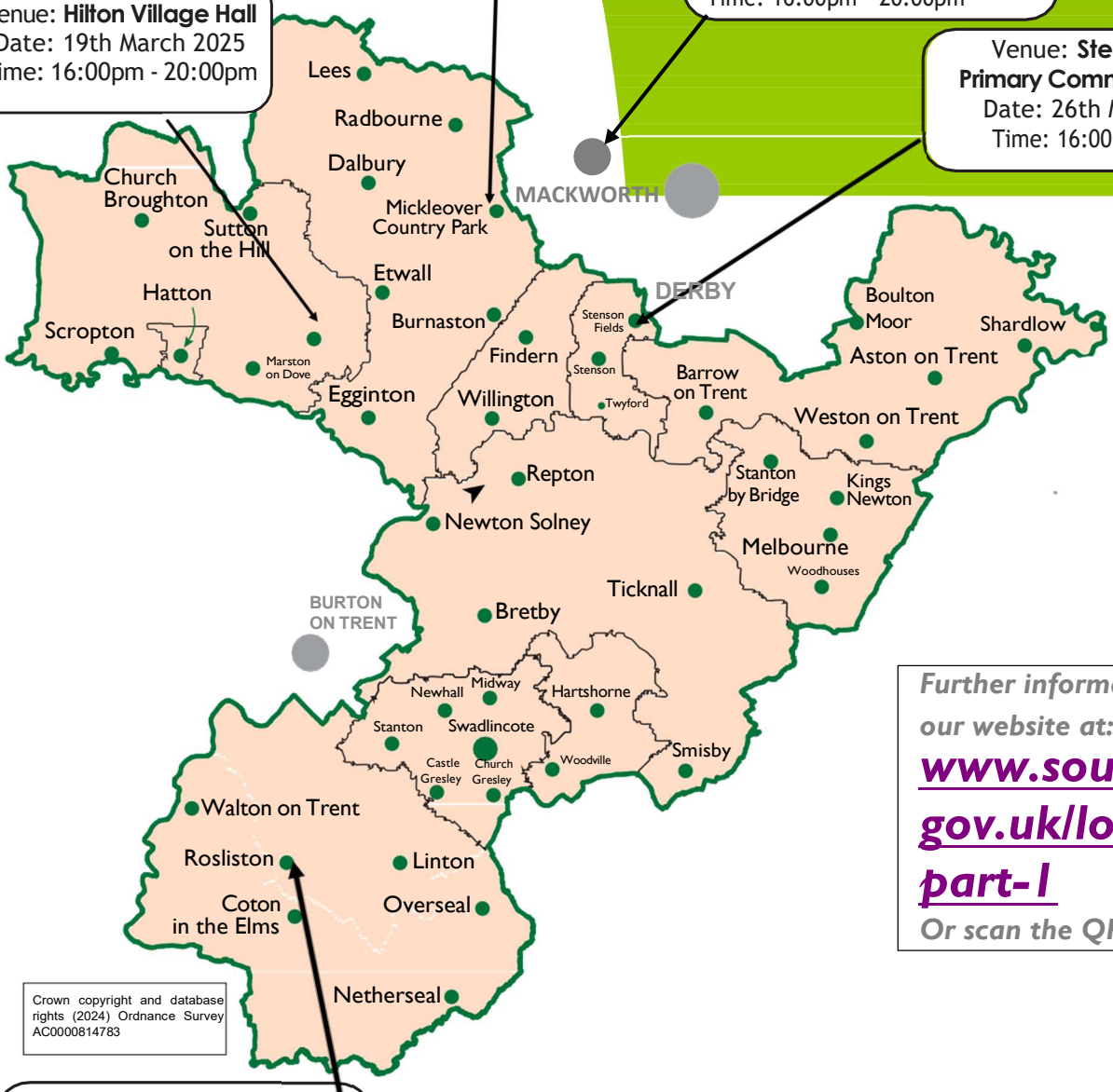
**The District Council is holding a series of 'drop in' events during March 2025 to discuss the Local Plan Part 1 Review.**

Venue: **Derby Mickleover Hotel**
Date: 31st March 2025
Time: 16:00pm - 20:00pm

Venue: **Nottingham Roman Catholic Diocesan Education Service (NRCDES)**
Date: 25th March 2025
Time: 16:00pm - 20:00pm

Venue: **Hilton Village Hall**
Date: 19th March 2025
Time: 16:00pm - 20:00pm

Venue: **Stenson Fields Primary Community School**
Date: 26th March 2025
Time: 16:00pm - 20:00pm




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Venue: **Rosliston & Cauldwell Village Hall** Date: 21st March 2025 Time: 16:00pm - 20:00pm

*Further information can be found on our website at:*

***www.southderbyshire.gov.uk/local-plan-part-1***

*Or scan the QR code:*

## Sites carried forward from 2016 Local Plan

| Policy No. | ha. |
|---|---|
| E1 A: Drift Road, Church Gresley | 0.71 |
| E1 B: Tetron Point, Stanton | 2 |
| E1 C: Swadlincote Lane, Church Gresley | 3 |
| E1 D: Drakelow | 2.5 |
| E1 E: Hilton | 5.3 |
| E1 F: Dove Valley Business Park | 6.72 |
| E1G: Land to the north of Dove Valley Business Park | 13 |
| E6: Woodville Regeneration Area | 4.6 |

## New Employment Allocations

Three new strategic employment allocations are proposed.

| Policy No. | Area (new) ha. |
|---|---|
| STRA 1: Infinity Garden Village, Sinfin Moor | 70 |
| STRA 2: Land south of Mickleover | 5-10 |
| STRA 3: Former Drakelow Power Station | Up to 68 |

- STRA1 is a mixed use site allocated for employment and housing. Part of the employment element of the site was identified for development beyond 2018 in the Adopted Local Plan Part 1.
- STRA2 is a mixed use site for housing and employment.
- The former Drakelow Power Station is already allocated in principle for development through policy BNE12 in the Adopted Local Plan Part 2. Detailed policy requirements for the site are set out in Policy STRA3.

## Strategic Rail Freight Interchange/Freeport ...

Policy INF3 of the Local Plan allocates land for the development of a Strategic Rail Freight Interchange/Freeport to meet national and regional needs at Egginton Common. This would be a Nationally Significant Infrastructure Project and the policy contains items that the District Council would wish to be taken into account by the Secretary of State, who would determine the development consent application.

## Local Plan Policies ...

Other policies within the Local Plan address the strategic elements of the Local Plan covering a wide range of topics including housing, employment, the environment, heritage assets, transport, community facilities, open space, tourism and more. They will be used in the determination of planning applications. They reflect the requirements of the NPPF and take into consideration the responses to previous consultation stages.

## Sustainability Appraisal...

A Sustainability Appraisal (SA) has been prepared to accompany the Local Plan Part 1 2022-2041. It assesses the environmental economic and social impacts of the Plan.

## Responding to the consultation

**The consultation document can be viewed on the Council's website or by scanning the QR code**

**www.southderbyshire.gov.uk/local-plan-part-1**

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

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

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

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

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

## What happens next...

**The stages in drawing up a Local Plan are summarised below. Any responses received will be submitted to the Government and an independent inspector will hold an Examination in Public to consider whether the preparation of the Local Plan and consultation procedures undertaken meet the requirements of national legislation and therefore whether the plan is 'sound'.**

| Issues and Options | Draft Local Plan Part 1 Review | Proposed Submission Plan | Submission to Central Government | Examination with Planning Inspector | Final Approved Plan |
|---|---|---|---|---|---|
| October 2022 | October 2024 | Early 2025 | Autumn 2025 | Winter 2025 | Spring |

South Derbyshire District Council







# SOUTH DERBYSHIRE LOCAL PLAN PART 1 REVIEW 2022 - 2041 (PUBLICATION VERSION)

**March 2025**

Please submit your comments by **5pm on 25th April 2025**

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

## About the Local Plan Part 1 Review 2022-2041 (Publication version) …

**The Publication version of the Local Plan Part 1 sets out the vision and objectives for the District up to 2041, allocates strategic development sites over the plan period and contains development management policies used in the determination of planning applications.**

**Representations at this stage should only be made in regard to soundness or legal and procedural compliance, including whether the plan is in conformity with the Duty to Co-operate.**

### Soundness…

The National Planning Policy Framework says that in order to be sound the Local Plan should be:

- **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.

### Legal and Procedural Requirements…

Representations in relation to the legal compliance of the Local plan should consider: whether it has been prepared in accordance with relevant national policies, Local Plan Regulations, Statement of Community Involvement and subjected to Sustainability Appraisal.

### Duty to Cooperate…

Local Authorities are required to work with neighbouring authorities and other prescribed bodies on strategic matters that cross administrative boundaries. Effective and on-going joint working between strategic policy making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.

## Housing Need and Allocations …

Over the plan period at least 14500 homes will be built within South Derbyshire. This comprise 9633 homes to meet South Derbyshire's own needs, with the remainder to help meet Derby City's unmet need (Derby City Council has indicated that it has capacity for 12500 homes, which is less than it's identified need); to reflect the high level of housing delivery experienced in South Derbyshire in recent years; to provide flexibility in regard to housing delivery and to help match affordable housing need with delivery. Provision will be made for a Local Plan requirement of 14500 new homes. Of these 12470 dwellings will be provided on allocated sites over the plan period. These will be provided on/by:

- Two new housing led strategic sites (4500 dwellings in total of which 3450 will be delivered within the plan period);
- Allocations within the adopted 2016 Local Plan Part 1 which have remaining capacity and are carried forward as allocations within the Local Plan Review Part 1 (8925 dwellings);
- 95 dwellings from Adopted 2016 Local Plan Part 1 housing allocations, on sites which have completed development since the start date of the Local Plan Part 1 (April 2022). Completed Part 1 housing allocations are not carried forward as allocations within the Draft Local Plan Part 1 Review.

The remaining homes to help meet the housing requirement will be provided by:

- 242 dwellings from the adopted 2017 Local Plan Part 2 allocations, which have remaining capacity;
- Existing permissions for unallocated sites of ten or more dwellings and
- 'Windfalls'* on unallocated sites of fewer than ten dwellings.

Evidence has been collected by the Local Authority and as a HMA (including the Growth Options Study and the Derby HMA-wide Sustainability Appraisal), which has informed South Derbyshire's strategy for the Local Plan Part 1 Review.

The new strategic allocations containing housing comprise:

- STRA1: Land at Infinity Garden Village, a mixed use housing and employment site for 2000 dwellings (1800 to be delivered within the plan period), and
- STRA2: Land to the South of Mickleover, a housing led mixed use housing and employment site for 2500 dwellings (1650 to be delivered within the plan period).

A further site, FLG1, has been identified as a long term growth area at Mackworth, part within South Derbyshire District and the remainder within Amber Valley Borough.

