



Land North of Linton Road
Castle Gresley

Vision Document
January 2026



Introduction

Nightingale Land is a privately funded, family run business with our owners having 35 years' experience in land and property. We specialise in the freehold acquisition of strategic land, working with Local Authorities and local communities to bring forward sustainable residential development and associated community infrastructure.

South Derbyshire District Council consulted on its pre-submission version of the Local Plan Part 1 Review ending in April 2025 and is expected to be submitted for examination imminently.

The Council is currently consulting on its Local Plan Part 2 which will identify additional housing and employment land to meet the residual requirement.

Nightingale Land have land interests in Castle Gresley at land north of Linton Road. The site is in a sustainable location and within close proximity to numerous services and facilities. This document brings together the due diligence work undertaken and explains how constraints and opportunities have been considered to inform the proposed development.



Context and Background

The site extends 5.21ha located on the western edge of Castle Gresley and is currently designated as open countryside. An outline planning application (reference: DMPA/2024/1572) is currently pending consideration for up to 75 dwellings.

The site offers a number of significant planning benefits including the provision of market and affordable housing together with significant Green Infrastructure benefits.

There are no technical objections to the proposed development (that cannot be overcome by either condition or s106 agreement). The site should therefore be allocated for residential development within the Local Plan Part 2 in light of this.



Benefits of the site

The following benefits can be achieved:



Development of up to 75 dwellings including market, affordable and self-build homes (including bungalows). The tenure mix has been considered to respond to local housing needs.



The Council have assessed the site and consider that there are no technical constraints preventing delivery of this quantum of housing and this is very likely to be delivered within 5 years.



The development provides 3.07ha of green infrastructure which represents circa 60% of the site area. This will comprise proposed woodland/scrub planting, attenuation basin. Landscaping and public open space with potential for a LEAP/LAP.



The proposals will provide increased access to existing public rights of way increasing connectivity within the wider area.



The scheme will boost economic activity associated with initial construction phase and through increased local patronage and footfall ensuring the ongoing vitality of the area.

Thank you for taking the time to consider our proposals. We would welcome the opportunity to meet with the Council to discuss these proposals in more detail. In the meantime, we are happy to answer any questions that you may have.



[REDACTED]

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

[Report](#)

Re: South Derbyshire Local Plan Part 2 Review consultation

Dear Sir or Madam,

Please find Nightingale Land's representations to the above consultation.

I would be grateful if you could confirm receipt of this email and its contents. If you require any further information please do not hesitate to contact me.

Yours faithfully,

[REDACTED]



30th January 2026

Dear Sir or Madam,

Re: South Derbyshire Local Plan Part 2 Review Regulation 18 consultation

Context

These representations provide the response of Nightingale Land (NL) to the current consultation held by South Derbyshire District Council (SDDC) to the South Derbyshire Local Plan Part 2 Review (LPP2R) under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

These representations are focused on specific matters to the proposed policy choices currently being consulted on by SDDC and their potential implications on housing delivery.

NL has land interests in South Derbyshire at land north of Linton Road, Castle Gresley. The site represents a sustainable opportunity for future residential growth and is submitted for consideration as a potential allocation as part of the LPP2R.

National Planning Policy and Guidance

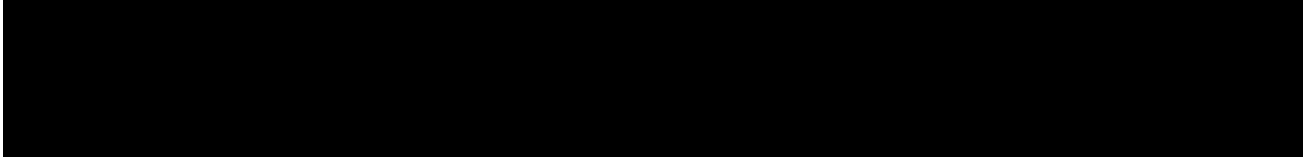
National Planning Policy Framework

The National Planning Policy Framework (the Framework) was first published on 27th March 2012 and updated on 24th July 2018, 19th February 2019, 20th July 2021st, 5th September 2023, 19th December 2023, 12th December 2024 and 7th February 2025. This sets out the government's planning policies for England and how these are expected to be applied.

