

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)

E.ON acknowledge the challenges facing South Derbyshire District Council (SDDC) in undertaking a review of Local Plan Part 2, which are explained in Chapter 1 of the Issues and Options Paper (IOP).

E.ON owns the former Drakelow Power Station site, which has a strategic site allocation (Policy STRA3) within the emerging Local Plan Part 1.

The IOP suggests that the option to *“temporarily pause Local Plan production in respect of the Local Plan Part 2 Review”* would allow SDDC to *“focus resources on getting the Local Plan Part 1 Review adopted.”*

E.ON consider it important that SDDC prioritise getting the Local Plan Part 1 Review adopted.

E.ON also consider it would be beneficial to complete a review of the Local Plan Part 2. However, on balance this should not be at the expense of adopted the Local Plan Part 1 Review.

Question 2: Where should the housing needs be met?

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

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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)

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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)

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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)

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

(Please provide details)

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)

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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)

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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)

E.ON supports the principle of drawing settlement boundaries around the urban edges where strategic development has taken place and where strategic land use allocations are set out within the Local Plan Part 1 Review.

It is important to recognise the scale of development planned and with planning permission within the extended urban area. A re-drawn settlement boundary will more appropriately distinguish areas where significant development is appropriate from countryside locations.

Specifically, E.ON considers that a settlement boundary should be drawn around Drakelow.

Settlement boundary should include the whole of the former Drakelow Power Station up to the River Trent to the north.

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)

E.ON broadly supports the principles for assessing settlement boundaries as set out in Appendix 1.

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

(Please provide a comment)

Question 12: Do you agree with the retail hierarchy?

☐ Yes

☐ No

(Please provide a reason for your answer)

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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)

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

(Please provide details)

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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)

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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)

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

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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)

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

(Please provide details)

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

(Please provide details)

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

☒ Yes

☐ No

(Please provide a reason for your answer)

E.ON notes that Policy BNE12 of the Local Plan Part 2 supports redevelopment of the former Drakelow Power Station sites for employment and/or energy provision.

If the Local Plan Part 2 Review should take place, E.ON considers that Policy BNE12 should be updated to ensure consistency with the Local Plan Part 1 Review.

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)

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)

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

(Please provide details)