

SOUTH DERBYSHIRE
DISTRICT COUNCIL
LOCAL PLAN PART 1 REVIEW
GYPSY AND TRAVELLER AND TRAVELLING
SHOWPEOPLE
TOPIC PAPER

August 2026

Executive summary

This Topic paper sets out South Derbyshire's need for Gypsy and Travellers and Travelling Showpeople and sets out the Council approach to addressing this unmet need.

The 2015 Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA) set out the Gypsy and Traveller need within South Derbyshire between 2014-2034. Between April 2014 - March 2024, 23 pitches were granted planning permission, against a requirement of 21 pitches. Demonstrating that the Council was successful in addressing the need identified in the 2015 GTAA, primarily through successfully implementing the Adopted Local Plan criteria-based policy H22 in Development Management decisions. The Council is now working towards meeting the higher need identified within the July 2023 GTAA.

The Derby, Derbyshire, Peak District National Park Authority and East Staffordshire GTAA (July 2023), identifies a need of 59 Gypsy and Traveller pitches within South Derbyshire between 2020-2040. There is no identified need for Travelling Showpeople plots.

The Council is unable to meet its identified need for gypsy and traveller pitches in full and provide a 5 year supply of Gypsy and Traveller pitches. This topic paper sets out the Council's Strategy and steps the Council has undertaken towards addressing the unmet need. This includes

- The proposed allocation of Gypsy and Traveller pitches within Strategic Allocations STRA1: Infinity Garden Village Mixed Use Allocation and STRA 2: Land South of Mickleover
- Determining Planning Applications
- Consideration of future allocations within the Local Plan Part 2 Review
- Exploring meeting needs on land owned by public bodies
- Exploring options on South Derbyshire District Council publicly owned land
- Pitch Intensification Study
- Discussions with Derbyshire Gypsy Liaison Group

Government Policy and Gypsy Traveller Accommodation Assessment

The Government's planning policy for Gypsy and Travellers and Travelling Showpeople is set out in '[Planning Policy for Traveller Sites](#)' (PPTS). The Government overarching aim is for fair and equal treatment for travellers – facilitating their way of life whilst respecting the interest of the settlement community. The PPTS requires that local planning authorities make their own assessment of need for Gypsy and Travellers and Travelling Showpeople. If a local need is identified, a local planning authority should set pitch targets for Gypsy and Travellers.

The PPTS states that "Local Planning Authorities should in producing their Local Plan:

- a) Identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets
- b) Identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15..."

The Council has worked in partnership with other planning authorities within the area to produce a joint evidence document that assesses the need for gypsy and traveller accommodation within the district.

The 2023 [Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment \(GTAA\)](#) sets out the need for Gypsy and Travellers and Travelling Show People for each Local Authority between 2020-2040. The GTAA identifies two accommodation needs figures for Gypsy and Travellers. The first based on the PPTS 2015 definition of Gypsy and Travellers which excludes Gypsies and Travellers who have ceased to travel and the ethnic definition, which includes all households who ethnically identify as Gypsies and Travellers.

In light of both domestic and European Court judgments, the Government changed the definition of "gypsies and travellers" set out in the Planning Policy for Traveller Sites.

The December 2024 PPTS defines Gypsies and Travellers as:

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."

Consequently, the Councils rolling target of provision will be based on the ethnic definition, thereby including in its need calculation those persons that have ceased to travel permanently. Step 15 of the GTAA methodology considers gypsy and travellers residing in bricks and mortar dwellings. Under the ethnic definition the July 2023 GTAA identifies a need for 59 pitches between 2020-2040 and this need was broken down into 5-year periods, identifying the following need:

Table 1: Gypsy and Traveller accommodation need identified by the GTAA within South Derbyshire

Summary of accommodation needs 2020-40 (pitches)	
Total 2020-25 ¹	20
Total 2025-30	12
Total 2030-35	13
Total 2035-40	14
Total 2020-40	59

¹ The annual pitch need relates to financial years i.e. 1st April to 31st March.

The GTAA identifies no need for Travelling Showpeople accommodation in the plan period.

In addition to the above the GTAA also recommends that in relation to transit provision, that Local Authorities within the GTAA study area adopt a negotiated stopping policy. The GTAA goes on to state *“This involves caravans being sited at a suitable location for an agreed and limited period of time, and if necessary, with the provision of services such as waste disposal and toilets. Whilst it is important that all local authorities adopt the negotiated stopping place policy, it could be implemented on an individual local authority, across the study area, or countywide basis.”* This recommendation will be considered outside of the Local Plan process, with the GTAA study area Local Authorities.

The Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA) (July 2023) was examined during Amber Valley Borough Council Local Plan Examination and found sound². Paragraph 173 of the Inspectors Report on the Examination of the Amber Valley Borough Local Plan 2022-2040 states *“...We are satisfied that the GTAA provides a robust evidence base and accords with national policy”*.

Current supply

As of May 2026, the Council has approved 5 additional pitches within the District since 2020 above that which was already included in the supply, and a further 6 pitches have a resolution to grant planning permission subject to the signing of a Section 106 Agreement, leaving a need of 48 pitches to 2040.

Table 2: Permissions granted

Permission Reference number	Decision date	Site	Pitches granted
DMPA/2022/1498	15/01/2024	Land west of Church Broughton Caravan Park, Sutton Road, Church Broughton	1
DMPA/2024/1505	17/12/2025	Land south of Blakelow Farm, Sutton Lane, Derby	2
DMPA/2024/1509	17/12/2025	Land north of Hilton Caravan Site, Sutton Lane, Derby	2
DMPA/2024/1510	Resolution to grant planning permission on 02/06/2026 subject to signing	Land at Clover Park, Acresford Road, Netherseal	6

² [Amber Valleys Inspectors Final Report](#) was published on 10th February 2026.

	of S106 Agreement.		
--	--------------------	--	--

There are two pending planning applications for Gypsy pitches, which if granted would lead to an additional 6 pitches within the Council supply. Table 3 below sets out information regarding the applications, including the applications progress.

Table 3: Pending planning applications

Application Reference number	Site	Proposed number of pitches	Information regarding pending application
DMPA/2026/0115	Broughton Heath Lane, Derby	3	- The application is currently under consideration some outstanding information is required in order to address comments from statutory consultees in relation to noise and highway access.
DMPA/2025/0844	Broughton Caravan Park, Sutton Road, Church Broughton	4 (site contains one existing pitch – permission would lead to three additional pitches)	- Applicant re-considering connection to mains sewerage or not. LPA require detail and clarity on this. - On 31 July 2026 the applicant advised <i>‘The tank I have referred to serves all the pitches which are to be provided on the application site. The adjacent Traveller site is long-established and has several pitches. Each of those pitches has its own separate tank. But on the application site there is just one tank to serve all the pitches.’</i> This extract is now with our Environmental Health team for review and consideration. - Finalising technicals including foul and surface

			water drainage, footpath diversion etc.
--	--	--	---

The following section of the topic paper explores the Councils strategy and work undertaken towards addressing the unmet need.

Allocation of Gypsy and Traveller pitches within strategic housing/mixed use sites

The Councils Strategic Housing and Economic Land Availability Assessment (SHELAA) commenced in 2019 and is open all year round to accept submissions. This allows landowners/developers to submit options for development (including Gypsy and Traveller sites) on a rolling basis. Despite this only three sites³ were submitted for Gypsy and Traveller use through the SHELAA from 2019 to 2026. However, only two sites promoted for Gypsy and Traveller use remain within the SHELAA^{4 5}. Due to the lack of sites submitted, the Council decided to look at alternative options.

Consideration was given to seeking commuted sums from housing/mixed development, for the Council to spend on the provision of Gypsy and Traveller pitches. However, as previously mentioned as the Council only received a limited number of SHELAA site options and there are no public Gypsy and Traveller sites ran by the District Council or County Council within South Derbyshire, it was considered that commuted sums would be difficult to spend. A decision was therefore made not to ask for commuted sums within the Local Plan.

The Council made the decision to propose the allocation of Gypsy and Traveller pitches on strategic mixed-use site of over 1000 dwellings, with Policy H22. This was first proposed within the Draft Local Plan Part 1 Review.

The provision of Gypsy and Traveller pitches on strategic housing/mixed use allocations, is in line with the strategic nature of the Local Plan Part 1 Review Strategy. The strategy allocates new strategic housing/mixed-use sites (sites providing over 1000 dwellings^{6 7})

Policy H22 Gypsy and Travellers and Travelling Showpeople of the Publication Local Plan Part 1 Review requires the following:

³ SHELAA sites: 20, 75 and 76

⁴ SHELAA site 20 was later withdrawn for Gypsy and Traveller use in June 2025

⁵ There is a resolution of grant planning permission subject to the signing of S106 Agreement for six pitches at Land at Clover Park, Netherseal which includes SHELAA site 76 (planning reference DMPA/2024/1510)

⁶ The document 'Toolkit: Effective delivery of strategic sites' (Local Government Association, (September 2021)) identifies strategic scale residential sites as 1000 homes or greater.

