

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.

Part A: Your Details

Respondent details

Name*: Bloor Homes Limited

*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)

The Government has been clear that Local Planning Authorities should look to get up to date Local Plans in place as soon as possible, notably to support the delivery of much needed new homes. The consultation document sets out a programme for the review of the Part 2 Plan in order to meet the Government's cut off for Plans prepared under the "legacy" plan-making system of December 2026. Given that this consultation is a Regulation 18 consultation, the timetable set out is unrealistic and overly ambitious, which will lead to the Council either failing to meet the deadline, or submitting a rushed and inadequate Plan.

Instead, the Council should focus on commencing a new and comprehensive Local Plan under the new plan-making system. The Government has been clear that it expects that to be a 30 month process, which would mean that a new Local Plan could be adopted by summer 2028. Whilst it is understood that Council reorganisation could take place from April 2028, the timescales and details of this process are yet to be confirmed and should not be a reason to delay. Again that is clear from the Government's recently published guidance which urges Local Planning Authorities not to delay the preparation of their Local Plans.

Therefore, it is clear that commencing a new Local Plan immediately would be the best use of Council's resources, and the most appropriate strategy for the area, rather than continuing to prepare a Local Plan Part 2 Review which needs substantial further work to be in a position to submit for examination and is capable of being found sound (as will be further discussed in these representations).

Question 2: Where should the housing needs be met?

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

Question 2 and 3 are answered together as follows.

The Council should not continue to pursue a review of the Part 2 Local Plan and should instead move immediately to producing a new, comprehensive Local Plan. Despite this position, the following responds to questions 2 and 3 in relation to the current strategy, but the comments are also relevant for any new Local Plan to be prepared where they relate to BHL's site and its suitability to be included as a development site allocation.

The P2LPR states that there is a current shortfall over the plan period to meet the minimum plan requirement and that new allocations and/or policies are required to address the shortfall and ensure flexibility in the supply. This is supported. The Council must allocate additional sites not only to address the shortfall but to provide an appropriate buffer should development not come forward as expected.

Chart 2 of the P2LPR also sets out the split within its housing supply between existing site allocations (from the Local Plan Part 1), committed sites, strategic allocations (STRA1 and STRA2) and windfall sites. Of that supply, windfall development comprises 9%, whereas the new allocation sites as identified within the P2LPR comprise only 2%. Therefore, there is significant reliance on windfall sites and also strategic scale urban extension sites which may not come forward in the expected timescales or deliver the scale of development anticipated. Therefore, the Council must take a proactive approach by allocating a range of additional sites for development in sustainable locations such as BHL's site on the edge of Swadlincote and west of Castle Gresley.

It is a reasonable and sound approach to use the settlement hierarchy to guide the location of new development. On that basis, BHL's site should be considered favourably due to its location adjacent to the settlement of Swadlincote which is situated at the top of the settlement hierarchy reflecting its sustainability.

Whilst the Council could consider identifying broad locations or areas for growth this should be in addition to the further site allocations required to meet local housing needs and provide sufficient flexibility to ensure a five year housing land supply can be maintained. In relation to settlement boundaries, the Council should carefully consider what the purpose of the settlement boundaries is given that national policy no longer supports protecting the countryside for its own sake and drawing tight settlement boundaries can prevent suitable and sustainable development coming forward when needed.

The Council must begin a new Local Plan and allocate sustainable development that meets housing needs in a proactive and flexible manner. BHL's site at 'Land West of Castle Gresley' should be allocated, reflecting its strategic location, the absence of insurmountable constraints, and its deliverability and capacity.

The emerging Masterplan contained in the Vision Document submitted alongside these representations has evolved on the basis of a clear vision for development in this location: the creation of a beautiful new neighbourhood with a true sense of place and community that is designed to respond to the challenges of the climate emergency by embracing sustainable design, whilst ensuring the health and well-being of its residents and maintaining a connection with nature.

The Masterplan sets out the capacity of BHL's land to deliver c. 500 – 550 dwellings in an appropriate mix, alongside a new primary school, shops, flexible community/work space, sustainable transport opportunities and green spaces.

The emerging scheme for BHL's site has been developed in line with compact neighbourhood principles, in order to deliver a walkable and well-connected neighbourhood that is well-served by key services and facilities. The emerging scheme incorporates a centrally located local centre that includes a new primary school, shops that will meet the day-to-day needs of residents, and community facilities. The exact scope of the 'offer' in the local centre will be considered in further detail in due course and will respond to evidence of need and demand to ensure that the scheme delivers the critical infrastructure required to support the community. Consideration will also be given to how the local centre can be sufficiently flexible to meet needs through its lifetime.

The location and form of the residential development areas has been shaped by a strong green and blue infrastructure network including significant tree planting to address the National Forest objectives, SuDS and interconnected pedestrian / cycle routes. The delivery of safe, direct and convenient active travel routes will encourage sustainable movements when accessing the local centre, other parts of the site and surrounding areas. That is key to delivering a sustainable development and developing a sustainable and active culture within the community; which are key objectives of the Local Plan.

The variety of open spaces in the scheme will provide a range of recreational, health and wellbeing benefits. An extensive area of open space will be delivered to the west of the site and will incorporate required sustainable drainage features and will act as a buffer from the railway line whilst also accounting for the overhead power line and associated 20m easement. A number of focal green spaces will incorporate play and recreational features as well as smaller community orchards.

The scheme also incorporates two wooded hillside parks next to the A444, creating an attractive area of open space area on the rising ground near to the road with views across the wider area. At the site's southern extent, allotments / community gardens are proposed, which will be within easy reach of both new and existing communities and will provide a buffer around the existing substation compound.

The Vision Document also highlights the emerging scheme for the adjacent land being promoted by Harworth Group PLC. That would be accessed from Cadley Lane. That site has the potential to deliver an additional c. 500 dwellings, employment land, and potentially a rail halt for a re-opened Ivanhoe Line. The residents of that site would also be well-located to benefit from the primary school and local centre located in BHL's site.

As such, the BHL's site 'Land West of Castle Gresley' is not subject to any insurmountable constraints/ designations and offers an opportunity to provide a significant development within a well-connected and sustainable location that will make an important contribution to addressing housing and employment needs.

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)

As discussed above.

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)

The Council should ensure that sufficient allocations are made in the new Local Plan and/or the P2LPR to ensure a consistent delivery of homes across the plan period. This should include a range of sites located at the most sustainable settlements, including BHL's site on the edge of Swadlincote which is a suitable, available and deliverable option to help meet needs in a highly sustainable location.

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)

The NPPF is clear that “to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community.” (paragraph 61).

Therefore, the Local Plan should seek to address all local housing needs through allocations and policies. The benefits of allocating a range of sites, including large sites such as BHL’s site at ‘Land West of Castle Gresley’ is that they can generally accommodate a wider range of housing types such as specialist housing for older people alongside on-site community facilities or infrastructure. The Council should ensure that a variety of land is allocated and policies are sufficiently flexible to not unduly restrict housing delivery in sustainable locations to meet needs.

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

(Please provide details)

Questions 6, 7 and 8 are answered together as follows.

The P2LPR should not seek to revisit the delivery trajectory of the sites proposed for allocation in the Part 1 Local Plan Review without evidenced justification. Given the significant build out period of the South of Mackworth allocation site, it would be more realistic and reasonable to assume a reasoned and robust timeline that reflects national and local evidence of delivery trajectories and allocate sufficient development land to meet housing needs should these sites take longer than expected to deliver. This would be a robust approach to meeting housing needs and could include allocating sites and safeguarding additional land in the event that the allocated sites are not delivered in accordance with the expected trajectory.

However, in producing a new Local Plan (which as set out in these representations the Council should commence work on immediately) all sites should be looked at afresh and sites in the most sustainable locations with limited constraints, such as BHL’s site adjacent to Swadlincote, should be allocated for development to meet development needs across the plan period.

Policies should be clear on development expectations and sufficient flexibility should be incorporated to ensure uses on site can respond to market needs, viability can be appropriately considered and any standards are not overly onerous so as to unduly delay the determination of planning applications for allocated sites and suitable windfall development.

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)

As discussed above.

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)

As discussed above.

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)

Questions 9, 10 and 11 are answered together as follows.

It is the case that suitable planning policies can be included within a Local Plan to direct development to the most suitable and sustainable locations without the need to define strict boundaries on a map.

The P2LPR or indeed any new Local Plan should carefully consider, and justify, if settlement boundaries need to be drawn. By doing so, and especially by tightly drawing them around settlements and allocations, could restrict the Council's ability to support sustainable windfall development proposals to meet future housing needs. National policy no longer supports protecting the countryside for its own sake and, therefore, drawing tight settlement boundaries with this intention would not be a suitable approach to controlling development in the area.

A more suitable approach is for policies to clearly address what sustainable development is and the settlements which are most suitable for new development including Swadlincote. Drawing defined boundaries can be problematic on application and can fail to recognise the intrinsic connectivity between settlements such as Castle Gresley which lies directly adjacent to Swadlincote and only separated by the A444. Therefore, its sustainability should be considered in this context rather than only assessing the facilities available within the defined settlement boundary.

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)

As discussed above.

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

(Please provide a comment)

As discussed above.

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)

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

(Please provide details)

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)

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)

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

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)

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

(Please provide details)

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

(Please provide details)

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

☐ Yes

☐ No

(Please provide a reason for your answer)

Questions 21 and 22 are answered below.