The Framework is clear that the planning system should be genuinely plan-led. It is vital that up-to-date Local Plans are in place which provide a positive vision for the future of the area and to ensure housing and economic needs are met in full.

Paragraph 20 makes clear that strategic policies should set out an overall strategy for the pattern, scale and design quality of places. National policy is clear that sufficient provision should be made for housing (including affordable housing), employment, retail, leisure and other commercial development.

The Framework sets out four tests that must be met in order for the Local Plan to be found sound. In this regard, the plan must 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
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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.

National Planning Policy Framework Consultation

SDDC will be aware of the publication to the proposed changes to the Framework concerning both plan making and national decision-making policies. The consultation is currently ongoing and closes on 10th March 2026.

The Council will need to be mindful of the proposed changes and what effects these may have on the LPP2R. Indeed, the Council need to be mindful that the consultation document is explicit in that the proposed National Development Management Policies will take effect upon adoption of the Framework.

Planning Practice Guidance

The Planning Practice Guidance (PPG) was first introduced in 2014 and has been updated in the intervening period and provides clarification on how the requirements of the Framework should be interpreted.

South Derbyshire Local Plan Part 2 Review

This section provides a detailed analysis of the LPP2R consultation document and its supporting evidence base. NL have reviewed the consultation documents and have several concerns relating to the proposed spatial approach and its potential implications on housing delivery. As such, it is considered a number of modifications are required to ensure that the LPP2R can be found sound at examination. These concerns relate to the following matters:

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?

It is recommended that a single full Local Plan Review should be undertaken. The representations submitted in response to the Local Plan Part 1 Review under Regulation 19 highlighted a number of concerns due to the focus of strategic housing sites which are often delayed due to complex infrastructure requirements. It was suggested that the Local Plan Part 1 should include a level of smaller sites to ensure a flexible and responsive supply position until the strategic sites commence delivery. The Government has since announced the new reforms to the Framework including the new Local Plan system in an effort to simplify the process.

The recent appeal decision at land south of Kings Newton Lane, Melbourne¹ has resulted in a 24% reduction in the deliverable supply in relation to Derby's unmet housing needs and discounts to several sites within the Council's supply have been applied. This is in addition to the current unmet need identified in the LPP2R. Consequently, it might be in the Council's best interest to identify further land through the review of the Local Plan Part 1 and align this plan with the requirements of the new Local Plan process outlined by government.

Question 2: Where should the housing needs be met?

It is supported that the local housing need figure is considered the minimum amount that the Local Plan should plan for through the allocation of sites to ensure flexibility in supply. The consultation documents state there is a current shortfall of 57 homes over the plan period.

The draft LPP1 currently proposes significant growth to be directed towards Derby to address unmet housing needs. However, it does not account for meeting local housing needs across a broad range of settlements within South Derbyshire and no allocations are proposed in the majority of settlements to accommodate local housing needs. The PPG advises that a wide range of settlements can play a role in delivery sustainable development in rural areas². In this regard, growth should be directed towards sustainable settlements, such as Castle Gresley. The Council should therefore be proactive in the allocation of sites by setting out an aspirational strategy which provides a sufficient buffer of sites to allow flexibility with the Council's housing land supply rather than seeking to allocate the minimum number of homes.

Question 3: Are there other mechanisms that the plan should consider securing housing delivery in addition to allocate 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 see response to questions 9, 10 and 11.

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

There is very little that the LPP2R could do to speed up the delivery of strategic allocations given that this would be a matter of the LPP1. Given the nature of strategic sites and technical requirements associated with each site the delivery timescales will be dependent on a site by site basis. The Council should allocate additional sites that are of a less strategic size to allow an appropriate mix of housing sites within the supply. Should any slippage occur associated with the delivery of the strategic sites, these additional allocations will allow for flexibility in the short to medium term to respond to any shortfall in housing land supply.

