South Derbyshire
Issues and Options Part 2 Local Plan Review

Comments must be received by 5pm on 30th January 2026,

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)

The split allows consideration of strategic and local issues to be addressed both fully and separately without issues being blurred or not adequately addressed.

Question 2: Where should the housing needs be met?

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

Strategic sites are covered in Part 1.

Sites relevant to Part 2 need to be assessed against defined criteria (see response to question 11) and defined housing needs in the immediate neighbourhood of the site. In other words,"housing needs should be met in the neighbourhood where the need arises."

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)

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)

Ensuring infrastructure requirements are properly implemented prior to the completion of any development as a condition of approval.

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)

Where available, Housing Needs Assessments, should be used together with information from Neighbourhood Development Plans where relevant.

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)

Set approval timescales for outline planning permissions to be valid within which acceptable detail proposals have to be submitted for approval – to minimise the growth of land banks not being developed.

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)

This would provide a clear definition for residents and developers.

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)

Agree with principles outlined

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

(Please provide a comment)

Any change in a settlement boundary should only be considered against –

Principles and policies in relevant Neighbourhood Development Plans
Improved access to surgeries and pharmacists
The availability of retail facilities in the settlement to support a family's weekly shopping requirements
Landscape issues round the settlement
Transport links and traffic concerns including the future impact of those contained in Local and National Plans
Potential availability of local employment without increasing traffic concerns

Ensuring the proposed sites in the extension of the settlement boundary meets the requirements of the Manual for Streets criteria and the advice from the Chartered Institution of Highways and Transportation

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)

This would allow Town & Parish Councils to provide proper services for all residents rather than the fragmented situation currently in place.

It would need the relevant, adequate, funding to be made available and under the control of the relevant local body.

Question 25: Do you have any further/additional comments?

(Please provide details)

The criteria and purpose for Key Villages designation need to be defined and settlements in the district to be reassessed against the.defined criteria and purposes..

In particular Repton should not now be a Key Village as it has lost a surgery and pharmacy, there are not retail facilities available in the settlement to support a family's weekly shop, the settlement is constrained within the valley landscape (as shown by a landscape appraisal) and as such not suitable for major development.

Appendix 1: Settlement Boundary Assessment Principles

Principle 1: Where practical settlement boundaries will be drawn tightly following defined physical features, such as walls, fences, hedges, roads etc.

Principle 2: Settlement boundaries do not always need to be continuous. In some instances it may be more appropriate to define more than one element of a settlement, due to a settlements nature and form.

Principe 3: Settlement boundaries will include

(a) Housing allocations: Sites which are allocated for housing within the Local Plan Part 1 and 2 will be included within settlement boundaries.

(b) Existing housing and employment commitments, (i.e. unimplemented planning permissions and implemented planning permissions) which are physically/functionally related to the settlement The review will be undertaken against a snap-shot in time. This provides a cut-off date for existing commitments to be included within the settlement boundary review. Any planning permissions granted after this date will not have been taken into account.

(c) Curtilage of buildings or other land which closely relate to the character of the built form

(d) Undeveloped land allocated within the 1998 adopted local plan, which relates closely to the character of the built form of the settlement.

(e) Employment allocations: Sites which are located for employment within the Local Plan Part 1 will be included within settlement boundaries.

Principle 4: Settlement boundaries will exclude:

(a) Curtilage of buildings (e.g. large gardens) or other areas, which if included or are developed have the capacity to detrimentally impact upon the form and character of a settlement

(b) Curtilage of buildings (e.g. large gardens), or other areas which relate more to the open countryside than the settlement

(c) Development which is physically or visually detached from the settlement. This can include singular houses or small areas of development which are not adjacent to the settlement.

(d) Important gaps: For example if a settlement is fragmented, it may be necessary to protect the open gaps from development to protect the settlements character.

(e) Existing caravan sites on the edge of a settlement where they are detached from or periphery to the main built-up area.

(f) Playing fields and areas of open space at the edge of settlements. This may include buildings if related to education land.

(g) Agricultural buildings and land at the edge of a built form which relate more to the open countryside. 2