

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*: The Strategic Land Group Ltd

[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.

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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)

Please refer to accompanying document titled “22-582 – Reps to Part 2 Local Plan Review with Appendices - SLG”.

Question 2: Where should the housing needs be met?

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

Please refer to accompanying document titled “22-582 – Reps to Part 2 Local Plan Review with Appendices - SLG”.

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 refer to accompanying document titled "22-582 – Reps to Part 2 Local Plan Review with Appendices - SLG".

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)

Please refer to accompanying document titled "22-582 – Reps to Part 2 Local Plan Review with Appendices - SLG".

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)

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

(Please provide details)

Please refer to accompanying document titled "22-582 – Reps to Part 2 Local Plan Review with Appendices - SLG".

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)

Please refer to accompanying document titled “22-582 – Reps to Part 2 Local Plan Review with Appendices - SLG”.

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)

Please refer to accompanying document titled “22-582 – Reps to Part 2 Local Plan Review with Appendices - SLG”.

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)

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)

Please refer to accompanying document titled "22-582 – Reps to Part 2 Local Plan Review with Appendices - SLG".

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

(Please provide a comment)

Please refer to accompanying document titled “22-582 – Reps to Part 2 Local Plan Review with Appendices - SLG”.

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)

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

☐ Yes

☐ No

(Please provide a reason for your answer)

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

☐ Yes

☐ No

(Please provide a reason for your answer)

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

☐ Yes

☐ No

(Please provide a reason for your answer)

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

(Please provide details)

Please refer to accompanying document titled "22-582 – Reps to Part 2 Local Plan Review with Appendices - SLG".

Report

We would be grateful if you could confirm safe receipt of the documents.

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Representations to Issues and Options

For The Strategic Land Group Ltd | 22-582

South Derbyshire Part 2 Local Plan Review - Land South of Moira Road, Overseal



Project: 22-582
Site Address: Land South of Moira Road, Overseal
Client: The Strategic Land Group Ltd
Date: Thursday, January 29, 2026

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Appendices

- EP1.** Site location plan
- EP2.** Development Prospectus



1. Introduction

- 1.1 Emery Planning is instructed by The Strategic Land Group (hereafter referred to as 'SLG') to submit representations to the South Derbyshire Issues & Options Local Plan Part 2 Review consultation. SLG previously responded to the Local Plan Part 1 Review Publication Version consultation in April 2025.
- 1.2 SLG is promoting the land South of Moira Road, Overseal for residential development. These representations seek the allocation of the site in the emerging plan, and demonstrate that it is suitable, available and achievable. The site can be delivered in the first 5 years of the plan period.
- 1.3 We respond to the consultation questions and key issues in turn below.



2. Response to Questions

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?

2.1 The question provides three possible answers as follows:

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

2.2 We consider that a full review of the Local Plan (taking into account the increase in South Derbyshire's local housing need) should be undertaken now.

2.3 SLG's position in respect of this matter was set out in response to the Local Plan Part 1 Review consultation. The Part 1 Review was clearly rushed out for consultation in an attempt to meet the Framework's transitional arrangements. However, several key items were missing from the evidence base, and therefore the consultation was incomplete, and re-consultation is required.

2.4 Turning to the proposed strategy in the Part 1 Review, whilst it is commendable that South Derbyshire is seeking to allocate land to meet Derby's unmet needs, South Derbyshire should be planning to meet its own needs now. The change in balance of need under the new standard method (in particular, the increase in South Derbyshire's needs) has significant implications for the distribution of development. This is not a matter that is appropriate to leave to a future review.

2.5 The Council's proposed review mechanism (Policy Rev1 of the Part 1 Review) would allow for a further 5 years from adoption before a full review of the plan is submitted for examination. The Local Plan Part 1 is yet to be submitted to the Secretary of State (SoS) for examination since the Regulation 19 consultation ended in April 2025, therefore the true housing needs of South Derbyshire are likely to go unmet for several years yet based on the Council's assumptions.

2.6 The Consultation Document goes on to state that Local Government Reorganisation (LGR) would pose a challenge in relation to carrying out a full review and the Council is keen to have an adopted local plan ahead of the changes. Given that the LGR is not expected to be implemented until 2027 and the new Council(s) would not operate until April 2028, there are no reasons why the Council could not pursue a full Local Plan Review under the new Framework prior to this. Furthermore, the LGR of the authorities remains



hypothetical at this stage and it would not be appropriate to withhold a comprehensive plan review for this reason alone.

- 2.7 It is also not clear how the proposed review mechanism (draft Policy Rev1) and the timescales for LGR will interact. Under the draft policy, the Council would need to enter into an immediate review upon adoption of the emerging Local Plan Part 1. However, in the event that the LGR is implemented in 2027, then the local plan review process would need to be abandoned and the new Council proceed with a fresh plan. Whilst the Consultation Document states that adoption of such a plan would not be feasible before 2030, it is likely to take longer as the new Council finds its feet and evidence for the new geographical area is gathered. There is therefore a clear conflict between the review policy, LGR, and the need to meet the current needs of South Derbyshire, all of which indicates that a full review now is the most sensible approach.
- 2.8 We therefore maintain that the Council should produce a comprehensive plan review now utilising the new standard method, rather than attempting to adopt the Part 1 Review, which is not at all reflective of current needs and will result in (at best) a plan being adopted that is immediately out of date and fails to meet the needs of South Derbyshire. The Council would also be unable to maintain a 5-year housing land supply, particularly as the 20% buffer would immediately apply in accordance with paragraph 78(c) of the Framework.

Question 2: Where should the housing needs be met?

Proposed allocation

- 2.9 SLG is promoting the land South of Moira Road, Overseal as an allocation for housing development. A significant new area of open space (circa 13 acres) would be provided to the south of the proposed new housing. A site location plan is provided at Appendix **EP1**. A Development Statement is provided at Appendix **EP2**. Full details of the site and the proposed allocation are provided in **Section 3** of these representations.

Distribution of development

- 2.10 The Local Plan Part 1 Review sets out a housing requirement of 14,500 dwellings, comprising:
- 9,633 to meet the needs of South Derbyshire
 - 4,867 to assist with the unmet needs of Derby City, reflect historic higher delivery, provide flexibility, and meet affordable housing needs



- 2.11 SLG's representations to the Part 1 Review identified issues in relation to the expression of the housing requirement, and the lack of clarity in terms of how much housing is being provided to meet the needs of Derby City. Such provision needs to be included in the overall housing requirement. The issue was underlined in the recent appeal decision in respect of the land south of Kings Newton Lane, Melbourne (PINS ref: APP/F1040/W/25/3368728), where the Inspector discounted 24% of the Council's 5-year housing land supply, as the current development plan plans for housing delivery based on meeting the needs of South Derbyshire and of Derby on a 76% / 24% split.
- 2.12 It was also previously raised within SLG's response to the draft Local Plan Part 1 Review Publication Version that the distribution of development between the Key and Local Service Villages was unclear, and that draft Policy H1 failed to provide further clarity in respect of apportionment of the housing requirement or relationship with individual needs and sustainability credentials of each settlement¹.
- 2.13 The Part 2 Review consultation document refers to a Settlement Hierarchy shown in Chart 1. This now provides a proportion of homes to be allocated in each settlement as follows:

Settlement	No. of homes
Derby Fringe	8,639
Swadlincote	1,726
Drakelow Park	2,060
Hilton	179
Hatton	327
Etwall	50
Castle Gresley	70
Scropton	10
Repton	35
Melbourne	46
Hartshorne	13
Willington	15
Total	13,170

¹ Paragraphs 6.46 to 6.49



- 2.14 There is an unexplained difference between the total figure of the housing requirement apportionment of 13,170 and the proposed housing requirement of 14,500 dwellings. It is not clear how the distribution in Chart 1 relates to the housing requirement and the proposed distribution of housing.
- 2.15 In terms of the justification for the proposed distribution, the consultation points to the Housing Market Area Sustainability Appraisal, SDDC specific Sustainability Appraisals, and the Sequential Test. However, there is no clear or coherent evidence provided in any of those documents to justify the above distribution or outline how it has been arrived at.
- 2.16 Furthermore, there appears to be no relationship between the settlement hierarchy set out within draft Policy H1 in the Part 1 Review and the distribution of development proposed in the Part 2 Review. The current consultation states that the hierarchy is based on the range of services and facilities that are offered by each settlement, but just 652 homes (less than 5% of the chart total) are apportioned across six out of ten Tier 2 Key Service Villages, and the remaining Key Service Villages are apportioned nothing. It is not clear how it can be justified for settlements within Tier 2 such as Overseal, which are clearly sustainable locations and can support development, to be apportioned no growth over the plan period. Such an approach is also not consistent with the spatial strategy itself (as expressed in the Part 1 Review) given that the Tier 2 settlements are sustainable locations for growth. It is also inconsistent with paragraph 83 of the Framework, which states:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

- 2.17 It is very clear that providing zero new housing allocations in Overseal is inconsistent with the principle of identifying opportunities for villages to grow and thrive. Rather, the proposed approach is the antithesis of this important element of national policy.
- 2.18 The evidence base includes a document entitled *Housing Needs for Subdistrict Settlement Tiers 2024* by ORS. This assessment indicates that under the 10-year migration model, Overseal is projected to accommodate the fifth highest amount of household growth of all settlements (see Figure 6 of the report). Whilst this reflects the fact that Overseal received a level of development between 2011-2021, that in turn reflects the sustainability of the settlement and its ability to accommodate growth. It is totally illogical for Overseal to now be identified as a settlement that will not accommodate any additional growth through allocations.