<https://www.local.gov.uk/sites/default/files/documents/Toolkit-Effective%20Delivery%20of%20Strategic%20Sites%20-%20September%202021%20V2.pdf>

⁷ The AECOM Derby Housing Market Area Growth Options Study defines strategic growth locations as being capable of accommodating a minimum of approximately 1000 homes.

- A *In order to support the accommodation needs of Gypsy and Travellers and for Travelling Showpeople, provision will be made through strategic allocations, future local plan allocations and determining planning applications for Gypsy and Travellers and for Travelling Showpeople pitches/plots*
- B *Strategic sites which are defined as housing or mixed-use sites of over 1000 dwellings will be required to:*
 - i) *provide 5 serviced Gypsy and Traveller pitches per 1000 dwellings up to a maximum of 15 pitches, to deliver 5 pitches per each 1000 homes with all required pitches to be provided concurrently or prior to the residential completion of the site; or (if it can be demonstrated that the pitches cannot be viably delivered on site)*
 - ii) *provide serviced pitches on alternative land that meets the criteria set out in part (C) of this policy, to accommodate the required number of pitches within Part Bi of the policy. The pitches are to be delivered within 5 years of the first housing completion on each strategic site*

The Regulation 19 Addendum: Proposed Modifications to South Derbyshire Local Plan Part 1 Review Publication Version was consulted up between 5th May and 16th June. The proposed modifications amend Part Bi of Policy H22 to:

Strategic sites which are defined as housing or mixed use sites of over 1000 dwellings will be required to:

- i) *provide 5 serviced Gypsy and Traveller pitches per 1000 dwellings, **or part thereof**, up to a maximum of 15 pitches, to deliver 5 pitches per each 1000 homes with all required pitches to be provided concurrently or prior to the residential completion of the site; or (if it can be demonstrated that the pitches cannot be viably delivered on site)*

This amendment will allow for a proportional increase in gypsy pitches to be provided at STRA2 (on or off site). The proposed allocation includes 2500 dwellings.

The policy provides two potential delivery options of the pitches, onsite at allocations STRA1 and STRA2, or if it can be demonstrated that pitches cannot be viably delivered on site, provided on alternative land which meets criteria within Part C of Policy H22.

Objection was raised for the addition to the requirement for Gypsy and Traveller provision on strategic sites as it was stated it imposes additional, unreasonable requirements on developers that harm scheme viability and deliverability. And concern was raised about practicality, as some sites may not be suitable for accommodating Traveller and Gypsy pitches, which could delay or prevent delivery. The Council considers that both STRA1 and STRA2 are viable and deliverable site. The Plan Wide Viability concludes that the provision of Gypsy and Traveller pitches on site at STRA1 and STRA2 or offsite in line with the policy requirements is viable. The Council has commissioned a Development Framework Document for both strategic allocations, which will consider deliverability of the sites in further detail. This is discussed further below.

The advantage of providing gypsy and traveller pitches on strategic housing/mixed use sites is that such provision will be in the context of large, sustainable and diverse communities, with good opportunities for connection to services, facilities, education and employment and the strategic road network. This is in accordance with paragraph 96 of the December 2023 NPPF:

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments...”

Given the scale of the new strategic mixed use allocations, which are required to make significant provision towards all other housing types including affordable and specialist housing; it is appropriate to allocate for gypsy and travel need, given these allocations are of a scale sufficient to provide accommodation suitable for the community and capable of delivering good quality and well-situated pitches.

The provision of Gypsy and Traveller pitches on strategic allocations is also in line with other Local Authorities strategies which have/are proposing to allocate Gypsy and Traveller pitches on strategic allocations (See Appendix 1).

There is no current national policy regarding Gypsy and Traveller pitch design. However previous national guidance stated, “experience of site managers and residents alike suggest that a maximum of 15 pitches on a site is conducive to providing a comfortable environment which is easy to manage”⁸. In the absence of current design guidance, Policy H22 allows a maximum of 15 gypsy pitches on strategic allocations, to reflect previous Government guidance, which sought to provide well designed Gypsy and Traveller pitches.

In terms of the timing of pitch delivery, the Draft Local Plan Part 1 Review required pitches to be delivered prior to the first housing completion on each strategic sites or (if it can be demonstrated that the pitches cannot be viably delivered on site), serviced plot should be delivered on alternative land prior to the first housing completion on each strategic site. (See Appendix 2 to view the Draft Local Plan Part 1 Review Policy H22).

Objection was received during the Draft Local Plan Part 1 Review consultation regarding the policy’s requirement to provide the pitches prior completion of first housing and the lack of flexibility regarding the delivery of pitches. The Policy was consequently amended at the Pre-Submission stage, to be more flexible on the delivery of Gypsy and Traveller pitches (See Appendix 3 to view the Publication Local Plan Part 1 Review Policy H22). At the very earliest it is expected delivery of pitches is be provided from 2031 or shortly after. Through the Planning Application process

⁸ Designing Gypsy and Traveller Sites Good Practice Guide, Communities and Local Government, May 2008, , page 21, paragraph 4.7 <https://www.gov.uk/government/publications/designing-gypsy-and-traveller-sites-good-practice-guide>

the Council will endeavour to ensure the earliest delivery of pitches within the strategic site allocations wherever possible.

The delivery of Gypsy and Traveller pitches on strategic allocations consequently does not provide the District Council with a 5-year supply of deliverable Gypsy and Traveller sites (see Five Year Supply section of report).

In line with the policy requirements at STRA1 and STRA2 the Council is working with Homes England and other public and private sector partners to prepare two Masterplan and Delivery Frameworks, one for each strategic allocation, that will serve as the Development Framework Documents required in STRA1 and STRA2 policies. This includes a detailed delivery strategy to secure the policy requirements of the Local Plan, including the provision of Gypsy and Traveller provision. Consultants for this work have been appointed and the contract commences shortly.

The following section of the Topic paper explores the Councils strategy (including the determination of planning applications and consideration of further allocations within the Local Plan Part 2) and work undertaken since the Pre-Submission Local Plan Part 1 consultation, towards addressing the Councils unmet need.

Determining Planning Applications

The District Council has good evidence that determining windfall applications will play a part in delivering Gypsy and Traveller pitches and help towards meeting unmet need. The Council successfully addressed need in this way when securing the delivery to meet need identified in the 2015 GTAA.

The 2015 GTAA⁹ set out the following need for Gypsy and Traveller provision within South Derbyshire between 2014-2034.

Summary of Accommodation Needs (2014-2034)	
2014 - 2019	14
2019 - 2024	7
2024 - 2029	8
2029 - 2034	9

Between April 2014 - March 2024, 23 pitches were granted planning permission (see appendix 4 for list of permissions), against a requirement of 21 pitches. Demonstrating that the Council was successful in addressing the need identified in the 2015 GTAA, primarily through successfully implementing the Adopted Local Plan Part 1 criteria-based policy H22 in Development Management decisions. The Council is now working towards meeting the higher need identified within the July 2023 GTAA.

⁹ The Derby, Derbyshire, Peak National Peak and East Staffordshire GTAA Final Report July 2015 can be found on the following webpage: <https://www.derbyshire.gov.uk/site-elements/documents/pdf/environment/land-premises/the-derby-derbyshire-peak-national-peak-and-east-staffordshire-gtaa-final-report-july-2015.pdf>

Delivering Gypsy and Traveller pitches through the planning application route, has often proved able to react quickly to local circumstance and opportunities. 27 Gypsy and Traveller pitches have been granted permission and a further six pitches have a resolution to grant planning permission subject to the signing of S106 Agreement between 2015 and June 2026 (Appendix 4). The Council can therefore demonstrate the delivery of Gypsy pitches through windfall permissions.

Policy H22 of the Publication Local Plan Part 1 Review provides a criteria-based policy to enable windfall pitches to come forward, as well as containing policy to safeguard the existing supply of permanent Gypsy and Traveller pitches, which is a new addition to Adopted Local Plan Part 1 Policy H22. The lack of a 5-year supply of pitches will be a material consideration of any planning application for Gypsy and Traveller pitches. This may result in a tilted balance' towards granting permission for a pitch/s, although the sites should still be suitable in planning terms and accord with the PTTS and Local Plan policies. It is considered that the policy could assist in achieving additional 'windfall' provision at an early stage and could help the Council to secure a 5-year supply in the short term.

The Council expects windfall applications for Gypsy and Traveller pitches to continue to be submitted. The Council has had minimal response to Local Plan consultations from the Gypsy and Traveller community, however planning application history within the District demonstrates that the Gypsy and Traveller community do engage with the planning application process. It should be noted that the Council has actively engaged with the Derbyshire Gypsy and Liaison Group, which is discussed in this Topic Paper.

Consideration of allocating additional sites within the Local Plan Part 2 Review

The Local Plan Part 1 Review does not allocate small scale sites in line with the strategic nature of Part 1 Review. [The Local Plan Part 2 Review Issues and Options](#) consultation commenced in December 2025 and asked various questions about the content of the Part 2 Plan, including the provision of Gypsy and Traveller accommodation.

