

Local Plan Representations

For R&M Property | 25-278

South Derbyshire Local Plan Part 2 Review (Issues and Options Version) -
Hatton Hall, Derby Road, Hatton, DE65 5PT

Project: 25-278
Site Address: Hatton Hall, Derby Road, Hatton, DE65 5PT
Client: R&M Property
Date: 30 January 2026

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Contents

1.	Introduction	1
2.	Proposed allocation: Hatton Hall, Derby	2

Appendices

EP1. Site Location Plan – Hatton Hall, Derby



1. Introduction

- 1.1 Emery Planning is instructed by R&M Property to submit representations to the South Derbyshire Local Plan Part 2 Review (Issues and Options Version) consultation.
- 1.2 R&M Property is promoting the Hatton Hall, Derby site for residential development. These representations demonstrate that should the site be allocated for residential development in the Local Plan Part 2, it can contribute to addressing the identified shortfalls in housing provision in a sustainable way.



2. Proposed allocation: Hatton Hall, Derby

Question 2: Where should the housing needs be met?

- 2.1 We consider there is a need to allocate additional deliverable sites within South Derbyshire, particularly in sustainable settlements such as Hatton which is a Key Service Centre.
- 2.2 R&M Property is promoting the Hatton Hall, Derby site for residential use (either C2 or C3) which can assist in meeting housing needs in a sustainable way. R&M Property promoted the site as part of the South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version) consultation in April 2025. Details of the site, pre-application advice received and the proposed allocation are provided below.

Site location and description

- 2.3 The Hatton Hall site comprises two parts, separated by an ordinary watercourse and existing hedgerows. The site has an area of 5.3 hectares.
- 2.4 The northern portion of the site comprises an agricultural field surrounded by hedgerows / shrubs / trees.
- 2.5 The southern portion of the site comprises a vacant building formerly used as a care home, ancillary buildings and surrounding greenfield land. The site is currently used as a paddock for keeping horses. Large trees are present along the southern boundary of the site. The site is surrounded by hedgerows / shrubs / trees. An electricity sub-station is located in the north eastern corner of the southern portion of the site.

Figure 2.1: photos of the site including the former care home building (left) and paddock (right)



- 2.6 Existing access is taken directly off Derby Road (A511) which borders the site to the south. On the opposite side of Derby Road is a partially constructed housing development comprising of 385 dwellings and a

partially constructed 66-bed care home. East of the site is Fern Cottage, 3 Derby Road, open fields and an area of woodland. West of the site is Brookhouse Farm along Malthouse Lane. North of the site is Malthouse Farm accessed from Malthouse Lane.

- 2.7 The site is located adjacent to Hatton's settlement boundary in a rural area north of Hatton.
- 2.8 The southern portion of the site, around the former care home building, is located in flood zone 2. The northern portion of the site is located in flood zone 1, at low risk of flooding from rivers and sea. Within both portions of the site, there are small areas of low surface water flood risk. However, Hatton village and the site, benefit from flood defence measures completed in 2013, which protect the area from flooding from the River Dove.
- 2.9 No further site constraints, such as tree preservation orders, listed buildings or conservation areas were identified.
- 2.10 The site lies in a sustainable location. The site is within 1,500m of a sports club (Hatton Sports and Social Club), 1,000m of a primary school (Health Fields Primary School), 850m of a convenience store (Nisa, Station Road) and adjacent to a restaurant (Sunar Gow). The site is located within 1,600m of a railway station (Hatton & Tutbury). There is also public transport provision available via a bus service with a bus stop being just 100m away.

Pre-application advice

- 2.11 In July 2025, on behalf of R&M Property, we submitted a pre-application advice request to South Derbyshire District Council for the construction of up to 142 dwellings (including 30% affordable housing) on the site. In October 2025, we received written feedback on the proposals. Planning officers concluded that given that the site is outside of the settlement boundary, the general principle of residential development on the site would be contrary to relevant planning policy.
- 2.12 However, key reasons why we consider that the site is suitable for residential development include:
- The site is located adjacent to Hatton's settlement boundary and would make a logical extension to Hatton Key Service Centre.
 - The site is located adjacent to an existing allocated site (see policy H11: 'land north east of Hatton') in the adopted Local Plan Part 1. This existing allocated site is also a proposed allocation in the Local Plan Part 1 Review 2022-2041. The site has mostly been developed for housing by Bellway and Ashberry Homes as part of the 'Hatton Court' development. In addition, a 66-bed care home is currently being developed directly opposite the 'Hatton Hall' site.