- 2.19 The evidence base should properly consider the current and future sustainability of the rural settlements, particularly the Key Service Settlements. This should include consideration of meeting local needs for market and affordable housing. Consideration should also be given to service provision, and how this could be supported through new development. This should then inform the level of growth in each of the Key Service Villages.
- 2.20 In relation to the provision for Derby, Chart 1 indicates that over 65% of the homes are to be delivered within the Derby Fringe. Even assuming that the full 4,867 dwellings of the housing requirement are to meet Derby's unmet housing needs, the proposed distribution indicates delivery of almost double this number within the Derby Fringe. The focus appears to be entirely on three areas, rather than a balanced distribution of development across South Derbyshire to ensure that the needs are being met in sustainable locations within the borough, rather than just adjacent to Derby.
- 2.21 Therefore, we have significant concerns in relation to the lack of consideration given to the needs of each settlement and their ability to sustainably accommodate growth. It is illogical and unjustified for a sustainable Key Service Village such as Overseal not to receive a level of development which is commensurate with the scale and sustainability of the village.

River Mease Special Area of Conservation (SAC)

- 2.22 The Derby Housing Market Area Growth Options Study identifies that Overseal is constrained by the River Mease Special Area of Conservation (SAC). It goes on to state in respect of Environment Constraints in Area 6: South Derbyshire - South:

"Part of the River Mease SAC/SSSI falls within South Derbyshire along the southern boundary of the District (including Smisby). Nutrient enrichment is a very significant problem in this catchment and any development has to fully mitigate its effects on the SAC through contributions towards removing phosphate. At the moment, there are no mechanisms to mitigate effects therefore most development is in abeyance. There is limited headroom (capacity) at WWTWs discharging to SAC and once this has been fully utilised it is likely that this could curtail further development. There are funded proposals to build a £25 million pipeline to take foul water from Packington and possibly Measham WWTWs in North West Leicestershire however this is unlikely to benefit settlements in South Derbyshire"

- 2.23 It is not clear to what extent- if any- the River Mease SAC has impacted on the distribution of development. However, the emerging plan should not be restricting development and avoiding allocations within the catchment. Development can be made nutrient neutral, notwithstanding that this is a temporary issue which various public bodies are working to resolve. Indeed, there is every expectation that the issue will



be resolved during the lifetime of the plan. We note that the Derby HMA Sustainability Appraisal of Housing Options states²:

“Habitat issues

*Aside from specific designated sites, there are more widespread ecology related issues (normally which intersect with the Habitats Regulations) which can prevent development. One fairly widespread issue in England is the ‘Nutrient Neutrality’ issue; this is having an impact on the River Mease Special Area of Conservation, which passes through South Derbyshire. **This may justify a reduced or stepped housing figure if solutions are limited or still been advanced meaning development cannot come forward without impacts on the designated habitat sites. The counter argument to this is that it should be for the plan to address these kind of issues strategically and as such they should not be used as an excuse for reducing housing figures.**”* (our emphasis)

- 2.24 Furthermore, whilst the River Mease Developer Contributions Schemes 1 and 2 have both reached capacity, the Local Plan Part 2 Review Sustainability Appraisal Scoping Report confirms that an update to the Scheme is ongoing. It also advises that further mitigation work, including a ‘pump out’ treated foul flows from two key Sewage Treatment Works at Packington and Measham in the Mease catchment, is anticipated to be operational by 2027.
- 2.25 In light of the above, there are no reasons why housing growth should be restricted in Overseal. Mitigation schemes are forthcoming and could reasonably be resolved during the plan period.
- 2.26 Our client proposes the land at Moira Road, Overseal as an allocation for housing in Section 3 of these representations. The site can contribute to meeting the need for market and affordable housing in Overseal and South Derbyshire in a sustainable way.

Housing land supply

- 2.27 Chart 2 of the Consultation Documents shows that the plan remains heavily reliant on existing allocations that have failed to deliver. The supporting text breaks this down as follows:
- 3,450 dwellings across two new strategic allocations;
 - 9,020 dwellings on existing Local Plan Part 1 allocations;
 - 242 dwellings on existing Local Plan Part 2 allocations;
 - 458 dwellings on unallocated sites with planning permission; and
 - 1,273 dwellings on windfall sites.

² Page 6



- 2.28 SLG's position on the above supply was set out in the representations to the Local Plan Part 1 Publication Version plan³. There remains insufficient evidence to support the proposed housing trajectory, including the saved allocations, strategic sites and the proposed windfall allowance, and there is insufficient flexibility in the supply. Additional allocations are required to ensure that the housing requirement will be met over the plan period.
- 2.29 Notwithstanding that we do not consider the existing supply to be realistic, there remains the issue that the claimed supply fails to meet the housing requirement and additional sites must be allocated to meet it. There is a shortfall of 57 dwellings against the housing requirement. There is also a need to provide a contingency allowance of at least 10%, although we consider that 20% would be more appropriate for the reasons set out in our previous representations. This needs to be provided through additional allocations, particularly allocations which are capable of delivering in the next 5 years.
- 2.30 As referred to in response to Question 1 above, the recent appeal decision in respect of the land south of Kings Newton Lane, Melbourne (PINS ref: APP/F1040/W/25/3368728) provides critical context for the 5-year housing land supply in the emerging plan. Not only was there a need to apply a discount for the Derby sites, but elements of the Council's supply were found to not be robust (with further sites challenged). Furthermore, even if the Part 1 plan is adopted, a 20% buffer would immediately apply in accordance with paragraph 78(c) of the Framework. Under such circumstances we cannot see how the plan would provide for a 5-year supply without significant new allocations in South Derbyshire, particularly deliverable sites which can come forward quickly in the Tier 1 and 2 villages.

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)?

- 2.31 Whilst the allocation of areas for future growth is supported in principle, given the shortfall in housing land supply and increase in local housing needs within South Derbyshire, it is crucial that sites which are suitable, achievable and available should be formally allocated.
- 2.32 We consider that allocations and extensions to the existing settlement boundaries should be made in all of the Key Service Villages – not just the few that are proposed to accommodate growth in Chart 1 of the consultation document.

³ Section 7



- 2.33 Any allocations of areas for future growth should be equally supported by appropriate evidence and identified on a key diagram in accordance with paragraph 23 of the Framework.

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)?

- 2.34 Paragraph 127 of the Framework states:

“Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:

a) it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and

b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.”

- 2.35 Clear evidence should be provided to demonstrate that the saved allocations can still be delivered, particularly those which are included in the 5-year housing land supply. However, no such evidence is provided as part of the evidence base. Given that many of the existing allocations have not been delivered since adoption of the Local Plan Part 1 in 2016, there remains concern about whether timely delivery can indeed take place in the future. This should be a significant consideration in the preparation of the emerging local plan.

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

- 2.36 The Council should focus on making realistic assumptions in respect of strategic allocations, and allocating sufficient deliverable sites to ensure that the housing requirement is met and a 5-year housing land supply is maintained.



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

- 2.37 No. The Consultation Document states that the site would be delivered in conjunction with land off Brun Lane, which was a proposed allocation in the emerging Amber Valley Borough Local Plan 2022-2040. However, the site was found to be undeliverable due to the landowners unequivocally stating that the majority of the site is not available for development. The Inspectors examining the plan have stated that it should be removed as an allocation⁴. Whilst it is now proposed as an 'Area for Future Housing Growth' instead, this remains the subject of live objections, and in any event there remains no confidence that the smaller available parcel could deliver the level of infrastructure required to support the development, a concern which was also shared by the Inspectors.

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

- 2.38 Yes. As per our answer to Question 6, the Council should allocate sufficient deliverable sites to ensure that the housing requirement is met and a 5-year housing land supply is maintained.

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

- 2.39 No. The approach set out in Appendix 1 is to draw settlement boundaries tightly, in a 'shrink-wrap' style around settlements, even excluding the curtilages of buildings. This means that there will be few, if any, opportunities for growth in and around the settlements.