Two questions were specifically asked:

'What other sites and/or options should the Council consider for providing Gypsy and Traveller accommodation?' and

'Are there any other issues that the Council should consider when meeting the needs of Gypsies and Travellers?'

Following the close of the consultation no new SHELAA sites were submitted for Gypsy and Traveller use one of which is, in part, subject to a resolution to grant planning permission subject to the signing of S106 Agreement (planning reference DMPA/2024/1510).

Exploring meeting needs on land owned by public bodies and South Derbyshire District Council

Due to the Councils lack of a 5-year supply of Gypsy pitches, the Council considered it appropriate to explore other options which could lead to the delivery of pitches. This involved contacting public bodies regarding land they may own and assessing South Derbyshire District Council (SDDC) owned land, for its suitability for Gypsy and Traveller pitches.

The Council sent correspondence to Derbyshire County Council and other public bodies during the Issues and Options Local Plan Part 2 Review consultation (05/12/2025), asking whether any land owned by the public body could be assessed by the District Council, for its suitability as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review.

The following Public Bodies were contacted:

- Derbyshire County Council (Appendix 8)
- NHS/Integrated Care Board (Appendix 9)
- Network Rail (Appendix 10)
- Ministry of Housing, Communities and Local Government (Appendix 11)

No response was received to the initial request. A further letter was emailed to the below public bodies on 20/20/2026 again asking whether any land owned by the public bodies could be assessed by the Council for its suitability as Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review.

- Derbyshire County Council (Appendix 12)
- NHS/Integrated Care Board (Appendix 13)
- Network Rail (Appendix 14)

The Integrated Care Board responded that they do not own any land (Appendix 15), Network Rail responded that they do not have any land within South Derbyshire that would be suitable for Gypsy and Traveller provision (Appendix 16) and Derbyshire County Council responded that the County Council would consider the request in consultation with Property Services and respond by the letter deadline (Appendix 17). No further response was received from Derbyshire County Council.

This process did not identify any site suggestions from other public bodies for gypsy and traveller sites.

In terms of SDDC publicly owned land since the close of the Publication Local Plan Part 1 Consultation the District Council has explored the suitability of South Derbyshire District Council's owned land for Gypsy and Traveller pitches. The parcels of land were assessed against a criteria set out within the [Gypsy and Traveller Local Authority Public Site Search Topic Paper](#). The vast majority of these sites were public open space that have not been identified as surplus to requirements. No Council owned land is considered suitable for Gypsy and Traveller pitches. Further details can be found in the Gypsy and Traveller Local Authority Public Sites Search¹⁰.

¹⁰ The Gypsy and Traveller Local Authority Public Sites Search can be found on the following webpage [Local Plan Part 1 Review Examination - Evidence Base | South Derbyshire District Council](#)

Pitch Intensification Study

The Council has undertaken a desktop assessment to examine the suitability of intensifying existing permanent Gypsy and Traveller pitches. The RAG assessment in the study was used alongside the existing capacity of the site, distance guidance between caravans, roads and site boundaries and the location of permanent buildings on sites (such as amenity and toilet blocks), to establish whether sites could be intensified¹¹.

The outcome of the Study demonstrates that seven existing Gypsy and Traveller Pitches have the potential to intensify, providing 14 pitches. The quantity of pitches is an estimate, as the exact layout of the private Gypsy and Traveller sites is down to the individual requirements of the site owners, including whether the Gypsy and Travellers consider that additional amenity buildings and space is required. This [Pitch Intensification Topic Paper \(H03\)](#), nevertheless, demonstrates that some identified Gypsy and Traveller need has the potential to be accommodated within existing Gypsy and Traveller sites. Where this need arises, planning applications will be determined in accordance with policies within the adopted plan. Once adopted Policy H22 of the submission version of the Local Plan Part 1 Review provides a criteria-based policy for determining Gypsy and Traveller planning applications.

The emerging Local Plan Part 2 Review, which is due to be considered for Regulation 19 consultation by the Environment and Development Services Committee on the 24th September 2026, includes a Gypsy and Traveller pitch intensification and extension policy to support the delivery of additional pitches on or adjacent to existing gypsy and traveller sites subject to a number of criteria. The criteria include the requirement that the site does not drain into the River Mease SAC catchment, that intensification still allows sufficient space for associated facilities (e.g. amenity provision and storage space) and that extensions should be proportionate and subservient to nearby settlements. The supporting text recognises that work is ongoing with Natural England and the Environment Agency to secure a long-term solution to the water quality in the River Mease and if successful this will have a positive bearing on the ability to provide development including overnight stays in the catchment including for Gypsy and Travellers.

Discussions with Derbyshire Gypsy and Liaison Group

The Derbyshire Gypsy and Liaison Group (DGLG) provide assistance to the Gypsy community in Derbyshire¹².

The DGLG are a consultee on the District Councils Local Plan database and have been informed of all Local Plan consultations. However, no response from the DGLG was received to any of the to the Local Plan Part 1 Review and Local Plan Part 2 consultations.

¹¹ The Pitch Intensification Study can be found on the following webpage: [Local Plan Part 1 Review Examination - Evidence Base | South Derbyshire District Council](#)

¹² The Derbyshire Gypsy Liaison Group website can be found on the following webpage: [Home - Derbyshire Gypsy Liaison Group](#)

Due to the close connection to the Gypsy community within South Derbyshire, the District Council considered it appropriate to contact the DGLG (in June 2025) to arrange a meeting to discuss the Districts Gypsy and Traveller need (Appendix 5). In July 2025 a teams meeting was held between the Council and DGLG and a summary of the discussion can be found in Appendix 6. Discussion was had regarding the DGLG potentially being able to assist in assessing the suitability of existing Gypsy sites being intensified or expanding by reviewing existing sites and speaking to occupiers of the site. No response to the summary email or response to assist the Council in intensification work was received.

The District Council contacted the DGLG again in December 2025, specifically requesting a response to the Part 2 consultation and any submissions of land suitable for Gypsy and Traveller pitches owned by DGLG clients (Appendix 7). No response was received to the consultation but a subsequent meeting was held.

In February 2026 the District Council and DGLG had another teams meeting to discuss the Councils assessment of Council owned land. A summary of the discussion can be found in Appendix 18). During the discussion two pieces of Council owned land were discussed as potential sites for Gypsy pitches (Land at Arthur Street, Castle Gresley and Land at Vale Road, Woodville), as part of the Topic Paper: Gypsy and Traveller Public Sites Search. Land at Arthur Street, Castle Gresley site was later discounted due to the title deeds of the land showing that the site was required for recreational purposes and is public open space, which has not been identified as surplus to requirements. And Land at Vale Road, Woodville was discounted at Stage 3 of the Topic Paper due to unresolved legal issues.

The District Council intends to continue to liaise with the DGLG during the progression of the Local Plan Part 2 Review.

Five Year supply

The 2023 [Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment \(GTAA\)](#) sets out the baseline number of pitches within each Local Authority Area, which for South Derbyshire was 97 pitches. The GTAA methodology follows an established process for assessing need. When applying the methodology, the high level of existing Gypsy and Traveller provision within the high baseline provision within the District, leads to a high need rolling forward.

As demonstrated above the District Council is being productive in regard to working towards meeting its unmet need of Gypsy and Traveller pitches.

Table 4 below shows the annualised requirements for Gypsy and Traveller pitches, based on the requirements set out on the GTAA (Table 1).

Table 4: Annualised Gypsy and Traveller Need

Annualised Gypsy and Traveller Need	
Year	Number of pitches per year
2020-2021	20/5 = 4
2021-2022	20/5 = 4
2022-2023	20/5 = 4
2023-2024	20/5 = 4
2024-2025	20/5 = 4
2025-2026	12/5 = 2.4
2026-2027	12/5 = 2.4
2027-2028	12/5 = 2.4
2028-2029	12/5 = 2.4
2029-2030	12/5 = 2.4
2030-2031	13/5 = 2.6
2031-2032	13/5 = 2.6
2032-2033	13/5 = 2.6
2033-2034	13/5 = 2.6
2034-2035	13/5 = 2.6
2035-2036	14/5 = 2.8
2036-2037	14/5 = 2.8
2037-2038	14/5 = 2.8
2038-2039	14/5 = 2.8
2039-2040	14/5 = 2.8
Total 2020-40	59

Table 5 sets out the 5-year supply calculation. The Council currently has a 1 year supply of Gypsy and Traveller provision.

The five pitches which have been granted planning permission (as seen in table 2), have been implemented and consequently are not within the supply. These five pitches have reduced the shortfall from previous years.

The 6 pitches with a resolution to grant planning permission subject to the signing of a S106 Agreement at Cover Park, Netherseal are projected completions.

Table 5: Gypsy and Traveller Five Year Supply 2026-2031

Requirement 2026/27 - 2030/31 ((2.4x4) + (2.6))	12.2
Shortfall from previous years ¹³	17.4
Total Requirement	29.6
Annualised requirements 2026-2031	5.92
Projected Completions 2026/27 to 2030/31	6 ¹⁴
Five-Year Supply	1.0 years

It should be noted that despite high past windfall delivery rates, which are expected to continue, the Council has not included a windfall allowance in the five year supply calculations, As such this is supply is considered to be conservative.

