



PART OF HENRY BOOT

28 January 2026

Planning Policy Team
South Derbyshire District Council
SENT VIA EMAIL ONLY
local.plan@southderbyshire.gov.uk

South Derbyshire District Council Part 2 Local Plan Review – Issues and Options (January 2026)

Thank you for giving Hallam Land (Hallam) the opportunity to respond to the Local Plan Part 2 Review consultation document. Hallam Land is a strategic land promotor, working with landowners and developers to deliver new sustainable residential development across England and Scotland. Hallam Land have several interests within the district, and this letter will consider the land east of Melbourne specifically.

The content for this letter is as follows:

- *Background* – Setting the context for the representation.
- *LPP2* – responding directly to the questions within the Local Plan Part 2 consultation document.
- *Land at Blackwell Lane, Melbourne* – a review of the potential dwellings and infrastructure achievable.
- *Appendix A* – Three Sketch Options for development and red line plan.
- *Appendix B* – our Regulation 19 Local Plan Part 1 consultation response.

Background

South Derbyshire District Council (SDDC) have prepared a Part 2 to complement Local Plan Part 1. Part 2 intends to expand on the strategy put forward in Part 1 by allocating housing sites. In the context of a future change to Local Government and changing national planning policy, progressing Part 2 in advance of Part 1 being adopted appears to be rational. In our representation to the Regulation 19 consultation of the Local Plan Part 1, we encouraged SDDC to review the Local Plan in totality to ensure it is effective, sound and consistent with national policy. It is therefore encouraging to see that SDDC is moving in that direction.

This representation will look to answer relevant questions posed in the Local Plan Part 2 (LPP2) before demonstrating that our site is a highly sustainable extension to Melbourne. This representation will review potential development options and highlight the benefits the development of this site will bring.



PART OF HENRY BOOT

LPP2

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?

In our Regulation 19 Part 1 response, we encouraged SDDC to review the plan in totality. This is on the basis that a full plan review will allow a more comprehensive approach to strategic issues such as addressing the unmet needs of the Derby housing market area (HMA). This is also an opportunity ensure that all policies contained would age at the same pace, avoiding a potential policy vacuum where policies in part of the plan become out of date more quickly than others.

Although the introduction of LPP2 is not a combined single plan, at this time it is a move in the right direction. Given the current time constraints and datedness of the current Local Plan parts, pressing ahead with two plan reviews in tandem will ensure there is a plan-led system.

Question 2: Where should the housing needs be met?

Hallam consider that a balanced approach to the distribution of housing should be taken. Development in South Derbyshire should be both focused around the Derby fringe to take account of the housing to meet the City's unmet housing need, whilst also focusing meaningful housing development in Key Service villages to meet the need of the remainder of the District.

It is highlighted that in the existing Local Plan only 5% of the total housing allocations (745 dwellings) were distributed across the Key Service Villages. 15% of housing was allocated at Drakelow Park (2,060 dwellings) which will predominantly meet housing need from the Burton area. It is therefore considered that in the emerging Plan more housing circa 20% should be distributed across Key Service Villages that will meet housing need specific to the District, as well as on the Derby Fringe.

Part 2 needs to ensure it directs a substantial amount of the housing growth to this settlement tier. Melbourne is one of the best served villages in this tier and should receive more of this development also.

We cover the specific site details later in this representation.

Question 3: Are there other mechanisms that the plan should consider to securing housing delivery in addition to allocating specific sites?

If SDDC is unwilling to allocate a specific site within this Part 2 document; then a broad location of growth east of Melbourne would ensure that the options for future development are safeguarded for the next planning period. SDDC should ensure settlement boundaries are not drawn to inhibit this approach also.

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?



PART OF HENRY BOOT

The Council should ensure that sites are deliverable and viable. Sites that have not delivered in the past should not be re-allocated.

Question 5: What specific accommodation needs should the Local Plan address through allocations?

Only needs as identified through the evidence base should be accommodated for within the allocations.

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

Whilst Amber Valley are still pursuing Mackworth as an allocation there are key concerns surrounding its delivery given the landowners have withdrawn their support. The site is not considered deliverable, and as the AVBC emerging Local Plan examination has not finished SDDC should not be reliant on Mackworth coming forward, other options with greater prospects of delivery in SDDC should be considered.

Question 8: Are there other steps that the Council could take to accelerate housing delivery on other sites?

Policy wording to facilitate flexible affordable housing provision should be included, particularly facilitating appropriate cascade mechanisms. This is pertinent as funding for delivery of affordable housing through Section 106 has significantly stalled sites throughout England.

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, to provide clarity and inform future decision making.

Question 10: Do you agree with the principles for assessing the settlement boundaries, as set out in Appendix 1?

The main principles are agreed with however; the inclusion of Principle 4 (d) is not. The identification of important gaps should be informed by evidence, not a subjective call and should be identified through policy measures. It is not for a settlement boundary review to determine what is an 'important gap' it should be an arbitrary exercise which is reflective of the current built form of a settlement.

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

As identified above, settlement boundaries can limit alternative sites being brought forward that are sustainable and can deliver much needed housing in the event allocated sites do not deliver.

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



PART OF HENRY BOOT

requiring these to be adopted by a public authority unless there is clear evidence that this is not feasible.

No. The Council should not mandate the adoption of on-site infrastructure and consider everything on a site-by-site basis with policy flexibility. Otherwise, this may introduce additional costs to delivery that affect viability.

Land at Blackwell Lane, Melbourne

This representation is to consider the land to the east of Melbourne, as shown on the enclosed plans, as a housing development site. Our previous Regulation 19 representation identifies why this site is available, suitable and achievable and is also enclosed (see: Appendix A) to avoid repetition. The content of which is unchanged.

The plans enclosed highlight the land of interest and possible growth options here.

- n2234_005B Masterplan (Option 1)
- n2234_005B Masterplan (Option 2)

The land here has the capacity for up to 800 dwellings (Option 2) and ancillary community facilities. By also allocating the adjacent land owned by Severn Trent, infrastructure can be provided to alleviate congestion in the Conservation Area in Melbourne.