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

- 2.40 The Council should consider more flexible opportunities for delivering growth, including the potential for sites to come forward beyond the existing settlement boundaries. This is necessary in the context of a national housing crisis and circumstances where the Council is proposing no growth at some of its key settlements.
- 2.41 An example is Policy H1 of the High Peak Local Plan, which states:

⁴ [INS07 - Inspectors Post Hearings letter to the Council](#)



“The Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in this Local Plan, provided that:

- The development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and
- the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and
- it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and
- the local and strategic infrastructure can meet the additional requirements arising from the development”

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

2.42 As outlined in SLG’s representations to the South Derbyshire Local Plan Part 1 Review, the proposed plan period is 2022 to 2041, which continues through to the current Local Plan Part 2 Review consultation. The base date used for the monitoring of the housing and employment land supply, as referenced at numerous points within the plan, is 1 April. Therefore, the end date of the strategic policies relating to housing and employment land supply is 31 March 2041. This means for the strategic policies to cover at least 15-years from adoption, it must be adopted by 31 March 2026. Clearly, there is absolutely no prospect of that happening given that the Council has not submitted the plan for examination, some 9 months after the consultation closed.

2.43 The adopted Local Development Scheme 2025 – 2028 states that submission of the Local Plan Part 1 to the Secretary of State was due to take place in Autumn 2025, with adoption expected in Spring 2026. The report dated 18 November 2025 to the Environmental And Development Services Committee⁵ states at paragraph 3.1 that the Local Plan Part 1 is due to be submitted to the SoS over the coming months. Despite this it remains to be submitted at the time of writing. It therefore follows that the plan period must be extended to allow for a full 15-year plan period from adoption, taking into account the potential for a lengthy examination period. We would therefore suggest that the plan period is extended until 2044 as a minimum. Further sites would need to be allocated through the emerging Local Plan to meet the additional housing and employment needs arising from the extension.

⁵ Local Plan Part 2 Review Issues and Options Consultation and Draft Sustainability Appraisal Scoping Report



2.44 In addition to extending the proposed end date for the plan, the Council needs to re-base the start date for the plan. The Council is currently applying a 2022 base date for the housing requirement. Such an approach is inconsistent with the previous version of the PPG. Paragraph 2a-008 of the previous version of the PPG states:

“When should strategic policy-making authorities assess their housing need figure for policy-making purposes?

Strategic policy-making authorities will need to calculate their local housing need figure at the start of the plan-making process. This number should be kept under review and revised where appropriate.

The housing need figure generated using the standard method may change as the inputs are variable and this should be taken into consideration by strategic policy-making authorities.

However, local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted to the Planning Inspectorate for examination.”

2.45 Paragraph 2a-004 of the PPG states:

“How is a minimum annual local housing need figure calculated using the standard method?

The standard method can be used to calculate a minimum annual local housing need figure as follows:

Step 1 - Setting the baseline

Set the baseline using national household growth projections (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).” (our emphasis)

2.46 Paragraph 2a-011 of the previous PPG states:

“Can strategic policy-making authorities take account of past under delivery of new homes in preparing plans?

The affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.

Where an alternative approach to the standard method is used, past under delivery should be taken into account.”



2.47 Although paragraph 2a-011 of the PPG refers to under-delivery, the same logic must apply to over-delivery. This is already accounted for in the affordability adjustment.

2.48 We note that the Inspector examining the North Norfolk Local Plan considered this issue, and concluded as follows⁶:

“Turning to the base date of the plan, this should correspond to the date from which the housing needs of the district are quantified. As set out in paragraph 12 below, this should be April 2024. The plan period should therefore be 2024-40.”

2.49 In the Isle of Wight Local Plan⁷, the Inspectors concluded as follows:

“In already accepting the standard method figure as the basis for the housing need, the Council has indicated that the plan period would need to be modified to be forward looking. As such the base date of the plan should move from 1 April 2022 to 1 April 2024 to reflect the latest local housing need figure prior to the point of plan submission.”

2.50 Therefore, given that the Part 1 Review is yet to be submitted, the housing requirement should be revised to reflect the latest local housing need figure prior to the point of plan submission. Past ‘over-delivery’ from before this date should not be included. There is also no justification for including earlier calculations in the assessment of local housing need. The approach is inconsistent with national policy and guidance. This needs to be accounted for in the Part 2 Review.

⁶ Inspector’s post hearing note (dated 24 May 2024), paragraph 6: <https://www.north-norfolk.gov.uk/media/10490/eh006-f-inspectors-post-examination-hearings-letter.pdf>

⁷ Inspectors' Post Hearings letter (dated 22 April 2025), paragraph 25: <https://iwc.iow.gov.uk/documentlibrary/download/ed21-post-hearing-letter-11-april-2025>



3. Proposed allocation: Land south of Moira Road, Overseal

- 3.1 For the reasons discussed above, we consider there is a need to allocate deliverable sites within South Derbyshire, particularly in sustainable settlements such as Overseal which is a Key Service Centre.
- 3.2 SLG is promoting the land South of Moira Road, Overseal which can assist in meeting housing needs in a sustainable way. A site location plan is provided at Appendix **EP1**. We promoted the site to the previous Issues and Options consultation in 2022, the Draft Local Plan consultation in 2024, and in response to the Publication Version Local Plan Part 1 consultation in April 2025.
- 3.3 The site is promoted as an allocation for residential development. A significant new area of open space (circa 13 acres) would be provided to the south of the proposed new housing. This can be secured through the allocation, and would benefit both new and existing residents.
- 3.4 A Development Prospectus is provided at Appendix **EP2**. The Development Prospectus provides:
- An analysis of the site and its surroundings;
 - A vision that articulates and illustrates the opportunities presented by the site;
 - A demonstration that the site is deliverable, available and achievable; and
 - A summary of the key benefits of the site.
- 3.5 Details of the site and the proposed allocation are provided below.

Site location and description

- 3.6 The site is located to the south of Moira Road in Overseal, a Key Service Centre in the adopted Local Plan. It totals approximately 12.2 hectares, is generally flat and currently used for agricultural purposes.
- 3.7 Existing hedgerows mark the site's boundaries to the north, east and west. The southern boundary is undefined although the land beyond the boundary is in the same ownership. A number of public rights of way also cross the site.
- 3.8 To the north and west are new housing developments as well as existing residential areas. A solar farm is located approximately 200m beyond the southern boundary, while the eastern boundary is marked by another road, Shortheath.



- 3.9 The site lies in a highly sustainable location. It is within 1,000m of a primary school (Overseal Primary School), 800m of a convenience store and is in close proximity to existing football pitches at Woodville Road & Overseal Recreation Ground (less than 400m). There is also public transport provision available via a bus service.

Proposed allocation

- 3.10 The site is proposed as an allocation for residential development. It can accommodate approximately 175 dwellings, including a policy compliant level of affordable housing.
- 3.11 The site can also deliver an extensive area of new parkland (approximately 13 acres), which could serve both new and existing residents. This can be secured through the allocation in the policy wording.
- 3.12 Further details are provided in the Development Statement at Appendix **EP2**. An illustrative masterplan is also included in the Development Statement, which shows how 175 dwellings can be accommodated, set within an extensive network of new open space, and the retention of key features such as trees and hedgerows. The Development Statement also demonstrates that:
- There are no technical impediments to the site being developed.
 - Existing services and facilities are easily accessible from the site and it relates well to the existing settlement form.
 - Safe and suitable access can be achieved.
 - The site and surrounding landscape is deemed to be capable of accommodating the proposed development.
 - The site is not currently of any particular ecological value with development offering the opportunity to deliver a net gain in biodiversity.
- 3.13 Technical matters are considered further below.

Technical considerations

- 3.14 The Interactive Site Assessments proforma states that the site was assessed under the 2020 SHELAA methodology, however the assessment reflects the more recent February 2024 SHELAA methodology. The following conclusion are drawn:

“The site is considered available and achievable. However, a number of suitability criteria would need to be overcome/require mitigation. The site is located within the River Mease Special Area of Conservation (SAC).



Impact on/appropriate mitigation on the River Mease Special Area of Conservation would need to be investigated further. Sites within the Mease catchment would only be acceptable where it can be demonstrated that measures can be delivered to mitigate impact on the SAC. Could be suitable subject to impact on River Mease SAC /appropriate mitigation.”

- 3.15 We have addressed the River Mease SAC constraint in section 2 of this statement (see response to question 2 under ‘distribution of development’). In summary, development can be made nutrient neutral, notwithstanding that this is a temporary issue which various public bodies are working to resolve. There are therefore no reasons why housing growth should be restricted in Overseal over the plan period. Mitigation schemes are forthcoming and will be delivered during the plan period.
- 3.16 It is therefore considered that the proposed site at Moira Road, Overseal is suitable for residential development, and the SAC should not restrict its allocation.
- 3.17 SLG has also undertaken a range of technical assessments which demonstrate that the other suitability criteria can be overcome, or mitigation can be provided. These are discussed below and in the enclosed Development Prospectus (Appendix EP2).