The District Council will work with infrastructure providers to address issues such as transport, health and school provision to ensure that services and facilities on the proposed allocations

**2016 Local Plan Housing Allocations carried forward to be allocated in the Local Plan Part 1 2022-2041* ***

| Policy No. | Available capacity from 2022—2041 |
|---|---|
| H2: Land north of William Nadin Way, Swadlincote | 343 |
| H3: Land at Church Street, Church Gresley | 306 |
| H4: Land at Broomy Farm, Woodville | 488 |
| H6: Drakelow Park | 2046 |
| H7: Land at Hilton Depot, Hilton | 107 |
| H11: Land north east of Hatton | 291 |
| H13: Boulton Moor (South East of Derby) (includes care facility) | 1286 |
| H15: Wragley Way (South of Derby) | 1944 |
| H16: Primula Way, Sunny Hill | 500 |
| H18: Hackwood Farm, Mickleover | 290 |
| H19: Land West of Mickleover | 1024 |
| E6: Woodville Regeneration Area | 300 |
| **TOTAL** | **8925** |

### Headline requirements for Policy STRA2: Land South of Mickleover

- 2500 dwellings
- 5 -10ha of employment land
- Provision of a wide green buffer around the pastures hospital estate and along the boundary of the A38
- Provision of a Country Park to be located within the site to the north, west and in part of the land immediately to the south of the pastures hospital estate
- Access to the main site from the A38 roundabout
- East of the A38 site - access from Ryknеld Road
- Provision of a local retail centre
- Provision of a three form primary school with nursery
- Financial contributions towards secondary education
- Provision of appropriate scale community facilities
- Delivery of healthcare infrastructure either on site or off site through contributions

### Headline requirements for Policy STRA1: Infinity Garden Village

- 2000 dwellings
- 70ha employment land
- Two form entry primary school with Nursery, with sufficient land for future Expansion
- New secondary school in the eastern part of the site
- The continuation of Green Wedges from Derby City
- Primary vehicle accesses via a new junction on the A50 and junctions Via Infinity Park Way
- Provision of retail , healthcare and community facilities. It is expected this will include a refurbished Sinfin Health Centre

## Employment Allocations…

The remaining Adopted Local Plan Part 1 Employment allocations are carried forward within this Draft Part 1. This includes land at Dove Valley Business Park (E1G in the table below), which is safeguarded for large scale Industrial and business units within Policy E5 of the Adopted Local Plan.

**South Derbyshire Local Plan Part 1 Review 2022-2041**
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING)
(ENGLAND) REGULATIONS 2012
Regulation 19 Publication Version
**REPRESENTATION FORM**

The easiest way to **submit your comments is online** at www.southderbyshire.gov.uk/local-plan-part-1 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 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 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?**
South Derbyshire District Council Planning Services. Personal information is not shared with any other department or agency, will not be sold and will not be used for any other purpose.

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*: | Name*: |
| Organisation: | Organisation: |
| Address*: | Address*: |
| Email: | Email: |

*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 element of the plan (i.e. policy, paragraph, site, document) that you wish to comment on.
If comments do not provide a reference, or are submitted on a single form and relate to multiple elements of the Plan, then the Council will assign and/or separate these points out as it considers most appropriate for submission to the Planning Inspectorate.

| Comment being made against: | Reference (please provide) |
|---|---|
| Policy: | Please see attached representation |
| Paragraph: | |
| Development Site: | |
| Policies Map: | |
| Evidence: | |
| Other (Please state): | |

| **4. Do you consider the Local Plan is:** | | |
|---|---|---|
| | Please tick the relevant box | |
| | Yes | No |
| 1) Legally compliant | | |
| 2) Sound<br><br>(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 | | |
| 3) Complies with the duty to co-operate | | |

**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.

(Continue on a separate sheet /expand box if necessary)

**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.

(Continue on a separate sheet /expand box if necessary)

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:** |
|---|
| |
| 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 Friday 25th April 2025**

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# South Derbyshire Local Plan Part 1 Review Publication Version

## Welcome to our Local Plan Part 1 Review Publication Version consultation

As you may remember, South Derbyshire District Council (SDDC) consulted on its Draft Local Plan Part 1 Review between October and December 2024. All of the responses received during the consultation have been considered and amendments to the Local Plan Part 1 Review have been made where necessary. SDDC has now produced and is consulting upon its Publication Version of the Local Plan Part 1 Review.

# What is this consultation about?

Representations at this stage should only be made in regard to soundness or legal compliance, including whether the plan is in conformity with the Duty to Cooperate. The representations received will be considered by an independent Planning Inspector at a Local Plan examination in public.

### Legal Compliance

The Local plan should have been prepared in accordance with relevant national policies, Local Plan Regulations, Statement of Community Involvement and subjected to Sustainability Appraisal.

### Duty to Co-operate

Local Authorities are required to work with neighbouring authorities and other prescribed bodies on strategic matters that cross administrative boundaries. Effective and on-going joint working between strategic policy making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.

### Soundness

Soundness is outlined in the National Planning policy Framework (NPPF). The inspector has to be satisfied that the plan is:

- **Positively prepared**: This means that the plan should be prepared based on 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**: The plan should be an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence.
- **Effective**: The plan should be 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**: The plan should enable the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.

# Proposed Scale of Housing within South Derbyshire

Over the plan period at least 14500 homes will be built within South Derbyshire. This comprise 9633 homes to meet South Derbyshire's own needs, with the remainder to help meet Derby City's unmet need (Derby City Council has indicated that it has capacity for 12500 homes, which is less than it's identified need); to reflect the high level of housing delivery experienced in South Derbyshire in recent years; to provide flexibility in regard to housing delivery and to help match affordable housing need with delivery. Provision will be made for a Local Plan requirement of 14500 new homes. Of these 12470 dwellings will be provided on allocated sites over the plan period. These will be provided on/by:

- Two new housing led strategic sites (4500 dwellings) in total of which 3450 will be delivered within the plan period;
- Allocations within the adopted 2016 Local Plan Part 1 which have remaining capacity and are carried forward as allocations within the Local plan Review Part 1 (8925 dwellings);
- 95 dwellings from Adopted 2016 Local Plan Part 1 housing allocations, on sites which have completed development since the start date of the Local Plan Part 1 Review (April 2022). Completed Part 1 housing allocations are not carried forward as allocations within the Draft Local Plan Part 1 Review.

The remaining homes to help meet the housing requirement will be provided by:

- 242 dwellings from the adopted 2017 Local Plan Part 2 allocations, which have remaining capacity;
- Existing permissions for unallocated sites of ten or more dwellings and
- 'Windfalls'* on unallocated sites (851 dwellings).

Evidence has been collected by the Local Authority and as a HMA (including the Growth Options Study and the Derby HMA-wide Sustainability Appraisal), which has informed South Derbyshire's strategy for the Local Plan Part 1 Review.

The District Council will work with infrastructure providers to address issues such as transport, health and school provision to ensure that services and facilities are provided in a sustainable way.

| **2016 Local Plan Housing Allocations carried forward to be allocated in the Local Plan Part 1 2022-2041** | |
|---|---|
| **Policy No.** | **Available capacity from 2022—2041** |
| H2: Land north of William Nadin Way, Swadlincote | 343 |
| H3: Land at Church Street, Church Gresley | 306 |
| H4: Land at Broomy Farm, Woodville | 488 |
| H6: Drakelow Park | 2046 |
| H7: Land at Hilton Depot, Hilton | 107 |
| H11: Land north east of Hatton | 291 |
| H13: Boulton Moor (South East of Derby) (includes care facility) | 1286 |
| H15: Wragley Way (South of Derby) | 1944 |
| H16: Primula Way, Sunny Hill | 500 |
| H18: Hackwood Farm, Mick-leover | 290 |
| H19: Land West of Mickleover | 1024 |
| E6: Woodville Regeneration Area | 300 |
| **TOTAL** | **8925** |

** Windfall sites are sites that are granted planning permission which have not been allocated in the local plan*

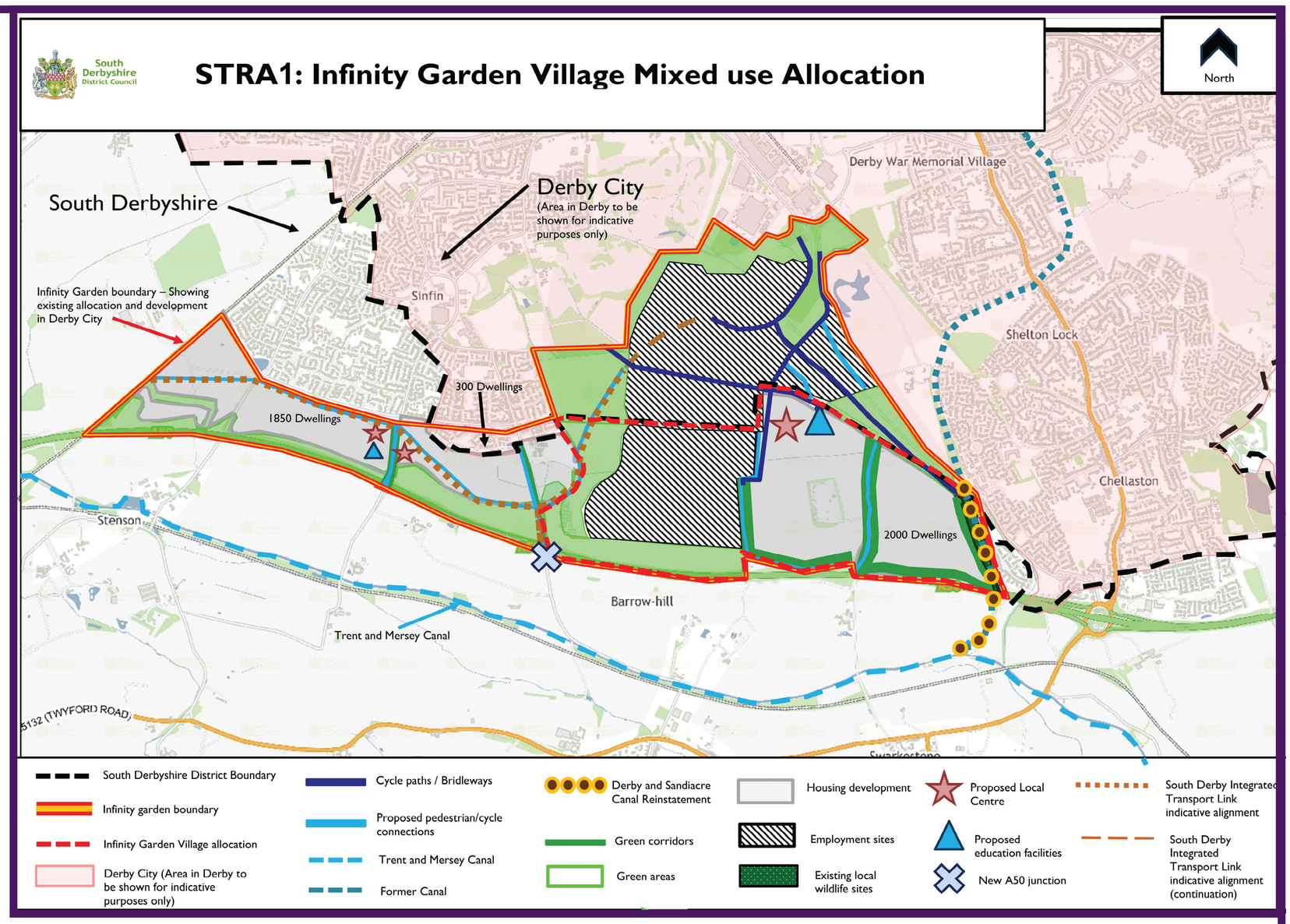
# Housing Led Allocations

Two new strategic allocations containing housing are proposed, STRA1 and STRA2.

