



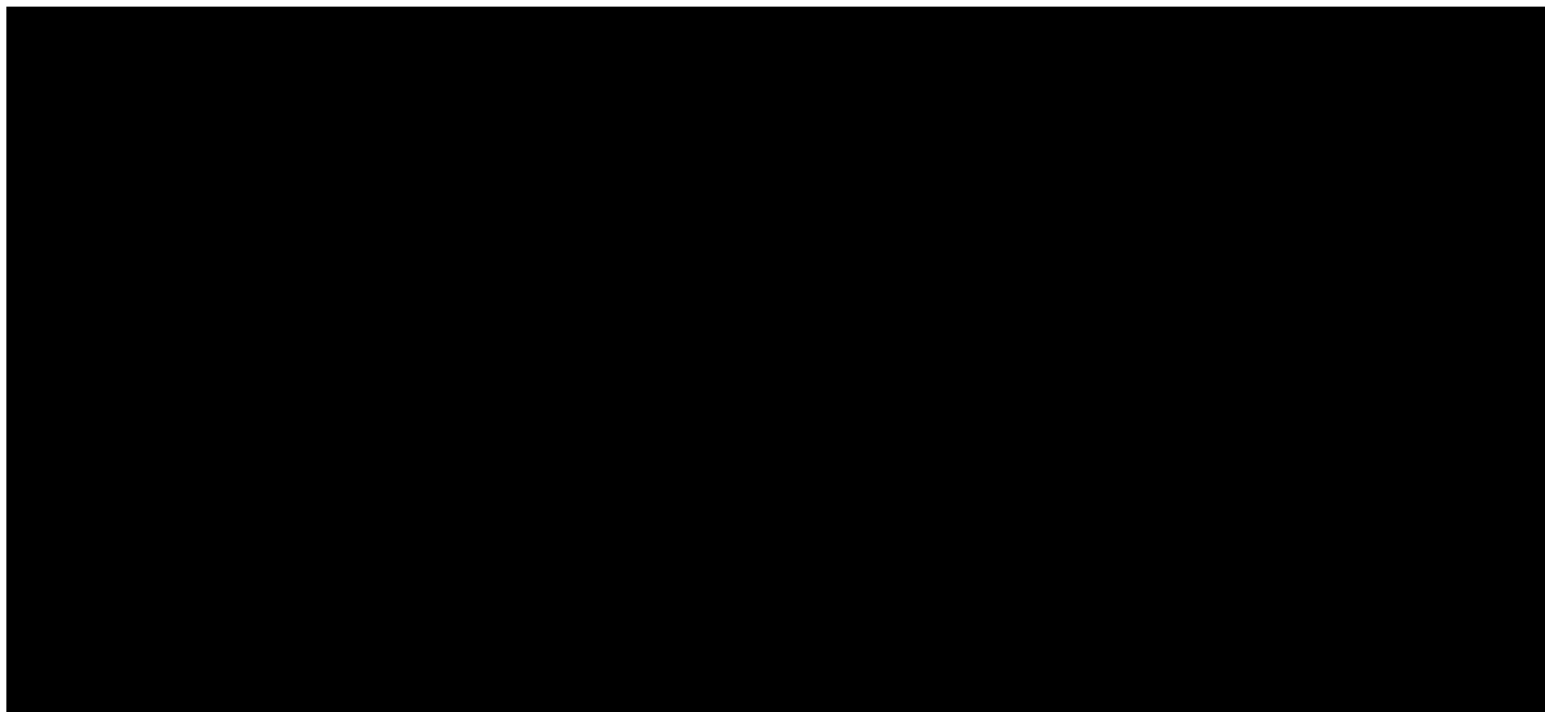
Land South of Old Etwall Road, Mickleover