Highways and accessibility

- 3.18 It is proposed for both the vehicular and pedestrian access to be taken from Moira Road within the site boundary or the current limits of the adopted highway. In addition, the existing Public Right of Way will be incorporated into the proposed layout and connected to the adjacent path within the Cameron Homes development which adjoins the site. In terms of accessibility, the Development Prospectus demonstrates that the site is in a location which is accessible by non-car modes of transport. There is therefore no reason in highways terms why the site could not be developed.

Ecology

- 3.19 The land is species poor with majority of the ecological value being within the boundary hedgerow and trees. These would be retained and reinforced as part of any future scheme and only small sections would be removed where absolutely necessary to allow access to the site. Future proposals will also help to deliver biodiversity net gain on the site.
- 3.20 The River Mease, which is both a Site of Special Scientific Interest and a Special Area of Conservation, is approximately 2.6km south of the site. As addressed above, nutrient neutrality has been identified as an issue within this area and suitable mitigation measures will therefore need to be put in place as part of future development.



Ground conditions

- 3.21 A Phase 1 Geo-environmental Report carried out by Earth Environmental has confirmed that the site has never been developed so the likelihood of contamination is very low.
- 3.22 Coal Authority mapping also confirms that this site falls outside of the Development High Risk Zone for coal mining and historic coal mining is not, therefore, likely to be a concern.

Landscape and visual impact

- 3.23 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.
- 3.24 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 the hedgerow and trees.

Flood risk and drainage

- 3.25 The site is within Flood Zone 1. 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.
- 3.26 As development would increase the impermeable area of the site, three attenuation ponds could be accommodated to the north and south of the site, allowing drainage into them by gravity. 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.
- 3.27 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.

Noise and air quality

- 3.28 No part of the site is a noise hotspot, as identified by DEFRA, and it is not considered that noise is an issue which would prevent development.
- 3.29 The nearest Air Quality Management Areas is over 8km away from the site, in Burton Upon Trent.



Heritage

- 3.30 There are several Listed Buildings located within the village. However, none have a visual relationship with the site, and the development of the site would not result in harm to any designated heritage asset. Thus, there are no heritage considerations which would prevent the site being developed.

Services

- 3.31 Following relevant searches being carried out, all main services are available in this locality and connections can be made.

Deliverability

- 3.32 The Framework states that to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. We hereby address those criteria.

Suitability

- 3.33 The suitability of the site is addressed above. The site is located in a sustainable location and comprises a logical extension of Overseal, a Key Service Centre. As the Council cannot currently demonstrate a 5-year housing land supply, there is also an opportunity for the site to come forward via an early application.

Availability

- 3.34 The site is under the sole control of SLG, a land promoter with extensive experience of bringing sites forward for development. There are no legal or ownership impediments to development. The site is available now.

Achievability

- 3.35 There are no significant constraints that would prevent the site from coming forward. The site can be delivered viably, having regard to the need to provide affordable housing and other anticipated infrastructure requirements, including the proposed 13 acres of new open space.
- 3.36 The site is deliverable and can make a significant contribution to meeting development needs over the plan period. Subject to achieving an allocation and/or planning permission, it is anticipated development will commence within the first 5 years of the plan period.



Proposed allocation: summary and conclusions

- 3.37 The site is in a sustainable location and would help to deliver a mix of housing as part of the emerging Local Plan. It could assist in addressing the issues of soundness that we have identified elsewhere within our representations, by contributing to meeting housing needs in South Derbyshire and the wider Derby HMA, and by providing sustainable development within Overseal, an identified Key Service Centre.
- 3.38 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.
 - The retention of existing trees and hedgerows, and a 10% net gain in biodiversity value.
 - Significant provision of new open space to serve new and existing residents, including an extensive area of new parkland located to the south of the site (approximately 13 acres), which would be accessible to new and existing residents.
 - A landscape led development which integrates well with the existing settlement form.
 - A design that would encourage active travel through the use of modal filters and low traffic neighbourhoods.
 - Electric vehicle charging points.
- 3.39 We therefore propose that the site is allocated in the emerging Local Plan. SLG 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.



EP1



EP2



Land at Moirā Road, Overseal

A sustainable choice for new
homes in South Derbyshire

April 2024

Strategic
Land Group

The Strategic Land Group



Strategic
Land Group

Date of Production: April 2024
Ref: SDB-S163-003c

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Introduction

This section explains the purpose of the document, and the site to which it relates.

The land adjoining Moira Road in Overseal is being promoted for housing development by The Strategic Land Group, a company with a track record of promoting strategic sites through the planning system before selling to a developer.

The site is capable of providing a range of attractive family homes benefiting from the highest standards of design and layout. It could deliver circa 175 new homes and an extensive network of public open space.

This Development Statement presents a thorough analysis of the site context and the technical considerations for developing it. Constraints and opportunities have been identified from a range of technical assessments, informing an initial development concept plan.

The objective is that any eventual development compliments the characteristics and valued aspects of both the site and the surrounding area.



**View south-west
across the site**



**Approximate
site boundary**

Site and Surroundings

Site

The site is located to the south of Moira Road in Overseal, a Key Service Centre in the adopted Local Plan. It totals approximately 12.2 hectares and is shown edged in red on the plan on the previous page.

Surroundings

Beyond the northern and western boundaries are a combination of existing homes, and two new developments delivered by Cameron Homes and Cartwright Homes respectively.

The land is generally flat and is currently used for agricultural purposes.

Existing hedgerows mark the site's boundaries to the north, east and west. The southern boundary is undefined although the land beyond the boundary is in the same ownership.

A number of public rights of way cross the site.

Any development on this site could be integrated with those schemes and their footpath networks, helping create a walkable neighbourhood.

A solar farm is located c. 200m beyond the southern boundary, while the eastern boundary is marked by another road, Shorth Heath.



A new development by Cameron Homes adjoining the site's western boundary



**A new development by Cartwright
Homes to the north of the site**



Technical Considerations

This section considers the suitability of the site for residential development.

Highways and accessibility

Transport consultants Ashley Helme have considered the site's suitability for development with respect to highways and accessibility.

Vehicular Access

Vehicular access will be taken via a priority-controlled junction on Moira Road, adjacent to the balancing pond serving the Cartwright Homes development at Poplar Close. This provides adequate spacing between road junctions - being 80m from the Shortheath junction - and will allow a visibility splay of at least 2.4m by 43m to be accommodated. This is in line with the 30mph speed limit and the requirements set out in Manual for Streets 2.

All of the land needed to form the access falls within either the site boundary or the current limits of the adopted highway with no third party land being required.

There are no particular capacity constraints on the local highway network although this would need to be demonstrated in detail within a Transport Assessment to accompany any planning application, with

mitigation measures proposed where needed.

Walking and Cycling

The site is also in a location that is accessible by non-car modes of transport. As expected for a Key Service Centre, the settlement provides an excellent range of services and facilities.

Overseal Primary School is approximately 950m away and Tiny Blessings Nursery just 650m. The nearest secondary school, Pingle Academy - which also includes a 6th Form college - is located in nearby Swadlincote.

There are a wide range of services and facilities located within walking distance of the site. These include various public open spaces as well as essential services including the post office and Co-operative Food store. Community facilities such as the village hall and bowling club are also very close by.

A footway along the northern side of Moira Road, adjacent to the site boundary, provides a suitable pedestrian access into the village. In addition, the four existing public

rights of way crossing the site will be incorporated into the layout. This includes connecting into the sealed surface footway connection crossing the adjoining Cameron Homes scheme, which has already been constructed beyond the boundary of their site into the subject site and provides access to A444 Acresford Road via Tithebarn Drive.

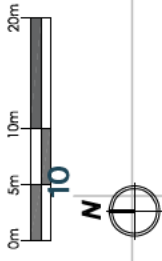
Cycle journeys have the ability to replace car trips for journeys of up to 8km, which can be comfortably cycled by most reasonably fit people in half an hour.

The majority of facilities are accessible from the site by bicycle, with Hall Croft Avenue providing a quieter yet convenient alternative to the A444.

The National Cycle Route (NCN63) is routed through Moira, to the east of the Site. Once accessed, this provides residents with uninterrupted routes to Donisthorpe and Church Gresley.

