

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

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)

Progressing under the current system is preferred to give certainty to development and allow community engagement.

The Local Plan Part 2 should ensure the most up to date development needs are met taking on board including recent appeal decisions on housing requirements and calculations. This is particularly relevant to smaller sites which can be developed and release to supply faster than major strategic sites.

Question 2: Where should the housing needs be met?

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

It is accepted that a proportion of housing must meet the needs of Derby City. Similarly, the strategic allocations in the Local Plan Part 1 are acknowledged.

Concern is however raised over the limited allocation of small to medium scale housing sites within Key Service Villages including Hilton. On Page 9 of the Issues and Options document within the section Smaller Site Delivery, reference is made for Council's to provide 10% of their housing requirements on sites no larger than 1ha as these small to medium sites can often be built out quickly. Yet no additional allocations of housing sites are proposed in Hilton within the Local Plan Part 2 Review and there is limited land within the settlement boundary where such development may be supported under other housing policy.

Furthermore, under the section Five-Year Housing Land Supply, also on Page 9, the Council state that they may want to allocate additional sites to deliver in the middle/later part of the plan period to ensure a consistent land supply exceeding minimum requirements and avoiding speculative developments if a shortfall of housing land supply were to arise. Given the recent appeal decision in Melbourne (Ref: APP/F1040/W/25/3368728), which concluded the Council cannot demonstrate a sufficient supply of housing land, the allocation of new housing sites within Key Service Villages should be reviewed to ensure firstly there is sufficient supply to meet short term demands, but also to deliver dwellings to meet the specific needs of these larger settlements over the longer term with some flexibility for more than the minimum requirements. As the recent appeal identifies, the realistic delivery of larger allocations within the 5 year period had been overestimated by the Council. A re-examination of delivery rates and timeframes should be completed and additional provision of small to medium sites included in the Local Plan Part 2 Review.

Land adjacent to the existing settlement boundary of Hilton is proposed for housing development to meet these additional housing needs. Several smaller parcels of land are identified as shown on Marston on Dove Estate Plan 1 which due to their smaller scale size can be delivered quickly and offer flexibility in the nature of homes to be provided. Additional background work is being completed to confirm the exact area suitable for development, which will be shared with the Council to inform the next stage of the Local Plan Review.

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)

Current policy within the adopted Local Plan allows for infill development, exceptions sites and development supporting deliver of specific housing needs. This degree of flexibility should be continued.

Housing allocations are however the preferred method of delivering certainty to developers, landowners and communities of future housing provision as advocated in the NPPF.

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)

A criteria based policy for meeting specific housing needs would provide some flexibility to delivering sites where there is no availability within built up areas. Criteria would logically include land outside but adjacent to or located near existing settlements.

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)

Any criteria based policy for non-market housing should be flexible to all areas of specific housing needs including looked after children, retirement living, extra care accommodation, affordable housing and self-build dwellings.

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

(Please provide details)

Delivery of larger housing sites is very much market led due to the higher level of financial contributions and infrastructure. Time limitations or more structure phasing could push forward delivery however these is a risk if the market is not in line with the timescales, housebuilders would not agree to the restrictive approach with more appeal or applications to amend such restrictions.

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)

No comments

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)

No comments

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)

Yes, to provide certainty on development areas.

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)

No further comments

Question 12: Do you agree with the retail hierarchy?

☒ Yes

☐ No

(Please provide a reason for your answer)

No comments

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)

No comments

Question 14: What issues regarding Swadlincote Town Centre redevelopment should the Council consider?

(Please provide details)

No comments

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)

No comments

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)

Each case should be judged on its own merits in line with Green Belt policy.

Question 17: If you answered yes to question 16, what should the policy consider?

N/A

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)

The function of the Green Belt is specific and the existing allocations adequately meet this requirement. There are no other locations where there is a need for Green Belt designation.

Question 19: What other sites and/or options should the Council consider for providing Gypsy and Traveller accommodation?

(Please provide details)

No comments

Question 20: Are there any other issues that the Council should consider when meeting the needs of Gypsies and Travellers?

(Please provide details)

No comments

Question 21: Are there any additional policies/other issues that the Local Plan should address?

☒ Yes

☐ No

(Please provide a reason for your answer)

The provision of a sports/community facility in Hilton has been a matter of ongoing discussion between sports clubs in the village, the Parish Council, SDDC Chief Executive, Members and Planning Officers, and Marston on Dove Estate. Hilton has grown in size and the community are keen to expand existing sports provision, include new facilities and relocate clubs to a central hub that is purpose built with sufficient infrastructure. The indicative layout below shows the general layout, types of sports provision and enhancement of parking. The site expands the existing Hilton Harriers Football Club site on the southwest side of the village. The location is within walking distance of the local community and accessible from the by-pass minimising traffic through the village from visiting teams.