ISSUES AND OPTIONS PART 2 CONSULTATION STATEMENT

Land South of Old Etwall Road, Mickleover

Issues and Options Part 2 Consultation Statement

January 2026



5759 | Land South of Old Etwall Road, Mickleover

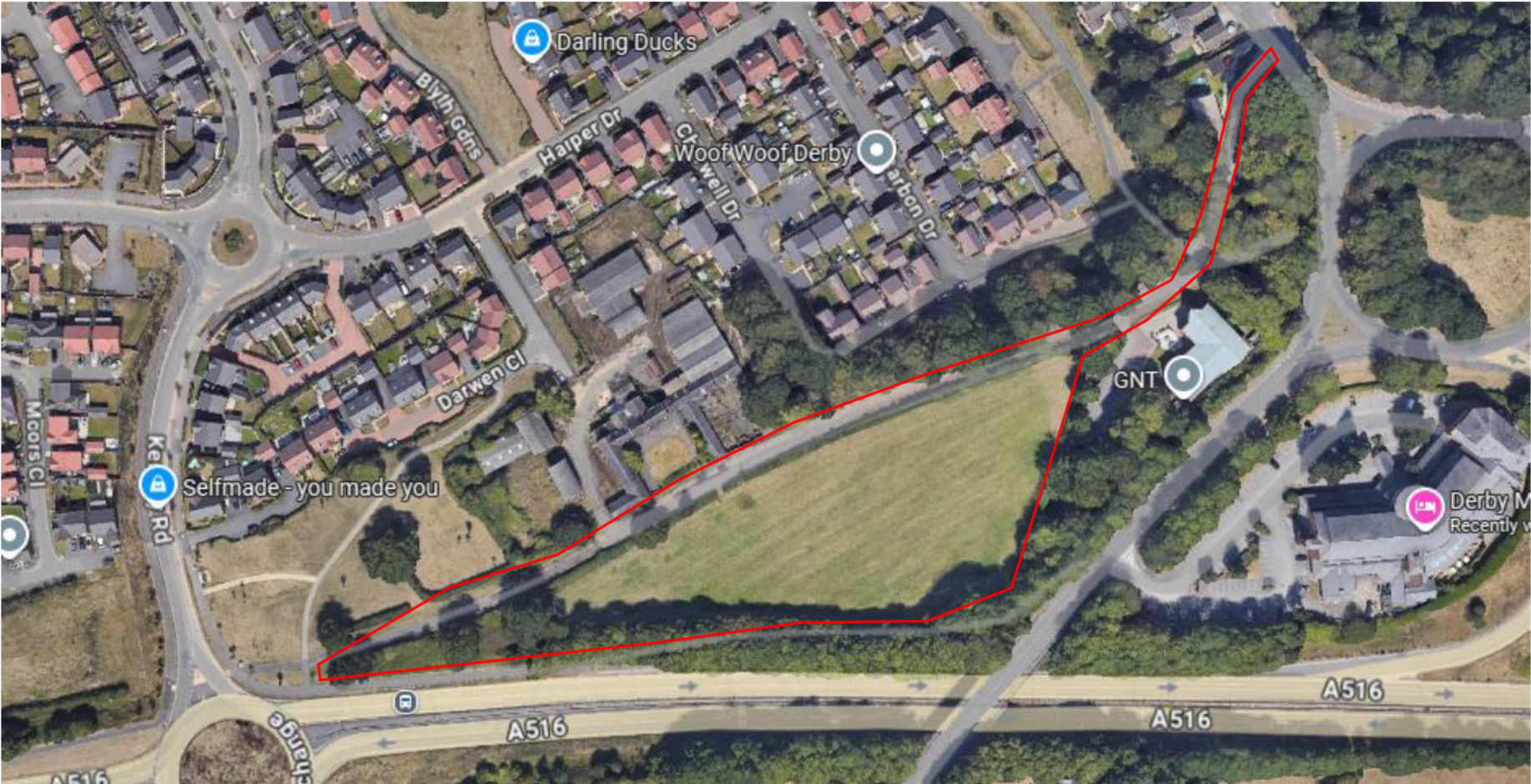
Introduction

Planning & Design Practice is a multi-disciplinary practice consisting of Chartered Town Planners, Architects and Heritage Specialists. The practice operates across England and Wales and has a long track record of success in facilitating sustainable development.

We have been instructed by Chevin Homes to prepare a response to the South Derbyshire Local Plan Part 2 Review Issues and Options Consultation, in particular 'Question 2: Where should the housing needs be met?'. This document has been structured to provide an introduction to the site and its planning history; examine the key planning issues to be considered; and demonstrate the site's suitability, availability and deliverability for residential development.

Site Description

The site at land south of Old Etwall Road, Mickleover extends to approximately 11,000 sqm, of which around 5,000 sqm is considered developable. The site contains extensive tree and hedgerow cover, with some areas protected by Tree Preservation Orders. It is situated between the A516 (Etwall Road) to the south and Old Etwall Road and existing residential development to the north.



Aerial view of the site (edged in red) 5759 | Land South of Old Etwall Road, Mickleover

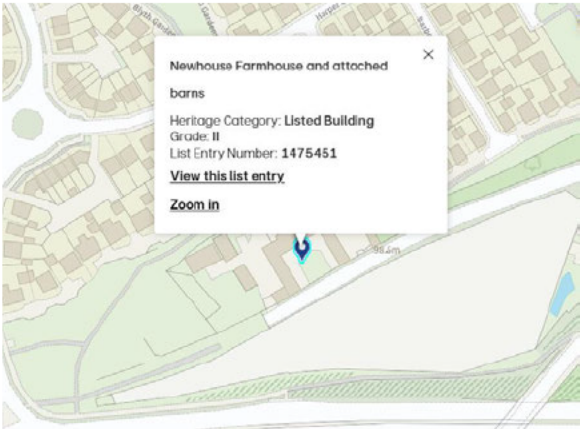
Existing Site



Listed Buildings



Map highlighting the listed building



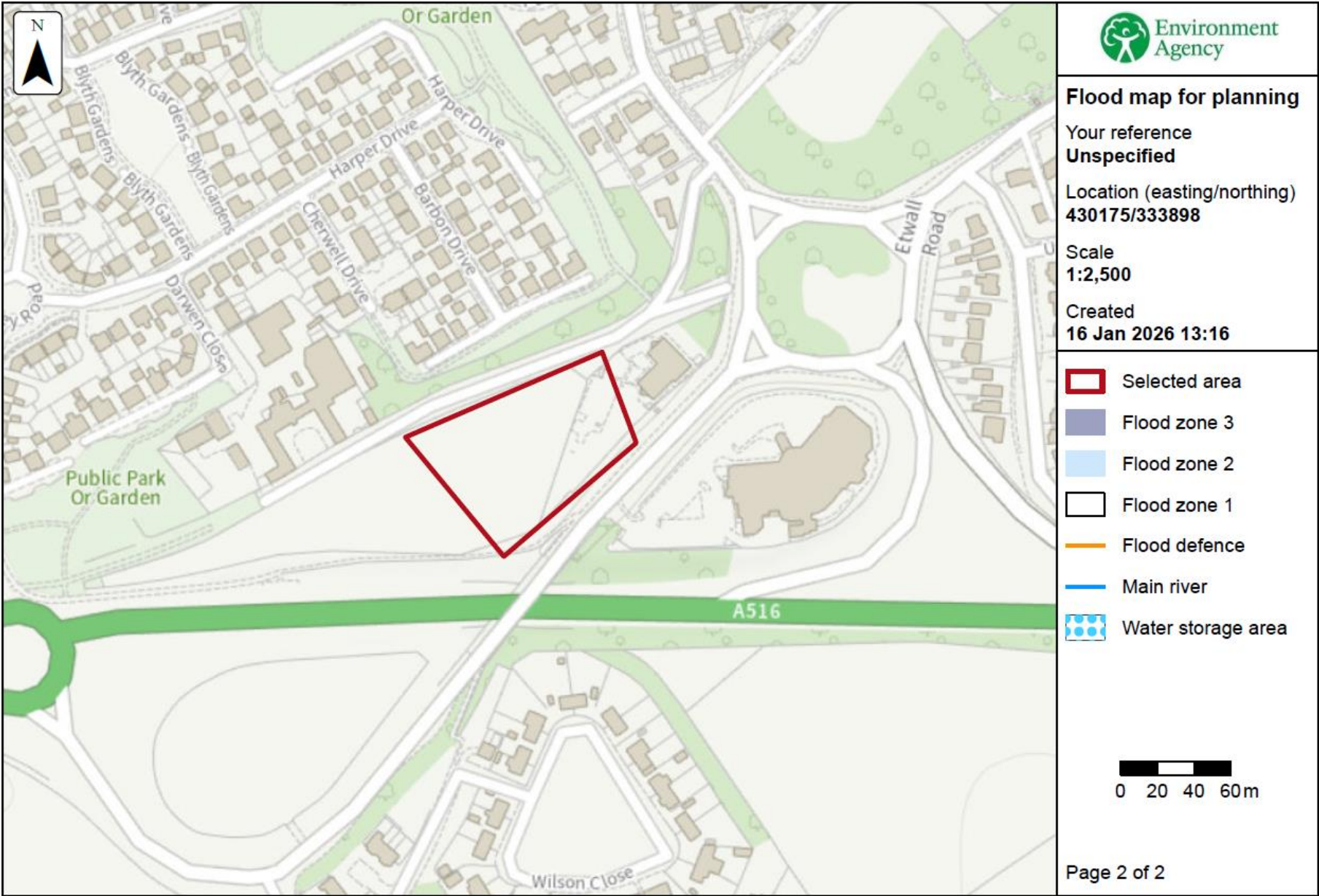
5759 | Land South of Old Etwall Road, Mickleover



The site is located directly south of Newhouse Farmhouse and its attached barns, which are Grade II listed buildings. The development would be sited to avoid any less than substantial harm to the significance of the listed buildings. This would be achieved by retaining views to the south-east of the farmhouse and locating development to the east of the plot.