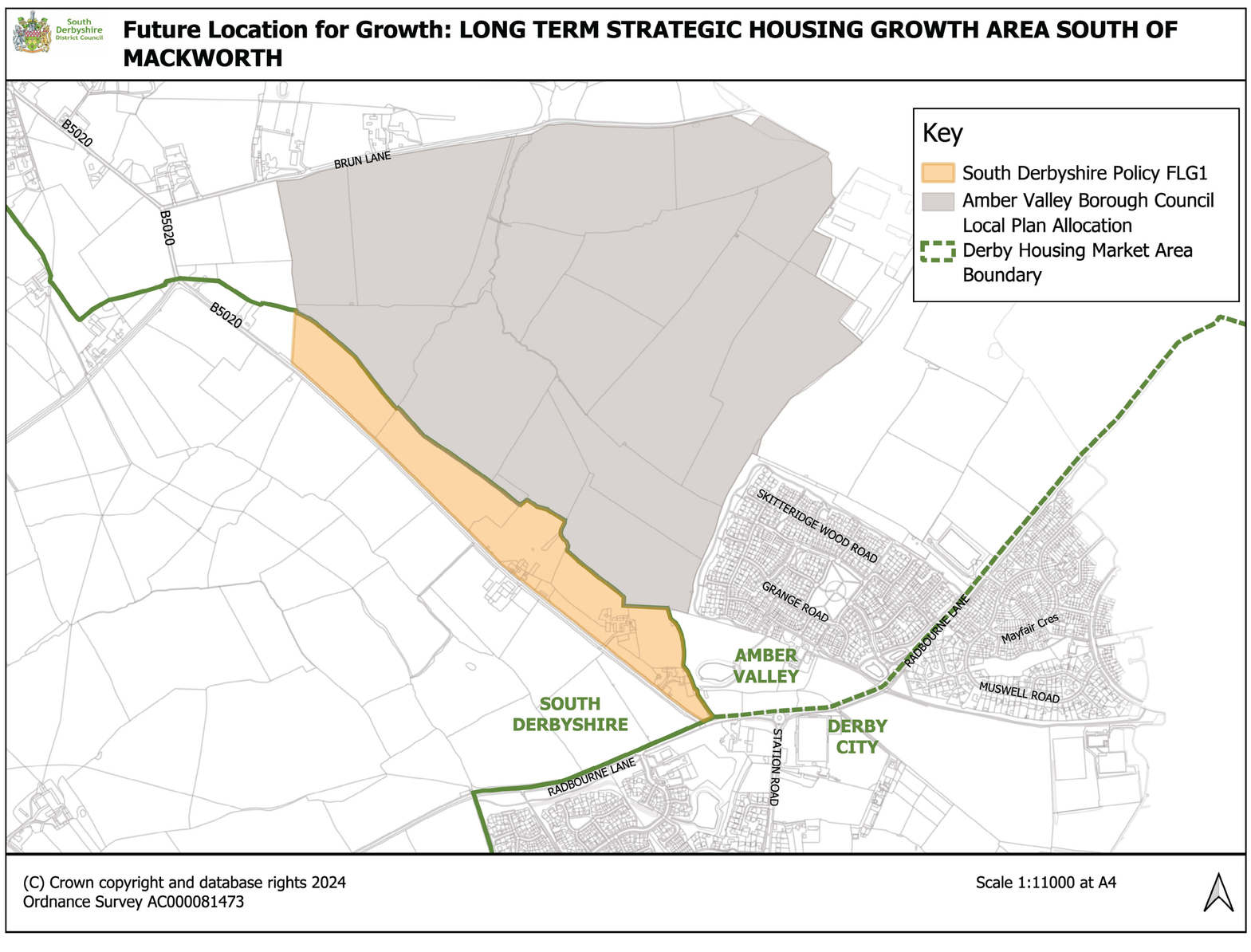
## STRA1: Land at Infinity Garden Village, a mixed use housing and employment site for 2000 dwellings

### Headline requirements for Policy STRA1: Infinity Garden Village

- 2000 dwellings
- 70ha employment land
- Two form entry primary school with nursery, with sufficient land for future expansion.
- New secondary school in the eastern part of the site
- The provision of green infrastructure network
- The contribution of green Wedges from Derby City
- Primary vehicle access via a new junction on the A50 and junctions via Infinity Park Way
- Provision of retail, healthcare and community facilities. It is expected this will include a refurbished Sinfin Health Centre.




# Future Location for Growth



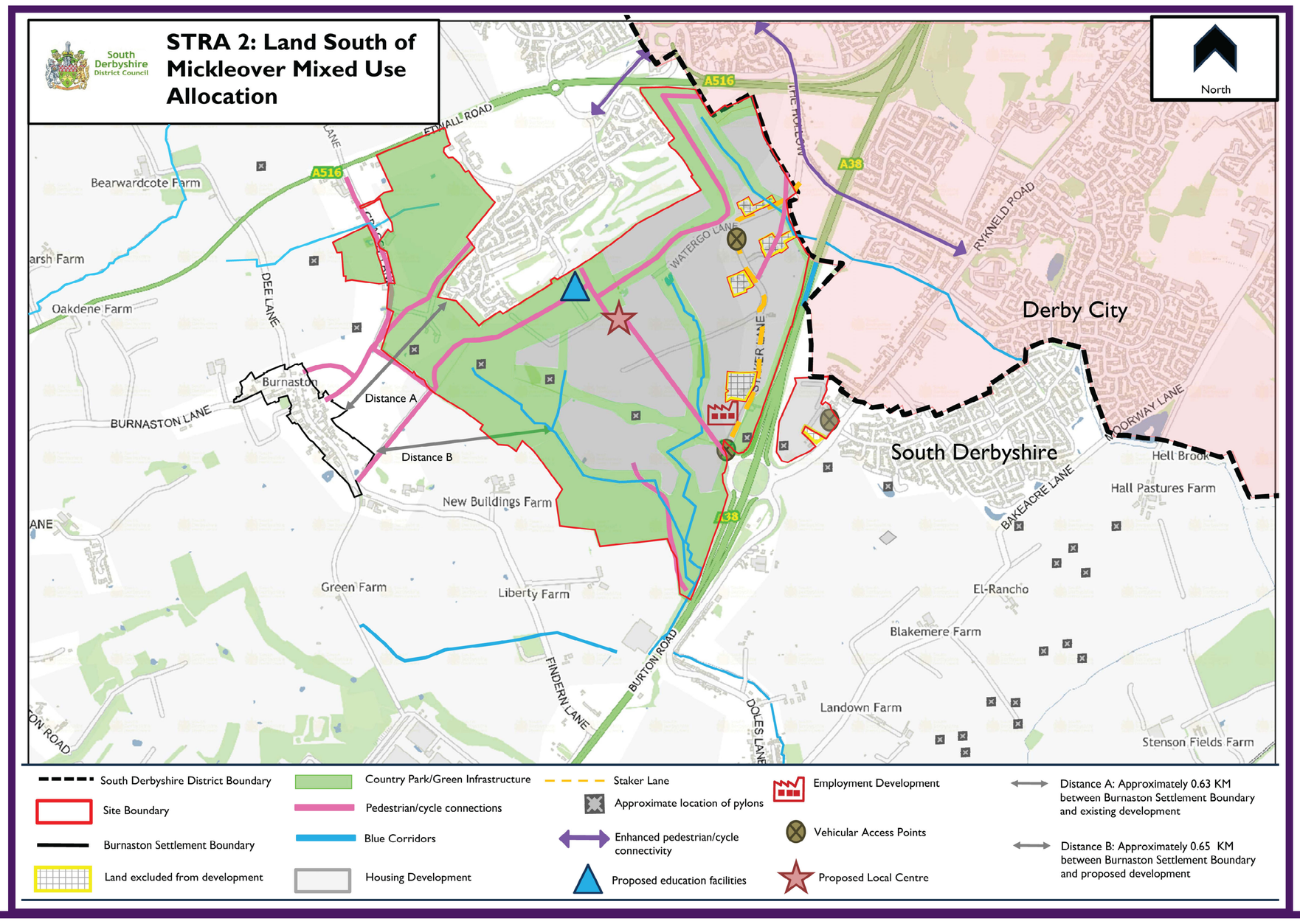

A further site, FLG1, has been identified as a long term growth area at Mackworth, part within South Derbyshire District and the remainder within Amber Valley Borough.

The growth area will only come forward through a strategic and comprehensive masterplan approach prepared in conjunction with neighbouring authorities.

Up to 250 homes are allocated within South Derbyshire.

# Housing Led Allocations

## STRA2: Land to the South of Mickleover, a housing led mixed use site for 2500 dwellings and employment.




## Headline requirements for Policy STRA2: Land South of Mickleover

- 2500 dwellings
- 5 -10ha of employment land
- Provision of a wide green buffer around the pastures hospital estate and along the boundary of the A38
- Provision of a Country Park to be located within the site to the north, west and in part of the land immediately to the south of the Pastures hospital estate
- Access to the main site from the A38 roundabout
- East of the A38 sites - access from Rykneld Road
- Provision of a local retail centre
- Provision of a three form primary school with nursery
- Financial contributions towards secondary education
- Provision of a appropriate scale community facility
- Delivery of healthcare infrastructure either on site or off site through contributions

# Local Plan Policies

The policies within the Local Plan Part 1 Review address the strategic elements of the Local Plan and will be used in the determination of Planning Applications. The policies reflect the requirements of the NPPF . They cover a range of topics, including:

- Housing and employment
- The environment
- Heritage assets
- Transport
- Community facilities
- Open space

# Employment Allocations

The remaining land of the Adopted Local Plan Part 1 Employment allocations are carried forward within this Draft Part 1. This includes land at Dove Valley Business Park (E1G in the table below), which is safeguarded for large scale Industrial and business units within Policy E5 of the Adopted Local Plan.