We would also like to draw attention to the AECOM 2021 Strategic Growth Study (page 120; *Derby Housing Market Area Growth Options Study August 2021*). The study, instructed by Council's in the Derby area, concluded that the "*western portion of the area of search is potentially suitable for development in the form of a village expansion to Melbourne*". This land makes up much of this area.

The wider regional context makes it clear that this is a key growth area. Melbourne is well located to the East Midlands airport, the Segro logistics park and the plans for significant housing and employment growth here (which are pending determination with North West Leicestershire District Council). SDDC have the opportunity to further support this, supporting the creation of new housing and employment opportunities.

The site is in the control of a well-established strategic land promotor where a planning submission could be made in 2027; enabling delivery of the first plots by 2030. A build-out rate of 65 per year will ensure completion by 2042.

Yours sincerely,



Hallam Land

Enc. *Appendix A*

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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

Good morning,

Further to the submission of response ref: 1306300, please find enclosed our supporting letter and growth option plans as referenced.

Should you require any further details please do not hesitate to contact us.

Kind regards.

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



South Derbyshire Draft Local Plan Part 1 Review 2022-
2041 Consultation

Land at Blackwell Lane, Melbourne

On Behalf of Hallam Land

April 2025

nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Section 1 Introduction	1
Section 2 Site Context	3
Section 3 Response to Consultation	7
Section 4 Conclusions	14
Appendix 1 Site Plan	15

Client:

Hallam Land

Project:

Land at Blackwell Lane, Melbourne

Report Title / Version:

South Derbyshire Draft Local Plan Part 1 Review 2022-2041

nineteen47 Reference:

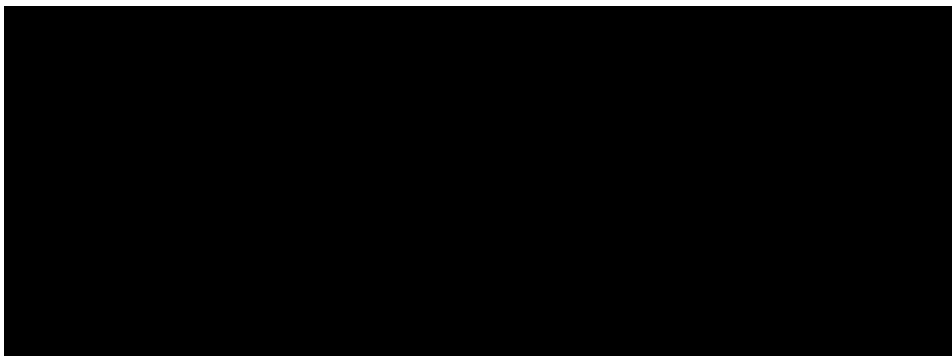
n2234

Date:

April 2025

Prepared by:

Approved by:



Section 1 | Introduction

- 1.1 This Representation has been prepared by nineteen47 on behalf of Hallam Land in response to the South Derbyshire Draft Local Plan Part 1 Review 2022-2041 Consultation ["the Regulation 19 Consultation" or "the Consultation"].
- 1.2 South Derbyshire Council ["the Council"] adopted the Local Plan Part 1 in 2016. This was followed by the adoption of the Part 2 plan, containing non-strategic housing allocations and detailed development management policies, in 2017.
- 1.3 In 2022, the Council consulted on the Local Plan Part 1 Review – Issues and Options. This was in response to the NPPF requirement at paragraph 33 to review local plans every five years. The proposed amendments to the Part 1 plan were published for Regulation 18 consultation in October 2024. This has been followed by the Regulation 19 consultation with plans for the draft Local Plan to be submitted for examination by Autumn 2025. This timetable will enable the plan to be examined under the transitional arrangements set out in the National Planning Policy Framework 2024 [the "NPPF"].
- 1.4 The current consultation seeks representations on a revised draft of the Local Plan Part 1 for South Derbyshire, which sets out a strategy, updating the quantum, location and type of larger development that will take place across the district up to 2041. The final document will provide planning policies and site allocations to guide change and enhance new development proposals.
- 1.5 In accordance with Paragraph 36 of the 2024 NPPF, all plans should be:
 - **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.
- 1.6 Our client's representations are submitted with reference to land at Blackwell Lane, Melbourne ["the Site"], as shown at Appendix 1. It is considered that the release of additional land for housing will be essential for the Council to deliver an appropriate quantum of housing to meet the needs of the district, as well as surrounding authorities.
- 1.7 For the reasons set out within this representation, Hallam Land **objects** to the current approach to partial update of the Part 1 Local Plan. The new NPPF places increased emphasis on speeding up plan-making and the delivery of housing. The proposed piecemeal updates to the existing Local Plan Part 1, which is now 8 years old, focuses on strategic sites only. This

approach fails to take account of the needs of other settlements and the sustainable development that could be delivered elsewhere in the district. As set out in detail herein, it is recommended that the Council seeks to review the Local Plan in its totality to ensure soundness, based on compliance with NPPF objectives and to ensure that the plan is positively prepared, justified and effective.