In addition whilst it is not anticipated that the Gypsy and Traveller pitches proposed at STRA1 and STRA2 will be delivered between 2026/27-2030/31 it is worth noting that the District Council is working proactively to deliver Gypsy and Traveller pitches. The commissioned Development Framework Document (discussed previously) will include phasing and delivery strategies to ensure that the policy requirements are met and applications for the site are required to be delivered in accordance with the policy requirements. The Council will endeavour to ensure the earliest delivery of pitches within the strategic site allocations wherever possible.

Conclusion

The District Council intends to deliver Gypsy pitches through strategic housing/mixed use allocations, which is in line with the strategic nature of the Local Plan Part 1 Review. Although it is acknowledged that the District Council is not able to demonstrate five-year supply of Gypsy and Traveller pitches, the District Council is taking a proactive approach to delivery pitches. The new proposed mixed-use allocations within the Local Plan Part 1 Review will provide pitches in line with Policy H22. In addition, the Council has undertaken additional work exploring further options for delivering pitches and determining windfall applications has proved an effective way of delivering pitches during the Adopted Local Plan plan period.

¹³ Includes a shortfall from 2020/2021 and 2021/2022 which is between the Local Plan Period. Shortfall calculation: 2020/21 -2025/26 (4x5)+2.6= 22.4 pitches. 22.4 pitches -5 implemented pitches = 17.4 pitch shortfall.

¹⁴ 6 pitches with a resolution to granted to grant planning permission subject to the signing of a S/106 agreement at Cover Park, Acresford Road, Netherseal (DMPA/2024/1510).

Appendix 1: Local Authority Local Plans which seek to deliver pitches on strategic allocations

The premise of allocating Gypsy and Traveller pitches on housing and mixed-use allocations is a strategy being proposed and adopted by other Local Planning Authority. For example:

- Mid Devon Adopted Local Plan Review (2013-2033)¹⁵ requires;
 - At least five Gypsy and Traveller pitches on a mixed-use site which includes at least 30,000 square meters commercial floorspace and 1580 to 1830 dwellings (Policy TIV1).
 - At least five pitches for Gypsy and Travellers on a mixed use site which includes 1350 dwellings and 10,000 square metres commercial floorspace (Policy CU1)
 - At least 10 pitches for Gypsies and travellers (subject to viability) on a mixed-use site which includes 2600 dwellings and 32,000 square metres commercial floorspace (Policy CU7)
 - At least five pitches for gypsies and travellers on a residential site (200 dwellings) (Policy CRE5)
- City of York Adopted Local Plan (February 2025)¹⁶ Policy H5: Gypsy and Travellers requires that residential development proposals on strategic sites will be required to provide a number of pitches within the site or provide alternative land that meets the criteria of this policy to accommodate the required number of pitches.
 - 100 - 499 dwellings - 2 pitches should be provided
 - 500 - 999 dwellings - 3 pitches should be provided
 - 1000 - 1499 dwellings - 4 pitches should be provided
 - 1500 - 1999 dwellings - 5 pitches should be provided
 - 2000 or more dwellings - 6 pitches should be provided

Policy H5 states that “Committed sum payments to contribute to development of pitches elsewhere will only be considered where it is demonstrated that on site delivery is not achievable due to site constraints and that there are no suitable and available alternative sites for the required number of pitches that can be secured by the developer”.

- Chelmsford City Council Pre-Submission (Regulation 19) Consultation (March 2025)¹⁷ requires
 - A Gypsy and Traveller site for 10 serviced pitches and a Traveller Showpeople site on a mixed use site which includes around 5569

¹⁵ Mid Devon Adopted Local Plan Review (2013-2033) <https://www.middevon.gov.uk/residents/planning-policy/adopted-local-plan-and-policies-maps/>

¹⁶ City of York Adopted Local Plan [Adopted Local Plan – City of York Council](#)

¹⁷ Chelmsford City Council Pre-submission Consultation (March 2025) <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review/>

dwellings and 9ha or 59,946sqm of employment land (Strategic Growth Site Policy 6)

- Two Gypsy and Traveller sites each for 10 serviced pitches (20 pitches overall), Travelling showpeople site for 13 serviced plots on a mixed use site which included 3000 dwellings (and able to provide a further 1500 new homes beyond the plan period) and around 43,000sqm employment floorspace (Policy 16a)
- 5 serviced plots for Travelling Showpeople on a 880 dwelling site (Strategic Growth Site Policy 2)
- 5 serviced plots for Travelling Showpeople on a 750 dwelling site (Strategic Growth Site Policy 7a)
- 5 serviced plots for Travelling Showpeople on a mixed use site, comprising of 1220 new houses and around 1,200sqm of business floorspace (Strategic Growth Site Policy 10)

South Derbyshire strategy to allocate Gypsy and Traveller pitches on strategic housing or mixed-use sites over 1000 dwellings is therefore in line with other Local Planning Authority provision of Gypsy and Traveller pitches.

Appendix 2: Draft Local Plan Part 1 Review Policy H22

Policy H22: Gypsies and Travellers and for Travelling Showpeople¹⁸

- A In order to support the accommodation needs of Gypsy and Travellers and for Travelling Showpeople, provision will be made through strategic allocations, future local plan allocations and determining planning applications.
- B Strategic sites which are defined as housing or mixed-use sites of over 1000 dwellings will be required to:
- i) provide 5 serviced Gypsy and Traveller pitches per 1000 dwellings up to a maximum of 15 pitches, to be delivered prior to the first housing completion on each strategic site; or (if it can be demonstrated that the pitches cannot be viably delivered on site)
 - ii) provide serviced plots on alternative land that meets the criteria set out in part (C) of this policy, to accommodate the required Page 104 of 211 number of pitches within Part Bi of the policy. The plots are to be delivered prior to the first housing completion on each strategic site.

Planning Applications

- C Where there is an identified need for the Gypsy and Traveller pitches and/or plots for Travelling Showpeople, proposals will be considered suitable provided they are of an appropriate scale and character and the following criteria are met:
- i) development does not result in an unacceptable impact on the local environment, including biodiversity, heritage assets or conservation, the surrounding landscape (unless capable of sympathetic assimilation) and compatibility with surrounding land uses; and
 - ii) safe and convenient vehicular and pedestrian access to the public highway can be provided with no undue adverse impact on the highway network; and
 - iii) the movement of vehicles to and from the site will not cause undue disturbance or be inappropriate for the locality; and
 - iv) there is adequate space for parking, turning and servicing on site; and
 - v) the site is reasonably accessible to local services including health services, shops, education, public transport and other community facilities; and
 - vi) the site is not located in an area at undue risk of flooding; and
 - vii) suitable landscaping and boundary enclosures are provided to give privacy to both occupiers and local residents and minimise impact on the surrounding area; and

¹⁸ The Draft Local Plan Part 1 Review can be found using the below link:

<https://www.southderbyshire.gov.uk/assets/attach/12294/Draft-Local-Plan-Part-1-Review.pdf>

- viii) the site provides a safe and acceptable living environment for occupiers with regard to noise impacts, adequate on site facilities for parking, storage, water supply and electricity supply, drainage and sanitation.

Protection of existing Gypsy and Traveller pitches/sites

- D Proposals that result in the loss of an authorised and permanent Gypsy and Traveller and Travelling showpeople pitch(s) or plot(s), or the use of an allocated site for Gypsy and Traveller and Travelling showpeople pitch(s) or plot(s) for other uses will not be permitted unless:
 - i) the site is no longer suitable for such use and suitable alternative provision is made for the same number of pitches which satisfies the criteria in Part A of the policy; or
 - ii) there is no need for Gypsy and Traveller and Travelling showpeople pitches or plots within the District

Appropriate, detailed, and robust evidence will be required to satisfy the above criteria. Planning conditions or legal obligations may be necessary to ensure that any replacement sites are provided. Any replacement site should be available before the original site is lost.

Appendix 3: Publication Local Plan Part 1 Review Policy H22

Policy H22: Gypsies and Travellers and for Travelling Showpeople¹⁹

- A In order to support the accommodation needs of Gypsy and Travellers and for Travelling Showpeople, provision will be made through strategic allocations, future local plan allocations and determining planning applications for Gypsy and Travellers and for Travelling Showpeople pitches/plots
- B Strategic sites which are defined as housing or mixed-use sites of over 1000 dwellings will be required to:
- i) provide 5 serviced Gypsy and Traveller pitches per 1000 dwellings up to a maximum of 15 pitches, to deliver 5 pitches per each 1000 homes with all required pitches to be provided concurrently or prior to the residential completion of the site; or (if it can be demonstrated that the pitches cannot be viably delivered on site)
 - ii) provide serviced pitches on alternative land that meets the criteria set out in part (C) of this policy, to accommodate the required number of pitches within Part Bi of the policy. The pitches are to be delivered within 5 years of the first housing completion on each strategic site.