- Due to the presence of the River Dove, located immediately south of Hatton, almost all of the Hatton settlement is located within flood zone 3. The limited number of sites in flood zone 1 within the settlement boundary have already been developed. The 'Hatton Hall' site is within flood zone 1 (northern part of the site) and flood zone 2 (southern part of the site). The 'Hatton Hall' site is one of very few sites adjacent to the settlement boundary, that is outside of flood zone 3. Any extensions of the settlement boundary, other than to the north of Derby Road, would be in flood zone 3 / high flood risk areas.

2.13 To help facilitate the development of the site, R&M Property is keen to consider identified local needs for residential development on the 'Hatton Hall' site. In January 2026, R&M Property had a meeting with the Adult Social Care team at Derbyshire County Council who identified a need for older persons housing in Hatton. Accordingly, R&M Property is now considering a Class C2 'residential institutions' development on the site, which may include a care home for elderly persons and / or extra care accommodation for those aged 55 years or older.

Proposed allocation

2.14 The site is capable of delivering a mix of attractive, well-designed family homes or older persons housing, which may include a care home for elderly persons and / or extra care accommodation for those aged 55 years or older, subject to planning application discussions.

2.15 The site was also assessed under the 2020 SHELAA methodology with the following conclusion:

"The site is considered available, achievable, and suitable. However, a number of suitability criteria would need to be overcome/require mitigation."

2.16 R&M Property is currently undertaking a range of technical assessments which will demonstrate that the suitability criteria can be overcome, or mitigation can be provided. Whilst all appropriate technical assessments will be undertaken, key issues for the site are discussed below.

Flood risk and drainage

2.17 Sections of the site are within Flood Zone 2. Any proposed development will incorporate a Sustainable Drainage System (SuDS) to limit surface water flows to the greenfield run-off rate plus an allowance for climate change.

2.18 As development would increase the impermeable area of the site, attenuation ponds could be accommodated on the site. The ponds would be of sufficient scale to attenuate surface water flows from the entire development but would be supported by other sustainable drainage (SuDS) features such as swales, rainwater harvesting and permeable paving.



- 2.19 The current allocation for 400 dwellings at 'Land North East of Hatton' as set out in policy H11 of the adopted Local Plan Part 1, is in Flood Zone 3 and flood alleviation measures have removed the allocated site from flood risk. The 'Hatton Hall' site is at a lesser risk of flooding than this allocation.
- 2.20 It is clear that the site can be satisfactorily drained and no flood risk or drainage reasons exist as to why the site could not be developed.

Heritage

- 2.21 Hatton does not contain a conservation area and the site is not within or close to a conservation area. The buildings on site are not listed and the site is not close to any scheduled monuments, listed buildings and registered parks / gardens / battlefields. If necessary, heritage advice will be sought in consideration of whether any existing buildings on the site are worthy of retention.
- 2.22 Thus, there are no heritage considerations which would prevent the site being developed.

Landscape and visual impact

- 2.23 The site is located on the edge of the urban area. It has an edge of settlement character and is contained by roads and existing development on three boundaries.
- 2.24 No trees on site are protected by TPOs, nor are there any TPOs immediately adjacent to the site. However, the trees in the south western corner and along the southern boundary of the site are significant and could constrain development in this area.
- 2.25 The development would not be incongruous in the location and setting at the edge of the settlement and would fit in with the existing urban fringe character whilst maintaining and enhancing the key existing characteristics such as significant trees.

Proposed allocation: conclusions

- 2.26 The site is in a sustainable location and would help to deliver a mix of housing (C2 / C3 uses) as part of the emerging Local Plan. It could assist in addressing the issues of soundness, by contributing to meeting housing needs in Hatton, South Derbyshire and the wider Derby HMA, and by providing sustainable development adjacent to an identified Key Service Centre.
- 2.27 There are no constraints which would prevent the site from coming forward, and the development could deliver the following benefits:
- A range of types, sizes and tenures of new homes in an accessible location.