Section 2 | Site Context

- 2.1 Hallam Land has a controlling interest in the site edged red in Appendix 1. The Site comprises 35 ha. of agricultural land located on the eastern edge of Melbourne. The Site comprises a single agricultural field. It is bound by Carr Brook to the west, Blackwell Lane to the south and the former railway line now providing the Cloud Train Greenway to the northeast.
- 2.2 The land immediately to the northwest of the site is within the ownership of Severn Trent Water, who are promoting the land for housing development. The land beyond this adjacent Station Road is has recently been developed for housing by Davidsons. Collectively, these sites represent a logical extension and potential housing allocation to the east of Melbourne.
- 2.3 Our client's site is unconstrained in physical terms. Whilst there is a power line running through the eastern corner of the site, it is anticipated in landscape terms that this area will remain undeveloped in any case.
- 2.4 In landscape terms, the site slopes downwards from east to west towards the town, restricting wider views from the south and east. The raised nature of the former railway line to the north also restricts views in this direction. There are no statutory landscape designations on the Site or in its near vicinity, either at national or regional level.
- 2.5 There are no trees or hedgerows within the site itself, though the boundaries are well defined by established landscaping to the north and west.
- 2.6 The Site can currently be accessed via Blackwell Lane on the southern boundary, which leads into Melbourne to the west. A Public Right of Way (PRoW) dissects the site from northwest to southeast and it is anticipated that this can be incorporated into any proposed development.
- 2.7 The Site is within Flood Zone 1, as shown on the Environment Agency's Flood Map for Planning, which means that it has a less than 1 in 1,000 annual probability of flooding from a river or sea. A small area along the northwestern boundary of the site is within Flood Zones 2 (medium risk) and 3 (high risk), as well including areas of potential surface water flooding. However, it is not anticipated that this will constrain potential development.
- 2.8 There are no designated heritage assets located within the Site itself, though there are a large number of designated heritage assets within Melbourne and surrounding Melbourne Hall to the south west of the site. The Melbourne Conservation Area extends from the village along the southern edge of Blackwell Lane to the edge of the existing urban area but does not include any part of the site.
- 2.9 The Site is in an accessible location, in close proximity to a range of services and facilities in Melbourne.
- 2.10 Within the surrounding area, there are existing employment opportunities within Melbourne. The site is also close to both Donington Park and East Midlands Airport to the north east, which provide significant employment opportunities within the area.

Planning History

- 2.11 The Site itself has no relevant planning history.

Current Planning Policy Context

- 2.12 The Site is currently outside of the Melbourne Settlement Boundary as shown in the Part 2 Policies Map. Together with the Severn Trent land to the west, this area is directly adjacent to the existing settlement boundary.
- 2.13 Policy H1 of the Part 1 Plan identifies Melbourne as a second tier 'Key Service Village' within the settlement hierarchy. Whilst development is to be directed to allocated sites and windfall sites within settlement boundaries, the Local Plan does not expressly prohibit development outside of these areas, where any adverse impact of development would be outweighed by the benefits when assessed against policies in the NPPF when read as a whole.
- 2.14 The Policies Map indicates that alternative extensions around the Melbourne settlement boundary are likely to be restricted by heritage and National Forest designations to the south and west, and potential coalescence issues with Kings Newton to the north. Therefore, an extension of the settlement to the east, as supported by the Blackwell Lane Site, represents the most appropriate approach to expansion of the settlement.
- 2.15 It is acknowledged that the Melbourne Neighbourhood Plan, in so far as it remains compliant with local policies and national guidance, will also be a material consideration going forward.

Strategic Housing and Employment Land Availability Assessment

- 2.16 The Site has previously been submitted for assessment in the Council's Strategic Housing and Employment Land Availability Assessment [SHELAA 2020], which is available to view on the Council's website.
- 2.17 The site was assessed under reference 207 for the provision of up to 500 dwellings. The site was considered to be deliverable within 6-10 years, subject to addressing a number of sustainability criteria. Subject to appropriate assessment, there were no physical constraints to development identified.
- 2.18 The neighbouring Severn Trent Water site to the west was identified under ref 098 and extends to 5.10ha. This was ranked similarly to Hallam Land's Site i.e. deliverable within a 6-10 year period.

Deliverability

- 2.19 NPPF Paragraph 72 outlines that, to ensure a sufficient and suitable supply of land to deliver their housing and previously developed land objectives, planning authorities are required at the local level to identify broad locations and specific sites to enable a continuous delivery of housing for at least 15 years. Specifically, authorities should identify sufficient deliverable sites for the first five years, to be considered deliverable sites, at the point of adoption of a Local Plan.
- 2.20 In accordance with the NPPF's glossary, for sites to be deliverable they need to be:
- **Available** - the Site is available for development now;
 - **Suitable** – the Masterplan demonstrates that the development of the site will contribute to the creation of sustainable communities; and

- **Achievable** - there is a reasonable prospect that new housing on the Site will be deliverable on the Site in the next 5 years.

2.21 The Council has already confirmed the Melbourne Site's deliverability through the SHELAA report.

2.22 The remainder of this Section reconfirms the Site's deliverability as defined above.

Available

2.23 The Site is controlled by Hallam Land, who are a national housing promoter and is within single ownership.

2.24 The Site currently comprises agricultural land and is available in the short-term for residential development. The Site offers a logical extension to the suburban area at the eastern edge of Melbourne.

2.25 The Site has been assessed as available within the SHELAA 2020 following previous promotion of the site. This confirms an ongoing commitment to bring the Site forward at the earliest opportunity.

Suitable

2.26 Hallam Land have already undertaken an assessment of the Site's suitability for housing and are satisfied that there are no insurmountable constraints to development.

2.27 It is considered that the development of the Site will create a logical extension to the settlement in an unconstrained location. The Site is located within 2km of the number of existing services and facilities located within Melbourne and further new services may be provided as part of the development.

2.28 Melbourne is a Key Service Village and provides a wide range of existing local services and public transport connections, which residents of the site would have access to.

2.29 The Site has been assessed for its development potential previously in the Council's SHELAA in 2017, in which the Site was concluded to be deliverable over 6-10 years. Within the adopted Development Plan, the Site is outside of but within a reason distance of the settlement boundary. Through appropriate design, a suitable extension to the existing settlement can be achieved.

Achievable

2.30 The Site can be sustainably developed for the delivery of new residential development, together with supporting infrastructure including access, open space, landscaping and drainage.

2.31 The site can provide a range of housing to respond to local housing need and have the capacity to deliver up to 500no. dwellings including both market and affordable housing and new public open space and biodiversity enhancements.

2.32 Hallam Land has confirmed that they consider residential development of the site to be viable and achievable in the short term.

Conclusion

- 2.33 For the reasons set out above, the Site is confirmed to be available, suitable, and achievable for new residential development. It forms a logical and sustainable extension to the existing community within Melbourne and offers the opportunity to secure a number of socio-economic and environmental benefits in accordance with the objectives for sustainable development as set out in the NPPF.