Flood Risk

The site is located within Flood Zone 1 and remains within Flood Zone 1 for the 2070–2125 climate change scenario, and is therefore at the lowest risk of fluvial flooding. The site is also at low risk of surface water flooding in the 1 in 30, 1 in 100 and 1 in 1000 year events.



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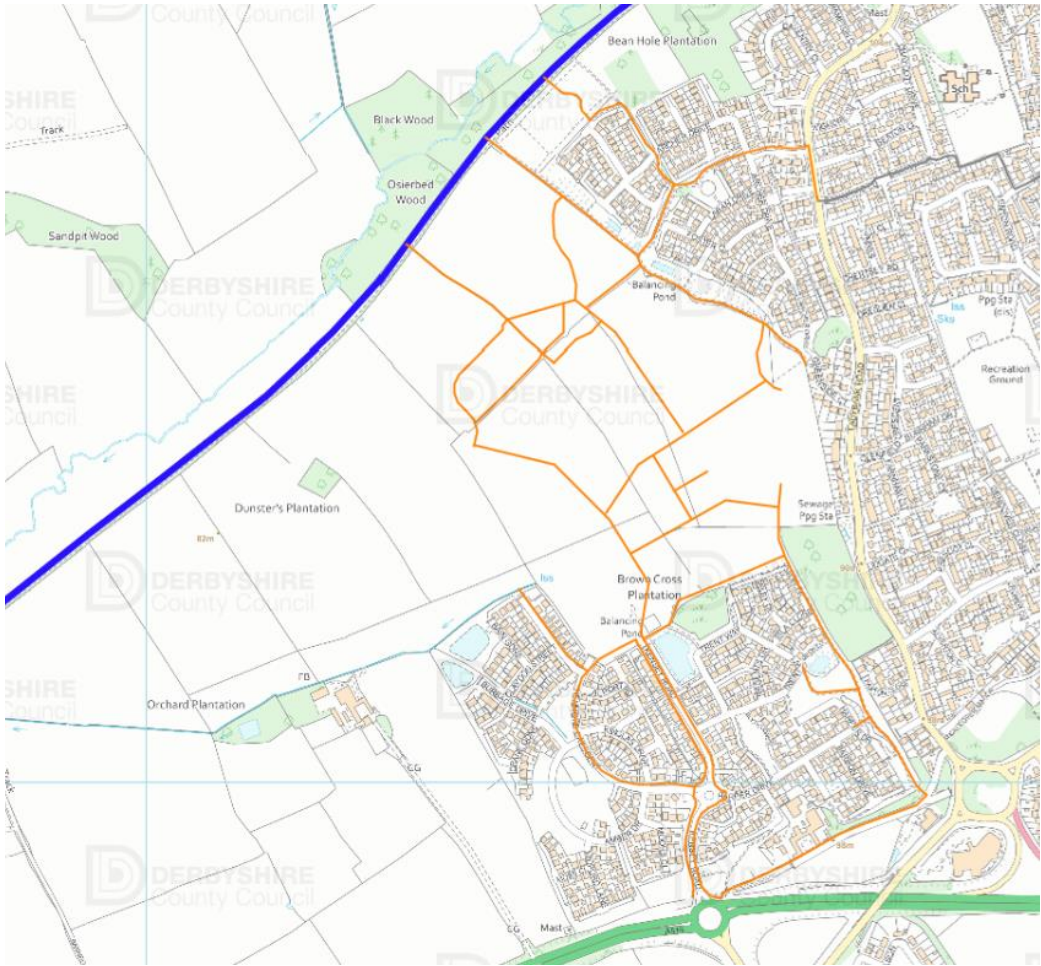
Public Right of Way



Map highlighting the existing Public Right of Way

There is an existing public right of way along the access road to the site, which would be retained and formalised as part of the proposed development. In addition, a new public right of way would be provided through the site, linking the path to the south with the formalised public right of way to the north.

There is also an existing Sustrans cycle route to the north of the Mickleover housing allocation, with proposed Local Cycle Network connections running through the new development to link into this route.



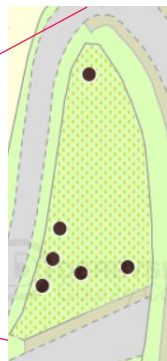
Map highlighting the existing Sustrans network (blue) and proposed Local Cycle Network (orange)

Tree Preservation Orders (TPOs)



Map of the site highlighting the County TPOs at the access point

The site itself is covered by six District TPOs, while additional blanket and County TPOs are located in the immediate surroundings, including along the access. All protected trees on and around the site would be retained and safeguarded throughout the proposed development.

