

South Derbyshire Local Plan Part 2

Representations in Response to the Issues and Options Consultation

On behalf of Harworth Group in relation to Land North and South of Cadley Lane, Castle Gresley.

Date: January 2026 | Pegasus Ref: [REDACTED]



Contents.

1. Introduction.....	3
2. Response.....	6
Question 1.....	6
Question 2.....	7
Question 3.....	8
Question 4.....	8
Question 5.....	8
Question 6.....	8
Question 7.....	9
Question 8.....	9
Question 9.....	10
Question 10.....	10
Question 11.....	10
Question 12.....	10
Question 13.....	10
Question 14.....	10
Question 15.....	10
Question 16.....	10
Question 18.....	11
Question 19.....	11
Question 20.....	11
Question 21.....	11
Question 22.....	11
Question 23.....	12
Question 24.....	12
Question 25.....	12

Appendices contents.

Appendix 1 – Site Location Plan

Appendix 2 – Concept Masterplan

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- Key**
- Site Boundary
 - Land Under Applicant's Control
- Site Location Plan**
- Land off Cadley Lane, Castle Gresley, Swadlowcliffe
- © Crown Copyright. All Rights Reserved. Scale 1:10,000. Date of Issue: 1/1/2010. Date of Revision: 1/1/2010. Date of Issue: 1/1/2010. Date of Revision: 1/1/2010.

- 3

- 1.7. The site is within the control of Harworth, an experienced developer, who are promoting the site for residential development. Harworth Group plc is one of the leading land and property regeneration companies, operating across the north of England and the Midlands. Harworth specialises in developing sites into new residential and employment areas.
- 1.8. Harworth is experienced in this particular geographical area, having secured planning permission for nearby Sites A, B and C of Cadley Park, located to the north east of this site. These sites have subsequently been sold as serviced land parcels to major housebuilders, who are now delivering housing in this location. Harworth have also undertaken works to create the nearby 50-acre Country Park (including driving range and golf course).
- 1.9. Harworth have demonstrated that they will fully commit to the long-term management of land and public open spaces, input into key local planning matters, and provide timely liaison with core stakeholders in the best interests of the site over its entire development period.
- 1.10. Appendix 2 provides a concept masterplan of the site, reproduced below for ease of reference, showing how development could be achieved.



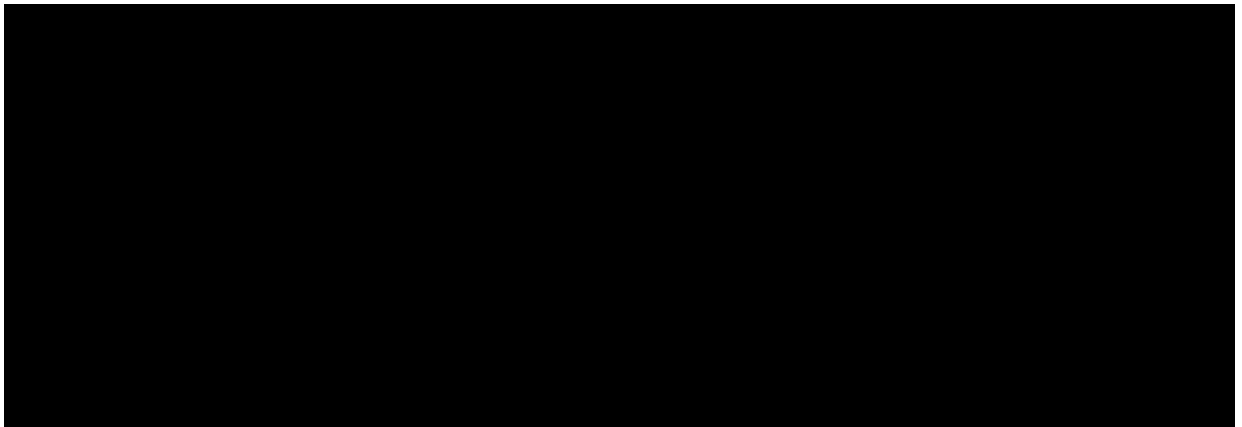
- 1.11. The site adjoins the existing urban area and benefits from:
 - excellent connectivity of the site and existing sustainable transport options and the potential to become part of the bid to reopen the Ivanhoe Line for public use;
 - access to a large employment area that runs parallel to the A514 to Swadlincote Town Centre, which is continuing to grow;
 - access to Swadlincote Town Centre which provides a range of shopping, food and leisure activities that are supplemented by food stores within Castle Gresley and Church Gresley;