Section 3 | Response to Consultation

Background

- 3.1 This Section of the Representation considers the legal compliance and soundness of the South Derbyshire Local Plan Part 1 Review 2022 – 2041 (Publication Version March 2025) and assesses it against the prescribed tests of soundness as are set out in the National Planning Policy Framework.
- 3.2 In accordance with paragraph 36 of the Framework, plans should be:
- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

Housing Requirements

- 3.3 The new National Planning Policy Framework was published in 2024. This was published alongside a new standard methodology for calculating housing need, which, for South Derbyshire, resulted in an increase of 74no. dwellings per annum (from 507 to 581dpa; although it should be noted the recently amended affordability ratios adjust this to 580). The new NPPF is clear that local plans should be prepared in accordance with the 2024 NPPF and new standard methodology figures, unless the transitional arrangements set out at paragraph 234 are met. The transitional arrangements stipulate that for the purpose of preparing local plans, the policies in the 2024 version of the NPPF apply from 12 March 2025, with one of the exclusions listed being that the plan has reached Regulation 19 consultation (pre-submission stage) on or before 12 March 2025 and its draft housing requirement meets at least 80% of local housing need.
- 3.4 The Government objective is to increase housing delivery, with the aim of delivering 1.5 million new homes over the course of the Parliament. The introduction of the new standard methodology is intended to boost housing delivery. The 2024 NPPF clearly sets out that Plans at Regulation 19 stage should be meeting at least 80% of the new standard method housing need, not be planning for 80% of the standard method. Other national policy in the NPPF, PPG and elsewhere is clear that the Government seeks to increase house building, and therefore, Plans that are only aiming to deliver 80% of their part of the national requirement cannot be consistent with the wider Government housing policy objectives to boost the delivery of housing.
- 3.5 It is within this context that the following comments in response to the consultation are made.

Policy S1: Sustainable Growth Strategy

- 3.6 Policy S1 states that South Derbyshire will promote sustainable growth to meet its objectively assessed housing needs in the plan period, which is established as 2022-2041. It goes on to state that over the plan period at least 14,500 dwellings will be built within the district. This comprises 9,633 homes to meet South Derbyshire's own needs and the remainder to contribute towards Derby City's unmet need.
- 3.7 South Derbyshire's plan to supply 14,500 dwellings over the 19-year Plan period equates to 763dpa, of which 9,633 homes are to meet South Derbyshire's need equating to 507dpa, and 256dpa are intended to meet the needs of Derby City. The new standard method sees the LHN increase from 507dpa under the previous version to 580dpa under the current version. This figure should be the minimum provision targeted and should be the starting point for Councils to determine their housing requirement. The NPPF transitional arrangements stipulate that for plans that have reached Regulation 19 by 12th March 2025, their draft housing requirement must meet at least 80% of its local housing need. When considering the 507dpa mentioned above, which is South Derbyshire's share of the housing supply, this equates to 87% of the housing requirement calculated by the new standard housing methodology. Though this exceeds the minimum requirement under the transitional arrangements, it is considered that in light of the new NPPF and the Government's objective to deliver a greater number of homes, the target figure should be increased and achieved through the provision of additional allocations.
- 3.8 The LHNA¹ identifies an estimated need for social/rented affordable housing of 214dpa, which is a significant figure when compared against the overall housing requirement. The PPG states that an increase in the total housing figures included in a local plan may need to be considered where it would help deliver the required number of affordable homes (ref: PPG ID: 2a-024-20190220). This position further emphasises why a more ambitious housing target should be pursued.
- 3.9 According to the Council's Annual Monitoring Report 2023-24, net completions in the district in the last five years have averaged at 1,083dpa. This suggests that delivery of the current standard method figure of 580dpa, along with the additional homes to address Derby City's unmet need would be achievable in South Derbyshire. Adopting the higher figure would ensure that the proposed housing requirement does not become a limitation to housing delivery in the district. The Council seek to meet their need as identified by the current standard method, and additionally provide for Derby City's unmet need, to meet the Government's housing ambitions and provide choice and competition in the market in accordance with the NPPF.
- 3.10 Whilst the policy states that a mix of brownfield and greenfield sites will be delivered, it is considered that whilst it is appropriate to support the use of previously developed sites, the delivery of other sustainable greenfield sites will also be critical to addressing need. The Council should use appropriate evidence to demonstrate that the proposed strategy is deliverable and developable over the Plan period and will meet housing needs and not lead to housing supply being compromised.

Derby City's Unmet Housing Needs

- 3.11 South Derbyshire forms part of the Derby Housing Market Area (HMA), along with Derby City and Amber Valley. Derby has an unmet housing need and has sought to redistribute some of

¹ Derby and south Derbyshire Local Housing Needs Assessment (December 2023)

its unmet housing need to South Derbyshire and Amber Valley. Whilst the Council has made some allowance to accommodate unmet need from Derby City Council, there is, at this time, no formal recognition of the precise extent of that need and, therefore, the impact this would have on the overall housing strategy and supply for the district moving forward.

- 3.12 The proposed approach raises several concerns, firstly with regard to the proposed proportion of Derby's unmet need to be accommodated. It is understood that at least one of the strategic sites relied upon to contribute to the housing supply within the Derby City boundary has now been withdrawn (Mackworth strategic site, which fell within Amber Valley Borough). This could have significant implications for the additional unmet need to be accommodated by neighbouring authorities. It is at present unclear on the resolution for the Amber Valley Local Plan progress, but this may result in further pressure on South Derbyshire.
- 3.13 The update LHN figure as a result of the new standard method, coupled with the recent withdrawal of a major strategic housing site at Mackworth undermines the soundness of the joint approach to meeting both South Derbyshire's own need and a proportion of Derby City's need. The Council has insufficient evidence as a result of this to support the position within the consultation update and therefore needs to go further in terms of the policy review than is currently proposed.
- 3.14 There is the potential for a range of sites in other settlements to contribute to the need within the HMA. The additional benefit of considering such sites at this stage is to protect and enhance the future vitality of these settlements. This approach will also avoid a result under or over reliance on smaller sites as part of a subsequent Part 2 or full plan review, whereby the expectation of delivery on the two identified strategic sites will have already been set.
- 3.15 Additionally, the plan must consider and respond to the overall distribution of need, including affordable housing need based on the findings of an up to date Housing Market Assessment, to ensure it is robust and therefore sound. The SHELAA indicates that a range of sites in sustainable Key Service Villages are available for consideration and in sustainable locations close to employment opportunities. These sites should be considered to inform the preparation of a positively prepared plan.
- 3.16 This approach will also provide the opportunity to ensure that the appropriate proportion of Derby's housing requirement is incorporated within the housing figure, reflective of a deliverable supply and range of housing land, in accordance with the NPPF paragraph 72-73. This will ensure that the plan is justified and positively prepared.