Initial flood risk work has been undertaken to confirm that the facility would not be subject to excessive flooding and the principle of recreational development would be acceptable.

The Marston on Dove Estate is committed to working with the village to deliver the community sports facility and an allocation of the area for this use within the plan would provide greater certainty for the development and clarity on the overall provision within the development for Hilton. The Estate will continue to work with the community and SDDC to refine the proposed policy and allocation as the Local Plan Review progresses.



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)

No comments

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)

No comments

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

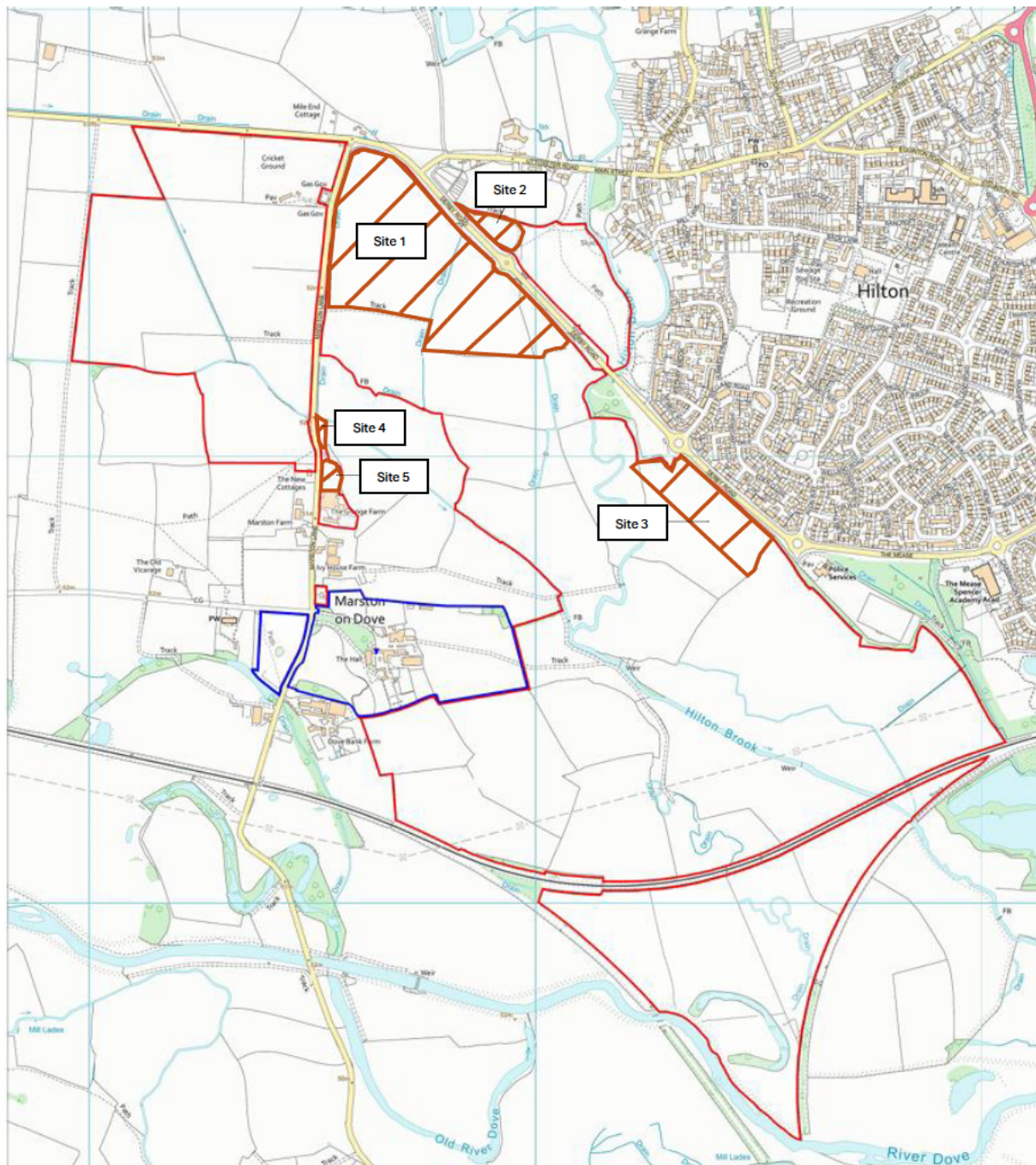
(Please provide a reason for your answer)

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

(Please provide details)

No comments

Maston on Dove Estate Plan 1



Sites 1-5 identified as proposed residential development site for bespoke housing including affordable, self-build, family and lifetimes homes including bungalows.

[REDACTED]

[REDACTED]

[REDACTED]

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

[Report](#)

Dear Sir/Madam,

Please find attached representations on behalf the Marston on Dove Estate.

Should you have any questions please contact me.

Kind Regards,
[REDACTED]

[REDACTED]