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

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*indicates required field

Future notification

The District Council will retain your contact details to inform you of future consultations on the Local Plan. If you do not wish for your contact details to be added to the consultation database, please email local.plan@southderbyshire.gov.uk

Privacy Notice - How is your information used?

Representations will be made publicly available following the close of the consultation however personal details (personal address, signature and contact details) will NOT be made publicly available but will be kept in a secure database and used to notify you of the Plan's progress.

Who has access to your information?
South Derbyshire District Council Planning Services. Personal information is not shared with any other department or agency, will not be sold and will not be used for any other purpose.

For further information, please visit our Privacy section of our website at www.southderbyshire.gov.uk/privacy where you can see a full copy of our privacy notice. Alternatively, you can request a hard copy by emailing local.plan@southderbyshire.gov.uk

Question 2: Where should the housing needs be met?

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

The proposed overall strategy for the District remains over-reliant on strategic sites, and therefore the Part 2 Local Plan should identify sufficient smaller site allocations to ensure delivery can come forward over a 5 year period. Realistically on strategic sites of the scale proposed through the Part 1 Local Plan, you would not anticipate completions within 5 years of submitting an outline application. This is related to the complexity of such sites, both in respect of the planning phases and delivery of infrastructure.

As an example, the table below (sets out how strategic sites of over 1,000 dwellings in the existing Local Plan have performed.

Site	**Allocation (Part 1 Local Plan -2016)**	**Application/ Permission**	**Completions to 2024**
Drakelow Park	H6 – 2,239 dwellings	9/2009/0341 – Hybrid permission granted in February 2012	532
Boulton Moor	H13 - 1,950 dwellings	9/2005/0611 – Granted outline permission on appeal in 2009.	863
Wragley Way (Infinity Park)	H15 -1,950 dwellings	DMPA/2019/1097 – Outline application pending (Phase 2)	0
Land West of Mickleover	H19 – 1,650 dwellings	9/2015/0768 – Outline granted May 2017 & 9/2017/0349 – Outline permission granted October 2018	523

**Figures from SDDC Housing Position Paper (March 2025) & Appendix 5 housing trajectory of Publication Version of Local Plan (March 2025)*

The above demonstrates that the strategic sites take a significant period of time before they start to deliver. Whilst there is an acceptance that once they 'get going' they are a successful and often critical component for delivery, they often can take 5-10 years from submission of an outline application to delivery on site.

The existing Local Plan recognised that most of the strategic sites would not deliver the full allocations within the Plan period. Drakelow Power Station was projected to deliver circa 1200 dwellings; Wragley Way 1000 dwellings and Land West of Mickleover 1400 dwellings. All three sites are highly unlikely to deliver this level of development by 2028. Further Boulton Moor, which was projected to provide 1,950 dwellings, is also unlikely to reach this level. There is clear evidence in the District that over-reliance on strategic sites does not achieve the required housing within the Plan period and that a balance needs to be taken with smaller allocations.

After the urban area adjoining Derby, and Swadlincote, Key Service Villages ("KSV") are the most sustainable settlements in the District. Smaller allocations should therefore be proposed in the KSV. Based on the proposed strategy, additional allocations will be required to remedy the shortfall that will inevitably occur through strategic sites not delivering their full plan allowance in the Plan period. Allocations within KSVs would assist in meeting this shortfall and provide a more robust buffer to housing delivery in the Plan period. Further, allocations in KSVs are very likely to be of a scale that will contribute to five-year housing supply, which is likely to be a significant challenge for the Plan.

Commercial Development Projects Limited promotes Land at Egginton Road, Etwall for residential development and allocation within the Local Plan. The site has been submitted through the call for sites process and is site reference 025 in the Strategic Housing and Economic Land Availability Assessment (SHELAA). The site comprises 4.96ha and is capable of achieving circa 110-120 dwellings based on the information submitted to the SHELAA and the SHELAA's own yield calculation. The SHELAA concludes that the site is available, achievable and suitable for development.

An outline planning application for the development of up to 125 dwellings on the site was submitted to the Council in November 2025 (ref. DMPA/2025/1475). This application demonstrates that there are no technical constraints that would prevent the residential development of the site, and that the proposed development would constitute sustainable development, to the edge of a KSV.

The site would represent a logical extension to a village that is well served by public transport and the John Port Spencer Academy Secondary School. It also has a host of other facilities/services that contribute to it being a highly sustainable settlement.

This site should therefore be part of the solution for a greater diversity of site allocations to meet the housing need for the Plan period and to provide suitable choice and flexibility.

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

Dear Sirs,

Please find attached representations to the Council's Issues and Options Consultation on the Part 2 Local Plan Review. These are submitted on behalf of our client, Commercial Development Projects, who is promoting land west of Egginton Road for residential development.

If you could please confirm safe receipt that would be appreciated.

[redacted]

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