- 28 primary schools and 8 Secondary Schools within 3 miles of the site, including Stanton Primary School on the A444;
- new facilities in the area as part of the Cadley Park development including a nine-hole golf course and driving range and a large country park, which Harworth contributed to delivering;
- the opportunity to create new public spaces and be part of the wider plans that include an urban park and bike track, offices, a cafe/restaurant, public house and adventure golf course; and
- not being part of any landscape designation, with no Green Belt land included within the site boundary and having no technical constraints that cannot be overcome through Masterplanning.

- 1.12. The Concept Masterplan and the supporting evidence used to inform it confirms that the site is deliverable and there are no constraints to prevent the allocation of the site as a housing site in the emerging Local Plan Part 2.
- 1.13. The Concept Masterplan has been informed by a Landscape and Visual Analysis, a Highways Assessment and a Noise Assessment to demonstrate that the quantum of development proposed can be successfully delivered.
- 1.14. Our clients have responded to the questions in the Council's consultation document.

2. Response

2.1.



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

- 2.2. The Council should produce a Local Plan Part 2 Review under the existing planning system, as this option offers the quickest, most effective route to ensure the development needs of the District are met, addressing deficiencies in housing supply in the emerging Part 1 Local Plan, and thereby supporting the wider government objective to significantly boost the supply of housing.
- 2.3. Pegasus Group prepared a representation on behalf of Harworth Group for the South Derbyshire Local Plan Part 1 Consultation, held between March and April 2025. This representation raised significant concerns that the approach to calculating apportionment of Derby city's unmet need to South Derbyshire leaving unmet need, not addressed, assumptions around windfall were unjustified, and the zero level of flexibility mean the development needs would not be met. Our calculations indicate that the Part 1 Local Plan should contain at least 4,995 extra homes to address unmet need, and 20% extra housing provision to provide flexibility in supply to account for delays or non-delivery of sites.
- 2.4. The view that the Council should include greater flexibility in supply to account for delays in delays or non-delivery of sites is reinforced by an appeal decision for a site in Land South of Kings Newton Lane, Melbourne January 2026. (APP/F1040/W/25/3368728). The appeal demonstrates that the Council's assumptions around the deliverability of sites does not meet the thresholds in the NPPF, and delivery is not likely to be as quick as the Council anticipates.
- 2.5. The remedy for the shortcoming of the Part 1 Local Plan is for the Part 2 Local Plan to include additional, specific, deliverable and developable allocations in ensure the full development needs of the District are met in full. There are uncertainties around the implementation of

the new planning system which means it will be more effective for the Council to pursue Local Plan Part 2 under the existing system.

Question 2

Where should the housing needs be met?

- 2.6. The Council should prioritise sites that are in sustainable locations, outside of Green Belt, that are readily deliverable and within an overall pattern of development that delivers the development needs of the District.
- 2.7. Our client's site at Land North and South of Cadley Lane, Castle Gresley site lies in a sustainable location, outside of Green Belt and can help meet the need for housing provision to ensure the district can meet its housing requirements.
- 2.8. With respect to the development needs of the District, The 'Housing Needs for Sub-district Settlement Tiers' Report, dated October 2024, finds that in all the scenarios considered, the population growth within Swadlincote will continue, with demand for housing in the settlement continuing to grow. This reinforces the need to address the provide additional allocations in Swadlincote / Castle Gresley.
- 2.9. The findings of the Settlement Hierarchy Topic Paper 2014 (prepared as evidence for the Part 2 Plan) confirms that Swadlincote / Castle Gresley is identified in the highest tier of the settlement hierarchy, given its provision of '*a range of higher order services and facilities... widely accessible by public transport... and a large population*'.
- 2.10. The Part 1 Plan identifies that housing needs will be met through strategic sites located in the Derby Fringe, with these allocations making up a majority of the housing provision. This distribution of development is also set out Chart 1 in the Part 2 Plan Consultation Document. Whilst the edge of Derby urban area represents a sustainable location for development, having no development proposed in Swadlincote / Castle Gresley represents an imbalanced provision, particularly in light of the acknowledged sustainability of the settlement and the need for development in this location. The Council should therefore allocate additional housing site in Castle Gresley / Swadlincote to address this imbalanced development strategy