¹ PINS Reference: APP/F1040/W/25/3368728

² PPG Paragraph: 009 Reference ID: 67-009-20190722

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

The LPP1 Review identified land south of Mackworth as an area for potential housing development. This is a coordinated development in conjunction with land off Brun Lane promoted within the emerging Amber Valley Local Plan (AVLP). The Inspector's Interim Findings to the emerging AVLP dated 7th January 2025 highlights the landowner's unwillingness to release all of the land identified for development. By expanding this site, SDDC will need to provide certainty that this site can deliver at the expected timescales in a coordinated approach. Consequently, if this site is allocated a buffer of sites should be included within the LPP2R to provide sufficient contingency as outlined in response to Question 6.

Question 9: Do you agree that settlement boundaries should be drawn around the urban edge of Derby, Drakelow and Stanton and any new allocations? Question 10: Do you agree with the principles for assessing the settlement boundaries as set out in Appendix 1? and Question 11: What issues regarding the settlement boundaries should the Council consider?

Whilst settlement boundaries can be a policy tool to show the extent of a settlement attention is drawn to the current consultation to the proposed reforms to the Framework which includes a suite of national development management policies. Specifically, Policy S5 sets out the principle of development outside of settlements subject to criteria listed in the policy wording. Consequently, any decision to implement settlement boundaries must be in line with Government's intention going forward and should not prevent the delivery of sustainable development opportunities. A criteria-based approach which allows for development on the edge of settlement subject to relevant circumstances in South Derbyshire should be progressed.

Site Submission

Land north of Linton Road, Castle Gresley

NL has land interests in Castle Gresley at Land north of Linton Road. An outline planning application (reference: DMPA/2024/1572) for the erection of up to 75 dwellings was validated on 10th December 2024 and is currently pending consideration.

The proposed site offers the potential to expand the residential offering in Castle Gresley to assist the Council in providing a range of housing land to meet residents existing and future housing needs. A location plan is provided at figure 1 below. In addition, a vision document is provided at appendix 1 of this submission which details how the site can come forward.

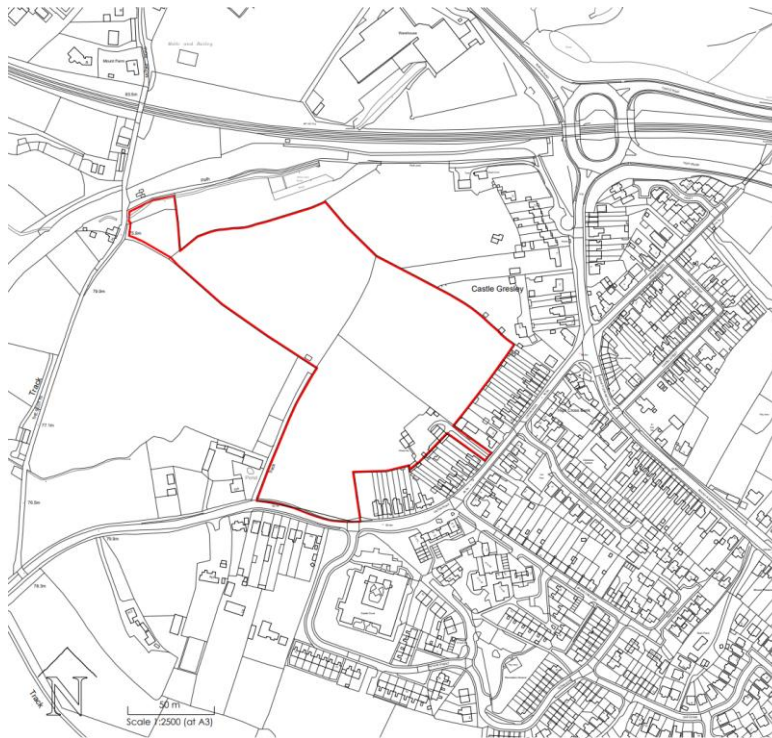


Figure 1: Land north of Linton Road, Castle Gresley

The site comprises 5.21ha of two field parcels in agricultural use. Existing residential development bounds the site to the north-west. Housing to Burton Road and Linton Road/Hillside Road bound the site to the east and south. To the west are a group of agricultural buildings and allotments.