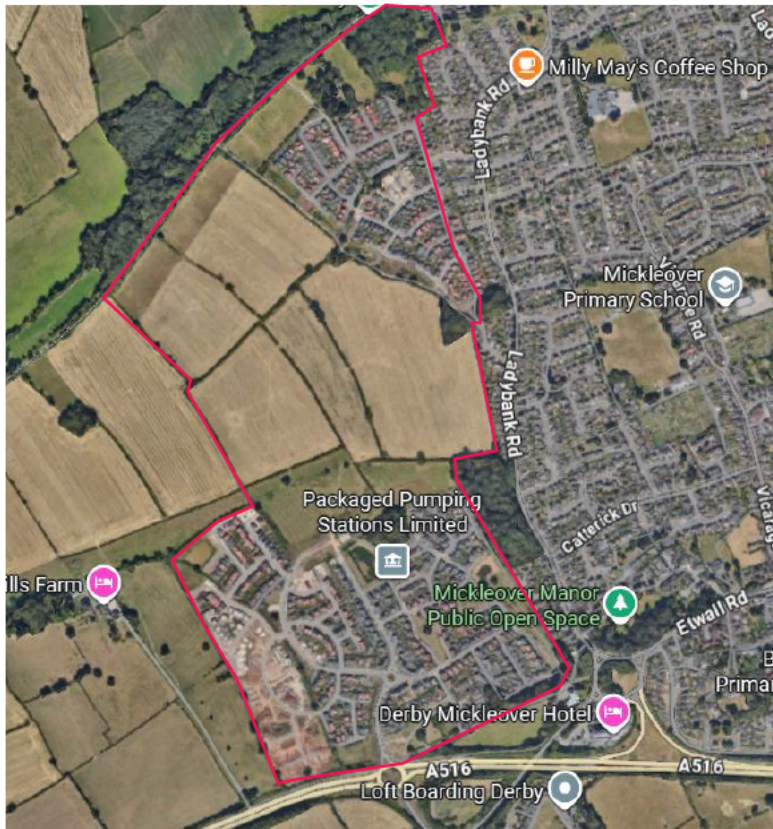


Map of the site highlighting the District TPOs on and surrounding the site

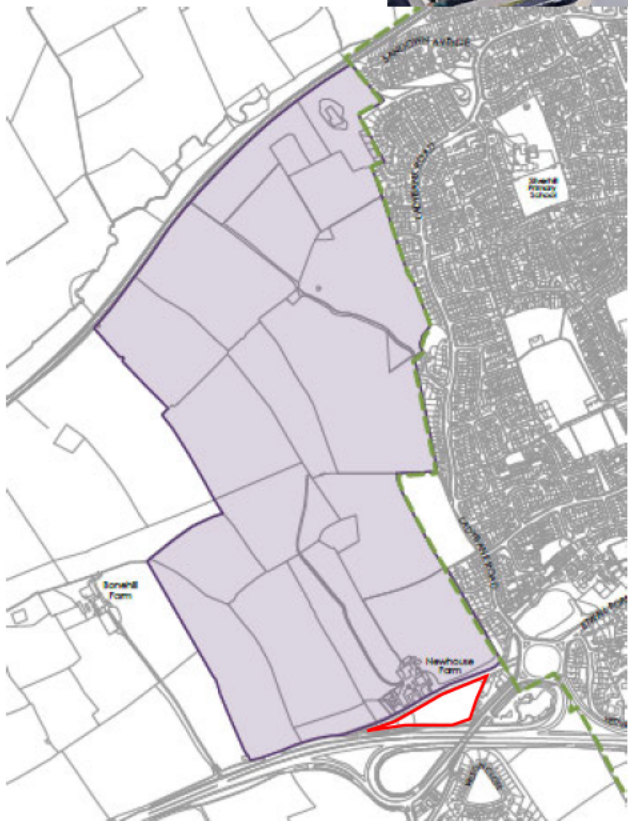
Neighbouring Development

The area to the north of the site is formally designated in the Local Plan Part 1, and its draft review, under Policy H19. It states that the location is good in relation to access to services and facilities. The proposed development will act as a natural extension to this allocation and the city of Derby.

Development has been completed on the allocated to the northeast and the south of the allocation, directly north of the site.



Aerial image of the land allocated under Policy H19



Land allocated under Policy H19
5759 | Land South of Old Etwall Road, Mickleover



Existing development to the north of the site

Planning History

There is one previous planning application for the site:

DMPA/2021/0203	The conversion of existing farmhouse and associated barns into 6 dwellings and the erection of 37 new dwellings with access, parking and associated works on land to the North and South of Old Etwall Road Mickleover Derby (43 dwellings in total)	<i>Refused – 3rd March 2023</i>
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This application was refused with the following concerns:

- The development lies **outside the settlement boundary** and results in unjustified expansion of the built form into the open countryside;
- The proposal **does not adhere to any of the policy exemptions**, such as being essential to a rural-based activity, not unavoidable within settlement limits and does not constitute infill development;
- Development would lead to **unsustainable impacts on transport and local services**;
- The District has a **surplus 5-year housing land supply**, so additional housing need **does not outweigh the conflict**;
- Development would be **harmful to the special architectural and historic character, appearance of the listed building and its wider setting**, which is **not considered to be outweighed by the proposed public benefits**;
- Development would **harm the landscape character and quality of the area**; and
- Required **access works risk harm to protected trees**.



