

South Derbyshire

Issues and Options Part 2 Local Plan Review

Paper Response Form

Your reviews are being sought on the South Derbyshire Issues and Options Part 2 Local Plan Review and the Local Plan Part 2 Review Scoping Report.

The consultation documents can be viewed at
www.southderbyshire.gov.uk/issuesandoptionsPart2Review

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 30th January 2026, late comments will not be accepted.

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*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

Question 1: Should the Council produce a Local Plan Part 2 Review under the existing planning system, or should a single full Local Plan Review be undertaken under the new system? (please tick one)

- ☒ Produce a Local Plan Part 2 Review under the existing system
- ☐ Produce a single Full Local Plan under the new system
- ☐ Other

(Please provide a reason for your answer)

Based on the proposed timescales for the local plan part 2 it seems to us on the Parish Council that stopping progress now would be counter-productive. Better to finish the plan off and consider a refresh in the future. It does not seem immediately obvious to us why there are two plans.

Question 2: Where should the housing needs be met?

(Please provide site details including projected delivery timescales and the specific need being met).

Housing needs should be met in areas in which people want to live where the infrastructure can support the additional demand. Provisions such as shops, bus routes, doctors, schools and services like drainage need to be carefully considered.

Question 3: Are there other mechanisms that the plan should consider to securing housing delivery in addition to allocating specific sites (e.g. identifying indicative broad locations/areas for future growth adjacent to existing settlements, extending settlement boundaries, supporting certain Changes of Use)?

☒ Yes

☐ No

(Please provide a reason for your answer)

The plan should consider areas of future growth and needs to consider the wider implications of additional houses (effect on the local area noting points made in Question 2)

Question 4: Are there any other issues that the Council should consider when ensuring the timely delivery of the right homes in the right places (e.g. policy criteria for looked after children, re-allocating unimplemented employment allocations)?

☐ Yes

☒ No

(Please provide a reason for your answer)

We assume there are National guidelines for these kinds of issues

Question 5: What specific accommodation needs should the Local Plan address through allocations (e.g. extra care accommodation for older people, care home provision for looked after children etc.)?

(Please provide details)

We assume there are National guidelines for these kinds of things

Question 6: What could the Council do to speed up delivery on strategic allocations?

(Please provide details)

Provide more opportunity for self build / smaller companies to build homes. Plots of land can be arranged and sold off to individuals wanting to build a house or employ local builders to do that for them. Place caveats that the houses cannot be sold on straight away for a quick profit and make the land a reasonable price.

Question 7: Should the Council allocate land South of Mackworth for development within the plan period?

☐ Yes

☐ No

(Please provide a reason for your answer)

Not familiar enough with the surrounding area to comment, the impact on the local area needs careful consideration

Question 8: Are there other steps that the Council could take to accelerate housing delivery on other sites?

☐ Yes

☐ No

(Please provide a reason for your answer)

Provision of two separate planning sections within the department for planning. One section to specifically deal with new housing development applications and the other to deal with domestic/ residential applications, such as extensions etc.

This would enable a more timely delivery of response to applications.

Question 9: Do you agree that settlement boundaries should be drawn around the urban edge of Derby, Drakelow and Stanton and any new allocations?

☒ Yes

☐ No

(Please provide a reason for your answer)

Settlement boundaries help define an area and stop urban sprawl. They protect the countryside and therefore should be implemented. Developments should stick to boundaries once these are defined.

Question 10: Do you agree with the principles for assessing the settlement boundaries, as set out in Appendix 1?

☒ Yes

☐ No

(Please provide a reason for your answer)

These criteria look sensible

Question 11: What issues regarding the settlement boundaries should the Council consider?

(Please provide a comment)

The boundaries need to be reviewed every now and then to ensure they are fit for purpose and it should be more difficult for developers to put in permission to build outside of agreed boundaries. The speculative applications can cause a lot of unnecessary upset.

Question 12: Do you agree with the retail hierarchy?

☒ Yes

☐ No

(Please provide a reason for your answer)

Question 13: Should the Council redefine the retail centre in Swadlincote as a commercial centre which would allow for a wider range of uses?

☐ Yes

☐ No

(Please provide a reason for your answer)

Unclear on the exact implications of changing the retail centre but if it gives local businesses more flexibility then that would be a good thing.

Question 14: What issues regarding Swadlincote Town Centre redevelopment should the Council consider?

(Please provide details)

We do not feel informed enough to comment

Question 15: Should the Council define the boundaries of all of the retail areas within the District?

☐ Yes

☒ No

(Please provide a reason for your answer)

Unclear what benefit this would bring, we assume this would take a lot of time & resources to do

Question 16: Should the Council include a locally specific Green Belt policy (beyond the NPPF policy) that defines what appropriate development is within the context of 'disproportionate' and 'limited infilling'?

☐ Yes

☒ No

(Please provide a reason for your answer)

We do not see the benefit of having an additional green belt policy over and above the NPPF policy which will get reviewed and changed at a national level with appropriate scrutiny.

Question 17: If you answered yes to question 16, what should the policy consider?

N/A

Question 18: Should the Council undertake a Green Belt review with a specific objective of identifying what, if any, Grey Belt exists within the district?

☐ Yes

☒ No

(Please provide a reason for your answer)

Why? Keep it simple, Green belt or not.

Question 19: What other sites and/or options should the Council consider for providing Gypsy and Traveller accommodation?

(Please provide details)

These sites require the exact same considerations as other housing – impact on location, availability of services and desire of people to live there

Question 20: Are there any other issues that the Council should consider when meeting the needs of Gypsies and Travellers?

(Please provide details)

Nothing to add

Question 21: Are there any additional policies/other issues that the Local Plan should address?

☒ Yes

☐ No

(Please provide a reason for your answer)

Using Aston on Trent as an example, we often feel that 'smaller' 10-15 house developments get through without an eye on the bigger picture. It can feel like development by stealth since these smaller developments rarely trigger conversations on the impact of the area but soon add up and then services and facilities are overwhelmed.

Question 22: Are there any amendments required to the existing policies to reflect implemented changes to national planning policy, policy guidance or Regulations?

☐ Yes

☐ No

(Please provide a reason for your answer)

Question 23: Are there better/alternative mechanisms that the Council should use to secure the required infrastructure?

☒ Yes

☐ No

(Please provide a reason for your answer)

We believe the Council should be able to find a commercial agreement to own roads on new build developments in the same way as existing houses – to protect homeowners from extravagant price increases for maintenance fees.

Question 24: Where there is the potential need for long-term management / maintenance of open space, SUDS or other infrastructure, should the Council introduce a policy requiring these to be adopted by a public authority unless there is clear evidence that this is not feasible.

☐ Yes

☐ No

(Please provide a reason for your answer)

Same answer as Q23

Question 25: Do you have any further/additional comments?

(Please provide details)

Aston on Trent is labelled as a key service village but recently bus routes have been severely cut. Does the village still meet the criteria and if so what does this actually mean – more likely for future developments – more likely for grant funding for improvements in the area?