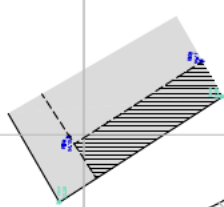
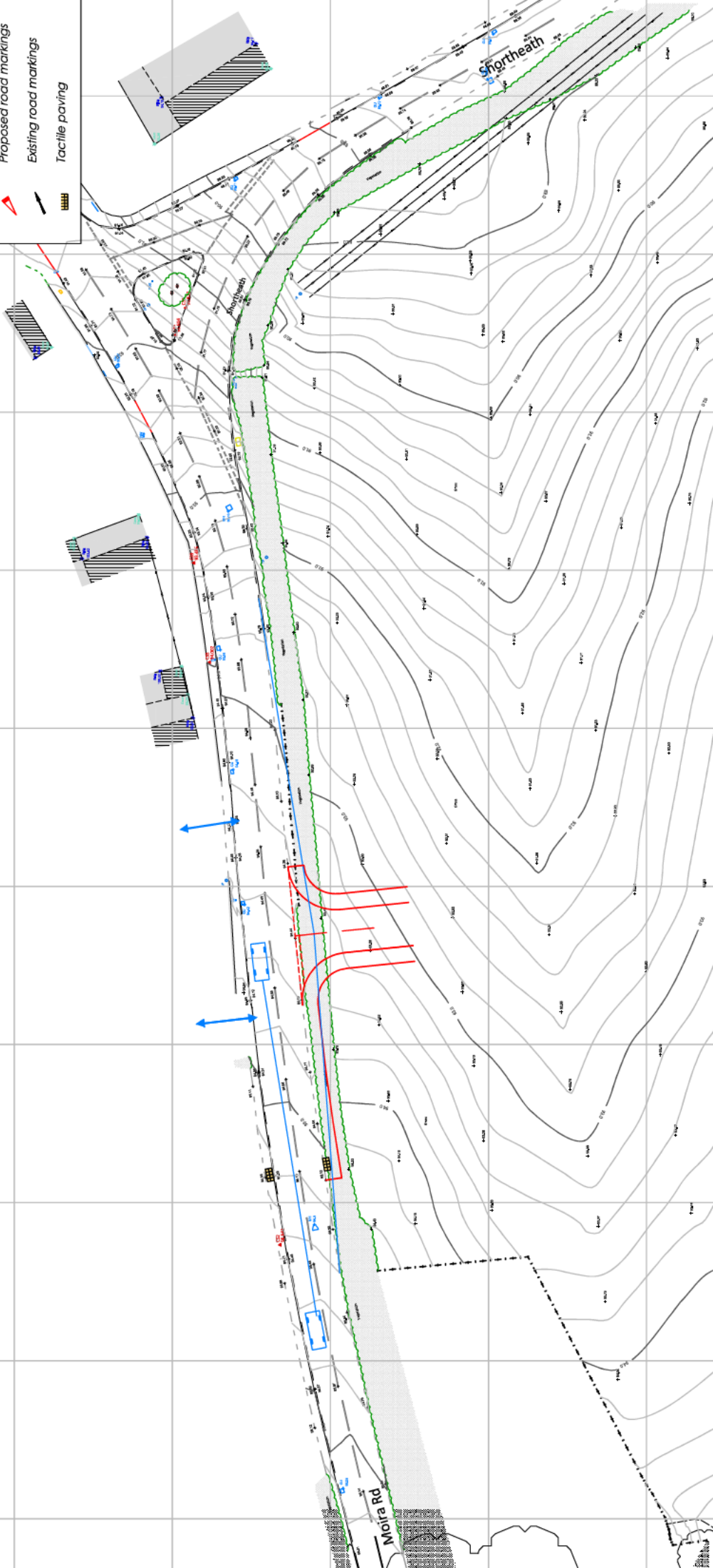
Public Transport

The nearest bus stop is c. 400 m away and is served by the 19 and 21E services which, between them, provide an hourly service



- Notes:
1. Do not scale from this drawing
 2. This drawing is copyright and may not be copied or given to a third party without written authority from Ashley Helme Associates Ltd
 3. Subject to detailed design
 4. Based upon topographical survey

- Key:
- 2.4m x 43m visibility splay
 - Proposed kerbline
 - Proposed road markings
 - Existing road markings
 - Tactile paving



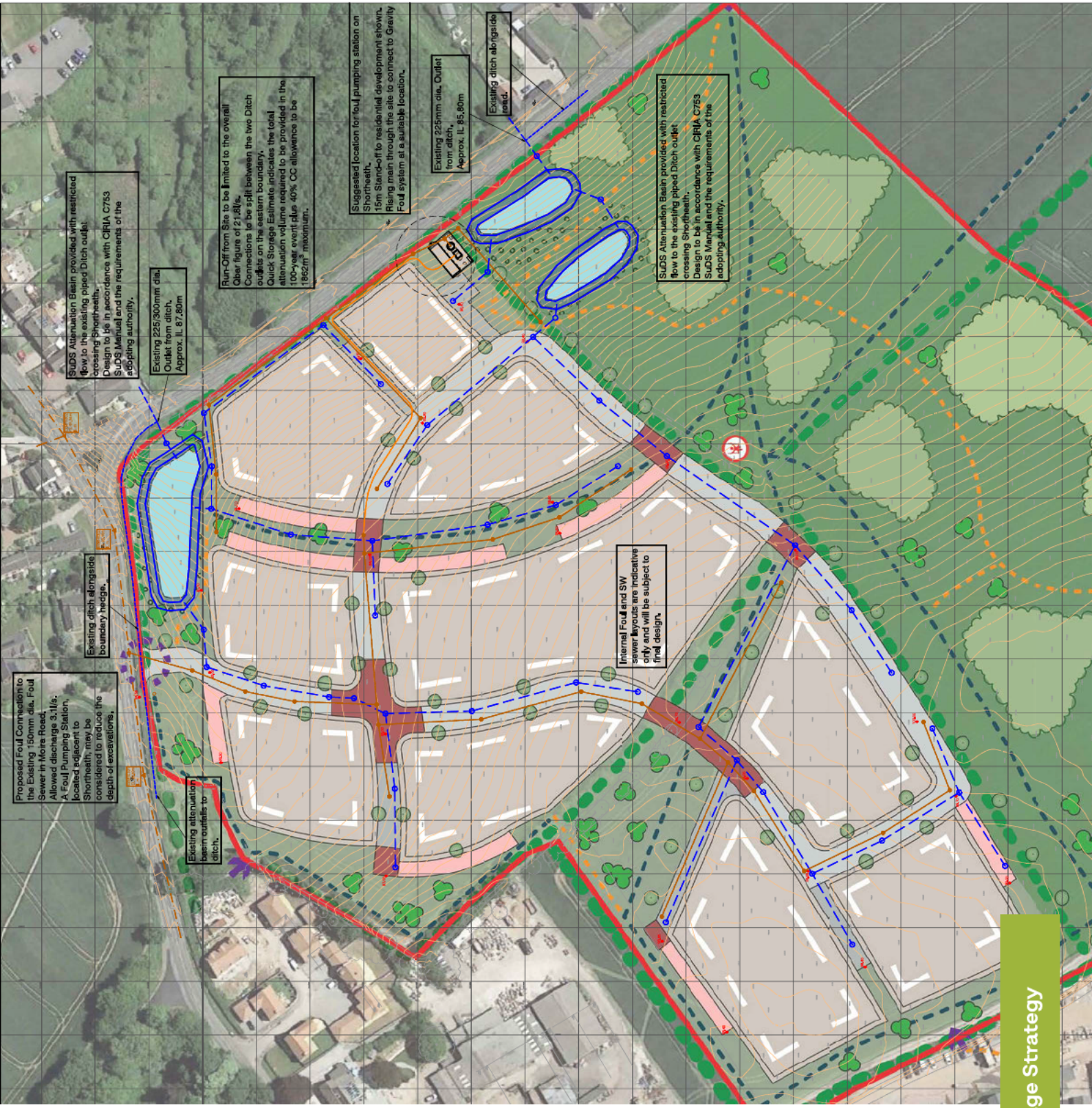
Based upon information from the Ordnance Survey Map with the Permission of The Controller of Her Majesty's Stationery Office.
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Project	MOIRA ROAD, OVERSEAL			Title	PROPOSED SITE ACCESS ARRANGEMENTS			Drawing No	1881/01		Rev				
									Date			OCT 2023			
Client	STRATEGIC LAND GROUP, CHRISTOPHER STEELE, JENNY HALLIWELL & TIMOTHY STEELE									Scale		1:500 A3			
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													Address	76 Washway Road, Sale, Manchester, M33 7E	
															