- Policy compliant affordable housing provision to meet a significant local need.
- Older persons housing which may include a care home for elderly persons and / or extra care accommodation for those aged 55 years or older.
- The retention of existing trees (where possible), and a 10% net gain in biodiversity value.
- Tree lined pedestrian paths with shaded seating.
- Provision of new open space to serve new and existing residents including communal edible gardens.
- A biophilic landscape led development which integrates well with the existing settlement form.
- Sensory gardens for play or relaxation.
- Green roofs and living walls.
- Permeable quality paving, with stormwater absorbing planting beds.
- A design that would encourage active travel through the use of modal filters and low traffic neighbourhoods.
- Electric vehicle charging points.

2.28 We therefore propose that the site is allocated in the emerging Local Plan. R&M Property would be happy to provide any further information necessary to support the allocation and the Council's evidence base if an allocation were to be considered as part of modifications to the plan. R&M Property Group is committed to modern methods of construction, currently building zero carbon homes around Greater Manchester for Registered providers and local authorities.

2.29 R&M Property Group comprises of sympathetic and considerate professionals, designing and delivering biophilic family homes, embracing the natural local environment. Using a fabric first approach to energy storage in the home, using drop in natural materials to harmful existing products used in construction, and providing zero energy bills for their rental clients to target fuel poverty for families with our energy partners.

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)?

2.30 R&M Property considers that as well as allocating the 'Hatton Hall' site for residential development, there are other mechanisms that the plan should consider to securing housing delivery. This should include extending the Hatton settlement boundary to the north, as this broad area is at a lesser risk of flooding when compared with other directions that Hatton could be extended to.



- 2.31 For the same reason, R&M Property considers that the emerging Local Plan Part 2 should identify an indicative broad location / area for future growth to include sites adjacent to the settlement boundary to the north, north of Derby Road.

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.)?

- 2.32 As set out in the Local Plan Part 2, the Council's Settlement Growth Study (2024) considers the overall housing need for individual settlements within the district. The study found that in many areas the population aged 75 years and over is projected to rise. This is a significant issue for planning for new housing because a share of the population aged 75 years and older are likely to require dedicated older person housing. Specialist older persons accommodation may be required in some settlements to allow existing residents to remain in suitable accommodation. An aging population will have different accommodation and infrastructure requirements.
- 2.33 The Settlement Growth Study (2024) sets out population and household growth by settlement 2022-2039 under three growth scenarios. Under the zero migration model, there will be 102 more residents aged 75+ between 2022 and 2039. Under the net zero migration model, there will be 150 more residents aged 75 or over between 2022 and 2039. Under the 10-year migration model, there will be 144 more residents aged 75+ over the plan period. In each of the three growth scenarios, the number of residents in Hatton aged 75+ will increase by more than 100 residents, so it is clear that more elderly accommodation in Hatton needs to be planned for. The 'Hatton Hall' site is ideally placed to help meet such needs.
- 2.34 As set out above, in January 2026, R&M Property had a meeting with the Adult Social Care team of Derbyshire County Council who identified a need for older persons housing in Hatton. Accordingly, R&M Property is now considering a Class C2 'residential institutions' development on the site, which may include a care home for elderly persons and / or extra care accommodation for those aged 55 years or older.
- 2.35 Such specific accommodation should be allocated at the 'Hatton Hall' site along with C3 use, to enable an element of flexibility.





[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

[Report](#)

Dear Sir or Madam

On behalf of our client, R&M Property, we wish to make the attached representations on the South Derbyshire Local Plan Part 2 Review (Issues and Options Version) document.

The attached representations cover:

- Question 2: Where should the housing needs be met?
- Question 3: Mechanisms to secure housing delivery in addition to allocating specific sites.
- Question 5: Specific accommodation needs the Local Plan should address through allocations.

More specifically, R&M Property is promoting the Hatton Hall, Derby site for residential development. Should the site be allocated for residential development in the Local Plan Part 2, it can contribute to addressing the identified shortfalls in housing provision in a sustainable way.

Please can you confirm receipt of these representations today?

