[redacted]

[redacted]

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Hi,

Please find attached representations made on behalf of Catesby Estates in relation to Staker Lane, forming part of the Local Plan Part 1 South Mickleover Draft Allocation.

Please confirm receipt of the attached.

Kind regards

[redacted]

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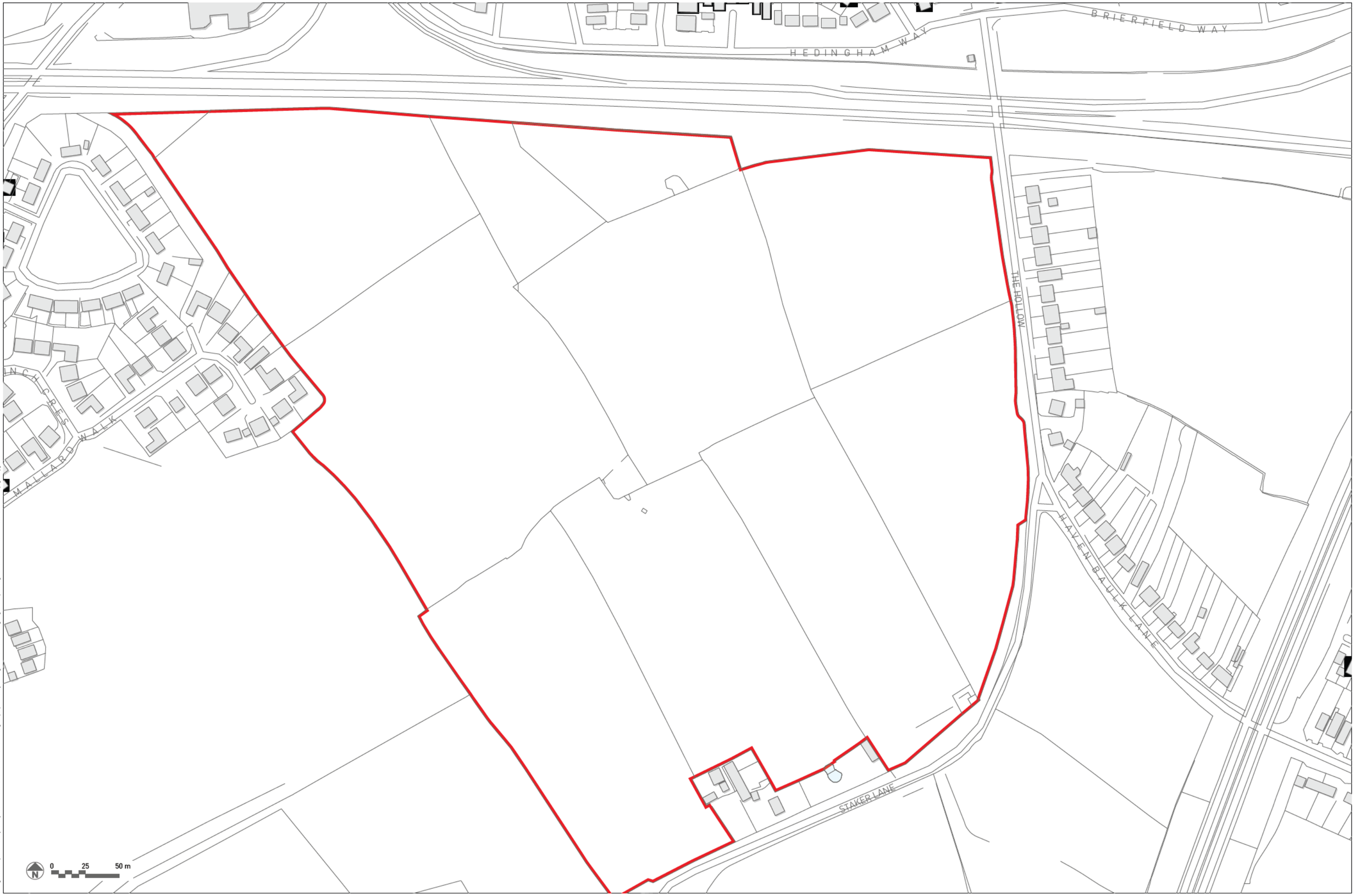

Planning | Design | Environment | Economics | Heritage
East Midlands

Staker Lane, Mickleover, Derbyshire - **Site Location Plan**

Drawn by: LC Approved by: GL Date: 09/10/19 Scale: 1:2500 @ A3 DRG: P19-2324_001 Sheet No: 3 Rev: - Client: Robert Walmsley

Pegasus Group

KEY

Site Boundary
24.6Ha

Administrative Boundary
South Derbyshire & Derby City

Residential Development
Circa 11.7ha
33dph = 390 dwellings
35dph = 415 dwellings
37dph = 440 dwellings

Public Open Spaces

Vehicular Site Access
Staker Lane & The Hollow

Primary Street

Primary Street
Feature surface treatment change

Streets & Lanes
Illustrative street network

Existing Trees & Hedgerows
Retained

Indicative Landscape Strategy
Includes buffer planting, grasslands, scrub mixes, formal and informal open space areas.