Planning Applications

- C Where there is an identified need for the Gypsy and Traveller pitches and/or plots for Travelling Showpeople, proposals will be considered suitable provided they are of an appropriate scale and character and the following criteria are met:
- i) development does not result in an unacceptable impact on the local environment, including biodiversity, heritage assets or conservation, the surrounding landscape (unless capable of sympathetic assimilation) and compatibility with surrounding and uses; and
 - ii) safe and convenient vehicular and pedestrian access to the public highway can be provided with no undue adverse impact on the highway network; and
 - iii) the movement of vehicles to and from the site will not cause undue disturbance or be inappropriate for the locality; and
 - iv) there is adequate space for parking, turning and servicing on site; and
 - v) the site is reasonably accessible to local services including health services, shops, education, public transport and other community facilities; and
 - vi) the site is not located in an area at undue risk of flooding; and

¹⁹ The Publication Local Plan Part 1 Review can be found using the below link:

<https://www.southderbyshire.gov.uk/assets/attach/13598/Local-Plan-Part-1-Review-2022-2041.pdf>

- vii) suitable landscaping and boundary enclosures are provided to give privacy to both occupiers and local residents and minimise impact on the surrounding area; and
- viii) the site provides a safe and acceptable living environment for occupiers with regard to noise impacts, adequate on site facilities for parking, storage, water supply and electricity supply, drainage and sanitation.

Protection of existing Gypsy and Traveller pitches/sites

- D Proposals that result in the loss of an authorised and permanent Gypsy and Traveller and Travelling showpeople pitch(s) or plot(s), or the use of an allocated site for Gypsy and Traveller and Travelling showpeople pitch(s) or plot(s) for other uses will not be permitted unless:
- i) the site is no longer suitable for such use and suitable alternative provision is made for the same number of pitches which satisfies the criteria in Part A of the policy; or
 - ii) there is no need for Gypsy and Traveller and Travelling showpeople pitches or plots within the District

Appropriate, detailed, and robust evidence will be required to satisfy the above criteria. Planning conditions or legal obligations may be necessary to ensure that any replacement sites are provided. Any replacement site should be available before the original site is lost.

Appendix 4: List of planning permissions for Gypsy and Traveller pitches between 2015 – August 2026

Application number	Location	Number of pitches granted	Permission date (includes appeal decision date)	Granted at appeal Yes/No
DMPA/2024/1510	Land at Clover Park, Acresford Road, Netherseal	6	Resolution to grant planning permission on 02/06/2026 subject to signing of S106 Agreement.	N
DMPA/2024/1509	Land north of Hilton Caravan Park, Sutton Lane	2	17/12/2025	N
DMPA/2024/1505	Land south of Blakelow Farm, Sutton Lane	2	17/12/2025	N
DMPA/2022/1498	Land west of Church Broughton Caravan Park, Church Broughton	1	15/01/2024	N
DMPA/2019/1408	Acresford Road, Netherseal	1	07/06/2021	Y
9/2018/0616	Acresford Road, Overseal	1	17/10/2018	N
9/2018/0294	The Bungalow, 178 Linton Heath, Linton	1	09/08/2018	N
9/2017/0893	Shardlow Road, Aston on Trent	6	03/10/2019	Y
9/2017/0401	Little Acres, Cote Bottom Lane, Church Broughton	1	07/09/2017	N
9/2016/1034	137-149 land to the rear of Woodville Road, Overseal	5	19/07/2017	Y
9/2015/0943	Church Broughton	3	13/05/2016	N

	Caravan Park, Church Broughton			
9/2015/0859	The Conifers Park Road, Overseal	3	16/12/2015	N
9/2015/0648	179 The Bungalow, Linton Heath, Linton	1	30/10/2015	N



Steffan Saunders
Head of Planning

South Derbyshire District Council,
Civic Offices, Civic Way,
Swadlincote, Derbyshire DE11 0AH.

www.southderbyshire.gov.uk

@southderbyshiredc on Facebook

Derbyshire Gypsy Liaison Group



Please ask for Beth Holmes

Phone 07990391168

Typetalk 18001

DX 23912 Swadlincote

Beth.Holmes@southderbyshire.gov.uk

Our Ref:

Your Ref:

Date here: 30/06/2025

Dear Derbyshire Gypsy Liaison Group

South Derbyshire Local Plan Part 1 Review – Gypsy and Travellers

The District Council are the process of producing a new Local Plan Part 1 and consulted on its Publication Version of the Local Plan Part 1 Review earlier this year.

The Derby, Derbyshire, Peak District National Park and East Staffordshire Gypsy and Traveller Accommodation Assessment (July 2023) identifies a need for 59 pitches within South Derbyshire between 2020-2040.

The Publication Version of the Local Plan Part 1 Review proposes to allocate Gypsy and Traveller sites within strategic housing/mixed use sites and contains a criteria-based policy to deliver pitches through planning applications. Despite this, the District Council has an unmet need of Gypsy pitches.

We would be grateful if the District Council could meet with you to discuss this matter.

The Council are aiming to submit the plan in autumn and looking to process work during the summer. Consequently, we would appreciate meeting with you soon. We are happy to meet in person or via teams.

Looking forward to hearing from you.

Yours Faithfully

Beth Holmes
Planning Policy Officer

From: [Beth Holmes](#)
To: [REDACTED]
Subject: South Derbyshire Local Plan - Policy H22: Gypsies and Travellers and for Travelling Showpeople
Date: 30 July 2025 08:15:00
Attachments: [Policy H22.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
Importance: High

Hi Sobhan

Thank you for meeting with us, it was very informative.

Below is a summary of the discussions which took place:

- The Planning Policy Team ran through the Councils position in terms of Gypsy need, the Councils Strategy to provide pitches and unmet need. In summary, the Derby, Derbyshire, Peak District National Park and East Staffordshire Gypsy and Traveller Accommodation identified a need of 59 pitches within South Derbyshire, between 2020-2040. The Publication Version of the Local Plan Part 1 Review proposes to allocate Gypsy and Traveller sites within two strategic housing led mixed use sites and contains a criteria-based policy to deliver pitches through planning applications. Proposed allocation STRA1 would contain 10 pitches and STRA2 would contain 13 pitches. In addition, the Council also has a small number of pitches that have been granted or are going through the planning process at the current time. Despite this, the District Council has an unmet need of Gypsy pitches. The Council is looking at ways to address this unmet need, including assessing Council owned land. The Council asked the Derbyshire Gypsy Liaison Officer (DGLO) whether they had any recommendations on best practice with addressing unmet need.
- It was suggested that the Council could ask whether there is any land available for Gypsy sites. The Council explained that a call for sites was undertaken in 2019, and the Strategic Housing Land Availability Assessment (SHELAA) has remained open since and has continued to allow sites to be submitted, however few sites have been promoted ~~from~~ for Gypsy and Traveller use through the SHELAA. DGLO suggested that there may be small pockets of brownfield land within the District including on existing industrial areas (where the existing industrial use is a compatible use), which might be suitable. The DGLO also suggested that there may be some supply generated from Certificate of Lawful Use applications from any unauthorised/unknown sites, however the Council considered that this was unlikely given that it considered that most unauthorised development was reported swiftly to the Council and expects that it would already know about unauthorised pitches if there were any.
- The Council asked about pitch location and access to nearby services. DGLO suggested that pitches can be in more isolated locations, such as on the periphery of settlements, as generally Gypsy and Travellers have access to private transport.
- There was also discussion regarding the use of Green Belt however the Council considered that given the limited amount of Green Belt within the district it was probably unlikely that the exceptional circumstances test would be met as the need could be met elsewhere.
- Size of Gypsy pitches was discussed. The DGLO officer advised against making large Gypsy sites larger or delivering large scale new sites and that between 4-6 pitches is an appropriate size. However, all family's needs are different, and larger sites may be suitable in certain circumstances.
- Discussions were held regarding intensification of and extension of existing Gypsy sites to meet family needs. The principle of intensification and extensions to existing pitches was supported by DGLO. It was however raised that safety is a key concern and that caravan fires can spread quickly and there is legislation regarding distances between caravans.
- Discussion was had regarding the Derbyshire Gypsy and Liaison Group (DGLG) potentially being able to assist in assessing the suitability of existing Gypsy sites being intensified or expanded by reviewing existing sites and speaking to the occupiers of sites. However, it was raised that DGLG has no funding, and their capacity is currently stretched.
- Agreement that the Policy Team would send across the Councils Gypsy and Traveller Policy for comment.
- Agreement to have regular meetings moving forward.

I have attached the Councils Gypsy and Travellers and Travelling Showpeople Policy. The two-housing led mixed use Strategic Allocations, on which Gypsy and Traveller pitches are proposed can be found within on page 49-65 of the Local Plan Part 1 Review. I have not attached these due to the pdf size, however they can be found on the following webpage. We would appreciate any comments you have on the policy.