These representations have set out that the Council should not continue with the P2LPR and should immediately commence work on a new, comprehensive Local Plan. A further reason to do so is the new NPPF consultation which includes National Development Management Policies. The Government has been clear that such policies should not be repeated in Local Plans where policies should only address locally specific issues not covered by national policy. Therefore, work on development management policies at this stage could be abortive and even should the Plan be adopted it would in large part be superseded by the new NPPF.

A new Local Plan should be produced focusing on site allocations to meet housing and other needs and policies that address local issues which will not be covered by emerging national policy. The Government's guidance on plan-making under the new system has been published and the new NPPF has also been published for consultation. The consultation NPPF PM2 part 1d is clear that other policies (except allocation policies and the spatial strategy) should only be included where they support the delivery of specific allocated sites or where they address particular local issues. PM6 goes on to set out the general principles for plan-making which includes not duplicating, substantively restating or modifying the content of national decision-making policies. Whilst this is a consultation document, the Government's intentions with regards to other Local Plan policies outside of site allocations and spatial strategies is clear and should be considered when working on a new Local Plan, or if the P2LPR is continued to be pursued.

Should the P2LPR be continued, proposed development management policies should be published for consultation and must consider the emerging national policy which is expected to have been published and relevant to planning applications before the P2LPR is programmed to be adopted. Importantly, any policies that are included must be supported and justified by evidence, and where they would result in additional burdens on development they should be considered within the Viability Assessment for the Plan.

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)

As discussed above.

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)

The P2LPR sets out the Council has an adopted Planning Obligations Supplementary Planning Document, but as SPDs are expected to be replaced by Supplementary Plans under the new plan making system, the production of new SPDs has been paused.

The Council should ensure that the Local Plan is supported by a comprehensive Infrastructure Delivery Plan which identifies infrastructure requirements necessary to support the delivery of the plan. Affordable housing requirements should also be included. This continues to be a priority in the consultation NPPF for Local Plans (PM2 part 1c). PM13 of the consultation NPPF sets out the emerging position in relation to setting standards in development plan policies and states that these should be limited to infrastructure provision, affordable housing requirements, parking and design and plan making. It is clear that such standards must be justified by local evidence and should not cover matters already addressed by Building Regulations unless higher standards are justified and sought.

The Councils choice to not produce new SPDs is supported and the consultation NPPF is clear on the role of the new Supplementary Plans which should be limited to locally specific design standards; or between plan-making cycles where it is important to respond positively and quickly to unanticipated changes in the area. Therefore, it is clear that infrastructure requirements must be

dealt with through the Local Plan itself and the strategies which support it.

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)

A blanket approach to the adoption of infrastructure is unlikely to be suitable. Policy could seek open space, SuDS and other infrastructure to be designed to an adoptable standard, but must allow for flexibility where it is not appropriate or possible to do so. In some instances the relevant authority may not wish to adopt the infrastructure and in such cases the onus to evidence an alternative approach should not be on the developer.

There are other appropriate community models to consider such as management companies, which when done properly can be advantageous. Therefore, any wording should be carefully considered to ensure development is not unduly restricted or delayed and associated costs such as for maintenance are justified and reasonable. Furthermore, costs for adoption by the Council should be accounted for in the overall plan viability assessment, should this approach be pursued.

However, it is considered that a more site specific approach could be taken through the new Local Plan process which takes a more allocation site focus with policies intended to be clear on development expectations for all parties.

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

(Please provide details)

EVIDENCE BASE

Representations to question 1 have highlighted the highly ambitious nature of the programme for the P2LPR. There are a number of evidence documents which must be produced to support proposed policy requirements, site allocations and infrastructure delivery requirements. These should be finalised and available at the time of the Regulation 19 consultation and, therefore, could delay the consultation and the subsequent submission of the Plan to the Secretary of State for examination. This further evidences the need for the Council to discontinue work on the P2LPR and immediately commence work on a new Local Plan.

SOUTH DERBYSHIRE PART 2 LOCAL PLAN REVIEW: REGULATION 18 ISSUES AND OPTIONS CONSULTATION

REPRESENTATIONS BY DEFINE PLANNING AND DESIGN ON BEHALF OF BLOOR HOMES LTD

JANUARY 2026

To be emailed to local.plan@southderbyshire.gov.uk

The following representations are submitted on behalf of Bloor Homes Ltd (BHL) who have land interests at 'Land West of Castle Gresley' in response to the Council's Regulation 18 consultation on the South Derbyshire Part 2 Local Plan Review (P2LPR).

1. LOCAL PLAN PROGRAMME

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? ~~PRODUCE A LOCAL PLAN PART 2 REVIEW UNDER THE EXISTING SYSTEM~~ / PRODUCE A SINGLE FULL LOCAL PLAN UNDER THE NEW SYSTEM / OTHER

The Government has been clear that Local Planning Authorities should look to get up to date Local Plans in place as soon as possible, notably to support the delivery of much needed new homes. The consultation document sets out a programme for the review of the Part 2 Plan in order to meet the Government's cut off for Plans prepared under the "legacy" plan-making system of December 2026. Given that this consultation is a Regulation 18 consultation, the timetable set out is unrealistic and overly ambitious, which will lead to the Council either failing to meet the deadline, or submitting a rushed and inadequate Plan.

Instead, the Council should focus on commencing a new and comprehensive Local Plan under the new plan-making system. The Government has been clear that it expects that to be a 30 month process, which would mean that a new Local Plan could be adopted by summer 2028. Whilst it is understood that Council reorganisation could take place from April 2028, the timescales and details of this process are yet to be confirmed and should not be a reason to delay. Again that is clear from the Government's recently published guidance which urges Local Planning Authorities not to delay the preparation of their Local Plans.

Therefore, it is clear that commencing a new Local Plan immediately would be the best use of Council's resources, and the most appropriate strategy for the area, rather than continuing to prepare a Local Plan Part 2 Review which needs substantial further work to be in a position to submit for examination and is capable of being found sound (as will be further discussed in these representations).

2. HOUSING ALLOCATIONS

QUESTION 2: WHERE SHOULD HOUSING NEEDS BE MET?

QUESTION 3: ARE THERE ANY 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

The Council should not continue to pursue a review of the Part 2 Local Plan and should instead move immediately to producing a new, comprehensive Local Plan. Despite this position, the following responds to questions 2 and 3 in relation to the current strategy, but the comments are also relevant for any new Local Plan to be prepared where they relate to BHL's site and its suitability to be included as a development site allocation.

The P2LPR states that there is a current shortfall over the plan period to meet the minimum plan requirement and that new allocations and/or policies are required to address the shortfall and ensure flexibility in the supply. This is supported. The Council must allocate additional sites not only to address the shortfall but to provide an appropriate buffer should development not come forward as expected.

Chart 2 of the P2LPR also sets out the split within its housing supply between existing site allocations (from the Local Plan Part 1), committed sites, strategic allocations (STRA1 and STRA2) and windfall sites. Of that supply, windfall development comprises 9%, whereas the new allocation sites as identified within the P2LPR comprise only 2%. Therefore, there is significant reliance on windfall sites and also strategic scale urban extension sites which may not come forward in the expected timescales or deliver the scale of development anticipated. Therefore, the Council must take a proactive approach by allocating a range of additional sites for development in sustainable locations such as BHL's site on the edge of Swadlincote and west of Castle Gresley.

It is a reasonable and sound approach to use the settlement hierarchy to guide the location of new development. On that basis, BHL's site should be considered favourably due to its location adjacent to the settlement of Swadlincote which is situated at the top of the settlement hierarchy reflecting its sustainability.

Whilst the Council could consider identifying broad locations or areas for growth this should be in addition to the further site allocations required to meet local housing needs and provide sufficient flexibility to ensure a five year housing land supply can be maintained. In relation to settlement boundaries, the Council should carefully consider what the purpose of the settlement boundaries is given that national policy no longer supports protecting the countryside for its own sake and drawing tight settlement boundaries can prevent suitable and sustainable development coming forward when needed.

The Council must begin a new Local Plan and allocate sustainable development that meets housing needs in a proactive and flexible manner. BHL's site at 'Land West of Castle Gresley'

should be allocated, reflecting its strategic location, the absence of insurmountable constraints, and its deliverability and capacity.

The emerging Masterplan contained in the Vision Document submitted alongside these representations has evolved on the basis of a clear vision for development in this location: the creation of a beautiful new neighbourhood with a true sense of place and community that is designed to respond to the challenges of the climate emergency by embracing sustainable design, whilst ensuring the health and well-being of its residents and maintaining a connection with nature.

The Masterplan sets out the capacity of BHL's land to deliver c. 500 – 550 dwellings in an appropriate mix, alongside a new primary school, shops, flexible community/work space, sustainable transport opportunities and green spaces.

The emerging scheme for BHL's site has been developed in line with compact neighbourhood principles, in order to deliver a walkable and well-connected neighbourhood that is well-served by key services and facilities. The emerging scheme incorporates a centrally located local centre that includes a new primary school, shops that will meet the day-to-day needs of residents, and community facilities. The exact scope of the 'offer' in the local centre will be considered in further detail in due course and will respond to evidence of need and demand to ensure that the scheme delivers the critical infrastructure required to support the community. Consideration will also be given to how the local centre can be sufficiently flexible to meet needs through its lifetime.