## Sites carried forward from 2016 Local Plan

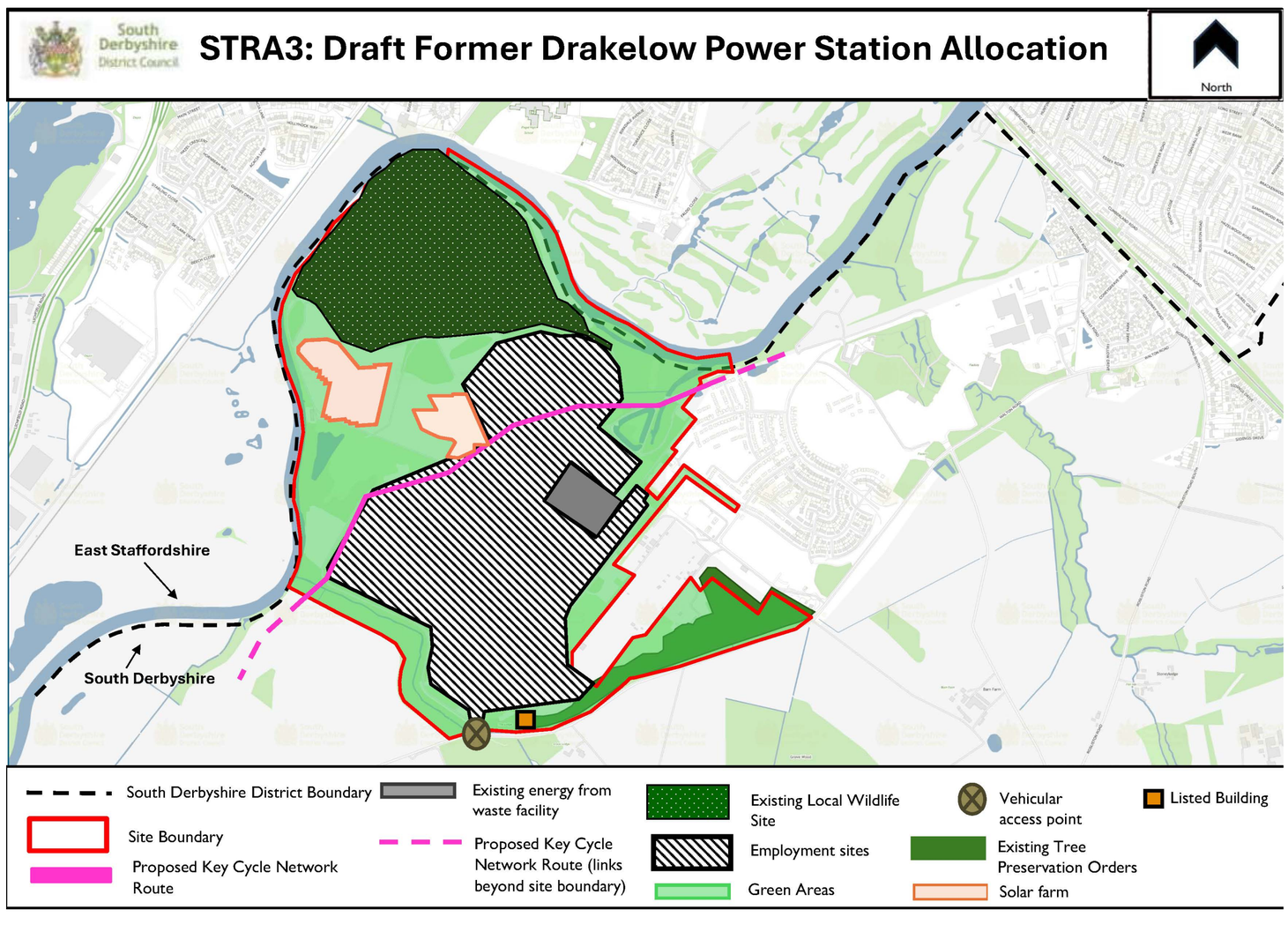
| Policy No. | ha. |
|---|---|
| E1 A: Drift Road, Church Gresley | 0.71 |
| E1 B: Tetron Point, Stanton | 2 |
| E1 C: Swadlincote Lane, Church Gresley | 3 |
| E1 D: Drakelow | 2.5 |
| E1 E: Hilton | 5.3 |
| E1 F: Dove Valley Business Park | 6.72 |
| E1G: Land to the north of Dove Valley Business Park | 13 |
| E6: Woodville Regeneration Area | 4.6 |

## New Employment Allocations

Three new strategic employment allocations are proposed.

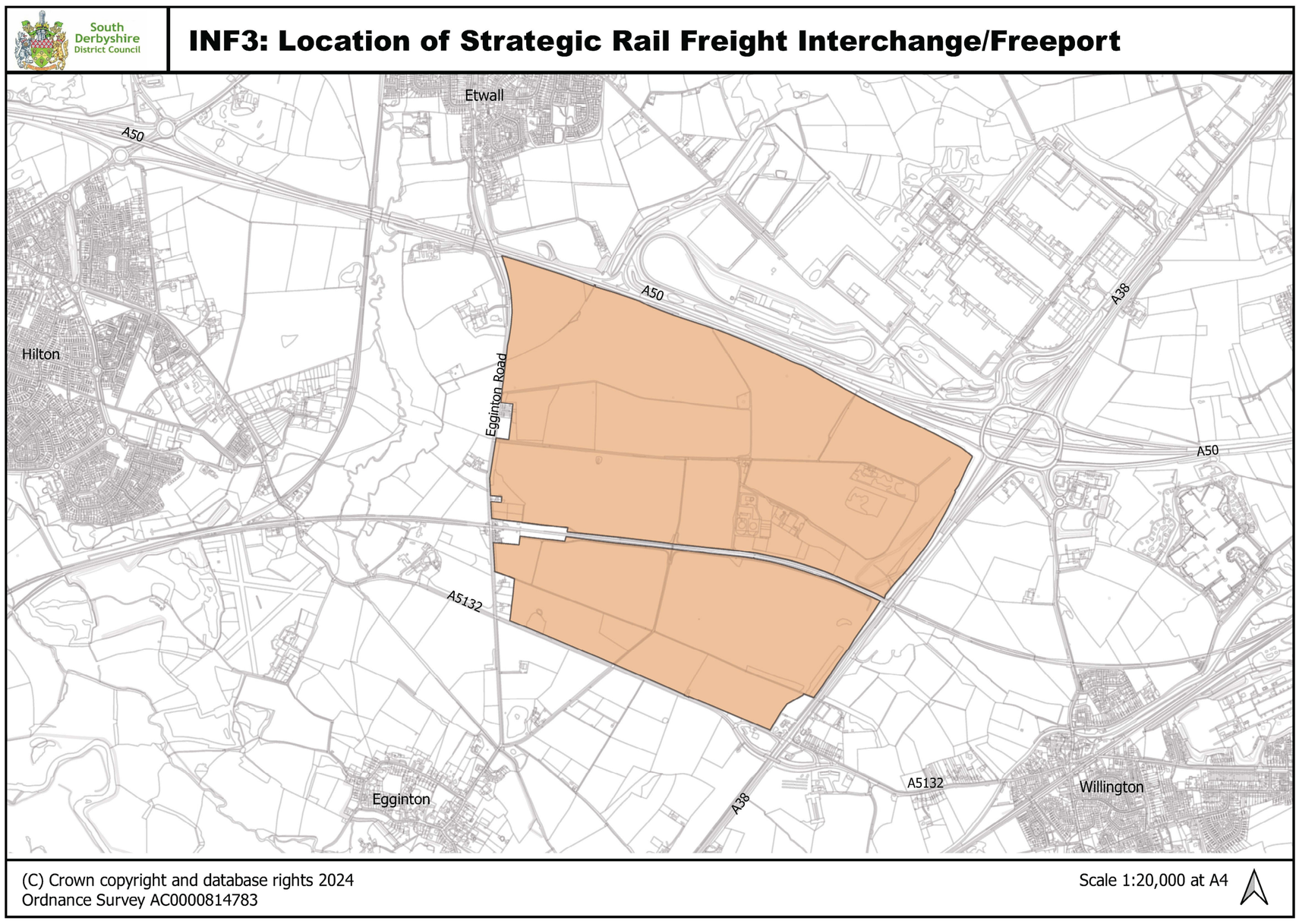
| Policy No. | Area (new) ha. |
|---|---|
| STRA 1: Infinity Garden Village, Sinfin Moor | 70 |
| STRA 2: Land south of Mickleover | 5-10 |
| STRA 3: Former Drakelow Power Station | Up to 68 |

- STRA 1 is a mixed use site allocated for employment and housing. Part of the employment element of the site was identified for development beyond 2018 in the Adopted Local Plan Part 1
- STRA2 is a mixed use site for housing and employment
- Former Drakelow Power Station is already allocated in principle for development through policy BNE12 in the Adopted Local Plan Part 2. Detailed policy requirements for the site are set out in Policy STRA3.



# Strategic Rail Freight Interchange

Policy INF3 of the Local Plan, allocates land for the development of a Strategic Rail Freight Interchange/ Freeport to meet national and regional needs at Egginton Common. This would be a Nationally Significant Infrastructure Project and the policy contains items that the District Council would wish to be taken into account by the Secretary of State, who would determine the development consent application.




## How to respond …

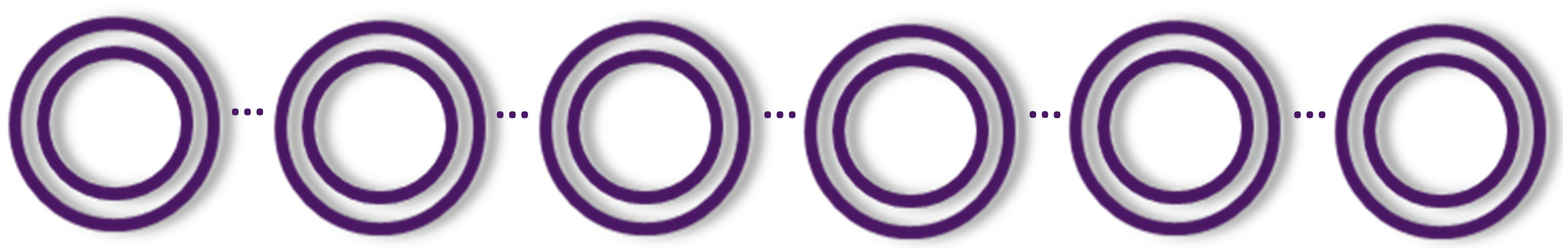
Representations should be made using the prescribed form.
Representations can be submitted as follows:

- Online at **www.southderbyshire.gov.uk/local-plan-part-1**
- By post to local.plan@southderbyshire.gov.uk
- By post to Planning Policy Team, Council Offices, Civic Way, Swadlincote, DE11 0AH

**Please submit your comments by 5pm on 25th April 2025**

## What happens next…

The stages in drawing up a Local Plan are summarised below. Any responses received will be submitted to the Government and an independent inspector will hold an Examination in Public to consider whether the preparation of the Local Plan and consultation procedures undertaken meet the requirements of national legislation and therefore whether the plan is 'sound'.



**PRESS RELEASE**

**12th March 2025**

# Consultation opens on South Derbyshire's Local Plan

Consultation has opened on the Council's Local Plan Part 1 2022-2041 that sets the long-term vision, objectives and strategy for the spatial development of South Derbyshire.

The Local Plan Part 1 2022-2041 will (when adopted) replace the existing adopted Local Plan Part 1 2011 – 2028. The new Local Plan Part 1 2022-2041 will set the amount of housing and employment development required within the district over the plan period, allocate strategic housing and employment sites and contain policies used in the determination of planning applications.

This is a formal stage of plan preparation as required by Regulation 19 of the Planning and Compulsory Purchase Act 2004. All representations received at this stage will be considered by an independent Planning Inspector as part of the Examination in Public of the Local Plan. Any changes to the Plan after this point will need to be made through the Examination process via recommendations from the Inspector.

Drop in events are being held so that people can look at the consultation documents, talk to Council Officers about the proposals and pick up a paper copy of the response form, if required.