[Local Plan Review - Pre Submission Local Plan Part 1 Review | South Derbyshire District Council](#)

In terms of potentially assisting the Council in establishing whether there any existing gypsy pitches within the District would lend

themselves to intensification, the Council recognises that there would be a cost involved in this. Please let us know whether a financial contribution would enable you to assist the Council with this work?

If there is anything further you advise the Councils does regarding Gypsy and Travellers, please let me know.

Looking forward to hearing from you.

Kind Regards

Beth Holmes

Planning Policy Officer

M: 07990391168



www.southderbyshire.gov.uk



Shape our Environment | Drive our Economy | Support our Communities | Transform our Council

From: [REDACTED]
Subject: South Derbyshire Issues and Options Local Plan Part 2 Review consultation
Date: 04 December 2025 11:18:00
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Sobhan

As you will aware South Derbyshire District Council is now consulting on its Issues and Options Local Plan Part 2 Review. The Issues and Options is the first public consultation on what the Local Plan Part 2 should include, and the consultation seeks views on key issues and options for addressing them. The consultation can be found on the following webpage: [Local Plan Part 2 Review | South Derbyshire District Council](#)

The Issues and Options contains a section on Gypsy and Travellers and acknowledges that the Council cannot demonstrate a five-year supply of gypsy and traveller pitches. The consultation asks various questions regarding providing Gypsy and Traveller accommodation. It would be of assistance if you could provide a written response to the consultation.

In addition, if any of your clients have any land within South Derbyshire, that they would like to put forward as an option for Gypsy and Traveller pitches, they can do so through this consultation.

The Part 2 Issues and Options consultation closes at 5pm on 30th January 2026.

If you any have questions, please do let me know.

Kind Regards

Beth

Beth Holmes
Planning Policy Officer

M: 07990391168



www.southderbyshire.gov.uk



Shape our Environment | Drive our Economy | Support our Communities | Transform our Council



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

www.southderbyshire.gov.uk
 @southderbyshiredc on Facebook

Mr Steve Buffery
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

Please ask for Beth Holmes
 beth.holmes@southderbyshire.gov.uk

Our Ref: South Derbyshire Gypsy and
 Traveller pitch provision

Date here: 05/12/2025

Dear Derbyshire County Council

As you will be aware the District Council are the process of producing a new Local Plan Part 1 and consulted on its Publication Version of the Local Plan Part 1 Review earlier this year. You would have received an email on Friday 21st November advising you of the Local Plan Part 2 Issues and Options consultation, a link to the Councils consultation page is below:

www.southderbyshire.gov.uk/issuesandoptionsPart2Review

We would welcome your comments on any aspect of the plan you consider appropriate, including the provision of infrastructure within the County Council remit. In addition, the District Council is considering the approach to gypsy and traveller provision, further detail is set out below.

The Derby, Derbyshire, Peak District National Park and East Staffordshire Gypsy and Traveller Accommodation Assessment (July 2023) identifies a need for 59 gypsy and traveller pitches within South Derbyshire between 2020-2040.

Policy H22 of the Publication Version of the Local Plan Part 1 Review aims to deliver gypsy and traveller pitches through the strategic allocations at Infinity Garden Village (STRA1) and Land South of Mickleover (STRA2), at a ratio of 5 serviced pitches per 1000 dwellings up to a maximum of 15 pitches. Therefore, the Council is expecting up to a maximum of 20 pitches to be provided from strategic allocations, however, it is not expected that pitches will be provided until 2029/30 at the very earliest.

The Council has approved 1 additional pitch within the District since 2020 above that which was already included within the supply and the Councils past 'call for sites' did not generate sufficient sites suitable for gypsy and traveller accommodation. The Council is not able to demonstrate a five-year supply of gypsy and traveller pitches.

As part of the live consultation there are specific questions (Q19 & Q20) in relation to Gypsy and Traveller accommodation. As part of this, it would be helpful to understand whether Derbyshire County Council has any County Council owned land which is available for development for gypsy and traveller provision and could be assessed by the District Council, for its suitability for allocation as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review? This could include existing Gypsy sites and any other publicly available land.

Due to the need to progress this work, you will be aware of the deadline of 30th January 2026 to respond. If your response is to take longer than this deadline, particularly if Gypsy and Traveller issues require further dialogue in your Council, can you please advise on when you can respond.

Yours faithfully

Beth Holmes
Planning Policy Officer



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

www.southderbyshire.gov.uk
 @southderbyshiredc on Facebook

Please ask for Beth Holmes
 beth.holmes@southderbyshire.gov.uk

Our Ref: South Derbyshire Gypsy and
 Traveller pitch provision

Date here: 05/12/2025

Dear NHS Derby and Derbyshire Integrated Care Board

As you will be aware the District Council are the process of producing a new Local Plan Part 1 and consulted on its Publication Version of the Local Plan Part 1 Review earlier this year. You would have received an email on Friday 21st November advising you of the Local Plan Part 2 Issues and Options consultation, a link to the Councils consultation page is below:

www.southderbyshire.gov.uk/issuesandoptionsPart2Review

The District Council is considering the approach to gypsy and traveller provision; further detail is set out below.

The Derby, Derbyshire, Peak District National Park and East Staffordshire Gypsy and Traveller Accommodation Assessment (July 2023) identifies a need for 59 gypsy and traveller pitches within South Derbyshire between 2020-2040.

Policy H22 of the Publication Version of the Local Plan Part 1 Review aims to deliver gypsy and traveller pitches through the strategic allocations at Infinity Garden Village (STRA1) and Land South of Mickleover (STRA2), at a ratio of 5 serviced pitches per 1000 dwellings up to a maximum of 15 pitches. Therefore, the Council is expecting up to a maximum of 20 pitches to be provided from strategic allocations, however, it is not expected that pitches will be provided until 2029/30 at the very earliest.

The Council has approved 1 additional pitch within the District since 2020 above that which was already included within the supply and the Councils past 'call for sites' did not generate sufficient sites suitable for gypsy and traveller accommodation. The Council is not able to demonstrate a five-year supply of gypsy and traveller pitches.

As part of the live consultation there are specific questions (Q19 & Q20) in relation to Gypsy and Traveller accommodation. As part of this, it would be helpful to understand whether the NHS Derby and Derbyshire Integrated Care Board has any land which it owns, that is available for development for gypsy and traveller provision and could be assessed by the District Council, for its suitability for allocation as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review?

Due to the need to progress this work, you will be aware of the deadline of 30th January 2026 to respond. If your response is to take longer than this deadline, can you please advise on when you can respond.

Yours faithfully

Beth Holmes
 Planning Policy Officer



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

www.southderbyshire.gov.uk
 @southderbyshiredc on Facebook

Please ask for Beth Holmes
 beth.holmes@southderbyshire.gov.uk

Our Ref: South Derbyshire Gypsy and
 Traveller pitch provision

Date here: 05/12/2025

Dear Network Rail

As you will be aware the District Council are the process of producing a new Local Plan Part 1 and consulted on its Publication Version of the Local Plan Part 1 Review earlier this year. You would have received an email on Friday 21st November advising you of the Local Plan Part 2 Issues and Options consultation, a link to the Councils consultation page is below:

www.southderbyshire.gov.uk/issuesandoptionsPart2Review

The District Council is considering the approach to gypsy and traveller provision; further detail is set out below.

The Derby, Derbyshire, Peak District National Park and East Staffordshire Gypsy and Traveller Accommodation Assessment (July 2023) identifies a need for 59 gypsy and traveller pitches within South Derbyshire between 2020-2040.

Policy H22 of the Publication Version of the Local Plan Part 1 Review aims to deliver gypsy and traveller pitches through the strategic allocations at Infinity Garden Village (STRA1) and Land South of Mickleover (STRA2), at a ratio of 5 serviced pitches per 1000 dwellings up to a maximum of 15 pitches. Therefore, the Council is expecting up to a maximum of 20 pitches to be provided from strategic allocations, however, it is not expected that pitches will be provided until 2029/30 at the very earliest.

The Council has approved 1 additional pitch within the District since 2020 above that which was already included within the supply and the Councils past 'call for sites' did not generate sufficient sites suitable for gypsy and traveller accommodation. The Council is not able to demonstrate a five-year supply of gypsy and traveller pitches.

As part of the live consultation there are specific questions (Q19 & Q20) in relation to Gypsy and Traveller accommodation. As part of this, it would be helpful to understand whether Network Rail has any land which it owns, that is available for development for gypsy and traveller provision and could be assessed by the District Council, for its suitability for allocation as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review?

Due to the need to progress this work, you will be aware of the deadline of 30th January 2026 to respond. If your response is to take longer than this deadline, can you please advise on when you can respond.

Yours faithfully

Beth Holmes
 Planning Policy Officer



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

www.southderbyshire.gov.uk
 @southderbyshiredc on Facebook

Ministry of Housing, Communities
 and Local Government

Please ask for Beth Holmes
 beth.holmes@southderbyshire.gov.uk

Our Ref: South Derbyshire Gypsy and
 Traveller pitch provision

Date here: 14/01/2026

Dear Ministry of Housing, Communities and Local Government

South Derbyshire District Council are the process of producing a new Local Plan Part 1 and consulted on its Publication Version of the Local Plan Part 1 Review earlier this year. The District Council commenced consultation of the Local Plan Part 2 Review Issues and Options on Monday 24th November 2025, a link to the Councils consultation page is below:
www.southderbyshire.gov.uk/issuesandoptionsPart2Review

On the Local Plan matters the District Council is considering is the Council's approach to gypsy and traveller provision, further detail is set out below.