													ASHLEY HELME ASSOCIATES		



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ASSOCIATES

<p>allowing access to Burton and Swadlincote as well as Pingle Academy. Another bus stop just 270m away, on Shortheath Road, isn't currently in use although development of the site could help that route become viable.</p> <p>Burton Train Station, the closest rail link, is around 11km away via the A444. This is a well-served station with several trains an hour. Direct journeys include Nottingham (45 minutes) and Birmingham (34 minutes).</p> <p>Swadlincote Community Transport, a local charity, provides several low cost alternative means of transport. These include the Dial-a-Bus and Group Transport services.</p> <p><i>Summary</i></p> <p>There is therefore no reason in highways terms why the site could not be developed.</p>	<p>As development would increase the impermeable area of the site, surface water run-off will need to be limited to the current greenfield run-off rate plus an allowance for climate change, so as not to increase the risk of flooding elsewhere. Three attenuation ponds are therefore proposed to the north and south of the site, allowing drainage into those ponds by gravity.</p> <p>The ponds are 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. These ponds would also be designed in a manner that maximised its ecological value.</p> <p>From the storage pond, surface water would be discharged in accordance with the following SuDS hierarchy:</p> <ol style="list-style-type: none"> 1. Into the ground (via infiltration). 2. Into a watercourse. 3. Into a surface water sewer. 4. Into a combined sewer. <p>Infiltration may be a technically acceptable solution subject to further investigations of</p>	<p>ground conditions.</p> <p>Should ground conditions preclude the use of infiltration, surface water can be discharged into the existing drainage ditches around the site's boundaries.</p> <p>Foul drainage can be discharged into the existing foul sewer on Moira Road. The site's levels mean a pumping station will be required, which is to be located within the site boundary adjacent to the new area of open space.</p> <p>Environment Agency mapping shows that the entirety of the site falls within Flood Zone 1 and is therefore not at risk of flooding and can be considered suitable for residential development.</p> <p>There are therefore no flood risk or drainage reasons why the site could not be developed.</p>
<p>Flood Risk and Drainage</p> <p>Ironside Farrar, an engineering consultancy, have considered the most suitable drainage strategy for the site. Their sketch summarising the potential approach to drainage is shown on the next page.</p>		<p>Ecology</p> <p>An Ecological Appraisal of the site has been carried out by Rachel Hacking Ecology. The majority of the site comprises fields which are used for arable purposes and are therefore species poor. As a result, the bulk</p>



of the site's ecological value is represented by the boundary hedgerows and which contain several mature trees. The hedgerow would be retained and reinforced as part of any development with only small sections requiring removal in order to accommodate the road network.

Extensive tree and landscape planting within the proposed development will help deliver a net gain in biodiversity as well as contributing to the wider area's green space network.

No statutorily protected or non-statutorily protected sites exist on the site or immediately adjacent to it.

The River Mease, which is both a Site of Special Scientific Interest and a Special Area of Conservation, is approximately 2.6km south of the site.

The catchment of the River Mease has been identified as a nutrient protection zone by Natural England. This means that levels of nutrient pollution in the river are above permitted levels and there is a risk of eutrophication as a result. Therefore, for the time being, development is not allowed

to take place within the catchment unless it can be demonstrated to be nutrient neutral. Suitable mitigation measures will therefore need to be put in place. This same issue is common to large parts of South Derbyshire and adjoining local authority areas. There are no other protected sites within a 5km radius of the site.

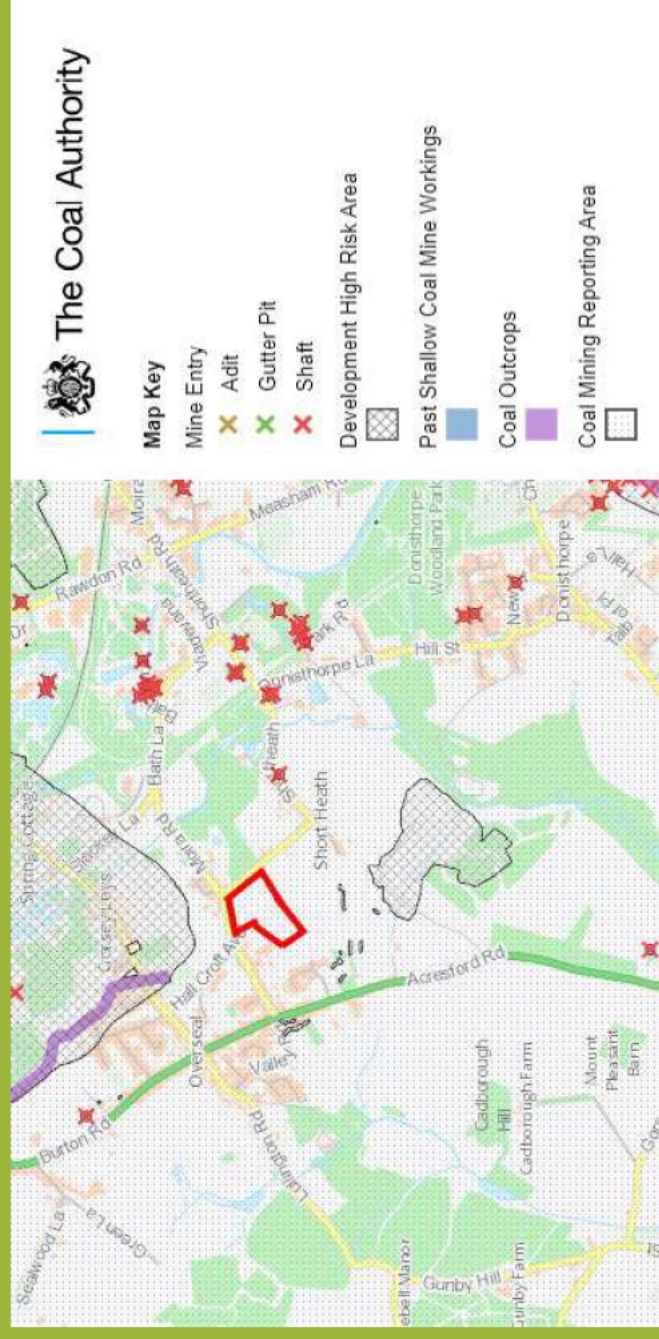
There is therefore no reason in ecological terms why the site could not be developed.

Ground Conditions

A Phase 1 Geo-Environmental Report has been carried out by Earth Environmental.

The site is greenfield with historical mapping confirming that it has never been developed. There is not expected to be any contamination.

Although parts of Overseal fall within a Development High Risk Zone for coal mining, Coal Authority mapping confirms that this



14 -Technical Considerations

site falls outside that zone. Historic coal mining is not, therefore, a concern.

Consequently, the site is considered to be suitable for residential development.

Landscape and Visual Impact

The site is an agricultural field located on the current edge of the urban area. It has an edge of settlement character and is contained by roads and existing development on three boundaries.

The development of any greenfield site will inevitably result in a change to the landscape character. It is the impact of that change which needs to be considered. In this case, 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.

The site would retain its key character elements of hedgerows and hedgerow trees, maintaining much of the visual screening already afforded. This could be reinforced by additional planting along the site boundaries.