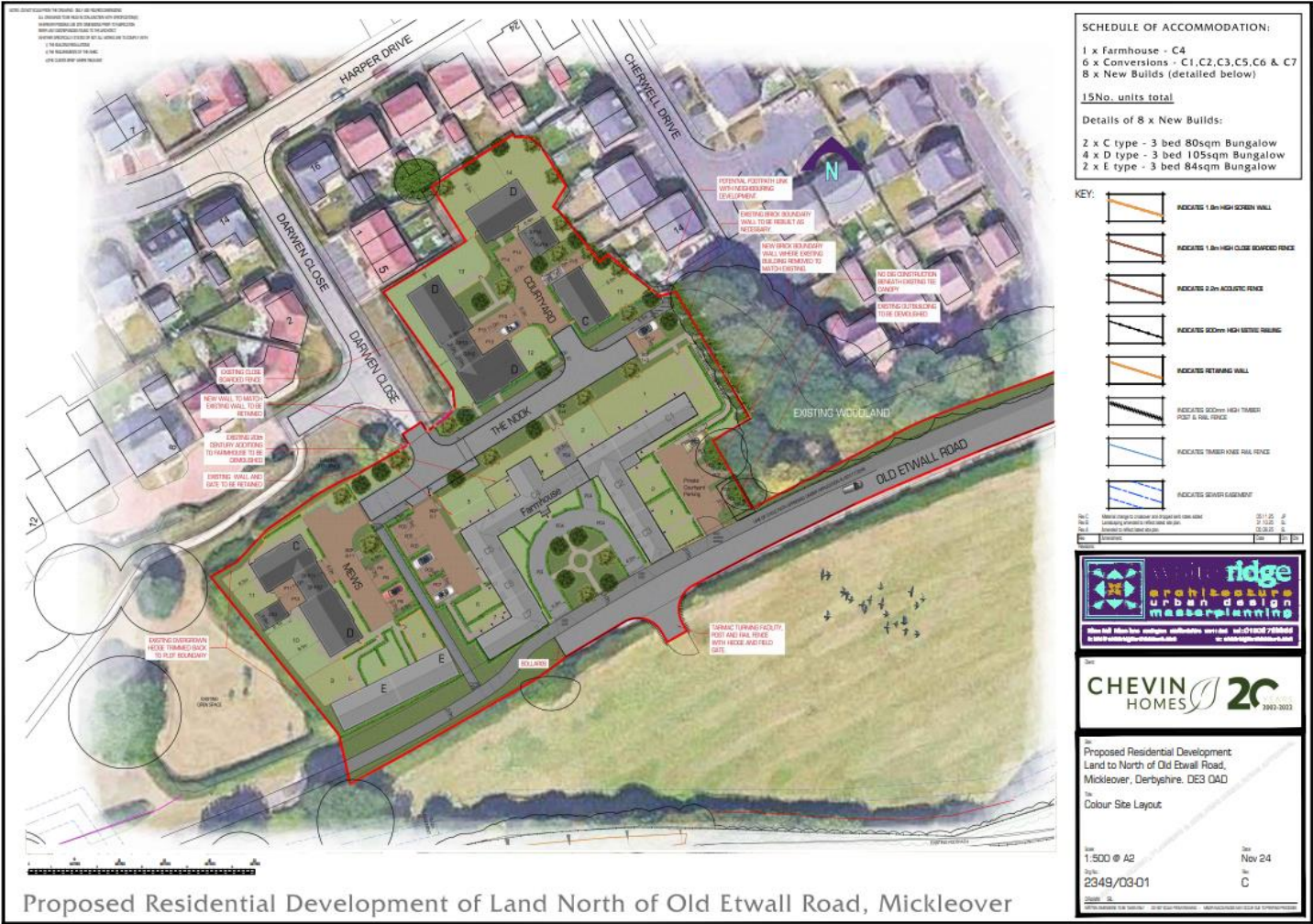
Planning History

An amended application (following application ref: DMPA/2021/0203) has been resubmitted for the land to the north of the site, removing the portion of land to the south of Old Etwall Road.

DMPA/2024/1654
(DMPA/2025/0031)

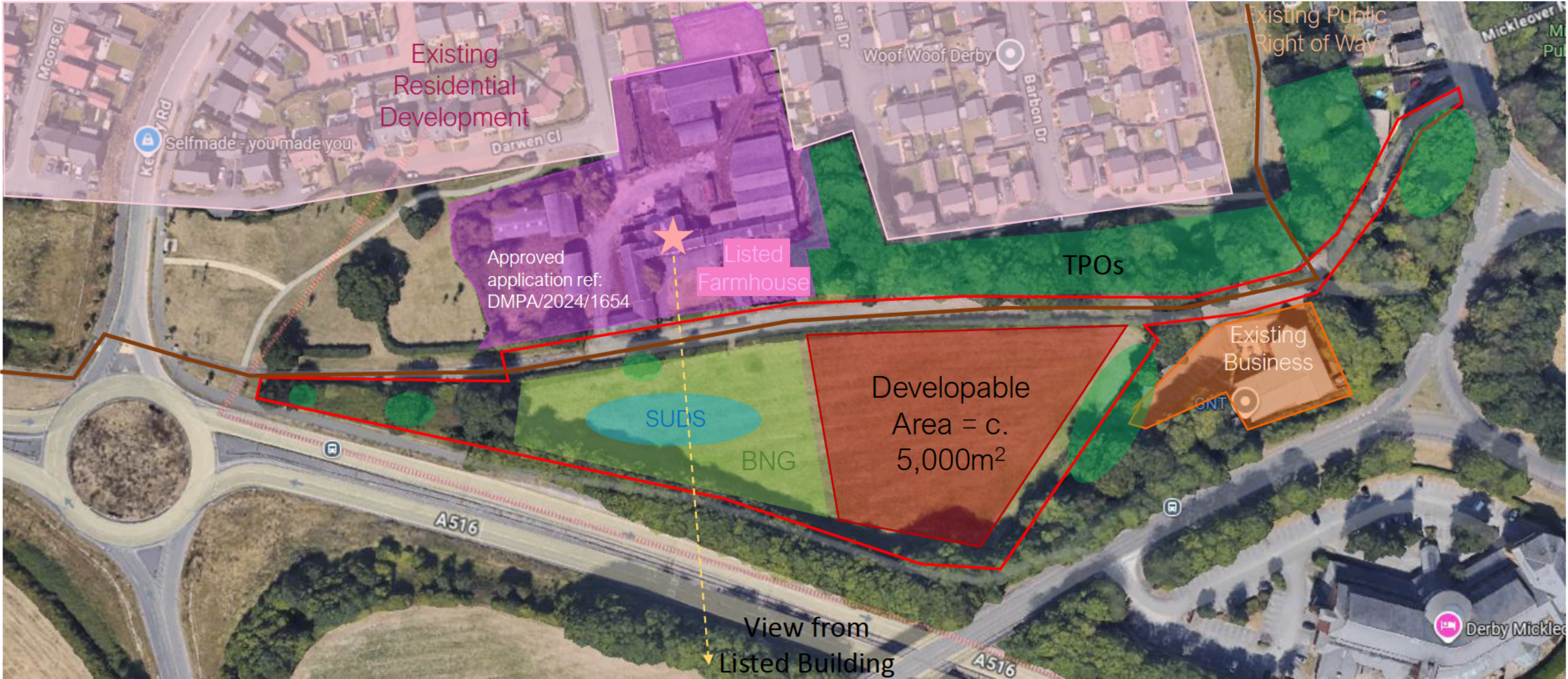
The erection of x9 dwellings, the retention of the existing farmhouse, and the conversion of existing farm buildings to comprise x5 dwellings at New House Farm, Etwall Road, Mickleover, Derby, DE3 0DN

Approved – 15th January 2026



Proposed site layout for the approved scheme ref: DMPA/2024/1654

Proposed Development – Constraints Plan



Any future development would comprise approximately 20 dwellings at a density of around 40 dwellings per hectare. The scheme would include provision for biodiversity net gain enhancements, sustainable drainage systems and a formalised public footpath. Existing tree and hedgerow cover would be retained where possible, with additional planting to enhance the site's character and amenity, and the setting of the nearby listed building.

Proposed Development – Zoning Plan



KEY

Primary Road →

Private Road —

Housing Blocks □

Biodiversity Net Gain ■

Sustainable Drainage ○

Planning Policy Context

This section sets out the key planning policy relevant to the site and proposed development.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for South Derbyshire comprises the Local Plan Part 1 and Local Plan Part 2. The Local Plan Part 1 is currently under review, with a draft version having been published for consultation. In parallel, the Local Plan Part 2 is progressing, with the Issues and Options consultation now underway.