The events are from 4pm – 8pm at:

- 19th March - Hilton Village Hall, Peacroft Lane, Hilton, DE65 5GH
- 21st March – Rosliston and Cauldwell Village Hall, 1 Rosliston Rd, Rosliston, Swadlincote DE12 8JW
- 25th March - The Diocesan Centre, Mornington Crescent, Mackworth, Derby, DE22 4BD
- 26th March – Stenson Fields Primary Community School, Goathland Rd, Derby DE24 3BW
- 31st March – Derby Mickleover Hotel, Etwall Rd, Mickleover, Derby DE3 0XX

Representations should be made using the prescribed form. Representations can be submitted as follows:

- Online at www.southderbyshire.gov.uk/local-plan-part-1
- By email to local.plan@southderbyshire.gov.uk
- By post to Planning Policy Team, Council Offices, Civic Way, Swadlincote, DE11 0AH

All comments received will be submitted to the Secretary of State and considered as part of a public examination by an independent Planning Inspector. Representations at this stage should only be made on legal compliance and soundness of the Plan, that is: has the plan been prepared in accordance with all legal and procedural requirements; and does the plan meet the prescribed tests of soundness set out in the National Planning Policy Framework.

Paper copies of the main consultation documents will be available during normal opening hours (excluding bank holidays) at the following locations:

- Burton on Trent Library, Riverside, Burton on Trent, DE14 1AH
- Chellaston Library, Barley Croft, Derby, DE73 6TU
- Derbyshire Mobile Library – Mobile Libraries – Derbyshire County Council
- Etwall Library, Egginton Road, Etwall, DE65 6NB

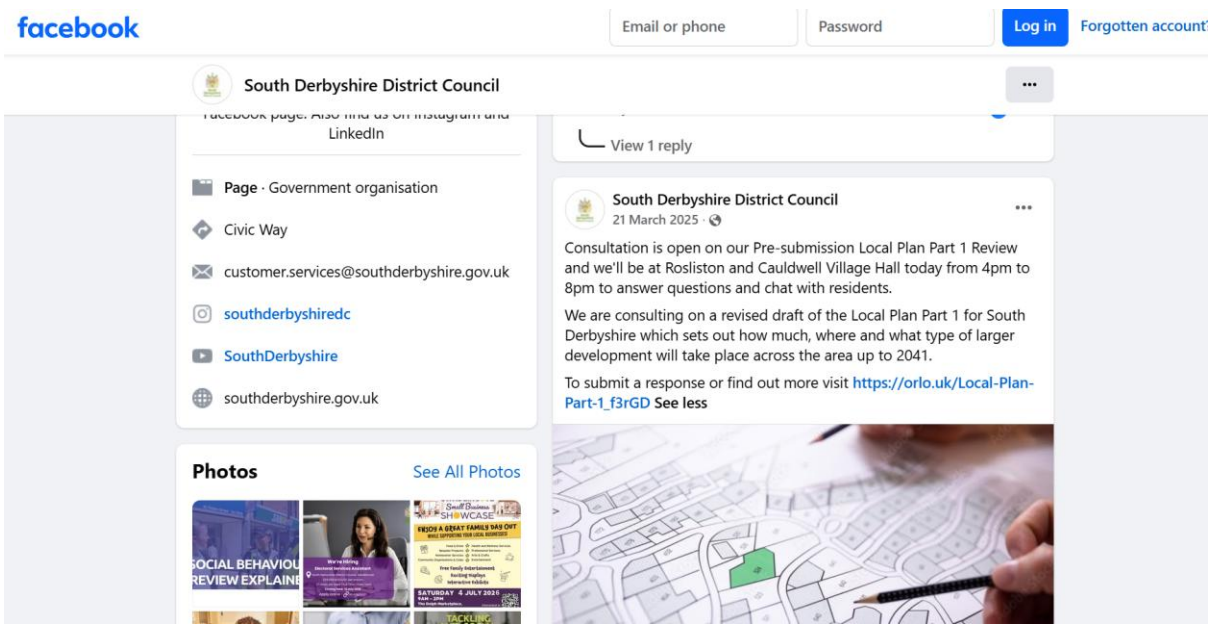
- Mackworth Library, Prince Charles Avenue, Derby, DE22 4BG
- Melbourne Library, High Street, Melbourne, DE73 8GF
- Mickleover Library, Holly End Road, Derby, DE3 0EA
- South Derbyshire District Council Offices, Civic Way, Swadlincote, DE11 0AH
- Swadlincote Library, Civic Way, Swadlincote, DE11 0AH
- Sinfin Library, Sinfin District Centre, Arleston Lane, Derby, DE24 3DS
- Woodville Library, 1 Hartshorne Road, Woodville, DE11 7JB.

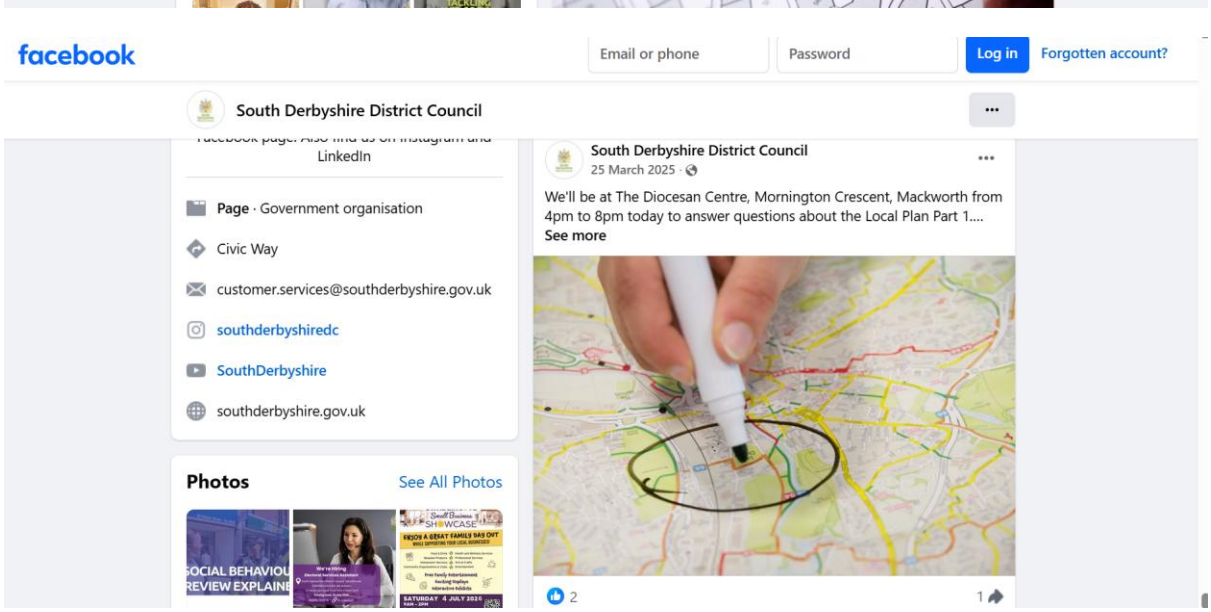
Opening hours can be found on the respective County Council or City Council websites.

**Ends**

**For further information, please email the Council Communications team at:**
communications@southderbyshire.gov.uk

## Facebook posts:



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South Derbyshire District Council

**Intro**

Official South Derbyshire District Council Facebook page. Also find us on Instagram and LinkedIn

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customer.services@southderbyshire.gov.uk

southderbyshiredc

SouthDerbyshire

southderbyshire.gov.uk

**Photos** See All Photos



South Derbyshire District Council
25 March 2025 ·

Come down to Stenson Fields Primary Community School, Goathland Rd, Derby tomorrow from 4pm to 8pm to find out more about South Derbyshire's Local Plan Part 1.... See more



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South Derbyshire District Council

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southderbyshiredc

SouthDerbyshire

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**Photos** See All Photos

8 1 6

Like Comment

South Derbyshire District Council
26 March 2025 ·

We'll be at the Mickleover Court Hotel from 4pm to 8pm on Monday 31st March to answer questions about the Local Plan Part 1.... See more



**Appendix D: Regulation 19 Addendum: Proposed Modifications to South Derbyshire Local Plan Part 1 Review**

Appendix D1: Letters/emails

Appendix D2: Consultation Summary leaflet

Appendix D3: Poster

Appendix D4: Paper questionnaire

Appendix D5: Display Boards

Appendix D6: Press release

Appendix D7: Letter/email

**From:** INOVEM Consult
**To:** [redacted]
**Subject:** Regulation 19 Addendum: Proposed Modifications to South Derbyshire Local Plan Part 1 Review Publication Version (2022-2041) Consultation
**Date:** 05 May 2026 17:00:00

CAUTION! This Email was sent from outside SDDC. Only open links and attachments you're expecting.

Report

# Message from South Derbyshire Consultations

Dear Consultee

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

The Local Plan Part 1 Review Publication Version (2022-2041) was published for consultation under the National Planning Policy Framework (NPPF) 2024 transitional arrangements between the 10th March and 25th April 2025.

South Derbyshire District Council is now carrying out a focused addendum consultation on proposed modifications to the Local Plan and would like to invite you to comment. The modifications are split into proposed Main Modifications which change the policies of the plan and Additional Modifications which correct typographical changes or add more clarification to the policies supporting text.

Representations at this stage should only be made on whether the Regulation 19 Addendum: Proposed Modifications comply with the legal and procedural requirements and the test of soundness set out in the National Planning Policy Framework. The representations received to this consultation and the previous Regulation 19 consultation will be considered by an independent Planning Inspector at an Examination in Public (date to be set).

The consultation will run from **Tuesday 5th May to 5pm on Tuesday 16th June 2026.**

The Statement of Representations Procedure contains further information regarding the consultation, including where to view the consultation materials and how to make representations.