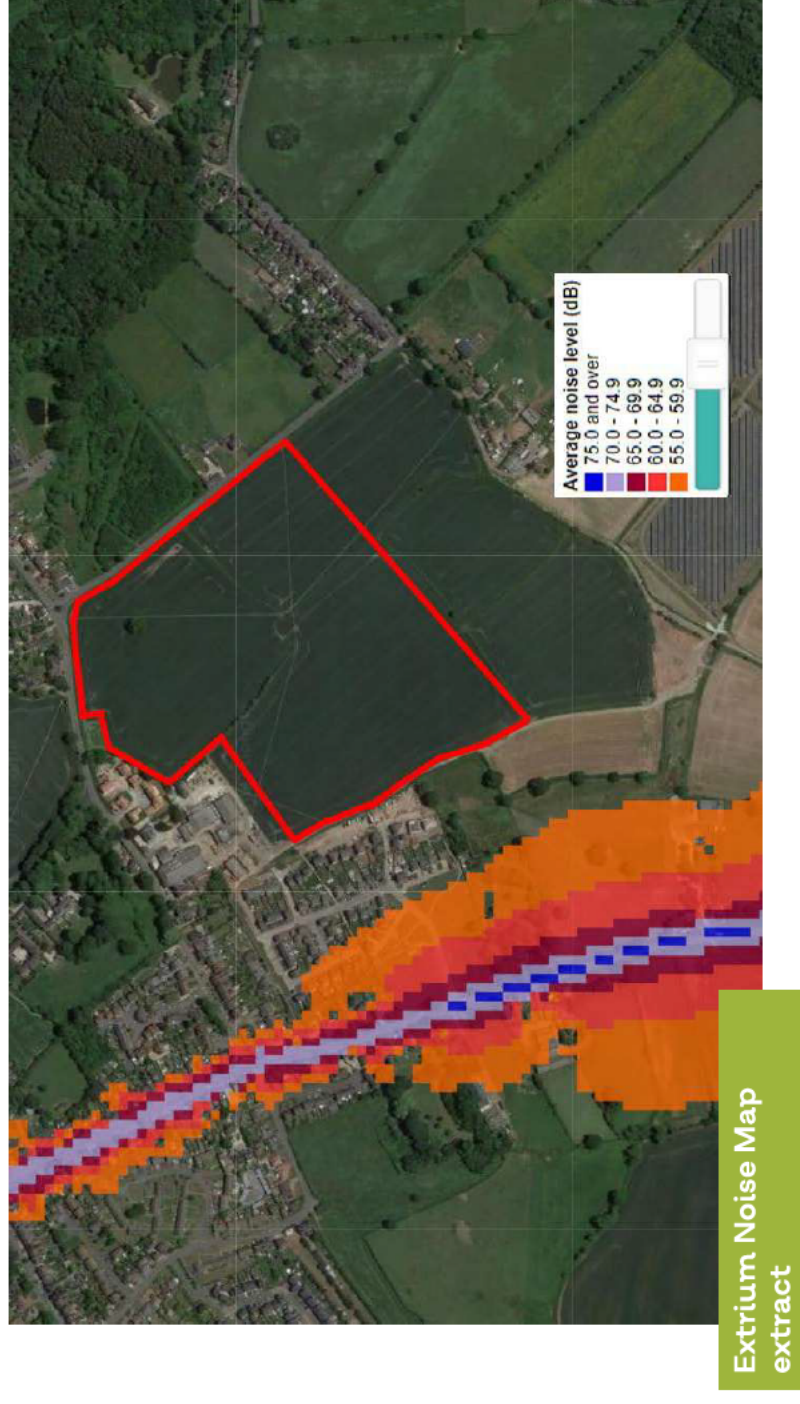
Noise and Air Quality

Extrium's Noise and Air Quality Viewer confirms that no part of the site is a noise hotspot, as identified by DEFRA.

Although a noise assessment will be required as part of any planning application, it is not considered that this is an issue which would prevent development.

The nearest Air Quality Management Areas is over 8km away from the site, in Burton Upon Trent.

Therefore, Noise and Air Quality issues will not prevent the site's development.



Heritage

Although six Listed Buildings are located within 500m of the site, none would be affected by the development. The closest, Grade II listed 45 Moira Rd, is already set within a residential area from which this site is not visible.

There are no scheduled monuments, World Heritage Sites or registered battlefields within 500m of the site.

Thus, there are no heritage considerations which would prevent the site being developed.

Services

Searches of the main utility providers have been carried out. These have confirmed that all main services are available in this locality, and that connections can be made.

An underground electric cable skirts the northern and western boundaries of the site, but doesn't impact the site's development potential.



A new footpath in the Cameron Homes scheme extends into the site allowing connection



Moira Road in the approximate location of the site entrance

Design

Proposals

This section explains how an illustrative development framework for the site developed.



The first stage in preparing the development framework was to establish a set of design principles.

A series of initial sketches were produced that reflected the various technical constraints and sought to maximise the site's development potential.

Accommodating and enhancing the extensive network of public footpaths which cross the site was a key focus of that work. The site's location on the edge of the settlement means managing the transition to the countryside is also of critical importance.

The resultant development framework, which is shown on the next page, demonstrates that the site can accommodate around 175 new homes and an extensive network of open space.

It also takes into account the national design guidance, borough-wide design policies and urban design best practice.

The design will continue to evolve over time as we learn more about the site and receive feedback from the local authority.





KEY

- | | |
|--|---|
| | SITE BOUNDARY |
| | DEVELOPMENT PARCEL WITH INDICATIVE FRONTAGES |
| | PRIMARY ROAD WITH FOOTPATHS AND GREEN INFRASTRUCTURE |
| | SECONDARY ROAD WITH FOOTPATHS |
| | TERTIARY/ SHARED ROAD |
| | SHARED SURFACE TABLES |
| | PUBLIC RIGHT OF WAY |
| | PROPOSED FOOTPATHS / CYCLEWAY CONNECTIONS |
| | PEDESTRIAN SITE ACCESS POINTS |
| | INDICATIVE MAIN SITE ACCESS POINT |
| | OPEN SPACE & BIODIVERSITY ENHANCEMENT AREA |
| | STREET TREES |
| | EXISTING HEDGE |
| | INDICATIVE SUDS / ATTENUATION WITH AQUATIC VEGETATION |
| | POTENTIAL PLAY SPACE |



Access and Movement

The vehicular access point will be located approximately mid-way along the frontage with Moira Road. This position provides appropriate visibility and is a suitable distance from other road junctions.

A primary, tree-lined road loops through the centre of the site providing access to a number of development parcels. This main spine road will also incorporate a segregated cycle way, footpath and swales in a similar way to the sketch below.

A series of secondary roads will provide

access to the individual developed zones, which will be designed as low traffic neighbourhoods. While these roads will be culs-de-sac for vehicles, they will be connected by well-overlooked active travel routes to provide access by foot or bicycle. This will ensure the development is highly permeable while keeping vehicle speeds to a minimum and avoiding the car dominating.

The scheme also incorporates an extensive network of footpaths, reflecting both existing and potential new routes. These are designed around a series of wide, green corridors which connect into the existing footpath routes beyond the site boundary.

Links to the west will provide access to the Cameron Homes site and Acresford Road beyond. To the north, footpath connections provide access to the existing footpath network alongside Moira Road. While to the east and south the footpaths provide access to the countryside.

A series of new footpaths, particularly in the south of the site, will open up an extensive new area of open space for public use.

Parking will be provided in a variety of ways to avoid the street scene becoming overly dominated by cars. Parking areas will also include electric vehicle charging points.



20 – Design Proposals

Residential Layout

The framework shows three main development parcels separated by green corridors, allowing for distinct character areas. With a net developable area of approximately 5 hectares, this framework would allow 175 homes to be delivered at 35 dwellings per hectare, or 200 homes at 40 dph.

It would also be possible to extend the built form of the site further south, beyond the hedgerow which comprises the current development edge, to increase the number of homes on the development.

A variety of types and sizes of homes - including affordable homes and properties suitable for older people - will be provided as part of the development. The housing layout will be at its densest close to the existing built form with a lower density on the southern and eastern fringes to mark the transition to the countryside.

Homes will be positioned to front onto streets providing active frontages. They will also overlook the proposed new areas of open space providing natural surveillance.

Green and Blue Infrastructure

The urban fringe location of the site means landscaping has been put at the heart of the design, with particularly careful consideration of the site's boundary to the south and east.

Homes are set back from the Moira Road frontage which, combined with additional tree planting, would reinforce the existing urban fringe character and signal the green, leafy feel of the development itself.

Existing trees and hedgerows have been retained as far as possible, with the number of punctuations required for the road network kept to a minimum.

The main area of open space will be a new destination green space located to the south of the site, beyond an existing hedgerow and adjacent to the countryside, which is considered in more detail on the next page.

The site's location at the intersection of a number of existing footpaths will ensure it is easily accessible by everyone - including existing residents of the area.

The second area of open space is located at the site's frontage with Moira Road, and contains a second attenuation pond. This will provide an attractive gateway to the development, as well as softening the impact of the scheme on the approach into Overseal.

These areas of open space will be connected by a series of pocket parks and green corridors - such as the one curving towards the play area from Shorth Heath, and the triangular corridor containing an existing footpath route. These provide permeability through the site for pedestrians and cyclists and allow easy access to the open space and play area.

The development will also accommodate other wildlife features such as bat boxes, bird boxes and "hedgerow highways."

A Destination Green Space

The southern part of the site is the location for a generous new green space, totalling around 13 acres and intended to become a destination open space for both new and existing residents. Homes along the northern edge of the open space will be orientated so as to provide natural surveillance, helping ensure it is a safe place to be.

The open space will comprise a variety of different elements and character areas, summarised below, making it attractive to a wide range of users. The aim is to create a high quality space that provides a different offer to other open spaces nearby.

Natural Play Area

A children's play area will be sited on the northern edge of the green space, close to the new homes and the intersection of several existing public rights of way. In keeping with the feel of the open space more generally, this will have a natural play theme - with boulders and logs for children to climb

on, and play equipment made from natural materials - which is also distinct from other play spaces nearby.

Informal Grassland

Open areas of grass will provide more informal open space to be used for activities like ball games, picnicking and dog walking.

Wildlife Planting

A range of new wildlife habitats, including wildflower meadow and scrubland, will also be delivered in appropriate locations within the open space, alongside new hedgerow planting and clusters of new trees. The attenuation ponds, in the northern corner of the open space, will be designed to maximise their ecological value, as well as being visually appealing.

Information boards will explain the types of plants and animals that visitors might be able to see.