Drainage Basins

Public Rights of Way

Pedestrian & Cycle Links
5m-wide segregated pedestrian/cycle infrastructure (includes upgraded / realigned PRoW)

Pedestrian Routes
3m-wide shared routes

Existing Sustrans Route

Pedestrian & Cycle Connections

Play Space
LEAP

Play Space
Natural Play Area

Ecological Mitigation Area

0 50 100 m

HEDINGHAM WAY
A516
85M
85M
THE HOLLOW
90M
85M
80M
PASTURES
GOLF CLUB
STAKER LANE
70M
A38

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Staker Lane, Mickleover, Derbyshire - **Concept Masterplan**

| Drawn by: JF | Approved by: JF | Date: 26/11/24 | Scale: 1:2500 @ A2 | DRG: P19_2324_DE_002 Sheet No: 01 Rev: H | Client: Urban & Civic |

PEGASUS GROUP

South Derbyshire Part 2 Local Plan Review

Issues and Options Consultation Representations

On behalf of Catesby Estates.

Date: January 2026 | Pegasus Ref: [redacted]

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Appendices contents.

Appendix A: Site Location Plan

Appendix B: Concept Masterplan

1. Introduction

1.1. These representations are submitted by Pegasus Group on behalf of Catesby Estates to the South Derbyshire Part 2 Local Plan Issues and Options Regulation 18 consultation published in November 2025.

1.2. These representations relate to our client's land interests within the proposed strategic allocation at Land South of Mickleover (STRA2), shown at **Appendix 1**.

1.3. The site currently comprises agricultural land for the grazing of livestock. The area within the South Derbyshire District Boundary extends to approximately 18Ha and immediately adjoins and abuts land within Derby City.

1.4. We have previously engaged in the preparation of the emerging Local Plan by making a submission to the Strategic Housing and Employment Land Availability Assessment (SHELAA) Call for Sites and submitting representations to the Part 1 Local Plan Issues and Options Regulation 18 consultation in December 2022, Part 1 Draft Local Plan Regulation 18 consultation in December 2024 and Pre-Submission Local Plan Part 1 Regulation 19 consultation in April 2025.

1.5. A concept masterplan of the site is provided at **Appendix 2** showing how the proposed development could be achieved and details how the site can positively contribute towards the Council's development strategy and key objectives, notably the delivery of new housing to meet assessed need. The concept masterplan has been developed taking into account the constraints on site and is considered to represent a deliverable form of development which will form a coherent part of the wider allocation.

1.6. Our client is in regular contact with the promoters of the majority of the remainder of the STRA2 draft allocation and the concept masterplan has been developed as part of a comprehensive approach with green links and vehicular, pedestrian and cycling connectivity between the subject site and the wider draft allocation.

1.7. Catesby Estates land interests extend into the city and Derby City's Draft Local Plan, currently being consulted on under Regulation 18, proposes to allocate this land for residential development. The concept masterplan has been developed to also ensure a comprehensive approach to this wider development.

3. Approach to the Local Plan

Question 1 – Part 2 or Full Local Plan

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**

3.1. Preparing a Local Plan Part 2 Review under the existing planning system is the quickest and most effective route to ensure the development needs of the district are met including the housing requirement and thereby supporting the wider government objective to significantly boost the supply of housing.

3.2. There are significant uncertainties around the implementation of the new planning system, it is therefore more effective for the Council to pursue Local Plan Part 2 under the existing system. This approach will also provide full Local Plan coverage ahead of Local Government Reorganisation and the inevitable uncertainty and delays this will create for plan-making. This is a point highlighted in the consultation document, it is noted that this will ensure a robust long term housing supply and avoid the Council being vulnerable to speculative development.

3.3. Leaving key decisions to the production of a new single full Local Plan under the new system will lead to further delays and whilst the timescales are challenging, the introduction of National Decision-Making Policies and imminent submission of the Part 1 Local Plan make it possible to publish Pre-Submission Draft Part 2 Local Plan under Regulation 19 in the summer ahead of Submission in December.

4. Accelerating Housing Delivery

Question 6 – Strategic Allocation Delivery

What could the Council do to speed up delivery on strategic allocations? (Please provide details).

4.1. The Land south of Mickleover Strategic Allocation is formulated by a number of land owners and developers, with varying sized parcels of land. Whilst it is acknowledged that the allocation will have infrastructure requirements that will require delivery to allow for full occupation of the allocation, it is important to recognise that each respective land owner or developer are working proactively with the Council to bring forward their respective development parcels at the first available opportunity to ensure timely delivery and potential early delivery of the allocation.

4.2. As outlined above, Catesby Estates have interest in the land to the north of Staker Lane and to the west of The Hollow. The extent of the land within the SDDC boundary has the potential to deliver around 300 dwellings and given the strategic location of the land to the direct south of Mickleover with pedestrian connections to Mickleover, this land could form an early phase of the wider Allocation and the potential to bring forward new housing at an early stage of the Local Plan.