Policy H19 Land West of Mickleover

- 5.76 Land West of Mickleover is a sustainable urban extension to Derby City. The site lies to the west of the built up area of Mickleover. The A516 (Etwell Road) runs to the south of the site and to the north of the site is a former railway line which is a Sustrans route.
- 5.77 The site can deliver around 1,650 dwellings in total though slightly less is expected to be delivered during the plan period, around 1,400 dwellings.
- 5.78 The site is in a good location in relation to access to services and facilities. Though the site offers the opportunity to deliver new infrastructure due its critical mass.

POLICY:

- A** Residential development on Land to the West of Mickleover will provide for around 1,650 dwellings.
- B** The Council will require the below listed site specifics and accordance with other Local Plan policies:
- i) That South Derbyshire District Council and the developers work together with both Derby City and Derbyshire County Council to ensure that the proposals offer a holistic vision for an urban extension to be delivered in a comprehensive manner. Delivery mechanisms will need to be established to ensure the necessary level of coordination to effectively deliver the infrastructure and facilities to support the development;
 - ii) A jointly prepared development framework by South Derbyshire District Council and the developers shall be produced that sets out guiding principles for the site;
 - iii) The provision of a one form entry primary school on site with the provision of land for a two form entry should it be required;
 - iv) A new district centre offering a range of shops and facilities shall be provided that is commensurate with the needs of the community. The scale and nature of these facilities will be determined by evidence submitted with a future planning application;
 - v) The provision of a community centre. The ownership and management of this centre will be considered in more

detail as part of a future planning application;

- vi) Consideration of a GP surgery on site subject to discussions with the Southern Derbyshire Clinical Commissioning Group;
- vii) High quality pedestrian and cycle routes shall be provided within the site and links between the site and existing residential development and the adjacent Sustrans route;
- viii) The northern and western edge of the site will require a significant green buffer to help soften the housing development against the landscape;
- ix) The urban extension shall protect and enhance where possible the wider setting of Radbourne Hall and other heritage assets;
- x) Any application for planning permission will be supported by an assessment of the impact of development traffic on the strategic and local road network, including the cumulative impact of development proposed in three aligned Core Strategies. The scope of the assessment should be agreed with the local planning authority in consultation with the relevant transport network operators and service providers. The application will also be supported by an access strategy and a package of necessary measures to mitigate any significant impact of the development, including off-site highways improvements, necessary developer contributions and other measures to encourage non-car modes of transport; including necessary enhancements to local bus services.
- xi) Vehicular access to that part of the allocation to the north of the public footpath route that runs from Greenside Court to the dismantled railway line shall be from Ladybank Road. There shall be no vehicular link, except for emergency vehicles and potential bus access, from the remainder of the allocation to Ladybank Road.
- xii) Improvements to existing green infrastructure shall be made within the site along with provision of new green infrastructure on the site;
- xiii) The Greenway to the north of the site and Ladybank Plantation to the east are local wildlife sites whose nature conservation interest should be protected and links to the surrounding green infrastructure network maintained or enhanced.
- xiv) Surface water run-off should be attenuated to existing Greenfield rates up to a 1 in 100 year plus climate change event to ensure development does not exacerbate flood risk downstream.

As previously mentioned, the area to the north of the site is formally designated in the Local Plan Part 1, and its draft review, under Policy H19. It states that the location is good in relation to access to services and facilities. The proposed development will act as a natural extension to this allocation and the city of Derby.

Planning Policy Context

Policy H20 Housing Balance

- A** The Council will seek to provide a balance of housing that includes a mix of dwelling type, tenure, size and density. The overall mix of housing will take account of the Strategic Housing Market Assessment (SHMA) and Local Housing Needs Study.
- B** The density of any site will be considered individually as there is no evidence to support a set density across all sites.
- C** Any housing development would be expected to make the most efficient use of the land whilst taking into account what is appropriate for the surrounding local built and natural environment.
- D** The viability of a development will be considered through determining a schemes housing mix.
- E** The Council will also promote a mix of housing that is suitable and adaptable for different groups of people such as single occupiers, people with disabilities, people wanting to build their own homes and the ageing population of the District.

The final housing mix will be determined by the developer in consultation with the Local Planning Authority; however, the development is intended to deliver a balanced range of dwellings in terms of type, tenure, size, and density. It is anticipated that the housing mix will align with the revised Policy H20 once the Review is adopted.

Policy H20: Housing Balance & Custom/Self-build

- A** Housing and mixed use major development proposals should comprise a range of dwelling sizes, broadly apportioned as follows:

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	5%	35%	40%	20%
Affordable home ownership	15%	45%	30%	10%
Affordable housing (rented)	30%	35%	25%	10%

Where a proposal comprises a range of dwelling sizes that is significantly at variance with these proportions, the applicant will be expected to provide written justification.

- B** The Council will seek the provision of sufficient numbers of new homes to meet the identified needs of people with disabilities and older people, including housing with support, housing with care and residential care bed spaces. This will be achieved by requiring provision within allocated housing and mixed use sites and by supporting other proposals incorporating suitable provision where consistent with relevant Local Plan policies.
- C** Residential development in the form of bungalows or other suitable single level accommodation will be supported where they would not cause harm to the character of the surroundings. For schemes of 15 dwellings or more a proportion of the 2 bedroom homes should be in the form of bungalows or other suitable single level accommodation.
- D** For major development housing or mixed-use proposals on a site of more than 0.5 hectares:
- At least 5% of all market homes will be required to meet Part M4(3)(a) of the Building Regulations (wheelchair adaptable dwellings); and
 - At least 10% of all affordable homes will be required to meet Part M4(3)(b) of the Building Regulations (wheelchair user dwellings). Provision of M4(3)(a) (wheelchair adaptable dwellings) will be considered where justified and agreed with the Council prior to the granting of planning permission.
- E**
- Within development boundaries proposals that would include provision of dwelling plots to be made available for sale to self-builders and custom builders will be supported.
 - Sites of 30 or more homes should make provision for 15% of housing capacity to be for serviced plots for self and custom housebuilding. Developers will be expected to enter into a legal agreement to facilitate their delivery and a lower proportion will only be accepted where a viability assessment clearly demonstrates that the full policy requirement cannot be achieved.
 - Where a self or custom build plot has been made available and appropriately marketed for a period of at least 6 months (or an alternative timescale agreed with the Council subject to specific site delivery timescales), and has not been sold, then the plot may either remain available for purchase on the open market or be built out by the developer.
 - The design of self or custom build homes should complement that of adjacent existing and permitted development and be of appropriate scale, massing and character.
 - All planning permissions for a self or custom house building plot outside settlement boundaries will be subject to a Section 106 legal agreement to ensure that the initial occupier(s) of the dwelling(s) fall within the legal definition of self-build and custom housebuilding as defined by the Self-Build and Custom Housebuilding Act 2015 (or any subsequent government updates).