Yours faithfully



Steffan Saunders

Head of Planning

Directorate of Place and Prosperity

# South Derbyshire Local Plan Review

The consultation is seeking views on:

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

## Summary

### What are we doing?

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

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

### Why are we doing it?

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

The modifications are split into:

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

**What can I comment on?**

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

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

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

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

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

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

**How do I comment?**

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

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

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

**What happens to my comments?**

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

**When do I have to comment by?**

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

**What happens next?**

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

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

Appendix D3

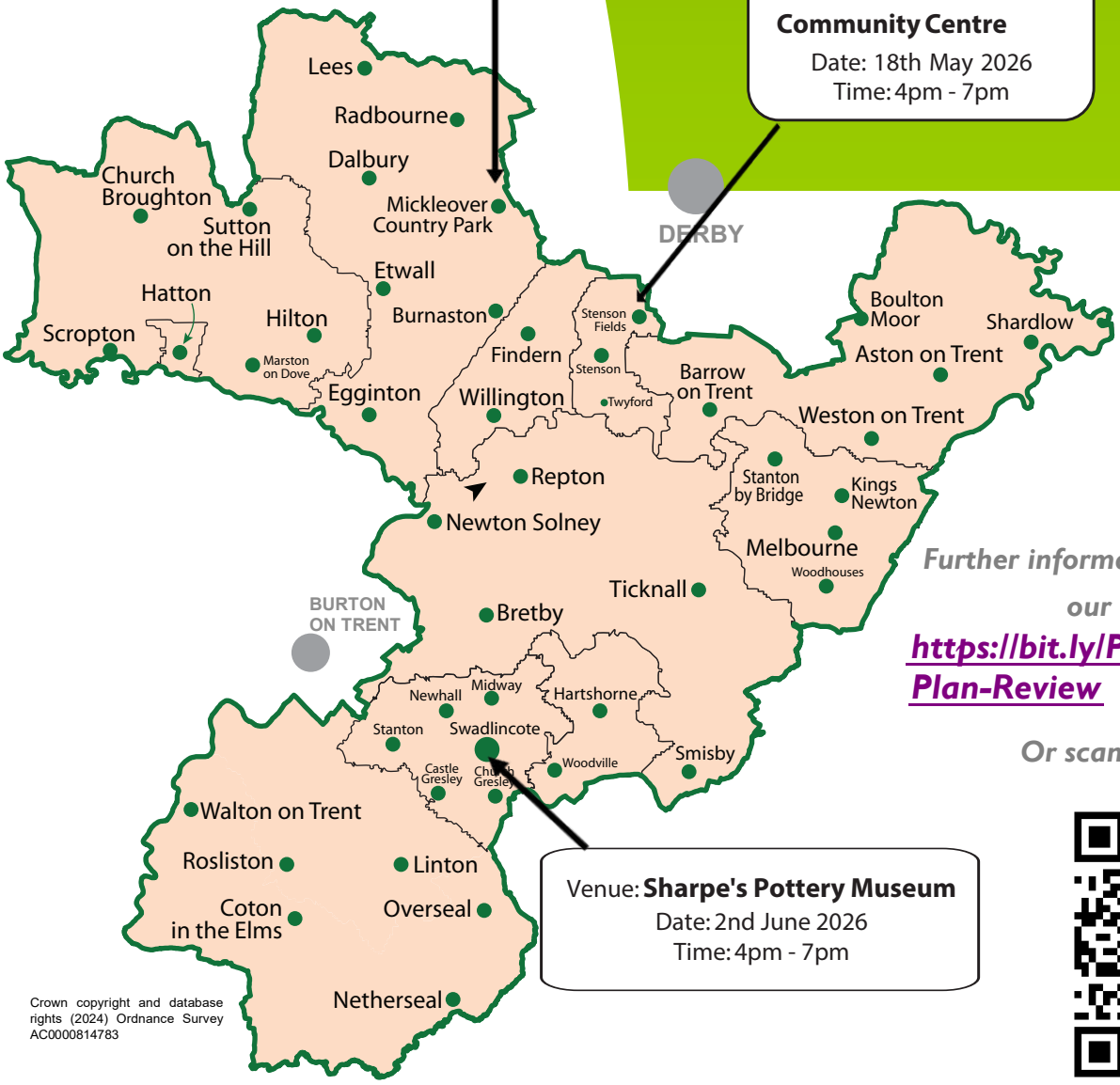
South Derbyshire District Council

# South Derbyshire District Council Local Plan Consultation Events

**The District Council is holding a series of 'drop in' events to discuss the Regulation 19 Addendum Consultation, which sets out the proposed modifications to the South Derbyshire Local Plan Part 1 Review (Publication Version).**

Venue: **Derby Mickleover Hotel**
Date: 12th May 2026
Time: 4pm - 7pm

Venue: **Stenson Fields Community Centre**
Date: 18th May 2026
Time: 4pm - 7pm




Venue: **Sharpe's Pottery Museum**
Date: 2nd June 2026
Time: 4pm - 7pm

Crown copyright and database rights (2024) Ordnance Survey AC0000814783

*Further information can be found on our website at:*

***https://bit.ly/Part-1-Local-Plan-Review***

*Or scan the QR code:*

**Consultation closes 5pm Tuesday 16th June 2026**

**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*: | Name*: |
| Organisation: | Organisation: |
| Address*: | Address*: |
| Email: | Email: |

*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<br><br>(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. |
| (Continue on a separate sheet /expand box if necessary) |

| |
|---|
| **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. |
| |

| (Continue on a separate sheet /expand box if necessary) |
|---|
| 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.<br><br>**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:** |
|---|
| |
| 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.**

Appendix D5

# Regulation 19 Addendum: Proposed Modifications to South Derbyshire Local Plan Part 1 Review Publication Version (2022-2041)

## Welcome to our Local Plan Part 1 Regulation 19 Addendum: Proposed Modifications consultation

South Derbyshire District Council (SDDC) consulted on its Local Plan Part 1 Review Publication Version (2022-2041) between March and April 2025. As a result of representations made during this consultation and further evidence, the Council wishes to make some modifications to this the Local Plan. SDDC has now produced and is consulting upon its Proposed Modifications to the Local Plan Part 1 Review.

## What are the Key Changes in the Proposed

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

- **The Plan period** – this has been **extended by a year (from 2041 to 2042**) to ensure that the plan has a 15 year period post adoption. As a result of the extra year the housing requirement has also increased by an additional year. Therefore, the Local Plan requirement has increased by 763 homes from **14,500 to 15,263**, the proportion of this which is specifically to meet SDDC need has increased from 9,633 to 10,140 new homes (an increase of 507 based on the Standard Method as per the 2023 NPPF transitional arrangements) with the remainder as before to help meet Derby City's unmet need, to provide flexibility with regard to site delivery and to help with affordable housing delivery. (Modification Reference Numbers PM2, PM3 & PM4)
- It is now expected that the Future Location for Growth at **land south of Mackworth will deliver within the plan period** (rather than beyond the plan period as previously expected), this means that the number of homes to be built on allocated sites by 2042 increases by 250 homes (Modification Reference Number PM4).
- **Affordable Housing requirement has reduced from 40% to 30%** - this is as a result of further evidence that the Council has received regarding the viability of development within the district. The Council must ensure that policy requirements do not prevent delivery of development by making them financial unviable (Modification Reference Number M28).

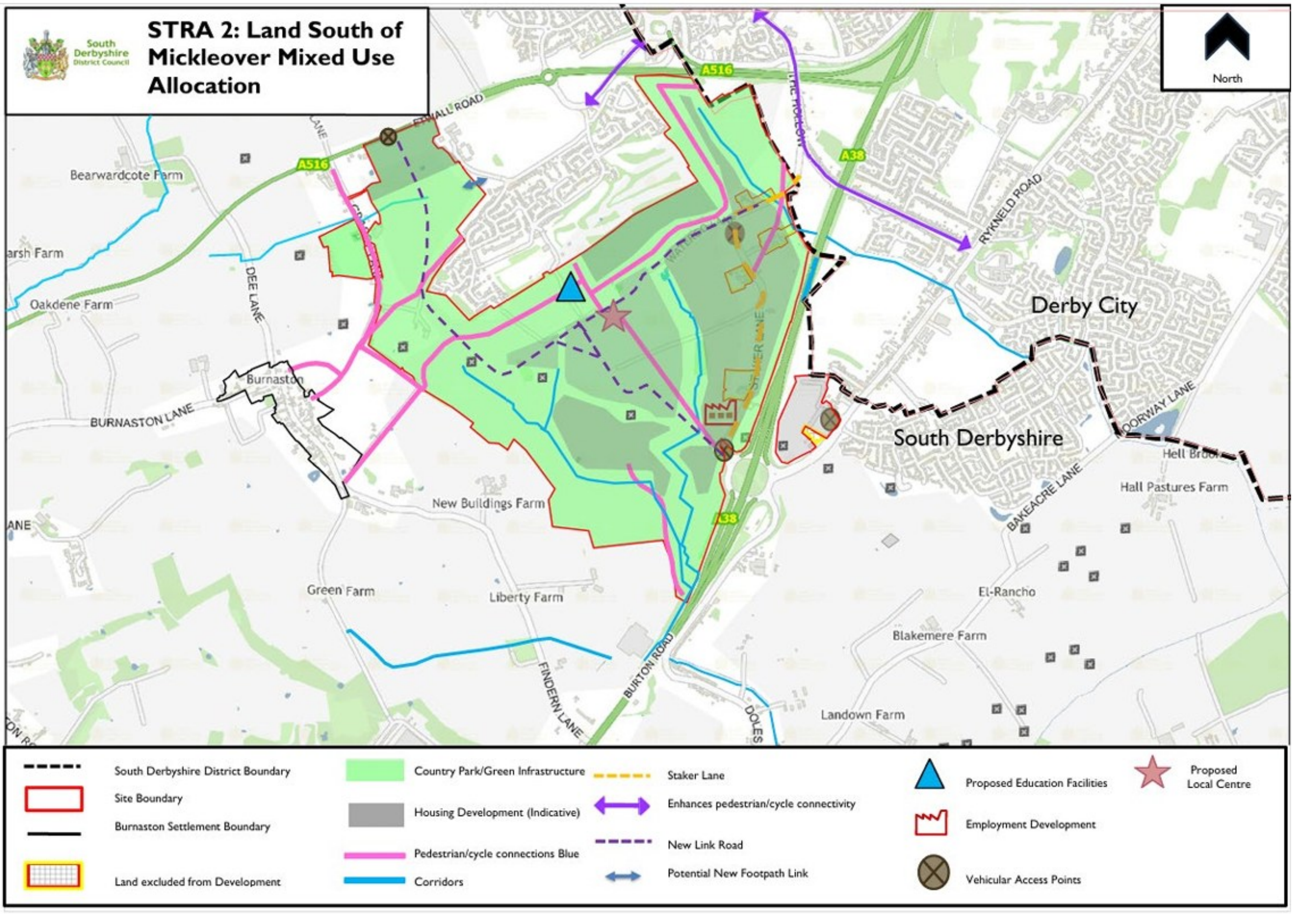
# Strategic Allocations (STRA1— Infinity Garden Village & STRA2 — Land South of Mickleover)

There have been a number of changes to the strategic housing sites (STRA1 & STRA2) – the key ones being;

- For **both sites** there is clarification that existing electricity infrastructure should be retained (Modification Reference Numbers PM13 & PM18), that an anchor retail store of 1000m2 is provided (Modification Reference Numbers PM5, PM8 & PM17) and that a retirement village or specialist housing for older people is provided (Modification Reference Numbers PM7 & PM15).

- For **STRA1 (Infinity Garden Village)** there is an updated primary school requirement to increase from 2 form entry to 2.5 form entry (Modification Reference Number PM10)

- For **STRA2 (land South of Mickleover)** there is a new requirement for a link road between the A38 and the A516 and the indicative plan has been amended to show some housing adjacent to the A516 where the link road will access the site from the north. It remains a key priority of the Council to provide a Country Park adjacent to the Pastures Hospital Estate.