Policy S4: Housing Strategy

- 3.17 Policy S4 details that provision will be made in the Local Plan Part 1 for at least 12,470no. additional dwellings on allocated sites over the Plan period. This includes two new strategic sites, and remaining allocations from the 2016 Local Plan Part 1, totalling the 12,470no. dwellings, and 242no. dwellings on smaller sites allocated within the Local Plan Part 2. Policy S4 suggests that the remainder of the provision will be provided through extant unallocated sites with planning permission and windfall sites.
- 3.18 As was highlighted in our previous representation to the 2024 consultation, we are concerned that a partial review of a two-part Local Plan, which seeks to introduce only two large strategic housing sites on the very edge of the district, does not go far enough to achieve the Vision of the draft Local Plan, as is set out at pages 19 – 21. The approach skews proposed allocations towards one part of the district only, with the two main allocations being located in the north of the district, on the edge of Derby City. The logic set out for this, is that other areas are

sufficiently addressed through existing smaller allocations within the Part 2 Local Plan. However, given the time elapsed since that plan was adopted in 2017, and the potential further time required to update or prepare a new Part 2 Plan, the skew towards provision on the edge of Derby will have a significant impact on the sustainable delivery of housing to support other settlements within South Derbyshire.

- 3.19 Matters of affordability and range of suitable housing stock for all parts of the population within existing settlements will not be addressed through reliance on 1-2 urban extensions, whose links with South Derbyshire are effectively severed by the A50. To the contrary, this approach is likely to be detrimental to the vitality of existing settlements.

Recommendation

- 3.20 Policies S1: Sustainable Growth Strategy and Policy S4: Housing Strategy are not considered to be sound as they are not appropriately justified, unlikely to be effective and not consistent with national policy, in so far as they fail to deliver the required supply and range of housing land, in accordance with the NPPF paragraph 72-73.
- 3.21 We recommend that the housing requirement is reviewed in full and additional sites allocated that can potentially come forward in the short and medium term to address any under-delivery of housing supply and to address the district's affordable housing needs.
- 3.22 This is to ensure that the plan can address the housing needs within the district, and potentially those of neighbouring authorities, over the plan period.
- 3.23 Should the proposed approach to the housing target be pursued by the Council contrary to this representation and found to be unsound, the Council must return to Regulation 18 stage. In this case, a new single local plan should be prepared in accordance with the Levelling Up and Regeneration Act, to speed up the plan-making process, which will otherwise be further delayed by pursuance of the two-part plan. The production of a single Local Plan is the simplest and most transparent option to provide certainty and demonstrate deliverable allocation and land supply requirements.

Policy STRA1: Infinity Garden Village Mixed Use Allocation & Policy STRA2: Land South of Mickleover

- 3.24 The strategic sites identified within the draft Part 1 update may have a role to play in contributing to the South Derbyshire and Derby HMA requirement. However, within the context of our representations on Policy S1, it is considered that alternative sites should also be assessed and considered for allocation based on the increased housing requirement and to ensure that the plan as drafted is sound.
- 3.25 It is also appropriate to consider alternative sites in light of the current position with the Amber Valley Local Plan. Amber Valley are also required to contribute to meeting the housing needs of Derby City. Their Local Plan is currently subject to Examination, however a large strategic site at Mackworth, which was anticipated to provide 2,000 homes has now been withdrawn from the plan. Though the Inspector has indicated that it may be possible to identify alternative locations for growth within Amber Valley, these will likely be subject to the CPO process in order to assemble the land. This could place additional pressure on South Derbyshire to meet the needs of Derby City in the short term.
- 3.26 An alternative approach to identifying a broader range of housing allocations within South Derbyshire will support the delivery of the housing requirement. It will also support the

distribution of employment opportunities across the district, whereas the current proposed strategy will likely lead to outmigration of the workforce to Derby as a result of strategic housing sites being allocated on the edge of Derby only.

- 3.27 Overall, it is currently considered that the Draft Local Plan Part 1 is overly reliant on the current strategic allocations. Any delay to the delivery of these allocations could negatively impact housing supply and based on the current locational distribution, and it is recommended that the Council consider the allocation of smaller sites in addition to create a buffer, should there be any delivery issues.

Recommendation

- 3.28 Based on the above, it is recommended that additional sites are identified for housing allocation, to reflect the updated evidence of housing need across the district as a whole and to ensure that a fully effective and positively prepared plan is presented.