The location and form of the residential development areas has been shaped by a strong green and blue infrastructure network including significant tree planting to address the National Forest objectives, SuDS and interconnected pedestrian / cycle routes. The delivery of safe, direct and convenient active travel routes will encourage sustainable movements when accessing the local centre, other parts of the site and surrounding areas. That is key to delivering a sustainable development and developing a sustainable and active culture within the community; which are key objectives of the Local Plan.

The variety of open spaces in the scheme will provide a range of recreational, health and wellbeing benefits. An extensive area of open space will be delivered to the west of the site and will incorporate required sustainable drainage features and will act as a buffer from the railway line whilst also accounting for the overhead power line and associated 20m easement. A number of focal green spaces will incorporate play and recreational features as well as smaller community orchards.

The scheme also incorporates two wooded hillside parks next to the A444, creating an attractive area of open space area on the rising ground near to the road with views across the wider area. At the site's southern extent, allotments / community gardens are proposed, which will be within easy reach of both new and existing communities and will provide a buffer around the existing substation compound.

The Vision Document also highlights the emerging scheme for the adjacent land being promoted by Harworth Group PLC. That would be accessed from Cadley Lane. That site has

the potential to deliver an additional c. 500 dwellings, employment land, and potentially a rail halt for a re-opened Ivanhoe Line. The residents of that site would also be well-located to benefit from the primary school and local centre located in BHL's site.

As such, the BHL's site 'Land West of Castle Gresley' is not subject to any insurmountable constraints/ designations and offers an opportunity to provide a significant development within a well-connected and sustainable location that will make an important contribution to addressing housing and employment needs.

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

The Council should ensure that sufficient allocations are made in the new Local Plan and/or the P2LPR to ensure a consistent delivery of homes across the plan period. This should include a range of sites located at the most sustainable settlements, including BHL's site on the edge of Swadlincote which is a suitable, available and deliverable option to help meet needs in a highly sustainable location.

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)?

The NPPF is clear that *"to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community."* (paragraph 61).

Therefore, the Local Plan should seek to address all local housing needs through allocations and policies. The benefits of allocating a range of sites, including large sites such as BHL's site at 'Land West of Castle Gresley' is that they can generally accommodate a wider range of housing types such as specialist housing for older people alongside on-site community facilities or infrastructure. The Council should ensure that a variety of land is allocated and policies are sufficiently flexible to not unduly restrict housing delivery in sustainable locations to meet needs.

HOUSING DELIVERY

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

Question 7: Should the Council allocate land South of Mackworth for development within the plan period? Yes/No

Question 8: Are there other steps that the Council could take to accelerate housing delivery on other sites? Yes/No

The P2LPR should not seek to revisit the delivery trajectory of the sites proposed for allocation in the Part 1 Local Plan Review without evidenced justification. Given the significant build out period of the South of Mackworth allocation site, it would be more realistic and reasonable to assume a reasoned and robust timeline that reflects national and local evidence of delivery trajectories and allocate sufficient development land to meet housing needs should these sites take longer than expected to deliver. This would be a robust approach to meeting housing needs and could include allocating sites and safeguarding additional land in the event that the allocated sites are not delivered in accordance with the expected trajectory.

However, in producing a new Local Plan (which as set out in these representations the Council should commence work on immediately) all sites should be looked at afresh and sites in the most sustainable locations with limited constraints, such as BHL's site adjacent to Swadlincote, should be allocated for development to meet development needs across the plan period.

Policies should be clear on development expectations and sufficient flexibility should be incorporated to ensure uses on site can respond to market needs, viability can be appropriately considered and any standards are not overly onerous so as to unduly delay the determination of planning applications for allocated sites and suitable windfall development.

SETTLEMENT BOUNDARIES

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

Question 10: Do you agree with the principles for assessing the settlement boundaries, as set out in Appendix 1? Yes/No

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

It is the case that suitable planning policies can be included within a Local Plan to direct development to the most suitable and sustainable locations without the need to define strict boundaries on a map.

The P2LPR or indeed any new Local Plan should carefully consider, and justify, if settlement boundaries need to be drawn. By doing so, and especially by tightly drawing them around settlements and allocations, could restrict the Council's ability to support sustainable windfall development proposals to meet future housing needs. National policy no longer supports protecting the countryside for its own sake and, therefore, drawing tight settlement boundaries with this intention would not be a suitable approach to controlling development in the area.

A more suitable approach is for policies to clearly address what sustainable development is and the settlements which are most suitable for new development including Swadlincote. Drawing defined boundaries can be problematic on application and can fail to recognise the intrinsic connectivity between settlements such as Castle Gresley which lies directly adjacent to Swadlincote and only separated by the A444. Therefore, its sustainability should be

considered in this context rather than only assessing the facilities available within the defined settlement boundary.

LOCAL PLAN POLICIES

Question 21: Are there any additional policies/other issues that the Local Plan should address? Yes/No

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

These representations have set out that the Council should not continue with the P2LPR and should immediately commence work on a new, comprehensive Local Plan. A further reason to do so is the new NPPF consultation which includes National Development Management Policies. The Government has been clear that such policies should not be repeated in Local Plans where policies should only address locally specific issues not covered by national policy. Therefore, work on development management policies at this stage could be abortive and even should the Plan be adopted it would in large part be superseded by the new NPPF.

A new Local Plan should be produced focusing on site allocations to meet housing and other needs and policies that address local issues which will not be covered by emerging national policy. The Government's guidance on plan-making under the new system has been published and the new NPPF has also been published for consultation. The consultation NPPF PM2 part 1d is clear that other policies (except allocation policies and the spatial strategy) should only be included where they support the delivery of specific allocated sites or where they address particular local issues. PM6 goes on to set out the general principles for plan-making which includes not duplicating, substantively restating or modifying the content of national decision-making policies. Whilst this is a consultation document, the Government's intentions with regards to other Local Plan policies outside of site allocations and spatial strategies is clear and should be considered when working on a new Local Plan, or if the P2LPR is continued to be pursued.

Should the P2LPR be continued, proposed development management policies should be published for consultation and must consider the emerging national policy which is expected to have been published and relevant to planning applications before the P2LPR is programmed to be adopted. Importantly, any policies that are included must be supported and justified by evidence, and where they would result in additional burdens on development they should be considered within the Viability Assessment for the Plan.

INFRASTRUCTURE

Question 23: Are there better/alternative mechanisms that the Council should use to secure the required infrastructure? Yes/No

The P2LPR sets out the Council has an adopted Planning Obligations Supplementary Planning Document, but as SPDs are expected to be replaced by Supplementary Plans under the new plan making system, the production of new SPDs has been paused.

The Council should ensure that the Local Plan is supported by a comprehensive Infrastructure Delivery Plan which identifies infrastructure requirements necessary to support the delivery of the plan. Affordable housing requirements should also be included. This continues to be a priority in the consultation NPPF for Local Plans (PM2 part 1c). PM13 of the consultation NPPF sets out the emerging position in relation to setting standards in development plan policies and states that these should be limited to infrastructure provision, affordable housing requirements, parking and design and plan making. It is clear that such standards must be justified by local evidence and should not cover matters already addressed by Building Regulations unless higher standards are justified and sought.

The Councils choice to not produce new SPDs is supported and the consultation NPPF is clear on the role of the new Supplementary Plans which should be limited to locally specific design standards; or between plan-making cycles where it is important to respond positively and quickly to unanticipated changes in the area. Therefore, it is clear that infrastructure requirements must be dealt with through the Local Plan itself and the strategies which support it.

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

A blanket approach to the adoption of infrastructure is unlikely to be suitable. Policy could seek open space, SuDS and other infrastructure to be designed to an adoptable standard, but must allow for flexibility where it is not appropriate or possible to do so. In some instances the relevant authority may not wish to adopt the infrastructure and in such cases the onus to evidence an alternative approach should not be on the developer.

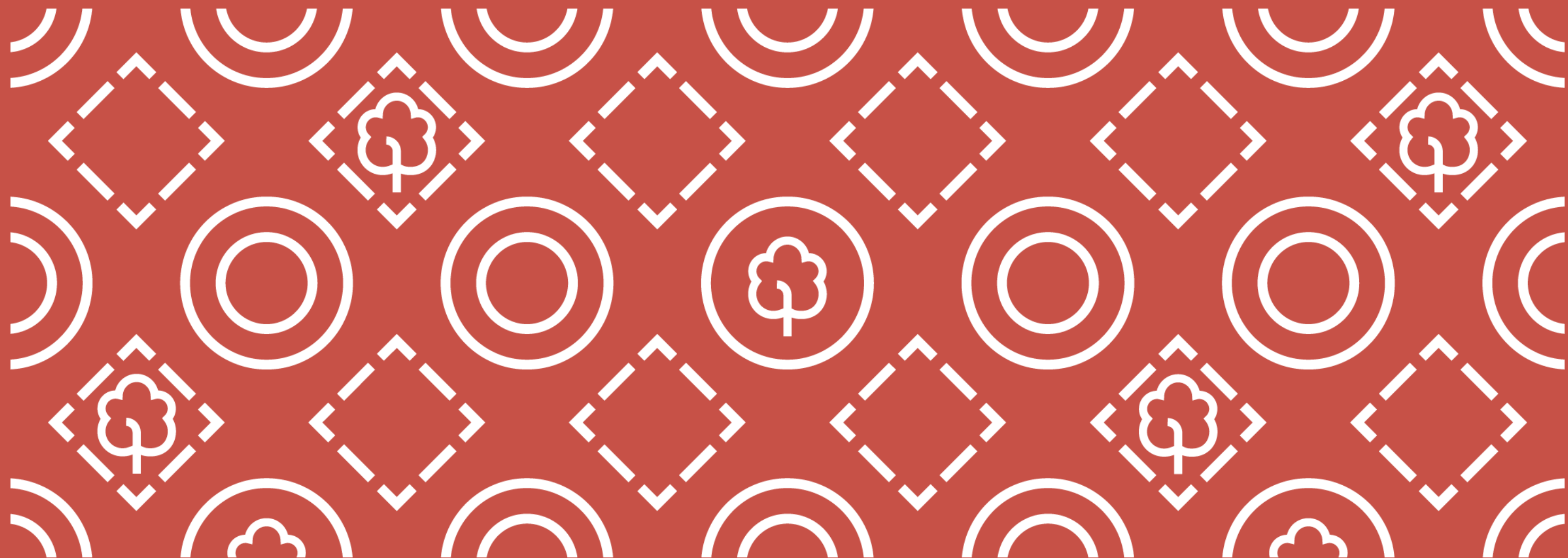
There are other appropriate community models to consider such as management companies, which when done properly can be advantageous. Therefore, any wording should be carefully considered to ensure development is not unduly restricted or delayed and associated costs such as for maintenance are justified and reasonable. Furthermore, costs for adoption by the Council should be accounted for in the overall plan viability assessment, should this approach be pursued.