Land North and South of Cadley Lane, Castle Gresley

- 2.11. Our client's site at land North and South of Cadley Lane, Castle Gresley site lies in a sustainable location, outside of Green Belt and can help meet the need for housing provision to ensure the district can meet its housing requirements.
- 2.12. Harworth Group retain control of the Land North and South of Cadley Lane, Castle Gresley site. Harworth Group are an experienced developer, who have consistently promoted this site for residential and/or employment development throughout the Council's Development Plan. Harworth Group have significant experience in the District and wider region, having secured planning permission for nearby Sites A, B, and C at Cadley Park, located to the North East of this site, with parcels sold as serviced land parcels now delivering housing. They have also undertaken works to the nearby 50-acre Country Park (including driving range and golf course). As this demonstrates, Harworth Group have a clear commitment to the long-term management of land and public open spaces, inputting into local planning matters, and providing timely liaison with key stakeholders throughout development.

- 2.13. Harworth Group has an extensive consultant team involved in the active promotion of the site. A number of technical reports have been commissioned to confirm that residential and/or employment development is achievable on site. This includes landscape, noise, and transport assessments undertaken on site to confirm the site is capable of delivering a suitable and sustainable development. Harworth believe that this site provides the opportunity to deliver approximately 500 homes.
- 2.14. Harworth Group wish to confirm that this site is deliverable within 5 years.

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

- 2.15. Whilst broadly supportive of identifying 'broad locations' or 'future areas of growth', the Council's focus should be to identify specific deliverable and developable allocations in the Part 2 Plan. Identifying broad locations or future growth areas will not prove as effective mechanism to ensure housing delivery.
- 2.16. As noted in our response to Question 2, the Council should prioritise sites that are in sustainable locations, outside of Green Belt, that are readily deliverable and within an overall pattern of development that delivers the development needs of the District.
- 2.17. Our client's site at Land North and South of Cadley Lane, Castle Gresley site lies in a sustainable location, outside of Green Belt and can help meet the need for housing provision to ensure the district can meet its housing requirements.

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)?

- 2.18. No Comment

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.)?

- 2.19. No Comment

Question 6

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

- 2.20. The Council must recognise that there is an inherent risk of slippage in delivery timescales with large-scale strategic sites. The risk of slippage in delivery on these strategic allocations, and its subsequent impact on meeting the District's housing requirement, could be managed through the allocation of specific sites of a range of sizes within the Part 2 Plan.
- 2.21. The Council must acknowledge that the only realistic option to address the shortfall against the housing requirement is to include flexibility within the Part 2 Plan, including allocation of a range of sites. These sites should include a range of site sizes, alongside the strategic allocations within the Part 1 Plan. These sites should be assessed for their deliverability, locational sustainability, and favoured location outside of the Green Belt.