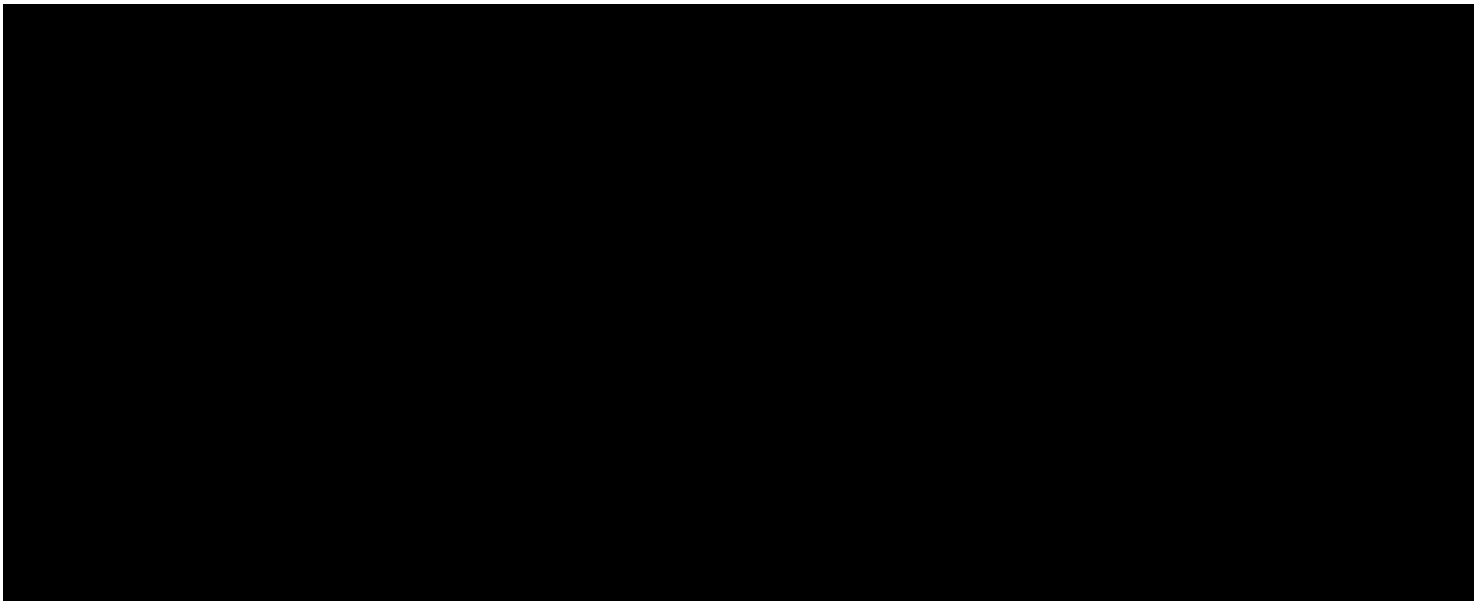
We request to be kept informed of progress on the new Local Plan.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]



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

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

*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)

N/A

Question 2: Where should the housing needs be met?

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

Please see attached '25-278 – Reps to Local Plan Part 2 Review – R&M Property'.

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)

Please see attached '25-278 – Reps to Local Plan Part 2 Review – R&M Property'.

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)

N/A

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)

Please see attached '25-278 – Reps to Local Plan Part 2 Review – R&M Property'.

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

(Please provide details)

N/A

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)

N/A

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)

N/A

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)

N/A

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)

N/A

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

(Please provide a comment)

N/A

Question 12: Do you agree with the retail hierarchy?

☐ Yes

☐ No

(Please provide a reason for your answer)

N/A

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)

N/A

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

(Please provide details)

N/A

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)

N/A

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)

N/A

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)

N/A

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

(Please provide details)

N/A

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

(Please provide details)

N/A

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

☐ Yes

☐ No

(Please provide a reason for your answer)

N/A

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)

N/A

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)

N/A

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)