However, it is considered that a more site specific approach could be taken through the new Local Plan process which takes a more allocation site focus with policies intended to be clear on development expectations for all parties.

EVIDENCE BASE

Representations to question 1 have highlighted the highly ambitious nature of the programme for the P2LPR. There are a number of evidence documents which must be produced to

support proposed policy requirements, site allocations and infrastructure delivery requirements. These should be finalised and available at the time of the Regulation 19 consultation and, therefore, could delay the consultation and the subsequent submission of the Plan to the Secretary of State for examination. This further evidences the need for the Council to discontinue work on the P2LPR and immediately commence work on a new Local Plan.



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NOVEMBER 2022

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Introduction

A new neighbourhood for Castle Gresley and Swadlincote

Our vision is to create a beautiful new neighbourhood with a true sense of place and community. A neighbourhood that is designed to respond to the challenges of the climate emergency by embracing sustainable design, that ensures the health and well-being of its residents and that maintains a connection with nature.

The new neighbourhood will provide a mix of homes for all ages, needs and budgets as well a school, shops, community and work space, sustainable transport opportunities and open green spaces to create a healthy and happy new community that is sensitively integrated into its environment.

This document sets out a concept masterplan and the key principles for its delivery. This is the first step in the design process and input from the Council's officers, members and key stakeholders will allow the scheme to be refined in order to deliver an exemplary new neighbourhood to Castle Gresley and Swadlincote.



The Prospectus

SPATIAL STRATEGY

South Derbyshire District Council have set out a draft strategic vision for development in the Issues and Options Consultation, the first formal consultation in the Local Plan Review. The district faces the challenge of increasing the delivery of new homes and employment areas to meet local need, exacerbated by it being one of the fastest growing areas in the country. Over the proposed 20-year plan period SDDC will need to deliver a minimum of 10,720 homes, which is only likely to increase further to accommodate both local need and unmet needs from Derby.

The plan will outline the strategy as to how and where development can be accommodated, in a district consisting of a clear hierarchy of settlements, and with strategic links outside the area to Derby, Burton-Upon-Trent and Ashby-de-le-Zouch. Swadlincote is the main urban centre, with its built form comprising of a number of settlements including Castle Gresley on the south western edge. Swadlincote plays an important economic and social role in the District, and inevitably this brings significant housing demand. Sustainable development is about ensuring those needs are met as close as possible to where they arise.

Key priorities for SDDC in planning for the future are for development to be sensitive to the environment, with the ambitious target to achieve carbon neutrality by 2030, along with maximising opportunities to enhance the district's biodiversity and protect its built heritage. These objectives aim to create an attractive district in which to live, visit and invest.

In this context, we have established an ambitious prospectus for the design and delivery of a new neighbourhood in Castle Gresley, to provide up to 550 homes towards local housing need, whilst providing key community infrastructure including a primary school, employment, retail and public open space.



SITE ASSETS

The site covers approximately 40 hectares and is located on the western edge of Castle Gresley, part of the wider Swadlincote settlement. It is nestled between the A444 to the east and the railway line to the west. The railway line provides a potentially definitive boundary for the extension of the urban area. The site is located to the north west of Castle Gresley motte and bailey castle, a scheduled monument dating back to the 12th century.

The land is currently used for agriculture, with fields defined by trees and hedgerows. The site benefits from access to the local service centre of Church Gresley, with a wider range of facilities accessible in Swadlincote town centre and a large employment area just east of the site. The site is well connected by transport, including a frequent bus service between transport between Swadlincote and Burton-upon-Trent and access to major road infrastructure. There is also potential for a railway station at Castle Gresley which would further improve connectivity to Burton-upon-Trent and Derby.





Vision Principles

WHAT CAN WE CREATE HERE?

The site at Castle Gresley offers the opportunity to deliver a high quality and sustainable development set within a vibrant neighbourhood, providing much needed homes along with essential community services such as a primary school, community hub, retail space and public realm.

The development has been designed to integrate SDDC key priorities at its core. This includes striving towards carbon neutrality, improving biodiversity and preserving the historic character of the area, alongside supporting SDDC in delivering much needed homes and employment opportunities for the local community and the wider Housing Market Area.

The development is sustainably located, within close proximity to the Church Gresley local centre, Swadlincote town centre and a number of areas of employment. The development has the potential to strengthen the provision of services, facilities and infrastructure locally as well as enhancing connectivity to higher order settlements including Burton-upon-Trent and Derby.

PRINCIPLES

The Masterplan for the development of the site is structured around a set of bespoke, high-level design principles that draw on nationally and locally relevant objectives for growth and the formation of new communities. They are grouped within the themes of Sense of Place, Connected Community and Healthy Environment and the following pages explore how this Vision will be applied.



1. A Sense of Place

The scheme design will be landscape-led where the topography and existing and restored hedgerows will define and structure the built form. Substantial new tree planting will be provided to frame the green corridors and spaces and together they will contribute to the key objectives of the National Forest.

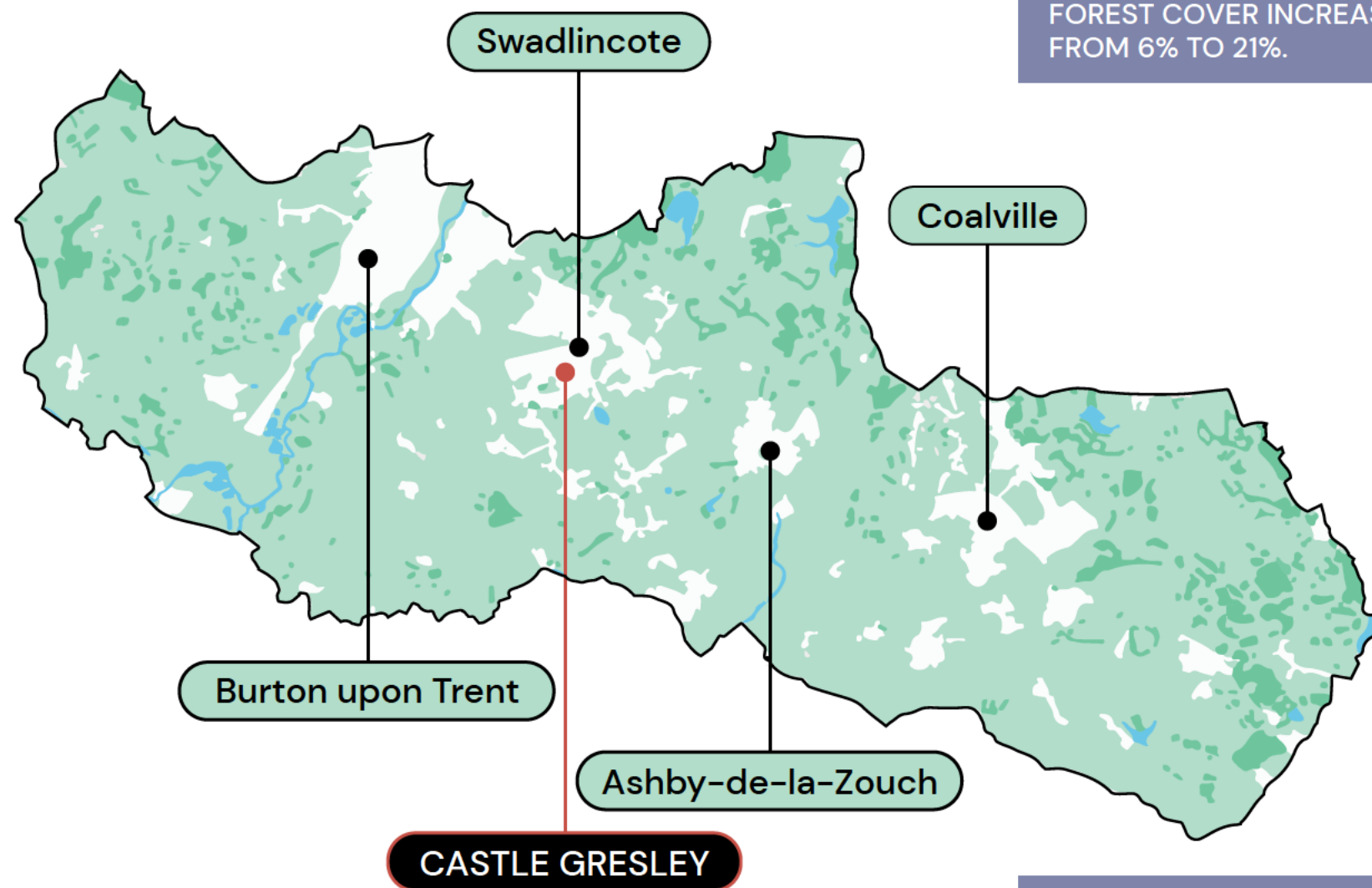
The local character and history of the area will be reflected in the development in order to enhance Castle Gresley and Swadlincote as an attractive place in which to live, visit and invest. Focal features will reflect the historic 'Motte and Bailey' castle arrangement at the nearby scheduled monument, with Motte Parklands designed to provide an elevated viewpoint overlooking the development and give wider views of the area.