Policy H20: Housing Balance and Custom / Self-Build

- 3.29 Draft Policy H20 (Part A) sets out a 'broadly apportioned' housing mix to be achieved in new housing developments. The policy requires written justification which should include reference to market signals, local housing needs and scheme viability if the proportions vary significantly from those prescribed. Part C requires that for schemes of 15 dwellings or more, a proportion of the 1 and 2 bedroom homes should be bungalows or other single level accommodation. Part D requires that for sites over 0.5ha, 5% of all market homes will be required to meet Part M4(3)(a) of the Building Regulations, and 10% of affordable homes will be required to do the same. Part E requires sites of 30 or more dwellings should make provision for 10% to be serviced plots for self and custom housebuilding.
- 3.30 Whilst it is important to plan for a mix of house types, sizes and tenures to meet the needs of a local area, policies must also be viable and justified to ensure that housing delivery will not be compromised. The complex combination of requirements set out in policy H20 is overly prescriptive, does not reflect the potential constraints of individual sites or developments and places a significant burden on the applicant to provide additional evidence to support departure from policy.
- 3.31 It is considered that Part C of the policy which requires smaller dwellings to be bungalows/single level homes may also impact viability and the deliverability of sites. The provision of bungalows requires a significant amount of land and can impact on the density of developments. Furthermore, this may not be appropriate if the local area already has a high provision of bungalows or if there are significant levels changes within the site. As such, this requirement may not be suitable on all sites.
- 3.32 Part D of the policy sets a requirement for Part M4(3)(a) (wheelchair adaptable dwellings). Whilst we are generally supportive of this requirement, the PPG sets out the type of evidence required to include such a policy. This includes the likely future need; the size, location, type and quality of dwellings needed; the accessibility and adaptability of the existing stock; how the needs vary across different housing tenures; and the overall viability. The Council should therefore provide a local assessment evidencing the need for this requirement.
- 3.33 Part E requires the provision of serviced plots for self and custom housebuilding. It is unclear what evidence there is to support the need for this quantum of custom and self-build housing within the district. The LHNA indicates that the Council's Self & Custom Build Register has had a total of 95 registered expressions of interest in South Derbyshire, which averages at 13 plots

a year. Table 11.4 of the report also shows that there has been permission granted for a total of 186 dwellings for this type of development, which averages 25 dwellings each year, significantly below the quantum proposed if the policy is applied to all relevant housing sites.

- 3.34 The PPG sets out how custom and self-build housing needs should be assessed. It is not clear what evidence there is to support the requirement for 10% of all new homes on developments of 30 dwellings or more to provide 10% custom or self-build plots. As the draft policy is currently worded, this may impact on the deliverability and viability of some sites. The Council's evidence currently shows there is only a limited demand for such plots. A more appropriate way to deliver self-build and custom-building plots would be to allocate specific small and medium sites for such plots.

Recommendations

- 3.35 Based on the above and in order to ensure that policy H20 is robustly justified and therefore sound, it is recommended that the requirements are revised to reflect evidence of need and viability evidence to support deliverability for each element of the policy.

Policy H21: Affordable Housing

- 3.36 Draft Policy H21 states that the Council will seek to secure up to 40% affordable housing on sites over 10 dwellings.
- 3.37 The justification for the 40% provision is the LHNA, which identifies a net need of 214 affordable rental homes per annum, with an additional need for affordable home ownership.
- 3.38 Whilst there is clearly a need for affordable housing, 40% is considered to be a high figure, which could jeopardise much needed future housing delivery, particularly when combined with the stringent requirements of Policy H20 (discussed above).
- 3.39 Whilst the policy allows for a lower proportion of affordable housing where a viability assessment clearly demonstrates that the full policy requirement cannot be achieved, this is unrealistic for the Council to negotiate every site on a site-by-site basis. It is also contrary to paragraph 59 of the NPPF which states that:

Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning practice guidance, including standardised inputs, and should be made publicly available.

- 3.40 It is the clear intention of the policy to seek policy compliant provision where possible and it would be difficult for a developer to enter into viability negotiations shortly after the adoption of the plan, where the Council's Whole Plan Viability assessment indicated viability, but the circumstances of the site did not align with this evidence.
- 3.41 The policy should also have been subject to viability testing, as per the PPG (Paragraph: 001 Reference ID: 10-001-20190509) which states:

"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).

These policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106."

- 3.42 However we can see no evidence of this viability work having been completed. The Sustainability Appraisal states that *"further district-wide viability work will be undertaken in order to provide greater clarity on affordable housing needs for the Plan period prior to submission."* This suggests that the Council have not yet undertaken this work but consider that this may have implications which need to be considered.