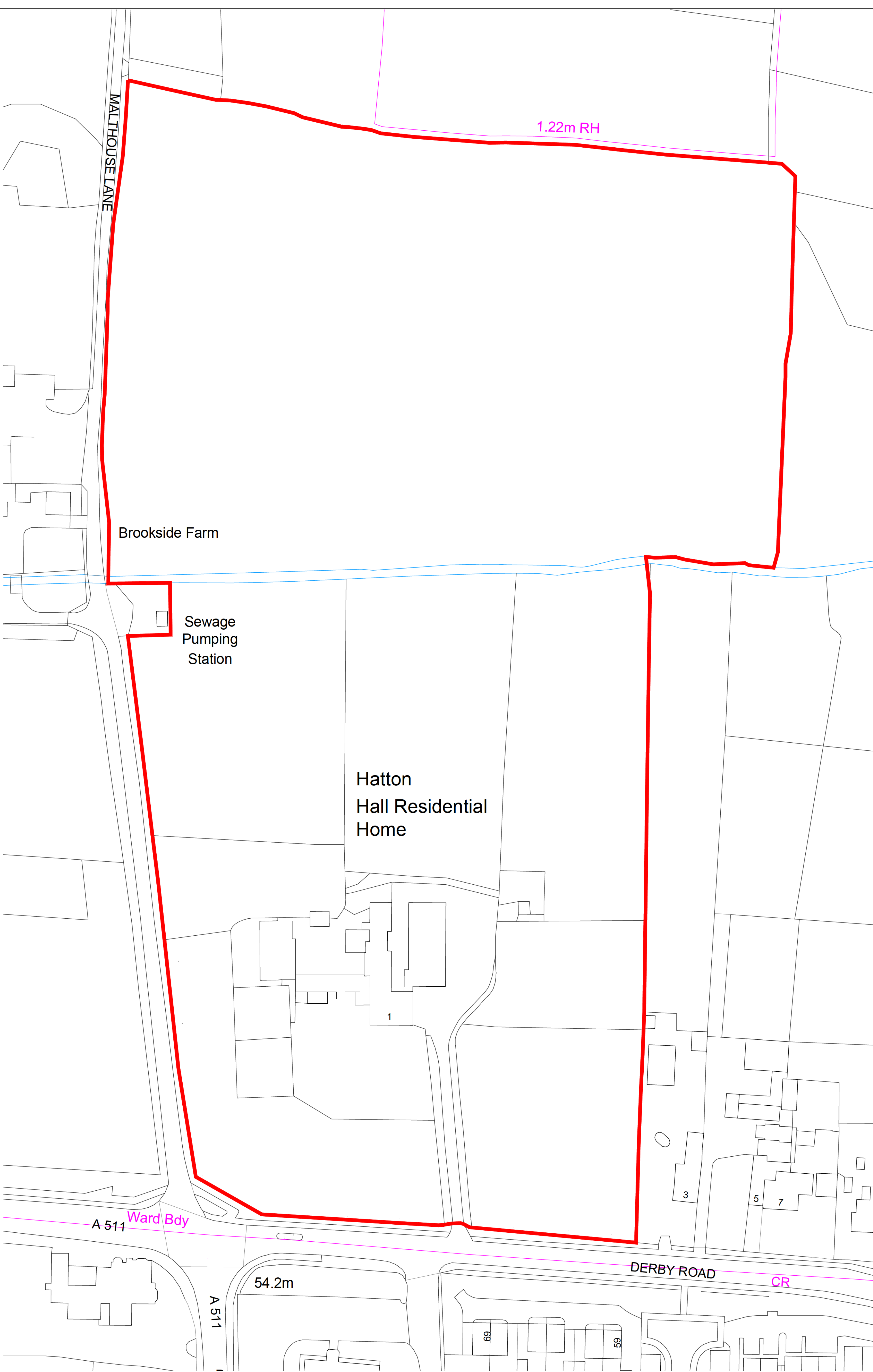
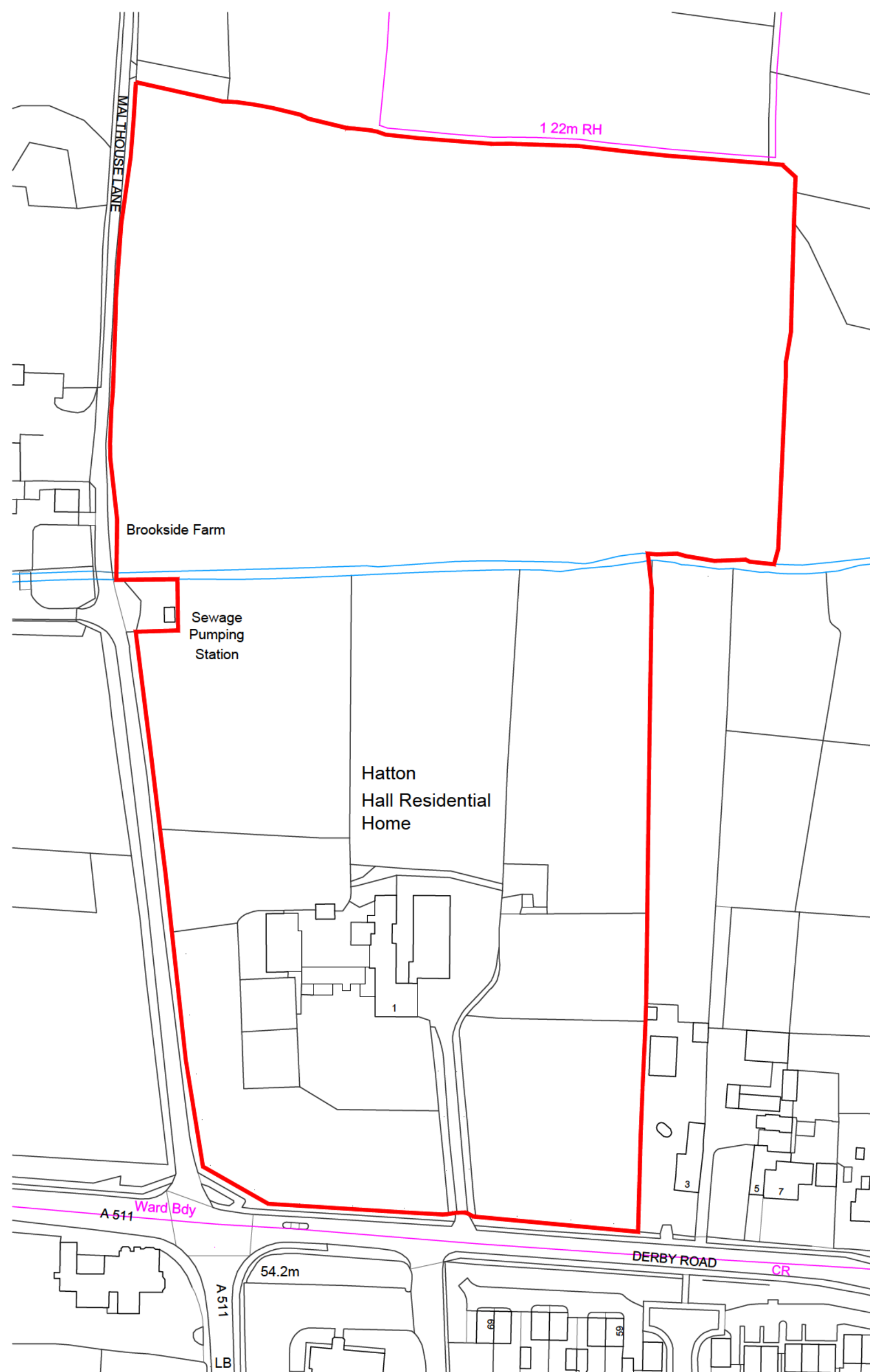
N/A