The Derby, Derbyshire, Peak District National Park and East Staffordshire Gypsy and Traveller Accommodation Assessment (July 2023) identifies a need for 59 gypsy and traveller pitches within South Derbyshire between 2020-2040.

Policy H22 of the Publication Version of the Local Plan Part 1 Review aims to deliver gypsy and traveller pitches through the strategic allocations at Infinity Garden Village (STRA1) and Land South of Mickleover (STRA2), at a ratio of 5 serviced pitches per 1000 dwellings up to a maximum of 15 pitches. Therefore, the Council is expecting up to a maximum of 20 pitches to be provided from strategic allocations, however, it is not expected that pitches will be provided until 2029/30 at the very earliest.

The Council has approved five additional pitches within the District since 2020 above that which was already included within the supply and the Councils past 'call for sites' did not generate sufficient sites suitable for gypsy and traveller accommodation. The Council is not able to demonstrate a five-year supply of gypsy and traveller pitches.

As part of the live consultation there are specific questions (Q19 & Q20) in relation to Gypsy and Traveller accommodation.

The Council is not aware of any national land holdings within South Derbyshire. However, as part of the current consultation, it would be useful to understand whether there are national land holdings which are available for development for gypsy and traveller provision and could be assessed by the Council for its suitability for allocation as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review?

The Local Plan Part 2 Issues and Options consultation close's at 5pm on 30th January 2026.

Yours faithfully

Beth Holmes
Planning Policy Officer



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

www.southderbyshire.gov.uk
 @southderbyshiredc on Facebook

Mr Steve Buffery
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

Please ask for Beth Holmes
 beth.holmes@southderbyshire.gov.uk

Our Ref: South Derbyshire Gypsy and
 Traveller pitch provision

Date here: 20/02/2026

Dear Derbyshire County Council

As you will be aware South Derbyshire District Council contacted you on 05/12/2025 asking whether Derbyshire County Council has any County Council owned land which is available for development for gypsy and traveller provision and could be assessed by the District Council, for its suitability for allocation as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review.

A deadline of the 30th January 2026 was provided, with a request that if the response takes longer than the deadline, to please advise on when you can respond. To date no response from the County Council has been received.

The District Council is again contacting you to ask whether Derbyshire County Council has any County Council owned land which is available for development for gypsy and traveller provision and could be assessed by the District Council, for its suitability for allocation as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review? This request includes existing Gypsy sites and any other publicly available land.

Can a response to the inquiry please be provided by 13th March 2026.

Enclosed is the original letter dated 05/12/2026.

Yours faithfully

Beth Holmes
 Planning Policy Officer



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

www.southderbyshire.gov.uk
@southderbyshiredc on Facebook

Please ask for Beth Holmes
beth.holmes@southderbyshire.gov.uk

Our Ref: South Derbyshire Gypsy and
Traveller pitch provision

Date here: 20/02/2026

Dear NHS Derby and Derbyshire Integrated Care Board

As you will be aware South Derbyshire District Council contacted you on 05/12/2025 asking whether the NHS Derby and Derbyshire Integrated Care Board has any land which it owns that is available for development for gypsy and traveller provision and could be assessed by the District Council, for its suitability for allocation as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review.

A deadline of the 30th January 2026 was provided, with a request that if the response takes longer than the deadline, to please advise on when you can respond. To date no response from the NHS Derby and Derbyshire Integrated Care Board has been received.

The District Council is again contacting you to ask whether the NHS Derby and Derbyshire Integrated Care Board has any land which it owns that is available for development for gypsy and traveller provision and could be assessed by the District Council, for its suitability for allocation as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review?

Can a response to the inquiry please be provided by 13th March 2026.

Enclosed is the original letter dated 05/12/2026.

Yours faithfully

Beth Holmes
Planning Policy Officer



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

www.southderbyshire.gov.uk
@southderbyshiredc on Facebook

Please ask for Beth Holmes
 beth.holmes@southderbyshire.gov.uk

Our Ref: South Derbyshire Gypsy and
 Traveller pitch provision

Date here: 20/02/2026

Dear Network Rail

As you will be aware South Derbyshire District Council contacted you on 05/12/2025 asking whether Network Rail has any land which it owns that is available for development for gypsy and traveller provision and could be assessed by the District Council, for its suitability for allocation as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review.

A deadline of the 30th January 2026 was provided, with a request that if the response takes longer than the deadline, to please advise on when you can respond. To date no response from Network Rail has been received.

The District Council is again contacting you to ask whether Network Rail has any which it owns that is available for development for gypsy and traveller provision and could be assessed by the District Council, for its suitability for allocation as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review?

Can a response to the inquiry please be provided by 13th March 2026.

Enclosed is the original letter dated 05/12/2026.

Yours faithfully

Beth Holmes
 Planning Policy Officer

Subject: RE: NHS Derby and Derbyshire Integrated Care Board owned land
Date: 20 February 2026 11:33:23
Attachments: [image005.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

CAUTION! This Email was sent from outside SDDC. Only open links and attachments you're expecting.

[Report](#)

Hi Beth,

The ICB doesn't own any land.

Regards

Jean

Jean Wilson (was Richards)
 Senior Primary Care Manager – Primary Care Estates
 NHS Derby and Derbyshire Integrated Care Board / Joined Up Care Derbyshire



Please note: there is no onsite parking

Follow us:



For more information on a Greener NHS click [here](#) and look out for more updates and information on how you can help with this critical mission.

About NHS Derby and Derbyshire Integrated Care Board (ICB)

NHS Derby and Derbyshire Integrated Care Board is the organisation within the Joined Up Care Derbyshire system which has responsibility for planning to meet local health needs, allocating resources, ensuring that the services are in place to deliver against ambitions, and overseeing delivery of improved outcomes for our population.

DISCLAIMER - This email and any file transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. Any views or opinions expressed are those of the author and do not represent the views of NHS Derby and Derbyshire Integrated Care Board (ICB) unless otherwise explicitly stated. The information contained in this email may be subject to public disclosure under the Freedom of Information Act (2000). Unless the information is legally exempt from disclosure, the confidentiality of this email cannot be guaranteed. DDICB is an NHS Organisation. Head office: The Council House, First Floor, Corporation Street, Derby, DE1 2FS

Save Paper - Do you really need to print this e-mail?

From: Beth Holmes [REDACTED]
Sent: 20 February 2026 11:07
To: WILSON, Jean (NHS DERBY AND DERBYSHIRE ICB - 15M) [REDACTED]
Subject: NHS Derby and Derbyshire Integrated Care Board owned land
Importance: High

This message originated from outside of NHS.net Connect. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Jean

Please find attached a letter asking whether the NHS Derby and Derbyshire Integrated Care Board has any land which it owns that is available for development for gypsy and traveller provision and could be assessed by the District Council, for its suitability for allocation as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review.

Kind Regards

Beth Holmes
Planning Policy Officer

M: 07990391168



www.southderbyshire.gov.uk



Shape our Environment | Drive our Economy | Support our Communities | Transform our Council

From: Beth Holmes

Sent: 05 December 2025 11:42

To: 'RICHARDS, Jean (NHS DERBY AND DERBYSHIRE ICB - 15M)' [REDACTED]

Subject: SDDC Issues and Options Local Plan Part 2 Review - Gypsy and Traveller sites

Importance: High

Dear Jean

Please find attached a letter regarding South Derbyshire Issues and Options Local Plan Part 2 Review consultation and the District Councils Gypsy and Traveller need.

Kind Regards

Beth Holmes
Planning Policy Officer

M: 07990391168



www.southderbyshire.gov.uk



Shape our Environment | Drive our Economy | Support our Communities | Transform our Council

To view South Derbyshire District Council Privacy Notices please visit <https://www.southderbyshire.gov.uk/privacy>

The views expressed in this email are personal and may not necessarily reflect those of South Derbyshire District Council, unless explicitly stated otherwise. This email, and any files transmitted with it, are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify me immediately. If you are not the intended recipient of this email, you should not copy it for any purpose, or disclose its contents to any other person. Senders and recipients of email should be aware that under the Data Protection Act 2018 and Freedom of Information Act 2000, the contents may have to be disclosed. This message and attached files have been virus scanned. Attachments are opened at your own risk, we recommend that you check all emails with an appropriate virus scanner.

This message may contain confidential information. If you are not the intended recipient please:
i) inform the sender that you have received the message in error before deleting it; and
ii) do not disclose, copy or distribute information in this e-mail or take any action in relation to its content (to do so is strictly prohibited and may be unlawful).
Thank you for your co-operation.