Policy H21 Affordable Housing

- A** The Council will seek to secure up to 30% of new housing development as affordable housing as defined in the NPPF on sites of over 15 dwellings.

- B** Consideration will also be given to the:

- The local housing market;
- The viability of any proposed scheme which will be assessed through independent viability assessments;
- The tenure mix and dwelling type on the site will be based on the SHMA or other up to date housing evidence in conjunction with the Council;
- The phases of development that are being proposed.

- C** Rural exception sites that are kept in perpetuity* as affordable housing for local people, will be permitted adjoining existing Key Service Villages, Local Service Villages and Rural Villages, the number of dwellings to be in accordance with Policy H1 as an exceptional circumstance to normal policy where:

- The homes meet a clearly identified local need;
- the development provides a majority of affordable homes;
- the need cannot reasonably be met within the development limits of the village concerned or the sub-market area the site falls within as detailed in the SHMA; and
- the development is in a scale relative to the settlement size and facilities available particularly public transport and does not have any unacceptable adverse impacts on the natural and built environment.

* subject to the affordable product being considered

Policy H21 Affordable Housing

- A** The Council will seek to secure up to 40% of new housing development as affordable housing as defined in the NPPF on sites of over 10 dwellings.
- B** Lower proportions of affordable housing will only be accepted where a viability assessment, prepared in accordance with national planning policy and guidance, clearly demonstrates that the full policy requirement cannot be achieved.
- C** Affordable housing shall be expected to be provided within the application site unless the circumstances identified in the NPPF (or its successor) are met.
- D** Rural exception sites, where development is kept in perpetuity as affordable housing, will be permitted adjoining settlements with boundaries defined in the Local Plan, other than Swadlincote, Derby and Burton. The number of dwellings to be provided should be in accordance with Policy H1. Due to the need for affordable housing, all homes delivered within rural exception sites are required to meet the definition of Affordable Housing as set out in NPPF.

Rural exception sites will only be permitted where:

- the homes meet a clearly identified local need arising from the adjoining settlement;
- the need cannot reasonably be met within the settlement boundary;
- A range of services and facilities are conveniently accessible from the site by means other than private car and
- the development is proportionate in scale to the existing settlement and is compliant with all other relevant policies in the Local Plan.

The proposed development would include the provision of eight affordable dwellings, in accordance with the requirements of the revised Policy H21 once the Review has been adopted.

Key Planning Issue – Housing Need and Mix

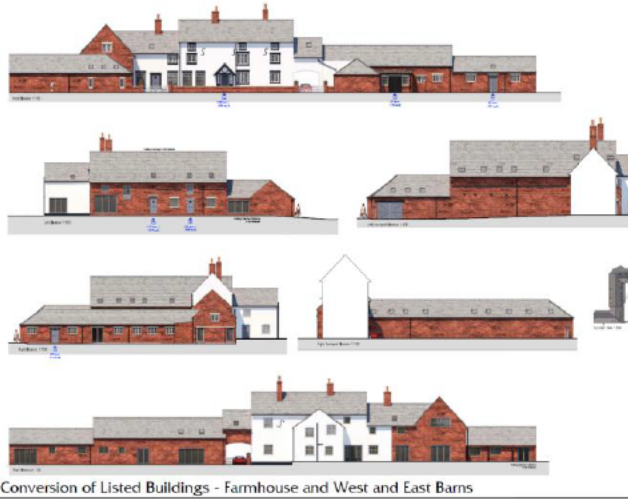
A recent appeal (APP/F1040/W/25/3368738) for 135 dwellings confirmed that the local housing need, calculated using the standard method, is 592 dwellings per annum. With the 5% buffer applied, the five-year requirement is 3,108 homes. The Inspector found that, after applying a 24% discount to reflect Derby's unmet need, the Council's anticipated supply falls below this requirement. The decision also highlighted that some sites included in the Council's supply assumptions lacked sufficient evidence to be considered deliverable within five years, further reducing the effective supply. On this basis, the Inspector concluded that the Council cannot currently demonstrate a Framework-compliant five-year supply of deliverable housing land.

The most recent Local Housing Needs Assessment (December 2023) was prepared using the previous method for calculating annual housing need. However, its analysis of housing requirements remains clear. The assessment identifies a strong need for 2-bedroom homes, reflects a continued requirement for 3-bedroom properties, and notes that while 1-bedroom and 4+ bedroom homes are still needed, these represent a smaller proportion of overall demand. The LHNA also highlights potential demand for bungalows, particularly to support older households wishing to downsize; however, it acknowledges that large-scale delivery is unlikely due to the greater land take required for such low-density forms of development.

The proposed development of 20 dwellings would therefore be capable of delivering a housing mix that is responsive to local need, providing a combination of market and affordable homes to support the South Derbyshire' housing objectives.



Elevations of Plots 10 and 11 of approved application ref: DMPA/2024/1654



Conversion of Listed Buildings - Farmhouse and West and East Barns



Image of existing development to the north of the site

Approved application ref: DMPA/2024/1654

The surrounding area is predominantly made up of modern detached and semi-detached dwellings. The proposed development is designed to reflect this context while also respecting the character of the farmhouse and the converted barns.

Key Planning Issue – Design, Character, Appearance and Amenity

Any future development of the site will form a logical extension of the existing built environment, bounded by the natural limit of the A516, preventing any perception of unrestricted sprawl. The scheme will be sympathetic to local character, with density, height, scale, massing, materials, and architectural detailing carefully considered to integrate seamlessly with the surrounding neighbourhood. The proposal provides the opportunity for a well-structured layout that safeguards the listed building, protects areas of Public Open Space and habitat land, delivers Biodiversity Net Gain, incorporates Sustainable Drainage Systems, and preserves existing trees.