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

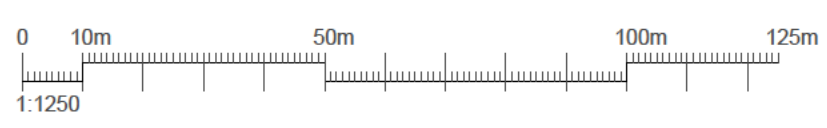
(Please provide details)

N/A

The contractor is responsible to ensure that all products are to be utilized that do not comply with relevant British and/or European Standards and/or Codes of Practice, CEN or EN standards, Construction Regulations, or which are known to be defective or to be of poor quality and/or construction to be dangerous to health and safety or to the durability of the work or not in accordance with good building practice. The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing is to be read in conjunction with all relevant Other Project Team Members' or specialist drawings/technical specifications. Any discrepancy is to be notified to Baily Garner LLP and is to be resolved before proceeding with the work on site or shop drawings. When an item is covered by drawings to different scales, the larger scale drawing is to be worked to. Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with all rights to Baily Garner LLP. This drawing is to be used in conjunction with Document Stability Codes page or at www.bailygarner.co.uk/stabilitycodes/



Block Plan - scale -1:1250



Hatton Hall Residential Site

Site Location Plan

Site Location Plan - scale -1:1500

REV	DATE	BY	REVISION
-	-	-	-

CLIENT NAME R&M PROPERTY GROUP				PROJECT HATTON HALL RESIDENTIAL SITE			
PROJECT ADDRESS FORMER HATTON HALL RESIDENTIAL SITE FOSTON, DERBY				SITE LOCATION + BLOCK PLAN DRAWING CODE S3			
SCALE 1:1500 @ A0				DATE 30/09/2025			
REVNO	REVNO	DATE	DATE	REVNO	REVNO	DATE	DATE
36457	BGL	A0	XX	DR	A	101	P 01

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