NHS.net Connect is the secure email, collaboration and directory service available for all NHS staff in England. NHS.net Connect is approved for exchanging patient data and other sensitive information with NHS.net Connect and other accredited email services.

For more information and to find out how you can switch visit [Joining NHS.net Connect - NHS.net Connect Support](#)

Subject: RE: SDDC Issues and Options Local Plan Part 2 Review - Gypsy and Traveller sites
Date: 02 March 2026 15:38:22
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

CAUTION! This Email was sent from outside SDDC. Only open links and attachments you're expecting.

[Report](#)

OFFICIAL

Good Afternoon Beth,

Hope you're keeping well and thank you for bringing this matter to our attention.

Following internal escalation, I can confirm that Network Rail does not have any land within your administrative area, that would be suitable for the requested provision.

Kind Regards,



Aaron Walsh
 Town Planning Technician
 Network Rail Land & Property (Eastern)

From: Beth Holmes
Sent: 20 February 2026 11:10
To: Town Planning LNE
Subject: FW: SDDC Issues and Options Local Plan Part 2 Review - Gypsy and Traveller sites
Importance: High

You don't often get email from

Dear Network Rail

Please find attached a letter asking whether Network Rail has any land which it owns that is available for development for gypsy and traveller provision and could be assessed by the District Council, for its suitability for allocation as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review.

Kind Regards

Beth Holmes
 Planning Policy Officer



www.southderbyshire.gov.uk



Shape our Environment | Drive our Economy | Support our Communities | Transform our Council

From: Beth Holmes
Sent: 05 December 2025 11:45
To:
Subject: SDDC Issues and Options Local Plan Part 2 Review - Gypsy and Traveller sites
Importance: High

Dear Network Rail

Please find attached a letter regarding South Derbyshire Issues and Options Local Plan Part 2 Review consultation and the District Councils Gypsy and Traveller need.

Kind Regards

Beth Holmes
Planning Policy Officer



www.southderbyshire.gov.uk



Shape our Environment | Drive our Economy | Support our Communities | Transform our Council

To view South Derbyshire District Council Privacy Notices please visit <https://www.southderbyshire.gov.uk/privacy>

The views expressed in this email are personal and may not necessarily reflect those of South Derbyshire District Council, unless explicitly stated otherwise. This email, and any files transmitted with it, are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify me immediately. If you are not the intended recipient of this email, you should not copy it for any purpose, or disclose its contents to any other person. Senders and recipients of email should be aware that under the Data Protection Act 2018 and Freedom of Information Act 2000, the contents may have to be disclosed. This message and attached files have been virus scanned. Attachments are opened at your own risk, we recommend that you check all emails with an appropriate virus scanner.

The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake, please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.

Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, Waterloo General Office, London, SE1 8SW.

From: [REDACTED]
 To: [Beth Holmes: Place Planning Policy \(Place\)](#)
 Subject: RE: Gypsy and Travellers SDDC
 Date: 23 February 2026 13:24:42
 Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

CAUTION! This Email was sent from outside SDDC. Only open links and attachments you're expecting.

[Report](#)

Good afternoon Beth,

Thank you for your email.

We will consider the request in consultation with our Property Services colleagues and get back to you by the deadline with any suggested land in the ownership of the County Council which may be suitable to accommodate a Gypsy and Traveller sites (s).

Regards

Steve

Steve Buffery | Strategic Planning Manager
 Planning Services
 Place | Derbyshire County Council

The Planning Service Privacy Notice can be found <https://www.derbyshire.gov.uk/council/gdpr/privacy-notices/economy-transport-and-environment/planning-service/planning-service-privacy-notice.aspx>

CONTROLLED

From: Beth Holmes, [REDACTED]
 Sent: 20 February 2026 11:02
 To: [REDACTED]
 Subject: Gypsy and Travellers SDDC
 Importance: High

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe

Dear Steve

Please find attached a letter asking whether Derbyshire County Council has any County Council owned land which is available for development for gypsy and traveller provision and could be assessed by the District Council, for its suitability for allocation as a Gypsy and Traveller pitch/s within South Derbyshire Local Plan Review.

Kind Regards

Beth

Beth Holmes
 Planning Policy Officer



www.southderbyshire.gov.uk



Shape our Environment | Drive our Economy | Support our Communities | Transform our Council

From: Beth Holmes
 Sent: 05 December 2025 11:33
 To: [REDACTED]
 Subject: Gypsy and Travellers SDDC
 Importance: High

Hi Steve

Please find attached a letter regarding South Derbyshire Issues and Options Local Plan Part 2 Review consultation and the District Councils Gypsy and Traveller need.

Kind Regards

Beth Holmes
Planning Policy Officer



www.southderbyshire.gov.uk



Shape our Environment | Drive our Economy | Support our Communities | Transform our Council

To view South Derbyshire District Council Privacy Notices please visit <https://www.southderbyshire.gov.uk/privacy>

The views expressed in this email are personal and may not necessarily reflect those of South Derbyshire District Council, unless explicitly stated otherwise. This email, and any files transmitted with it, are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify me immediately. If you are not the intended recipient of this email, you should not copy it for any purpose, or disclose its contents to any other person. Senders and recipients of email should be aware that under the Data Protection Act 2018 and Freedom of Information Act 2000, the contents may have to be disclosed. This message and attached files have been virus scanned. Attachments are opened at your own risk, we recommend that you check all emails with an appropriate virus scanner.

Do you provide unpaid care for someone who couldn't cope without your help? If so, we have a range of carer support services to help you with your caring role. [Find out more](#) on our website.

Think before you print! Save energy and paper. Do you really need to print this email?

Derbyshire County Council works to improve the lives of local people by delivering high quality services. You can find out more about us by visiting www.derbyshire.gov.uk.

If you want to work for us go to our job pages on www.derbyshire.gov.uk/jobs. You can register for e-mail alerts, download job packs and apply on-line.

Please Note

This email is confidential, may be legally privileged and may contain personal views that are not the views of Derbyshire County Council. It is intended solely for the addressee. If this email was sent to you in error please notify us by replying to the email. Once you have done this please delete the email and do not disclose, copy, distribute, or rely on it.

Under the Data Protection Act 2018 and the Freedom of Information Act 2000 the contents of this email may be disclosed.

Any personal information you have given us will be processed in accordance with our privacy notices, available at www.derbyshire.gov.uk/privacynotices.

Derbyshire County Council reserves the right to monitor both sent and received emails.

From: [REDACTED]
Date: 09 March 2026 10:30:00
Attachments: [Vale_Road_Woodville.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Arthur_Street_Castle_Gresley.pdf](#)
[IMG_5862 Vale Road.jpeg](#)
[IMG_5875 - Arthur Street.jpeg](#)
[IMG_5880 Arthur Street.jpeg](#)
Importance: High

Hi Siobhan

Thank you for meeting with us again.

Below is a summary of the discussion which took place.

- The Planning Policy Team ran through the Councils work on assessing Council owned land for its suitability as Gypsy and Traveller pitches. Most sites were ruled out based on the first and second stage of the methodology, only two sites remain as potentially suitable at the end of the third stage of the methodology – Land at Vale Road, Woodville and land at Arthur Street, Castle Gresley. However, it should be noted that at this stage no internal Council discussion has been held, to establish whether there is any other proposed Council use for the land.
 - Arthur Street, Woodville – The Derbyshire Gypsy and Liaison Officer (DGLO) stated that the site is very large, it would not be advised to develop the whole site for pitches and smaller sites/pitch numbers are preferred. The Council raised that the site is on a higher land level than the dwellings immediately to the north of the site, which could cause some overlooking. The DGLO did not consider this to a showstopper and stated that there were other recent examples in Derbyshire where pitches have been granted in close proximity to dwellings. It was also raised by the DGLO officer that it would appear that the land was used by members of the public (there are desire lines on the land and a bench at the back of the site). Developing only part of the site for pitches could allow the public use of the site to continue.
 - Vale Road, Woodville - The DGLO stated that the shape of the site is unusual, and that it is difficult to see how the land could be utilised due to vegetation growth.
 - The DGLO stated that at this stage it doesn't look like there are any specific issues which would stop the sites being developed for pitches. The DGLO stated that there were so few sites/options for Gypsy pitches that she wouldn't want to rule any out even if there were constraints/issues with sites.
 - The DGLO offered to look at the two sites in more detail and potential layout of the site.
- The DGLO acknowledged the difficulties Local Authorities have in meeting all identified Gypsy and Traveller need, however mentioned that a criteria-based policy to determine speculative Gypsy and Traveller pitch planning applications is useful to have in the Local Plan. The Council explained that the adopted Local Plan Part 1 contains a criteria-based policy as does the Pre-submission Local Plan Part 1 Review.

As request I have attached maps and photos of the two potential sites (Vale Road, Woodville and Arthur Street, Castle Gresley).

Looking forward to hearing from you with suggested site layouts.

Kind Regards

Beth

Beth Holmes
 Planning Policy Officer

M: 07990391168



www.southderbyshire.gov.uk



Shape our Environment | Drive our Economy | Support our Communities | Transform our Council