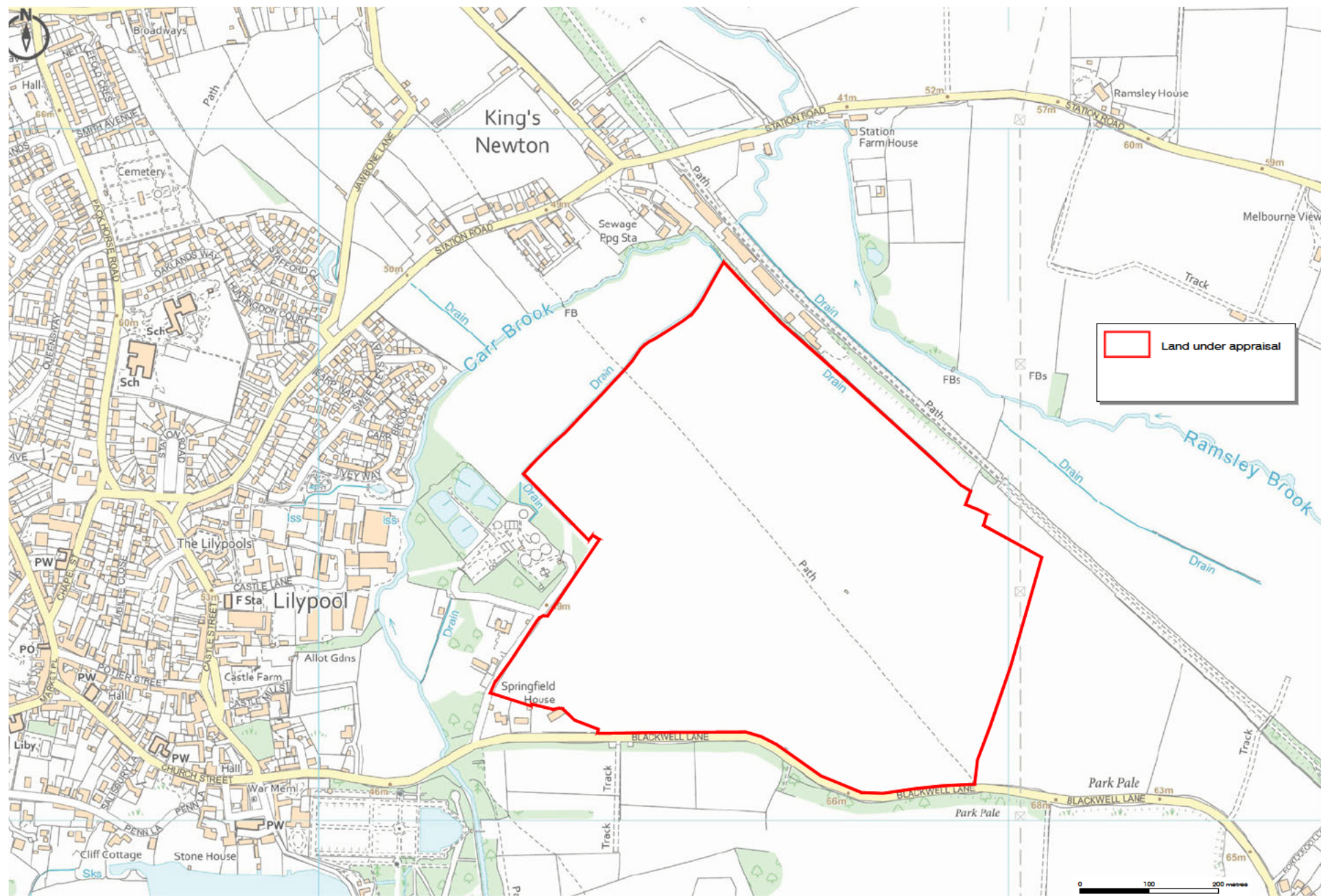
Recommendations

- 3.43 It is our recommendation that the Council should ensure through sensitivity testing that the 40% requirement is robustly evidenced to be deliverable in the majority if not all parts of the district and not simply on the strategic sites subject to consideration at this stage.
- 3.44 The allocation of additional housing sites as recommended within this representation, should be considered to support the provision of a higher number of affordable housing across the district, thereby supporting the increased deliverability affordable provision in accordance with the NPPF.

Section 4 | Conclusions

- 4.1 This Representation has been prepared by nineteen47 on behalf of Hallam Land in response to the Local Plan Part 1 Review 2022 – 2041 Publication Version (March 2025). For the reasons set out herein, Hallam Land **objects** to the approach to the partial review and this representation make recommendations for an alternative approach to be taken.
- 4.2 As set out in sections 1 & 2, this representation is submitted within the context of Hallam Land's interest in the site to the north of Blackwell Lane, Melbourne, as shown in Appendix 1. This Site is available to deliver housing in the short term, is within a sustainable location and can make a viable contribution to the vitality and sustainability of the adjacent town, in accordance with the aspirations of the Framework. The delivery of the site for housing in the short term can address anticipated additional housing need including affordable housing within the district.
- 4.3 Section 3 of this representation considers the Publication Version Local Plan against the prescribed tests of soundness as are set out in the National Planning Policy Framework. A number of recommendations are made to ensure that the emerging Local Plan is sound and capable of reacting robustly to changing circumstances in the district over the Plan Period.
- 4.4 These recommendations include the need to housing strategy within the context of the wider spatial strategy and identify additional site allocations to meet the housing need over the plan period. This will ensure that new development is appropriately distributed to meet the needs of each area. This approach will ensure that the objectives of the NPPF are delivered and that the plan is justified, effective and positively prepared.
- 4.5 A further review of other associated policies relating to affordable housing, self and custom build plots and strategic housing sites is also undertaken and recommendations made to ensure the soundness of the plan.
- 4.6 Our client reserves the right to respond and make further comments on other matters as the emerging Local Plan progresses.

Appendix 1 | Site Plan



Reproduced from the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright reserved. License No. 100002654



nineteen47

CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

View Response

Response #1306300

From [Hallam Land Management Ltd on...](#)

Agent [Hallam Land Management](#)

Date Started: 28 Jan 2026 10:28. Last modified: 28 Jan 2026 10:29

Status Complete

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 option and provide a reason for your answer)

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

Please enter any additional comments

In our Regulation 19 Part 1 response, we encouraged SDDC to review the plan in totality. This is on the basis that a full plan review will allow a more comprehensive approach to strategic issues such as addressing the unmet needs of the Derby housing market area (HMA). This is also an opportunity ensure that all policies contained would age at the same pace, avoiding a potential policy vacuum where policies in part of the plan become out of date more quickly than others.

Although the introduction of LPP2 is not a combined single plan, at this time it is a move in the right direction. Given the current time constraints and

datedness of the current Local Plan parts, pressing ahead with two plan reviews in tandem will ensure there is a plan-led system.

2.

Where should the housing needs be met? (Please provide site details including projected delivery timescales and the specific need being met).

Hallam consider that a balanced approach to the distribution of housing should be taken. Development in South Derbyshire should be both focused around the Derby fringe to take account of the housing to meet the City's unmet housing need, whilst also focusing meaningful housing development in Key Service villages to meet the need of the remainder of the District.

It is highlighted that in the existing Local Plan only 5% of the total housing allocations (745 dwellings) were distributed across the Key Service Villages. 15% of housing was allocated at Drakelow Park (2,060 dwellings) which will predominantly meet housing need from the Burton area. It is therefore considered that in the emerging Plan more housing circa 20% should be distributed across Key Service Villages that will meet housing need specific to the District, as well as on the Derby Fringe. The following sites will help to satisfy a balanced distribution of housing:

Part 2 needs to ensure it directs a substantial amount of the housing growth to this settlement tier. Melbourne is one of the best served villages in this tier and should receive more of this development also.

Our previous Regulation 19 representation identifies why this site is available, suitable and achievable. The plans submitted alongside this representation highlight the land of interest and possible growth options here.

The land here has the capacity for up to 800 dwellings and ancillary community facilities. By also allocating the adjacent land owned by Severn Trent, infrastructure can be provided to alleviate congestion in the Conservation Area in Melbourne.

We would also like to draw attention to the AECOM 2021 Strategic Growth Study (page 120; Derby Housing Market Area Growth Options Study August 2021). The study, instructed by Council's in the Derby area, concluded that the "western portion of the area of search is potentially suitable for development in the form of a village expansion to Melbourne". This land makes up much of this area.