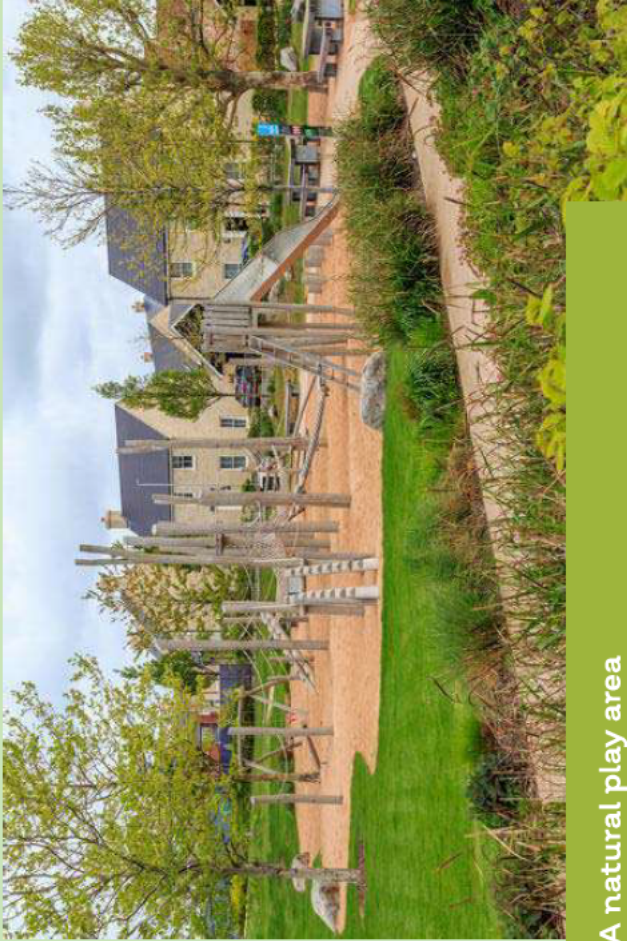
These areas will combine to ensure the development exceeds the minimum 10% net gain in biodiversity required by national policy.

Footpath and Cycle Connections

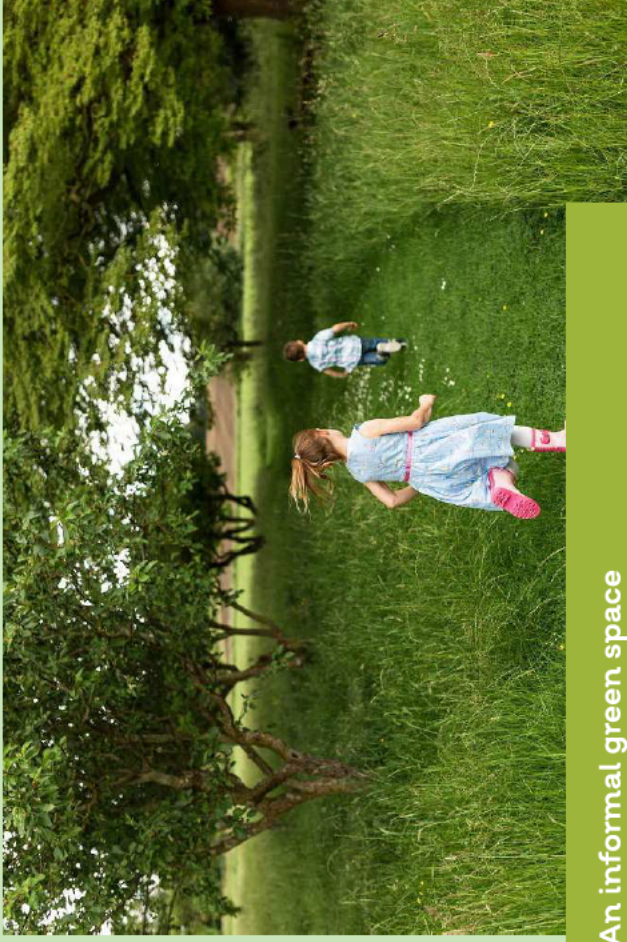
An extensive network of public rights of way already crosses this part of the site. These routes will be accommodated in the new open space, and supplemented by additional paths, enabling circular walks around the open space.

Information boards along the route will provide ideas for nature scavenger hunts for children to encourage them to explore the open space. Benches will provide places for resting or for quiet contemplation.

Linking to the existing public rights of way will also ensure this new green space is connected to the wider network of green spaces in the local area.



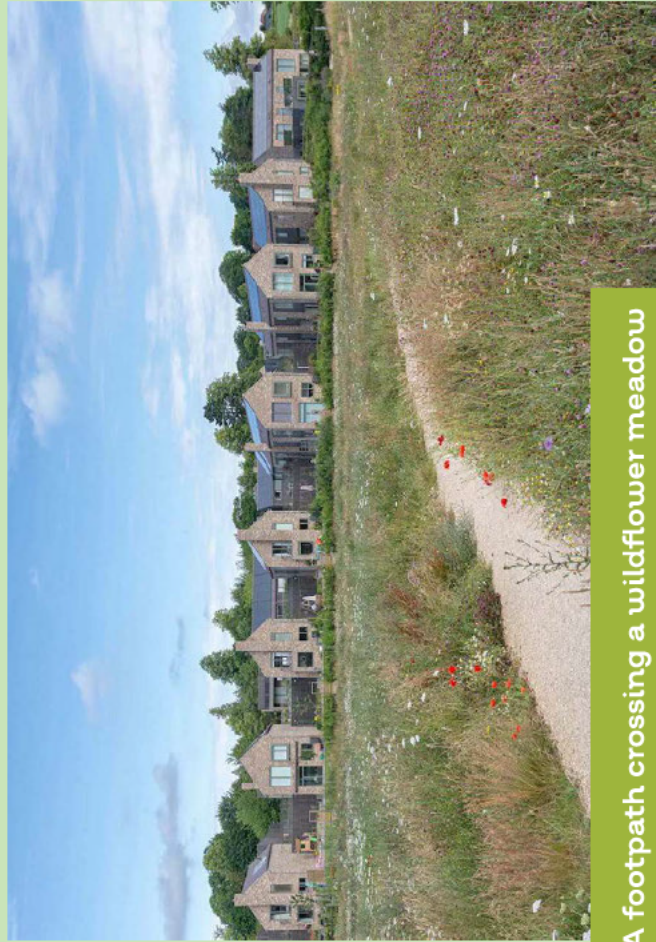
A natural play area



An informal green space



An attenuation pond designed to be attractive and benefit wildlife



A footpath crossing a wildflower meadow

Development

Benefits

- A range of types, sizes and tenures of new homes.
- Policy compliant affordable housing provision.
- Retention of existing trees and hedgerows.
- Electric vehicle charging points.
- Provision of a substantial, destination open space.
- No unacceptable impact on the highway network.
- Well integrated with existing settlement form.
- A net gain in biodiversity in excess of the minimum 10%.
- Designed to encourage active travel through the use of modal filters and low traffic neighbourhoods.
- Close to existing services and facilities.
- Drainage network designed around SuDS principles.



Conclusion

This section summarises the contents of this document and considers the suitability of the site for residential development.

The land adjacent to Moira Road provides an opportunity to address the need for housing in both South Derbyshire generally and Overseal specifically.

South Derbyshire Council is working to prepare a new Local Plan and it is apparent that the housing needs of the borough cannot be met from previously developed land alone - some greenfield sites in sustainable locations will be needed to ensure housing needs are met.

An investigation of the technical considerations affecting the site confirms that it is suitable for development, and that a development would be achievable. There are no technical impediments to the site being developed.

Existing services and facilities are easily accessible from the site and it is well integrated with the existing settlement form. Its development would not have a detrimental impact on the existing highway network and could enhance active travel opportunities. There is no risk of flooding and the site can be adequately drained, whilst it will also be possible to make appropriate service connections.

Although any development of a greenfield site will result in a change in character, this proposed development would not have an unacceptable impact on the landscape. The site is not currently of any particular ecological value with development offering the opportunity for a net gain in biodiversity.

The site is being promoted by The Strategic Land Group who have an established track record of delivering sites of this nature. It is therefore available for development.

The development framework demonstrates that the site can accommodate around 175 new homes, including affordable housing and homes for older residents. It provides for substantial areas of public open space, and the retention of key features such as trees and hedgerows. The use of modal filters to create a low traffic neighbourhood will encourage the use of active travel.

The provision of high quality homes would boost housing supply, improve housing affordability and choice, generate jobs at the construction stage and increase spending in the local economy across the lifetime of the development.

Overall, the site is a sustainable location for the development of around 175 high-quality homes. It would provide an attractive, sustainable living environment, integrate well with the existing settlement and contribute to meeting the borough's identified housing needs.

The site is suitable for development, the development would be achievable and the site is available for development.

It represents a logical, sustainable choice for delivering a high-quality development that can make a meaningful contribution to housing need in Overseal.