The development will also protect the living conditions and amenities of both existing and future residents. Homes will be designed to ensure privacy, good daylight, and to avoid overshadowing or overbearing impacts. The scheme will prevent unacceptable levels of noise, light, air pollution, odour, vibration, or other disturbances.

Key Planning Issue – Trees, Ecology and Biodiversity Net Gain

A Preliminary Ecological Appraisal would be submitted with any future application to assess the ecological value of the site and identify any necessary mitigation measures. The development of the site would be designed to help achieve some on-site BNG. A 10% net gain in biodiversity would be achieved through a combination of on-site and off-site contributions. Management of the biodiversity assets would be secured for a minimum of 30 years in accordance with a maintenance scheme, ensuring the long-term protection and enhancement of ecological features.

The site contains numerous trees and hedgerows, which would be retained wherever possible. All TPOs on and adjacent to the site, particularly along the access, would be protected throughout construction and future development. A tree survey and assessment would be undertaken, and a comprehensive landscape scheme prepared to illustrate both the retained trees and any proposed additional planting.

Key Planning Issue – Highways, Access and Parking

Access has been deemed acceptable in both the previously refused application and the recently approved application for development to the north of the site. Under application ref. DMPA/2021/0203, concerns relating to the safety and operation of the Ladybank junction and site access were resolved, with the Highway Authority confirming that the proposal would provide enhanced connectivity to the surrounding area. The internal road layout reflected existing highway dimensions, and appropriate levels of parking were proposed, with access arrangements serving 23 dwellings from Old Etwall Road.

More recently, application ref. DMPA/2024/1654 received no objection from the Highway Authority. The approved scheme is primarily accessed from Darwen Road, with only three dwellings taking access from Old Etwall Road. In this context, the proposed development of 20 dwellings at the application site would be consistent with, and accord with, the Highway Authority's previous conclusions.

The proposed access arrangement would also provide opportunities for improved pedestrian connectivity, including the provision of a formalised public right of way. Overall, it is considered that a compliant and safe access can be achieved, with no adverse impact on highway safety, and that development of the site would not give rise to unacceptable safety risks on the local highway network.



The entrance to the site



The exit of the site highlighting the County TPOs to be protected

Summary

The site at Land South of Old Etwall Road, Mickleover represents a suitable and deliverable opportunity for approximately 20 dwellings, including affordable housing, biodiversity net gain and sustainable drainage.

- The location forms a logical extension to Policy H19 and the established Mickleover settlement, with good access to services, public transport and cycle networks.
- Key technical constraints, including flood risk, heritage setting, TPOs and highways access, have been assessed, demonstrating that the site can be developed without adverse impacts.
- The approved scheme to the north confirms acceptable access and provides precedent for sensitive design alongside the listed farmhouse.
- Development would contribute to addressing South Derbyshire's housing needs and deliver a balanced mix aligned with emerging policy.
- The site is available, achievable and capable of delivery within the plan period, subject to further technical work at application stage.

Report

Please confirm receipt of this submission and advise if any further information is required.

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)

This option would give full Local Plan coverage prior to local government reorganisation and help to secure a robust long term housing supply by significantly exceeding minimum requirements.

Question 2: Where should the housing needs be met?

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

Housing needs should be directed towards sustainable edge-of-settlement sites that integrate naturally with existing residential areas and benefit from established facilities and transport connections. Priority should be given to sites that are available, achievable and suitable, enabling homes to be delivered within the plan period without significant infrastructure barriers.

The land at Old Etwall Road, Mickelover represents a logical and sustainable location for future housing growth. The site sits immediately adjacent to the existing built-up area and the established H19 allocation, forming a natural extension to the settlement. It is located in Flood Zone 1, benefits from safe and deliverable access arrangements and can provide an appropriate housing mix, including affordable homes, biodiversity enhancements and improved pedestrian connectivity. The site is well placed to contribute meaningfully to meeting local housing needs. Also, a housebuilder is in control of the land, which therefore demonstrates deliverability and the site could come forward quickly following a grant of planning permission.

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)

In addition to allocating specific sites, the Local Plan should consider adjusting and extending settlement boundaries where this would create logical, defensible edges that better reflect existing development patterns. This would enable sustainable edge-of-settlement sites, such as land influenced by established residential development, to come forward more efficiently.

The Plan should also identify broad growth locations adjoining existing settlements, particularly in areas where services, facilities and transport networks already support new development. These approaches would help unlock suitable land, improve flexibility and assist in delivering housing at the pace required.

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)

The Local Plan should ensure that new allocations provide a balanced housing mix, supporting delivery of two and three bedroom homes, alongside some one-bedroom homes for elderly people and four-bedroom properties for families, in line with identified needs. Provision for affordable housing should remain a priority, ensuring developments contribute meaningfully to meeting local demand.

The Plan should support accommodation for older people, including accessible or downsizing options, reflecting the increasing need for age-appropriate homes. This balanced mix will help create sustainable, diverse communities capable of meeting long-term housing requirements.

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

(Please provide details)

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)

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)

To accelerate housing delivery, the Council should prioritise small and medium sized sites that are already identified as available and achievable, as these locations typically come forward more quickly than large strategic allocations. The Council should also support sites that have clear technical feasibility, such as acceptable access, low flood risk and minimal environmental constraints, to reduce delays in decision making. Enabling sustainable extensions to existing settlements, where infrastructure and services already exist, will further help ensure that new homes can be delivered efficiently and quickly.

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)

The site at Old Etwall Road is directly adjacent to the City of Derby and could be included within the Mickleover boundary. The settlement is sustainable and represents a natural extension to the City.

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)

Settlement boundaries should be logical, defensible and grounded in the existing built form, accurately reflecting on-the-ground development patterns. They must be flexible enough to include sustainable edge-of-settlement sites where these represent natural extensions to the settlement, particularly in locations already influenced by residential development. Boundaries should encompass the functional extent of each settlement to create coherent edges and support proportionate, sustainable growth over the plan period.

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

(Please provide a comment)

When reviewing settlement boundaries, the Council should ensure they reflect the physical realities of settlement form rather than outdated legacy lines. Boundaries should allow sustainable, well-located sites, such as land adjoining Old Etwall Road, to be included where they represent logical extensions contained by clear features such as roads, landscape buffers or established development.

The Council should also ensure that settlements with strong service provision and accessible transport connections are able to grow proportionately, supporting sustainable development in the most appropriate locations. Boundaries should be robust yet flexible enough to accommodate future housing needs without compromising the surrounding landscape or settlement character.

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)