The wider regional context makes it clear that this is a key growth area. Melbourne is well located to the East Midlands airport, the Segro logistics park and the plans for significant housing and employment growth here (which are pending determination with North West Leicestershire District Council). SDDC have the opportunity to further support this, supporting the creation of new housing and employment opportunities.

The site is in the control of a well-established strategic land promotor where a planning submission could be made in 2027; enabling delivery of the first plots by 2030. A build-out rate of 65 per year will ensure completion by 2042.

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)? (Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

If SDDC is unwilling to allocate a specific site within this Part 2 document; then a broad location of growth east of Melbourne would ensure that the options for future development are safeguarded for the next planning period. SDDC should ensure settlement boundaries are not drawn to inhibit this

approach also.

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)? (Please provide an answer to your question)

☒ Yes

☐ No

Please enter any additional comments

The Council should ensure that sites are deliverable and viable. Sites that have not delivered in the past and where there is no funding available should not be re-allocated.

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)

Only needs as identified through the evidence base should be accommodated for within the allocations.

6.

What could the Council do to speed up delivery on strategic

allocations? (Please provide details)

«No response»

7.

Should the Council allocate land South of Mackworth for development within the plan period? (Please provide a reason for your answer)

☐ Yes

☒ No

Please enter any additional comments

Whilst Amber Valley are still pursuing Mackworth as an allocation there are key concerns surrounding its delivery given the landowners have withdrawn their support. The site is not considered deliverable, and as the AVBC emerging Local Plan examination has not finished SDDC should not be reliant on Mackworth coming forward, other options with greater prospects of delivery in SDDC should be considered.

8.

Are there other steps that the Council could take to accelerate housing delivery on other sites? (Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

Policy wording to facilitate flexible affordable housing provision should be included, particularly facilitating appropriate cascade mechanisms. This is

pertinent as funding for delivery of affordable housing through Section 106 has significantly stalled sites throughout England

9.

Do you agree that settlement boundaries should be drawn around the urban edge of Derby, Drakelow and Stanton and any new allocations?

(Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

Yes, to provide clarity and inform future decision making.

10.

Do you agree with the principles for assessing the settlement boundaries, as set out in Appendix 1? (Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

The main principles are agreed with however; the inclusion of Principle 4 (d) is not. The identification of important gaps should be informed by evidence, not a subjective call and should be identified through policy measures. It is not for a settlement boundary review to determine what is an 'important gap' it should be an arbitrary exercise which is reflective of the current built form of

a settlement.

11.

What issues regarding the settlement boundaries should the Council consider? (Please provide a comment)

As identified above, settlement boundaries can limit alternative sites being brought forward that are sustainable and can deliver much needed housing in the event allocated sites do not deliver.

12.

Do you agree with the retail hierarchy? (Please provide a reason for your answer)

☐ Yes

☐ No

Please enter any additional comments

«No response»

13.

Should the Council redefine the retail centre in Swadlincote as a commercial centre which would allow for a wider range of uses? (Please provide a reason for your answer)

☐ Yes

☐ No

Please enter any additional comments

«No response»

14.

What issues regarding Swadlincote Town Centre redevelopment should the Council consider? (Please provide details)

«No response»

15.

Should the Council define the boundaries of all of the retail areas within the District? (Please provide a reason for your answer)

☐ Yes

☐ No

Please enter any additional comments

«No response»

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'? (Please provide a reason for your answer)

☐ Yes

☐ No

Please enter any additional comments

«No response»

17.

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

«No response»

18.

Should the Council undertake a Green Belt review with a specific objective of identifying what, if any, Grey Belt exists within the district? (Please provide a reason for your answer)

☐ Yes

☐ No

Please enter any additional comments

«No response»

19.

What other sites and/or options should the Council consider for providing Gypsy and Traveller accommodation? (Please provide details)

«No response»

20.

Are there any other issues that the Council should consider when meeting the needs of Gypsies and Travellers? (Please provide details)

«No response»

21.

Are there any additional policies/other issues that the Local Plan should address? (Please provide a reason for your answer)

☐ Yes

☐ No

Please enter any additional comments

«No response»

22.

Are there any amendments required to the existing policies to reflect implemented changes to national planning policy, policy guidance or Regulations? (Please provide a reason for your answer)

☐ Yes

☐ No

Please enter any additional comments

«No response»

23.

Are there better/alternative mechanisms that the Council should use to secure the required infrastructure? (Please provide a reason for your answer)

☐ Yes

☐ No

Please enter any additional comments

«No response»

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. (Please provide a reason for your answer)

☐ Yes

☒ No

Please enter any additional comments

No. The Council should not mandate the adoption of on-site infrastructure and consider everything on a site-by-site basis with policy flexibility. Otherwise, this may introduce additional costs to delivery that affect viability.

25.

Do you have any further/additional comments? (Please provide details)

Please see the supporting email with copies of the potential growth options.

- Key
- Application site boundary
 - Existing (retained) trees & hedgerow
 - Indicative proposed planting
 - Proposed tree/hedge removal
 - Open space
 - Indicative surface water attenuation basin
 - Indicative marginal wildflower and grassland planting
 - Existing Public Right of Way
 - Proposed pedestrian/cycle link
 - Proposed vehicular access
 - Potential for childrens play
 - Indicative extent of residential area
 - Potential locations for soft edges



- Key
- Application site boundary
 - Existing (retained) trees & hedgerow
 - Indicative proposed planting
 - Proposed tree/hedge removal
 - Open space
 - Indicative surface water attenuation basin
 - Indicative marginal wildflower and grassland planting
 - Existing Public Right of Way
 - Proposed pedestrian/cycle link
 - Proposed vehicular access
 - Potential for children's play
 - Indicative extent of residential area
 - Potential locations for soft edges
 - Potential locations for shop
 - Potential locations for village hall



PART OF HENRY BOOT

nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Project
Blackwell Lane, Melbourne

Drawing Title	Masterplan (Option 2)		
Project Code	Drawing No	Rev	
n2234	005	B	
Date	Drawing Scale		
16.01.2026	1:100,000 @ A0		