# Housing Trajectory

The **Housing Trajectory** – has been updated to include actual housing delivery for 24/25 and 25/26, updated windfall and loss evidence, new housing site permissions of 10 or more homes and has included the additional year (2042), (Modification Reference Number PM4 & PM42).

| | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34 | 34/35 | 35/36 | 36/37 | 37/38 | 38/39 | 39/40 | 40/41 | 41/42 | Total | 2042+ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Housing allocations** | | | | | | | | | | | | | | | | | | | | | 0 | |
| STRA1: Infinity Garden Village | | | | | | | | | 15 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 1665 | 335 |
| STRA2a: Land South of Mickleover | | | | | | | | | 46 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 1696 | 662 |
| STRA2b: Rykneld Road | | | | | | 25 | 90 | 27 | | | | | | | | | | | | | 142 | |
| Brun Lane, Mackworth | | | | | | | | | | | | | | | | 50 | 50 | 50 | 50 | 50 | 250 | |
| Policy H2: Land north of William Nadin Way, Swadlincote: Park Road, Newhall. Site A | 3 | 35 | 30 | | | | | | | | | | | | | | | | | | 68 | |
| Policy H2: Land to the north of William Nadin Way (Site C) | 108 | 64 | 25 | 46 | 32 | | | | | | | | | | | | | | | | 275 | |
| Policy H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote | 3 | 35 | 42 | 40 | 55 | 55 | 50 | 26 | | | | | | | | | | | | | 306 | |
| Policy H4: Broomy Farm, Woodville Road, Woodville | 172 | 103 | 110 | 53 | 35 | 15 | | | | | | | | | | | | | | | 488 | |
| Policy H6: Drakelow Park | 72 | 267 | 386 | 164 | 164 | 164 | 164 | 164 | 164 | 164 | 164 | 9 | | | | | | | | | 2046 | |
| Policy H7: Hilton Depot, The Mease, Hilton | 81 | 14 | | | 12 | | | | | | | | | | | | | | | | 107 | |
| Policy H11: Land NE of Hatton | 104 | 60 | 15 | 103 | 9 | | | | | | | | | | | | | | | | 291 | |
| Policy H12: Highfields Farm | 31 | 2 | | | | | | | | | | | | | | | | | | | 33 | |
| Policy H13: Boulton Moor, Elvaston, Phase 1 | 136 | 50 | 38 | 52 | 86 | 76 | 14 | | | | | | | | | | | | | | 452 | |
| Policy H13: Boulton Moor, Elvaston, Phase 1 care units (66 C2 units, equivalent to 36 C3 units) | | | | | 35 | | | | | | | | | | | | | | | | 35 | |
| Policy H13: Boulton Moor, Elvaston, Phase 2 | | | | | 40 | 100 | 100 | 100 | 100 | 50 | 36 | | | | | | | | | | 526 | |
| Policy H13: Boulton Moor, Elvaston, Phase 3 | | | | | | 25 | 50 | 50 | 50 | 50 | 25 | | | | | | | | | | 250 | |
| Policy H14: Chellaston Fields | 48 | 5 | | | | | | | | | | | | | | | | | | | 53 | |
| Policy H15: Wragley Way (Phase1) | | 32 | 57 | 5 | | | | | | | | | | | | | | | | | 94 | |
| Policy H15: Wragley Way, (Phase 2) | | | | | | | 30 | 75 | 100 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 145 | 1850 | |
| Policy H16: Primula Way, Stenson | | | | | | 50 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 10 | | | | | 600 | |
| Policy H17: Holmleigh Way | 9 | | | | | | | | | | | | | | | | | | | | 9 | |
| Policy H18: Hackwood Farm, Mickleover | 74 | 174 | 6 | 36 | | | | | | | | | | | | | | | | | 290 | |
| Policy H19: Land West of Mickleover, Phase 3a | 118 | 50 | 14 | 30 | | | | | | | | | | | | | | | | | 212 | |
| Policy H19: Land West of Mickleover, Phase 3b | | | | 18 | 122 | 116 | 132 | 132 | 132 | 120 | 11 | | | | | | | | | | 783 | |
| Policy H19: Land West of Mickleover phase 2 | 27 | | | | | | | | | | | | | | | | | | | | 27 | |
| Policy H19: Land West of Mickleover (application DMPA/2024/1654) | | | | | 4 | 11 | | | | | | | | | | | | | | | 15 | |
| Policy E6: Woodville Regeneration Area | | | | | 10 | 100 | 100 | 49 | | | | | | | | | | | | | 259 | |
| **Local Plan Part 2 allocations** | | | | | | | | | | | | | | | | | | | | | 0 | |
| H23(B) Jacksons Lane, Etwall | 8 | 18 | 15 | 9 | | | | | | | | | | | | | | | | | 50 | |
| H23(C) Derby Road, Hilton | 9 | | | | | | | | | | | | | | | | | | | | 9 | |
| H23(D) Station Road, Melbourne | 12 | 34 | | | | | | | | | | | | | | | | | | | 46 | |
| H23(G) Milton Road, Repton | | | 7 | | | | | | | | | | | | | | | | | | 7 | |
| H23(J) Oak Close, Castle Gresley | | | | 16 | 36 | 18 | | | | | | | | | | | | | | | 70 | |
| H23(L) Scropton Road | | | | 6 | 4 | | | | | | | | | | | | | | | | 10 | |
| H23(N) Stenson Fields | | | | | | | | | | 25 | 25 | | | | | | | | | | 50 | |
| **Large unallocated sites with planning permission for 10 dwellings or more** | | | | | | | | | | | | | | | | | | | | | 0 | |
| 47-51 Alexandra Road, Swadlincote | | | | | 3 | | | | | | | | | | | | | | | | 3 | |
| Kathglow, Dominion Road, Swadlincote | | | | | 4 | | | | | | | | | | | | | | | | 4 | |
| Court Street, Woodville | | | | | | | | | | | | | | | | | | | | | 0 | |
| Woodville Road, Hartshorne | 5 | 4 | 4 | | | | | | | | | | | | | | | | | | 13 | |
| Park Road, Church Gresley | | | | 14 | | | | | | | | | | | | | | | | | 14 | |
| Lucas Lane, Hilton | 2 | 23 | 32 | | | | | | | | | | | | | | | | | | 57 | |
| Coppice Side, Swadlincote (20) | | | | | | 20 | | | | | | | | | | | | | | | 20 | |
| York Close, Church Gresley | 8 | | | | | 1 | | | | | | | | | | | | | | | 9 | |
| Our Monkey Club, Church Gresley | | | 17 | | | | | | | | | | | | | | | | | | 17 | |
| Mercia Marina | | | | | | 14 | | | | | | | | | | | | | | | 14 | |
| The Dales, Repton | | | | | | | 28 | | | | | | | | | | | | | | 28 | |
| Land off Penkridge Road, Church Gresley | | | | 8 | | 6 | | | | | | | | | | | | | | | 14 | |
| Salt Box Café, Hatton (66 C2 units, equivalent to 36 C3 units) | | | | | | 35 | | | | | | | | | | | | | | | 35 | |
| William Nadin Way, Swadlincote, Site D | | | | | | | 15 | 45 | 45 | 45 | | | | | | | | | | | 150 | |
| Orchard Stree, Newhall | | 25 | | | | | | | | | | | | | | | | | | | 25 | |
| Rosliston Road South | 14 | | | | | | | | | | | | | | | | | | | | 14 | |
| Calder Aluminium | 1 | | | | | | | | | | | | | | | | | | | | 1 | |
| Coppice Side, Swadlincote (18) | 18 | | | | | | | | | | | | | | | | | | | | 18 | |
| Mandarin, Hilton | 6 | | | | | | | | | | | | | | | | | | | | 6 | |
| Woodville RD | | | | | | | | | | | | | | | | | | | | | 0 | |
| Hartshorne Road, Woodville | | | | | | 22 | 22 | 10 | | | | | | | | | | | | | 54 | |
| Archway Motors, Findern | | | | | | 10 | 6 | | | | | | | | | | | | | | 16 | |
| Swadlincote Lane, Church Gresley | | | | | | | 40 | 40 | 40 | 40 | 27 | | | | | | | | | | 187 | |
| Kings Newton Land Melbourne | | | | | | | | | | 40 | 40 | 40 | 15 | | | | | | | | 135 | |
| Linton Road, Castle Gresley | | | | | | | | 35 | 35 | 5 | | | | | | | | | | | 75 | |
| Jawbone Lane, Melbourne | | | | | | | | 12 | 42 | 12 | | | | | | | | | | | 66 | |
| Land off Willington Road, Etwall | | | | | | | 30 | 36 | 25 | | | | | | | | | | | | 91 | |
| Windfall (Small sites) (2022/23, 2023/24,2024/25,2025/26 actual completions) | 56 | 82 | 72 | 74 | 79 | 79 | 79 | 79 | 79 | 79 | 79 | 79 | 79 | 79 | 79 | 79 | 79 | 79 | 79 | 79 | 1548 | |
| Losses (2022/23, 2023/24,2024/25,2025/26 actual losses) | -7 | -14 | -5 | -6 | -12 | -12 | -12 | -12 | -12 | -12 | -12 | -12 | -12 | -12 | -12 | -12 | -12 | -12 | -12 | -12 | -224 | |
| Local Plan Requirement | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 763 | 15260 | |
| Projected Completions (2022/23, 2023/24,2024/25,2025/26 actual completions) | 1118 | 1063 | 865 | 668 | 718 | 930 | 998 | 928 | 921 | 1128 | 905 | 626 | 592 | 577 | 577 | 577 | 567 | 567 | 567 | 562 | 15454 | |
| Cumulative Completions | 1118 | 2181 | 3046 | 3714 | 4432 | 5362 | 6360 | 7288 | 8209 | 9337 | 10242 | 10868 | 11460 | 12037 | 12614 | 13191 | 13758 | 14325 | 14892 | 15454 | | |
| Difference | | | 102 | -95 | -45 | 167 | 235 | 165 | 158 | 365 | 142 | -137 | -171 | -186 | -186 | -186 | -196 | -196 | -196 | -201 | | |

# Stage of Local Plan Production

Issues and Options October 2022 → Draft Local Plan Part 1 October 2024 → Publication Version Plan March 2025 → **Addendum: Proposed Modifications May 2026** → Submission to Central Government July 2026 → Examination with a Planning Inspector Autumn 2026 → Final Approved Plan Winter 2026/27

## What happens next…

The stages in drawing up a Local Plan are summarised above. Any responses received will be submitted to the Government and an independent inspector will hold an Examination in Public, which will include public hearing sessions, to consider whether the Local Plan and its preparation meet the requirements of national legislation.

# How to Comment

The Planning Inspectorate will be considering whether the plan, with the proposed modifications, is 'sound' and 'legally compliant'. Therefore, the questions asked through the consultation are centred around these issues and these are considered further below. The representations received to this consultation and the Regulation 19 consultation that was undertaken in March/ April 2025 will be considered by an independent Planning Inspector at a Local Plan Examination in Public.

## Legal Compliance

The Local plan should have been prepared in accordance with relevant national policies, Local Plan Regulations, Statement of Community Involvement and subjected to Sustainability Appraisal.

## Soundness

Soundness is outlined in the National Planning policy Framework (NPPF). The inspector has to be satisfied that the plan is:

- **Positively prepared**: This means that the plan should be prepared based on 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**: The plan should be an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence.
- **Effective**: The plan should be 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**: The plan should enable the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.

## How to respond …

Representations should be made using the prescribed form.