The National Forest

Enhanced green spaces and corridors with substantial tree planting, integrated sustainable urban drainage features and habitat enhancement will contribute to the creation of the National Forest.

“The National Forest is right in the heart of the country, embracing 200 square miles of the Midlands. It spans across parts of Derbyshire, Leicestershire and Staffordshire and aims to link the two ancient Forests of Charnwood and Needwood. With a history of coal mining and heavy industry, the landscape is now that of rolling farmland, ancient forests and new planted woodlands. Its main towns and villages include Burton upon Trent (famous for its brewing), Coalville and Swadlincote (formerly associated with the clay and coal mining industries) and the historic town of Ashby-de-la-Zouch.”

“OUR 25 YEAR VISION FOR THE NATIONAL FOREST”
BY THE NATIONAL FOREST, 2019



BETWEEN 1991 & 2019
FOREST COVER INCREASED
FROM 6% TO 21%.

9 MILLION TREES & 100KM
OF NEW HEDGEROWS HAVE
BEEN PLANTED.



500,000 CHILDREN HAVE
ENJOYED OUTDOOR
LEARNING.

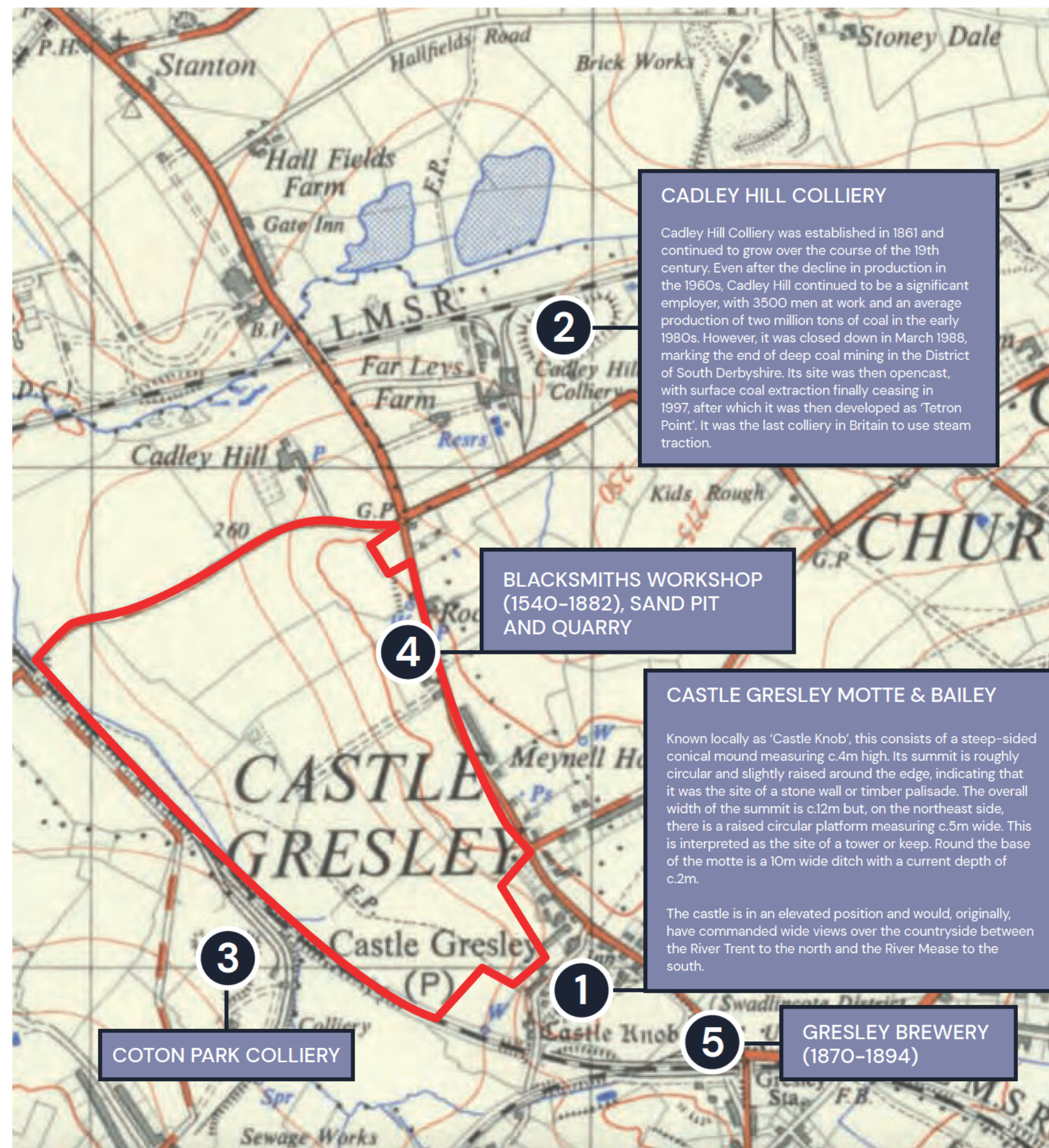
8.9 MILLION PEOPLE NOW
VISIT THE FOREST EACH
YEAR.

Heritage

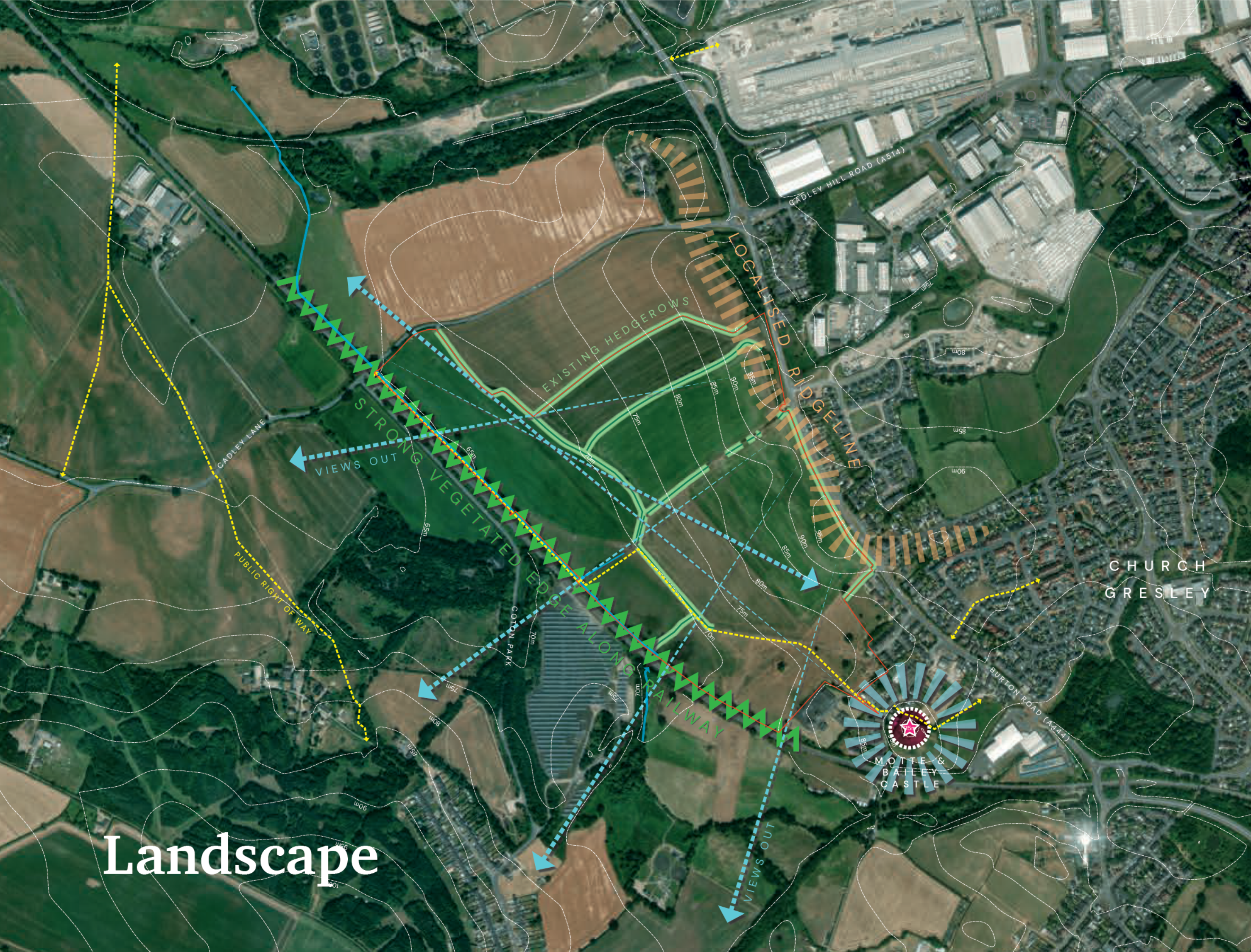
The manor of Castle Gresley was owned by the Gresley family, who had established a priory in nearby Church Gresley in the early twelfth century and held a castle on the site of the now scheduled monument to the southeast of the site which includes a 11th – 13th century motte and three baileys. The motte survives as an upstanding earthwork and further features will survive as buried remains within the baileys.