Question 7

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

- 2.22. No Comment

Question 8

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

- 2.23. The Council can accelerate the delivery of housing within South Derbyshire through the allocations of specific sites within the Part 2 Plan.
- 2.24. It is noted above that the Part 1 Local Plan, as it stands, contains negligible flexibility in its housing supply so that any delay or non-delivery of a site will result in the Council not meeting its housing requirement. The inclusion of strategic sites at Infinity Garden Village, Land south of Mickleover, Drakelow Park, and Wragley Way, carry greater risk of delay in delivery compared to non-strategic housing sites.
- 2.25. This strategy to delivery is flawed because there is an over reliance on large sites, and there should be sites of a range sizes and locations to ensure flexibility, supporting delivery of the Local Plan, particularly the first five years.
- 2.26. It is suggested that at least 10–20% flexibility is planned for to achieve the necessary resilience – this should be in addition to specific deliverable and developable sites that meet the housing requirement for the district. The Local Plans Expert Group report, 2016, set out recommendations for a 20% allowance of developable reserve sites to provide extra flexibility to respond to change. At this stage in the process this would be an appropriate starting point taking account of the inevitable changes to the trajectory and yields of selected sites as sites are tested through the plan making process.
- 2.27. These allocations in the Part 2 Plan should include small and medium scale developments, alongside the strategic allocations within the Part 1 Plan. These sites should be assessed for their deliverability, locational sustainability, and favoured location outside of the Green Belt where feasible.

Question 9

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

2.28. No Comment

Question 10

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

2.29. No Comment

Question 11

What issues regarding the settlement boundaries should the Council consider?

2.30. No Comment

Question 12

Do you agree with the retail hierarchy?

2.31. No Comment

Question 13

Should the Council redefine the retail centre in Swadlincote as a commercial centre which would allow for a wider range of uses?

2.32. No Comment

Question 14

What issues regarding Swadlincote Town Centre redevelopment should the Council consider?

2.33. No Comment

Question 15

Should the Council define the boundaries of all of the retail areas within the District?

2.34. No Comment

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'?

- 2.35. The Council has a challenging timescale to submit the Part 2 Local Plan to meet the Government's December 2026 deadline and it should focus only on those matters which are critical to meeting this deadline.
- 2.36. The Council should therefore not include a locally specific Green Belt policy in the Part 2 Plan.
- 2.37. The Council should instead focus on preparing the Local Plan Part 2. Question 17

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

- 2.38. Not applicable.

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?

- 2.39. The Council should carry out an assessment to see if housing provision, including providing the necessary for flexibility for the plan period can be met in sustainable, non-green belt location. If the review demonstrates that necessary housing provision be made then a grey belt review is not necessary.

Question 19

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

- 2.40. No Comment

Question 20

Are there any other issues that the Council should consider when meeting the needs of Gypsies and Travellers?

- 2.41. No Comment

Question 21

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

- 2.42. The Council should seek to focus on preparing the Local Plan Part 2. This process should be streamlined, including not preparing evidence unless required for the Plan to be found sound. This approach will ensure that the Part 2 Plan forms part of the Development Plan and will provide the needed flexibility to ensure the District's housing requirements are met.

Question 22

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

- 2.43. No Comment

Question 23

Are there better/alternative mechanisms that the Council should use to secure the required infrastructure?

2.44. No Comment

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.

2.45. No Comment

Question 25

Do you have any further/additional comments?

2.46. No Comment



Appendix 1 – Site Location Plan



Appendix 2 – Concept Masterplan



- Key**
- SITE BOUNDARY
33.45Ha
 - OPEN SPACE
 - RESIDENTIAL DEVELOPMENT
Upto 500 dwellings
 - POTENTIAL LOCAL CENTRE LOCATION
If required
 - POTENTIAL SITE ACCESS
 - PRIMARY STREET
 - STREETS
Illustrative access points into development parcels
 - PEDESTRIAN / CYCLE CONNECTIONS
Connections into the site at the site boundary
 - PEDESTRIAN & CYCLE ROUTES
 - EXISTING PEDESTRIAN ROUTES
 - RETAINED TREES & HEDGEROWS
 - ILLUSTRATIVE LANDSCAPE STRATEGY
 - UTILITY ALIGNMENT (TO BE CONFIRMED)
 - FLOOD ZONES 2 & 3
 - EXISTING WATER BODIES
 - DRAINAGE BASINS
 - NEAP
 - LEAP
 - LAP
 - NATURAL PLAY

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