- Online at **https://bit.ly/Part-1-Local-Plan-Review**
- By email to local.plan@southderbyshire.gov.uk
- By post to Planning Policy Team, Council Offices, Civic Way, Swadlincote, DE11 0AH

**Please submit your comments by 5pm on Tuesday 16th June 2026**

**Consultation commences on Proposed Modification to South Derbyshire Local Plan Part 1 Review**

The South Derbyshire's Local plan Part 1 Review 2022-2041 (Publication Version) was published under the National Planning Policy Framework (NPPF) 2024 transitional arrangements for consultation between the 10th March and 25th April 2025. As a result of representations made to this consultation and further evidence, the Council wishes to make some modifications to the Publication Version of Local Plan.

There is no provision in the legislation which allows 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 to a government-appointed Inspector which will allow the proposed modifications to be considered as part of the submitted plan.

The Local Plan sets the amount of housing and employment development required within the district over the plan period, allocates strategic housing and employment sites and contain policies used in the determination of planning applications. Once adopted the Local Plan will replace the adopted Local Plan Part 1 (2011-2028).

Representations at this stage should focus on the grounds of legal compliance and soundness as set out in the National Planning Policy Framework (NPPF) and should only relate to the proposed modifications and the evidence supporting them.

All representations made to the Regulation 19 South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version) consultation and to this Regulation 19 Addendum consultation will be sent to the independent Examiner as part of the Examination in Public (date to be set).

Drop in events are being held so that people can look at the consultation documents, talk to Council Officers about the proposed modifications and pick up a paper copy of the response form if required.

The events are from 4pm-7pm at:

- 12th May – Derby Mickleover Hotel, Etwall Rd, Mickleover, Derby DE3 0XX
- 18th May – Stenson Fields Community Centre, Chartley Road, Stenson Fields (DE24 3BT)
- 2nd June – Sharpes Pottery Museum, 23 West Street, Swadlincote, DE11 9DG

Representations should be made using the prescribed form. Representations can be submitted as follows:

- Online here
- By email to: local.plan@southderbyshire.gov.uk
- By post to: Planning Policy, Council Offices, Civic Way, Swadlincote, DE11 0AH

Paper Copies of the consultation documents will be available during normal opening hours (excluding bank holidays) at the following locations:

| Location | Address |
|---|---|
| Alvaston Library | 1252 London Rd, Derby DE24 8QP |
| Ashbourne Library | Compton, Ashbourne, Derbyshire DE6 1DA |
| Blagreaves Library, Littleover | 253 Blagreaves Ln, Derby DE23 1PT |
| Borrowash Library | Victoria Ave, Derby, DE72 3HE |
| Burton on Trent Library | Riverside, Burton upon Trent, DE14 1AH |
| Chellaston Library | Barley Croft, Derby DE73 6TU |
| Etwall Library | Egginton Road, Etwall, DE65 6NB |
| Mackworth Library | Prince Charles Ave, Mackworth, Derby, DE22 4BG |
| Melbourne Library | Melbourne Assembly Rooms, High Street, Melbourne, DE73 8GF |
| Mickleover Library | Holly End Road, Mickleover DE3 0EA |
| South Derbyshire District Council Offices | Civic Offices, Civic Way, Swadlincote, DE11 0AH |
| Swadlincote Library | Civic Way, Swadlincote, DE11 0AH |
| Sinfin Library | Sinfin District Centre, Arleston Lane, Derby DE24 3DS |
| Woodville Library | 1 Hartshorne Road, Woodville, Swadlincote, DE11 7JB |

Opening hours can be found in the respective County Council or City Council websites.

**The Regulation 19 Addendum: Proposed Modification consultation closes 5pm on Tuesday 16th June 2026.**

**From:** INOVEM Consult
**To:** [redacted]
**Subject:** Regulation 19 Addendum: Proposed Modifications to South Derbyshire Local Plan Part 1 Review Publication Version (2022-2041) Consultation
**Date:** 06 May 2026 11:38:43

CAUTION! This Email was sent from outside SDDC. Only open links and attachments you're expecting.

Report

# Message from South Derbyshire Consultations

Dear Consultee

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

Following on from the letter you will have received dated 05.05.2026, regarding the South Derbyshire District Council focused addendum consultation on proposed modifications to the Local Plan, the link to the consultation can be found here: **https://southderbyshire.inconsult.uk/Regulation_19_Addendum/consultationHome**

The consultation will run from **Tuesday 5th May to 5pm on Tuesday 16th June 2026.**

**Further information can be found on the councils website: https://bit.ly/Part-1-Local-Plan-Review**

The Statement of Representations Procedure contains further information regarding the consultation, including where to view the consultation materials and how to make representations. This document can be found here: https://www.southderbyshire.gov.uk/assets/attach/15917/Statement-of-Representation-Procedure.docx

Yours faithfully

Steffan Saunders
Head of Planning

Directorate of Place and Prosperity

**Statement of Representations Procedure and Availability of Documents Regulations 19, 20 & 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

**Document Title:**
**Regulation 19 Addendum: Proposed Modifications to South Derbyshire Local Plan Part 1 Review Publication Version (2022-2041)**

**Subject matter of and areas covered by the document:**
The South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version) was published under the National Planning Policy Framework (NPPF) 2024 transitional arrangements for consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) between the 10th March and 25th April 2025. The document covers the entire District of South Derbyshire and establishes the strategic scale and distribution of new housing and employment development required to meet the needs of South Derbyshire and helps address Derby City's unmet housing. Once adopted it will be used to guide development in the determination of planning applications over the plan period.

The Council is now carrying out a focussed addendum consultation setting out proposed Main modifications to the South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version). Additional Modification are also provided as part of the consultation, which set out minor amendments to the plan, which are for example to correct typos or improve clarity.

**Period of representations:**
**Tuesday 5th May 2026 until 5pm on Tuesday 16th June 2026.** Please note that representations received after the deadline cannot be accepted.

**Document Availability**
During the representation period, the Proposed Modifications, and its accompanying documents, including the representation form, will be available to view on the Councils' website **https://bit.ly/Part-1-Local-Plan-Review** or by scanning the QR code.

Paper copies of the Proposed Modifications, Sustainability Appraisal addendum, Habitats Regulation Assessment addendum and the Regulation 19 South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version) main consultation documents will be available during normal opening hours (excluding bank holidays) at the following locations. Opening hours can be found on the respective County Councils' or City Council websites and are linked below.

| Location | Address |
|---|---|
| Alvaston Library | 1252 London Rd, Derby DE24 8QP |
| Ashbourne Library | Compton, Ashbourne, Derbyshire DE6 1DA |
| Blagreaves Library, Littleover | 253 Blagreaves Ln, Derby DE23 1PT |
| Borrowash Library | Victoria Ave, Derby, DE72 3HE |
| Burton on Trent Library | Riverside, Burton upon Trent, DE14 1AH |

| | |
|---|---|
| Chellaston Library | Barley Croft, Derby DE73 6TU |
| Etwall Library | Egginton Road, Etwall, DE65 6NB |
| Mackworth Library | Prince Charles Ave, Mackworth, Derby, DE22 4BG |
| Melbourne Library | Melbourne Assembly Rooms, High Street, Melbourne, DE73 8GF |
| Mickleover Library | Holly End Road, Mickleover DE3 0EA |
| South Derbyshire District Council Offices | Civic Offices, Civic Way, Swadlincote, DE11 0AH |
| Swadlincote Library | Civic Way, Swadlincote, DE11 0AH |
| Sinfin Library | Sinfin District Centre, Arleston Lane, Derby DE24 3DS |
| Woodville Library | 1 Hartshorne Road, Woodville, Swadlincote, DE11 7JB |

**Consultation Events**
A series of drop in events are to be held throughout May and June as listed below. The District Council will be available to answer questions regarding the consultation. All events will be between 4pm and 7pm.

- 12th May – Derby Mickleover Hotel (Attlee Room), Etwall Rd, Mickleover, Derby DE3 0XX
- 18th May – Stenson Fields Community Centre, Chartley Road, Stenson Fields (DE24 3BT)
- 2nd June – Sharpes Pottery Museum, 23 West Street, Swadlincote, DE11 9DG

**Representations**
Representations should be made using the prescribed form. Representations can be submitted as follows:

- Online at **https://bit.ly/Part-1-Local-Plan-Review**
- By email to local.plan@southderbyshire.gov.uk
- By post to Planning Policy Team, Council Offices, Civic Way, Swadlincote, DE11 0AH

All comments received will be submitted to the Secretary of State and considered as part of a public examination by an independent Planning Inspector.

Representations at this stage should only be made on whether the Regulation 19 Addendum: Proposed Modifications comply with the legal and procedural requirements and meets the prescribed tests of soundness set out in the National Planning Policy Framework.

**Notification of request:**
Any representations which you submit may be accompanied by a request to be notified at an address/email address of any of the following:

1. The submission of the South Derbyshire Local Plan Part 1 Review for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004.
2. The date of the Examination in Public.
3. Publication of the recommendations of any person appointed to carry out an independent examination of the South Derbyshire Local Plan Part 1 Review
4. The adoption of the South Derbyshire Local Plan Part 1 Review

For further information please contact Planning Policy on planning.policy@southdebryshire.gov.uk

**Data protection:**
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. 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.

**Appendix E: Main bodies and organisations consulted on the Local Plan Part 1 Review**

The Specific Consultation Bodies as set out within the Town and Country Planning (Local Planning) (England) Regulations 2012 were consulted upon during the production of the Local Plan Part 1 Review.

The General bodies contained within the Local Plan database, include the following:

| **General Bodies** | | |
|---|---|---|
| Active Travel England | Derbyshire Fire and Rescue | Mining Remediation Authority |
| Adult Education Centre | Derbyshire Police and Crime Commissioner | National Forest Company |
| Ancient Monuments Society | Derby and Sandiacre Canal Trust | National Trust |
| Canal and River Trust | Derbyshire Swift Conservation Project | Network Rail |
| Campaign to Protect Rural England | Derbyshire Wildlife Trust | NHS Property Services |
| Citizens Advice | Derwent Valley Trust | RSPB |
| Civic Aviation Authority | Department for Transport | Repton Village Society |
| Crime Prevision Design | East Midlands Airport | SAVE (Save Aston & Weston Village Environment |
| Derby Aero Club | East Midlands Combined Authority | South Derbyshire CVS |
| Derby Airfield | East Midlands Freeport | Sport England |
| Derbyshire Association of Local Councils | Etwall Cricket Club | Sustrans Walk Wheel Cycle Trust |
| Derbyshire County Council Adult Health and Social Care | Forestry Commission | Swifts Local Network |
| Derbyshire Constabulary | Hartshorne Residents Association | Theatres Trust |
| Derbyshire Gypsy Liaison Group | Home Builders Federation | Woodland Trust |
| Derbyshire Healthcare NHS Foundation Trust | Homes England | |
| Derby and Derbyshire Local Access Forum | Kings Newton Residents Association | |
| Derby and Derbyshire Local Access Forum | Melbourne Civic Society | |

Further to the organisations listed above, the Council sought to consultee with the following other parties:

- Members of the Public
- Agents/developers/landowners
- Local Businesses

All consultees who previously made comments to any stage of the Local Plan Part 1 review, or who have registered on the Council's Local Plan database were informed of the consultation on the Local Plan.