VIEW ACROSS THE SITE FROM THE CASTLE MOTTE



1:25,000 maps of Great Britain, Publication date: 1952



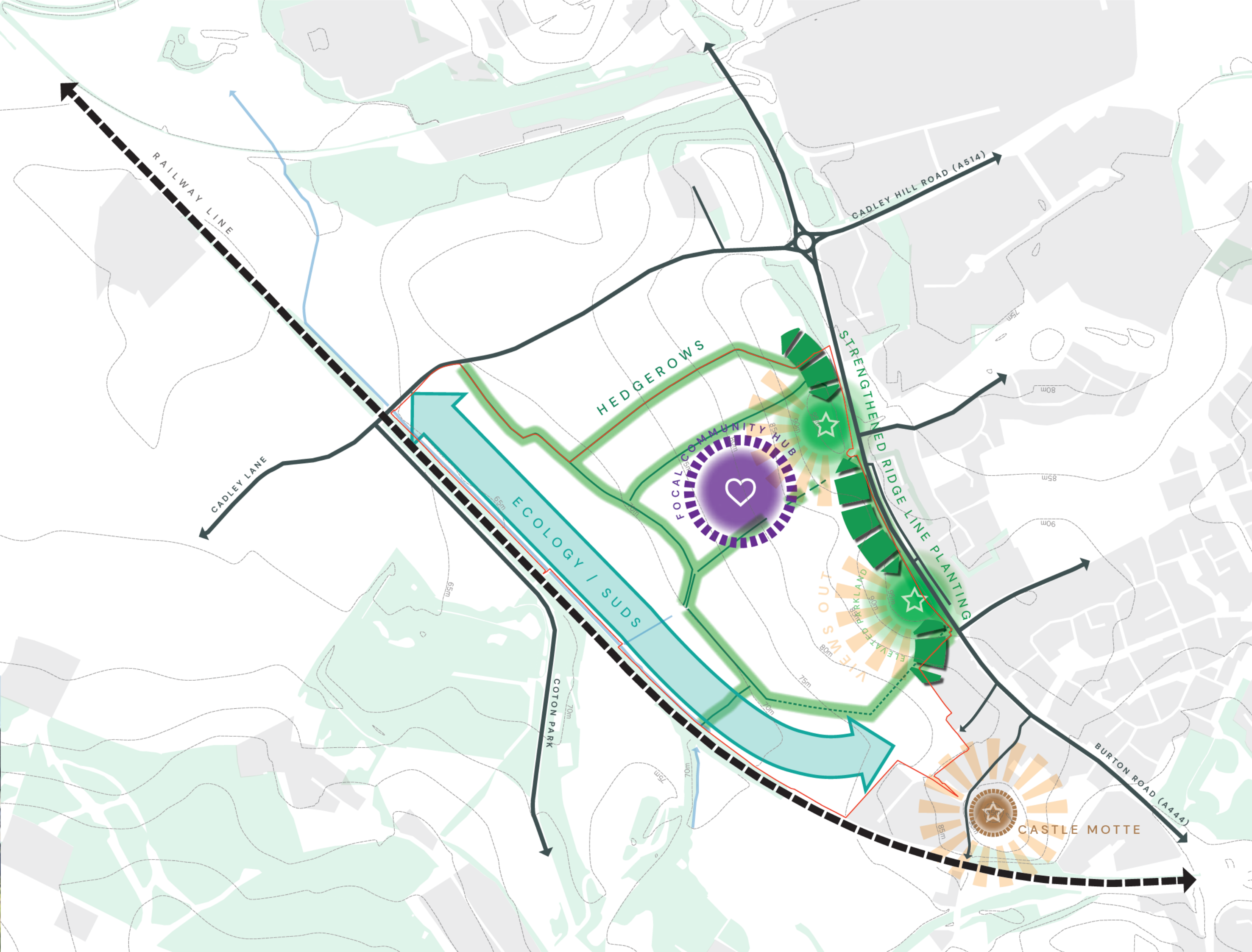
Landscape

A Sense of Place

Masterplan Response

- National Forest – 30% of site to be Forest related green infrastructure (this equates to around 12 Ha), including new woodland along the upper ridge-line, ecologically designed SuDS, green corridors, strengthening of existing hedgerow boundaries, habitat creation and parkland.
- Use of localised high points to create elevated parkland areas with views, framed by vegetation, out over the surrounding area. These are inspired by the nearby motte and bailey, with housing set out on the sloping land below.
- Creation of a strong identity around the central community hub to provide a recognisable and distinctive focal point for the new neighbourhood.





2. A Connected Community

The location, shape and structure of the neighbourhood will determine its sustainable and environmental quality.

A compact neighbourhood will be created with homes provided for all generations. At its heart a community hub will include a school, shopping and community facilities, meeting the day to day needs of the residents. A mobility hub and convenient, safe and future proofed active travel routes will connect key areas within the scheme and provide links into the existing urban area.

The development will strengthen the public transport connections from Castle Gresley to Swadlincote town centre and beyond to provide access higher order services and facilities and employment opportunities.

Homes for All

The high-quality new housing will be popular, sustainably designed to achieve low carbon living and built to last.



As a beacon for beautiful and sustainable design, the vibrant and thriving neighbourhood will provide a range house types and sizes for all ages; from starter homes to family homes together with later living and extra care accommodation as well as affordable properties.

Every home will be built with the space and technology to allow home working via super-fast data connections needed for modern living. Great design will provide flexibility to cater for future demands of residents.

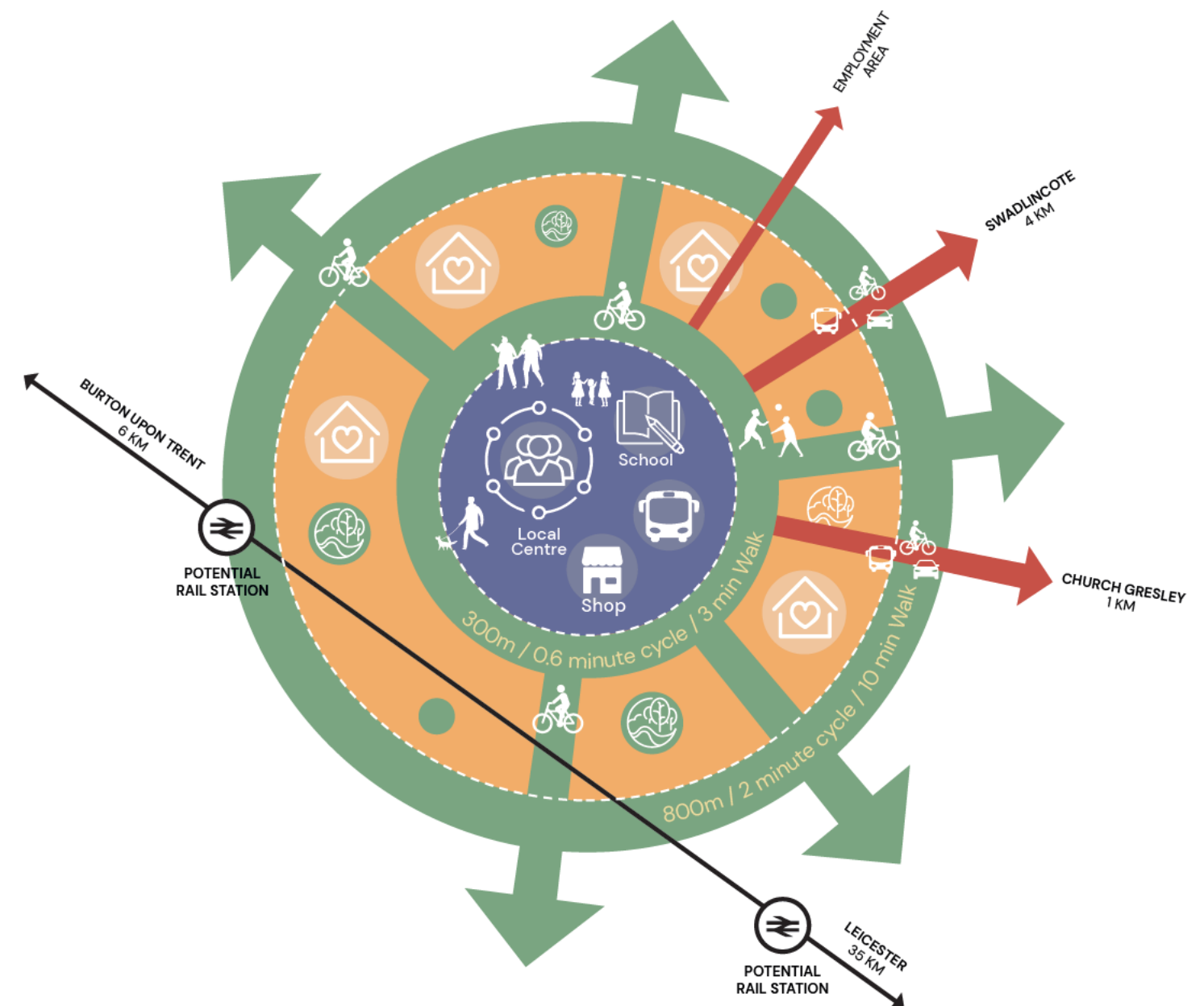
A Well Connected Neighbourhood

A network of greenways, cycleways and footpaths will take pressure off local roads and contribute to residents' health and wellbeing, while an emphasis on sustainable travel options will help minimise use of the private car.