4.3. It is acknowledged that the Council plan to submit the Local Plan Part 1 shortly and therefore the opportunity to amend policies in this part of the plan will then only be through Main Modifications. However, the most effective way of speeding up the delivery of the strategic allocations will be through modifications to the Part 1 Local Plan.

4.4. In our representations to the Regulation 18 and 19 consultation, we raised concerns about the proposed approach to green infrastructure within the draft allocation at South of Mickleover which has significant implications for the developable area and is not justified. We highlighted the need to remove the proposed masterplan or update it to include a more realistic approach to green infrastructure, to avoid deliverability issues. An amendment to the Policy STRA2 to remove or update the diagram would avoid delivery of the site being frustrated and slowed down.

4.5. We also raised concerns about proposed Policy H20 which sets out the housing mix to be achieved without any level of flexibility for the site to respond to market demands in that specific location. To avoid frustrating the delivery of the strategic sites and speed up delivery, there is a need for greater flexibility to take account of the needs and demands at a sub-area level or changes over the course of the plan period.

4.6. Furthermore, the representations made to the Regulation 19 consultation set out a number of amendments to the Allocation which our client believe are necessary to ensure a deliverable development can be brought forward in a timely manner. To date no correspondence from the Council has been received to discuss the suggested amendments, however, it is considered that the amendments would enable early delivery of the allocation.

Question 9 – Urban Settlement Boundaries

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

☒ Yes ☐ No

4.7. Settlement boundaries should be drawn around the urban area including the urban area of Derby and include the land allocated as part of the strategic allocations.

4.8. This is particularly important in the context of the emerging National Decision-Making Policy on the presumption in favour of sustainable development. Understanding what falls without and outside a settlement will be important for understanding which part of the presumption applies and clarity about this at a local level will avoid unnecessary time and resource in the future.

Question 10 – Principles for Assessing Limits

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

4.9. Appendix A proposes to include housing allocations within settlement boundaries - sites which are allocated for housing within the Local Plan Part 1 and 2. The inclusion of allocations, including our client's site at south of Mickleover, is supported. This will ensure the settlement boundaries do not become out of date as soon as allocations come forward and ensures there is transparency on the existing extent of settlements.

5. Gypsies and Travellers

Question 19 – Gypsy and Traveller Accommodation

What other sites and/or options should the Council consider for providing Gypsy and Traveller accommodation?

5.1. The provision of Gypsy and Traveller sites within strategic allocations is not supported and this is not considered to be the most appropriate way to meet the needs of the community. There is no evidence provided that this approach of providing pitches as part of a large-scale strategic development is supported by the community these pitches are proposed for.

5.2. The potential for existing Gypsy and Traveller sites within the District to be expanded and new standalone sites should be explored by the Council as a reasonable alternative that is likely to better meet the needs of this community.

6. Development Management Policies

Question 21 – Additional Policies

Are there any additional policies/other issues that the Local Plan should address?

6.1. In the context of the timescales available to submit the Part 2 Local Plan, it is important that the Council prepares a streamlined document focused on meeting development needs, particularly in light of the emerging National Decision-Making Policies.

Question 22 – Amendments to Existing Policies

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

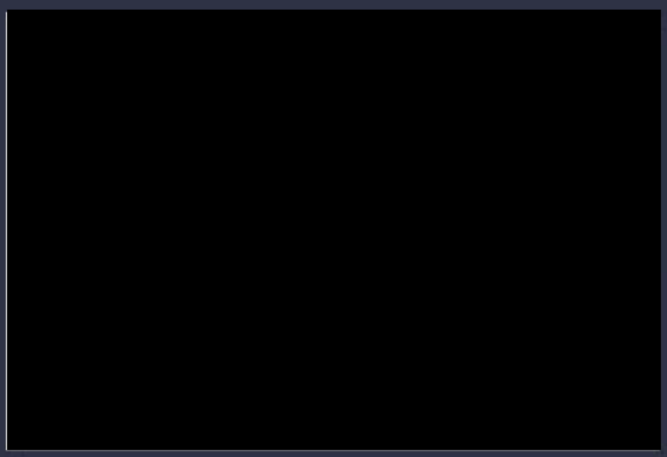
6.2. The emerging National Decision-Making Policies need to be taken into account in deciding whether many of the policies in the current Local Plan Part 2 are necessary. Whilst the Local Plan Part 2 will be assessed against the 2024 version of the National Planning Policy Framework (NPPF), the national policies are expected to be introduced in 2026 and the draft NPPF is clear that Development Plan policies which are in any way inconsistent with the national decision-making policies in the Framework should be given very limited weight.

Question 24 – Adoption of Infrastructure

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.

6.3. Public adoption of open spaces, SUDs and other infrastructure would be welcomed but the policy should be flexible and provide for a site-by-site consideration of this.

Appendix A: Site Location Plan

Appendix B: Concept Masterplan

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004