The site was previously promoted for up to 100 dwellings and a village hall (planning reference: 9/2019/0124) and refused in February 2019. NL has considered the previous application submission and has incorporated significant changes to overcome the previous reasons for refusal. Indeed, whilst the site extends 5.21ha the developable area has been reduced to 2.14ha with remaining land incorporating significant levels of landscaping and public open space providing a significant planning benefit. It should be noted that the developable area covers the same extent as that considered in the Council's SHELAA which concluded the site was available, achievable and suitable for development with delivery occurring in years 6 – 10 years.

The site represents a logical extension to the existing settlement and offers the opportunity to deliver the following benefits:

- Development of up to 75 dwellings including provision of self-build plots and bungalows providing a mix of housing types and tenures in response to local housing needs.
- The northern part of the site is retained for biodiversity and habitat enhancement as is an area to the south of the site adjoining Hillside Road. There is also potential for a Locally Equipped Area of Play. Overall, circa 60% of the site will remain undeveloped for open space, drainage and ecological enhancement.
- Policy compliant level affordable housing provision.

- Provides an integrated network of public open space incorporating play facilities, extensive landscaping, sustainable drainage areas and new ecological habitats. Thereby providing opportunities for the creation of high-quality public spaces for use by existing and new residents for social interaction, play and amenity.
- The creation of new footpath and cycleway connections through the site providing links with the Public Right of Way network in the wider area encouraging health and wellbeing for existing and future residents.
- Existing vegetation across the site would be retained, conserved and enhanced as far as possible. Any minimal losses will be mitigated for by new native species planting.
- In line with National Forest guidance, 20% of the site area is to be woodland planting and landscaping. This equates to an area of 1.04ha which is indicated as proposed woodland/scrub planting on the illustrative layout set out in appendix 1.
- The proposals would deliver significant Biodiversity Net Gains ensuring no net loss and will be well above the statutory minimum 10% net gain.
- Local and district-wide benefits through investment in the local community resulting in increased economic activity as a result of construction phases and increase footfall supporting local businesses.

The above represents a number of significant planning benefits associated with the proposed development. There are no technical objections to the proposed development that cannot be overcome by either planning condition or s106 agreement.

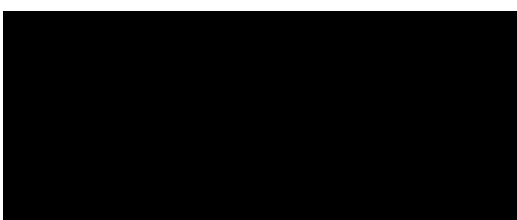
Subject to outline planning consent in 2026 the site would be marketed to developers who will undertake subsequent reserved matter(s) applications. It is anticipated that the site is capable of commencing in Q4 2027 and complete by 2030.

Development of the site would represent a logical extension to the settlement with an overall positive effect for residents. The evidence prepared by the Council (in the SHELAA) and that prepared by NL suggests that the site is suitable for allocation within the LPP2R and would assist in providing the necessary type of housing sites required to maintain the Council's housing land supply position until strategic sites start delivering.

Conclusions

NL hope you have found this letter to be constructive and would welcome the opportunity to discuss the contents of this letter with the Council in greater detail and invite the Council to contact us in this regard.

Kind regards





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

*indicates required field

Future notification

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

Privacy Notice - How is your information used?

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

Who has access to your information?

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

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

Question 1: Should the Council produce a Local Plan Part 2 Review under the existing planning system, or should a single full Local Plan Review be undertaken under the new system? (please tick one)

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

(Please provide a reason for your answer)

Please see attached representations.

Question 2: Where should the housing needs be met?

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

Please see attached representations.

Question 3: Are there other mechanisms that the plan should consider to securing housing delivery in addition to allocating specific sites (e.g. identifying indicative broad locations/areas for future growth adjacent to existing settlements, extending settlement boundaries, supporting certain Changes of Use)?

☒ Yes

☐ No

(Please provide a reason for your answer)

Please see attached representations.

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)

Question 5: What specific accommodation needs should the Local Plan address through allocations (e.g. extra care accommodation for older people, care home provision for looked after children etc.)?

(Please provide details)

Please see attached representations.

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

(Please provide details)

Please see attached representations.

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 see attached representations.

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 see attached representations.

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)

Please see attached representations.

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)

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

(Please provide a comment)

Please see attached representations.

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)