While a number of day to day facilities will be accommodated in the local centre at the heart of the development, a mobility hub will also help residents in the new community to access services and facilities in Swadlincote via improved public transport and cycle links.

Existing local employment and retail on the other side of the A444 is also within easy reach, with the local centre at Church Gresley around 15 minutes walk (or a 3 minute cycle) from the centre of the site.

Potential locations for a new rail station on the Ivanhoe line, providing access to Burton upon Trent and Leicester are also within a 15 minute walk of the centre of the site.



At the Heart of the Community

At the heart of the new development, a local centre will feature a school, a flexible community space, a mobility hub and local shops and services to provide the community with essential facilities within walking distance of their homes.



Masterplan Response

- A centrally located community hub within a 10 minute walk of the new neighbourhood. This will include local retail, a primary school, a mobility hub and a flexible community/work space.
- A network of green active movement corridors within the site to provide easy accessible car-free routes for people to get around the development and access the community hub.
- Facilitate pedestrian, cycle and public transport connections to Church Gresley and Swadlincote, to the adjacent employment areas, to the potential locations for a new train station, and to the surrounding public rights of way network.





3. A Healthy Environment

A strong and happy community is the essential ingredient in creating an enduring neighbourhood. The health and well-being of the residents will, therefore, be at the heart of the neighbourhood.

An expansive green and blue network will ensure that the natural environment is part of the community's everyday life, providing opportunities to meet and play, strengthening social connections and encouraging active travel, as well as providing landscape and ecological enhancements.

Bloor Homes are committed to delivering low carbon living to reduce the environmental impact of development as well as keeping cost of living down for residents.

Supporting Health & Wellbeing

Connecting with nature and the great outdoors is vital for our health, wellbeing and quality of life. Recent events have made us realise the importance of access to green space from our own doorsteps.

Bloor Homes recognises the role that new development can play in improving physical and mental health and is committed to ensuring the proposals for a development at Castle Gresley deliver opportunities for wellbeing. This will include:

- A range of parkland and outdoor activity areas throughout the development, featuring meeting spaces and play areas for children of all ages.
- A network of green corridors to promote active travel within the development and encourage people to walk and cycle.
- Access to natural spaces to allow people to have contact with nature, take time out and experience the changing seasons.
- Natural wetland areas and sustainable drainage systems to manage water productively and promote biodiversity.
- Allotments and orchards to allow people to grow their own food, socialise and meet up.



Green & Blue Infrastructure

An integrated approach to Green and Blue infrastructure, co-ordinating landscape, health and well-being, ecology and drainage requirements, will deliver a wide range of functions and benefits.

The development will include a landscape-led network of multi-functional green and blue infrastructure, guided by the existing landscape features and topography of the site and its surrounds, that will:

- protect and enhance existing hedgerows and trees.
- increase habitat diversity across the site.
- incorporate sustainable drainage features, including attenuation ponds and swales.
- provide a range of parkland and outdoor activity areas, including spaces for meeting, play and recreation.
- reflect the contextual landscape character and heritage of the site.
- accommodate active travel routes.
- contribute towards the National Forest, in respect of open space provision and tree planting.
- include tree and vegetation cover to help soften the impact of development on rising slopes.
- positively integrate the existing power line corridor within a linear park land, incorporating wildlife features, SuDS and recreational footpaths.

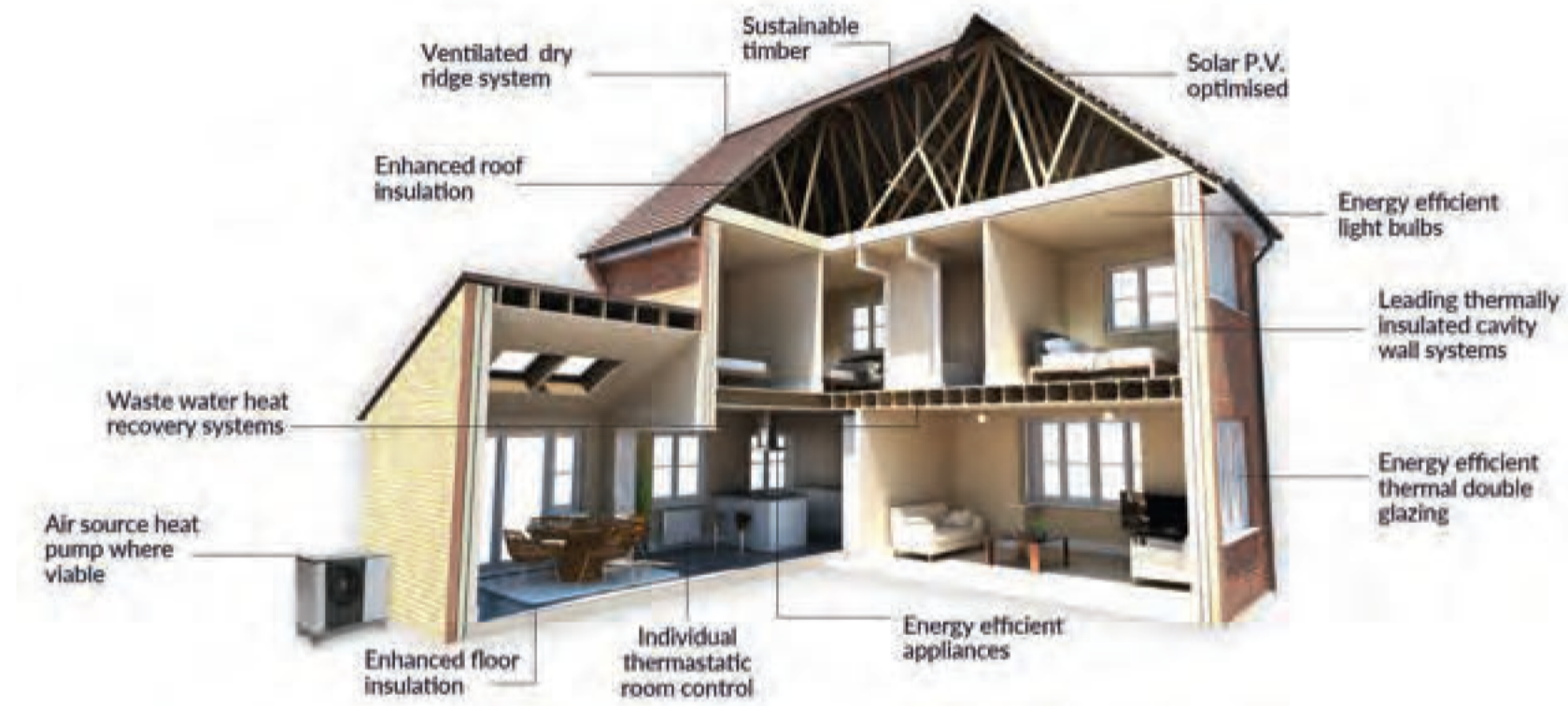


The Journey to Sustainable Living

We are living at a time of climate emergency. Bloor Homes is embracing the new technologies and techniques required to ensure the communities it delivers help to counteract this. The development at Castle Gresley will support South Derbyshire District Council's target of achieving carbon neutrality across South Derbyshire before 2030.

To do this, Bloor Homes will:

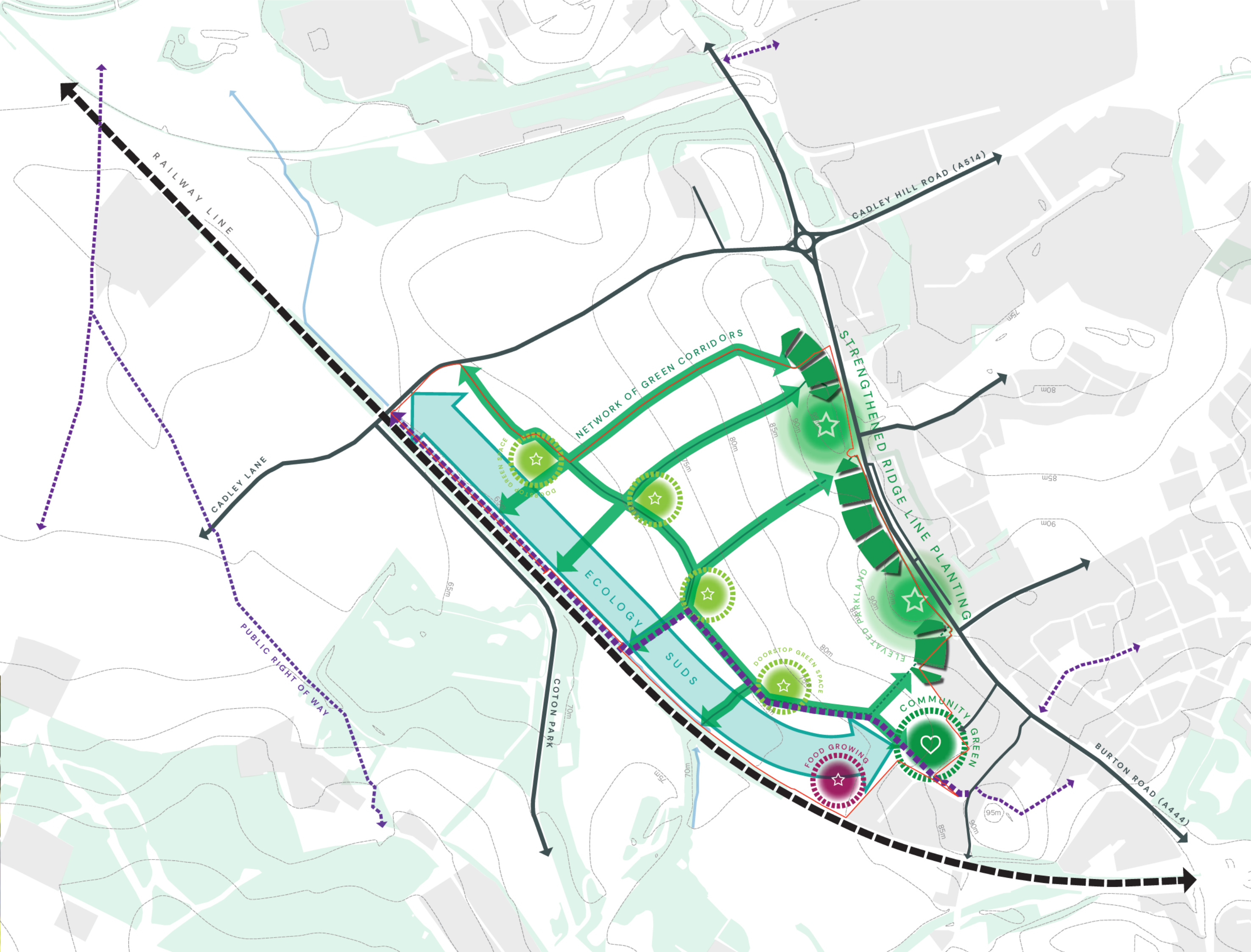
- Build homes that consume less energy by using the latest materials and techniques to maximise insulation, air tightness and heat recovery, with no fossil fuel heating systems being installed beyond 2025, creating an uplift in energy efficiency of 75-80%.
- Procure materials from sustainable sources and recycle construction waste as far as is possible.
- Install sanitary ware and appliances that meet the highest water efficiency standards.
- Provide electric vehicle (EV) charging points for all dwellings with on plot parking, together with access to communal EV charging points for the whole development.
- Provide extensive, multi-functional green spaces, contributing to the ambitions of the National Forest.
- Prioritise sustainable travel modes within the development, delivering a truly walkable neighbourhood.



Masterplan Response

- Easy access to doorstep community green spaces and the network of green corridors. These will provide opportunities for recreation and play, active travel, community food growing (such as allotments or orchards), and places for people to meet and engage.
- Native tree and shrub planting, ecologically designed SuDS and wildflower meadows provided as part of a mosaic of new habitats across the site. This Green Infrastructure will help contribute to the National Forest and provide Biodiversity Net Gain (BNG)
- The incorporation of features and technologies to address climate resilience, both within the fabric of the buildings and within the layout.







Masterplan Vision

The core aim of the emerging Masterplan proposals is to create an attractive and sustainable environment that responds to the site's setting, retaining natural key features, and taking advantage of the existing landscape framework to create a high quality and distinctive development with a sense of place that is well integrated into its surroundings.

The Masterplan

The Masterplan shows how around 550 new homes could be provided on the site at an average density of 35 dwellings per hectare. The underlying principles are set on the plan and are described below:

- 1 A proposed vehicular access off A444 (Burton Road). This will be positioned to work safely with the existing highway network.
- 2 Local Centre/Community hub located centrally within the development at the confluence of key pedestrian and public transport corridors.
- 3 Focal features made of prominent rising ground along the eastern boundary – reflecting the historic ‘Motte and Bailey’ arrangement at the nearby scheduled monument. These Motte Parklands will incorporate a range of footpath routes and an elevated viewpoint overlooking the development, with wider views across the surrounding area framed by blocks of tree planting.
- 4 Supplementary tree planting along the site boundaries and retained hedgerows will help to strengthen the sense of vegetated enclosure and screening within the National Forest, particularly along the ridge of higher ground alongside the A444.
- 5 Linear green corridors connect open spaces within the development and help to break up development blocks on the rising slopes.
- 6 Primary road loop (based on approximate 1:20 gradient) to provide access for vehicles and servicing around the majority of the site.
- 7 Linear green corridors incorporating areas of steeper slopes between development platforms and providing community focal points.
- 8 Community orchards help to provide a transition between the development edges and surrounding open spaces as well as seasonal colour and habitat diversity.

- 9 Existing gateway provides pedestrian access and links across A444 to local services and facilities via nearby footpath routes.
- 10 Existing public right of way incorporated into green corridor.
- 11 A community open space (Bailey Green) provides a focal open space and landscape buffer for the surrounding existing housing.
- 12 Ecologically designed SuDS/attenuation/wetland meadow features on the edge of the existing flood zone within an open space that incorporates the overhead power-lines and pylons and provides a buffer between the development and the railway line.
- 13 Potential allotments/community gardens within easy reach of both the new and existing communities and providing a buffer around the sub-station compound.
- 14 Proposed utility access road and easement.
- 15 A cycle/footpath link (and possible emergency access) will be provided at the south eastern corner to allow access to local facilities within Church Gresley to the east.

ADJACENT LAND TO THE NORTH

The land to the north is being promoted by Harworth Group PLC and there has been a co-ordinated response to the masterplan as a whole. It is expected that this scheme would deliver around 500 homes alongside employment land and a site for a new railway station.

LEGEND

-  Site Boundary
-  Residential
-  Primary Road
-  Tertiary Road
-  GI/Open Space
-  Indicative Drainage
-  Community Garden/Allotment
-  Community Orchard
-  Existing Hedgerow
-  Existing Vegetation
-  Indicative Proposed Vegetation
-  Indicative Focal Open Space
-  Indicative Play Area
-  Existing Public Footpath
-  Indicative Footpath Links
-  Potential Community Use
-  Potential Retail/Local Centre
-  School



Land Use	Approximate Area (in Hectares)
Residential	15.5
Motte Parkland	4.36
Bailey Green	1.22
SuDS/Wetland	8.02
Public Open Space / Green Infrastructure	8.95
School	1.0
Allotments / Community Garden	0.8
Total Site Area	40.26

Delivery

The new neighbourhood will be a beautiful, well-designed sustainable place where people can live, work and play in ways that support health, wellbeing, while mitigating climate change and contributing to the success and vitality of a new community.

The site is available now, suitable and deliverable. This Vision Document clearly demonstrates that the site is a realisable opportunity that will make a significant contribution to meeting the identified market and affordable housing needs within the plan period and the site should therefore be allocated in the emerging Local Plan to assist South Derbyshire District Council in realising its ambitions for sustainable growth.

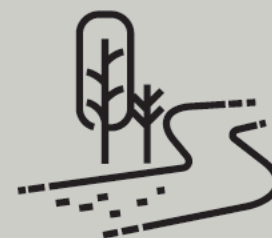
The development of a new neighbourhood for Castle Gresley and Swadlincote will result in a number of significant benefits in respect of the economic, social and environmental dimensions of sustainable development:



Up to 550 homes to meet local needs



A new primary school



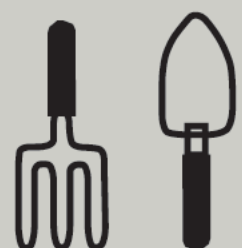
Extensive greenways, cycleways and footpaths



A mobility hub providing a range of sustainable travel options



A new community hub with a local shop, services and flexible community space for new residents and the existing local communities



Allotments and orchards



A range of open spaces and tree planting to contribute to the ambitions of the National Forest



Natural wetland and SuDS areas to encourage biodiversity



About Bloor Homes

Bloor Homes was founded in 1962 by John Bloor. We have 58 years' continuous experience in promoting and developing major housing schemes across the UK.

Bloor Homes Limited through a combination of Bloor Homes, Triumph Motorcycles and Pickering Plant has a combined turnover of £1.3bn per annum and remains a financially independent and family owned business.

The Company has built an enviable reputation for the identification, promotion and delivery of major strategic sites across England, and these sites provide the lifeblood of our business.

The local planning authorities with whom we work to bring forward these sites can take comfort in the fact that they are dealing with a house builder who will design a scheme that accounts for the practical issues associated with development, ensuring reliable delivery of new homes, community facilities and associated infrastructure.







BLOOR HOMES[®]