

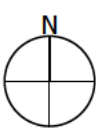


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Revision	Date	Dm	Ckd
A	18.01.23	SM	RJP

Site Boundary

Project
Land Off Ball Lane,
Elvaston
Drawing Title
Site Boundary Plan



Date	Scale	Drawn by	Check by
04.01.23	1:1,000@A3	SM	RJP
Project No	Drawing No	Revision	
33313548100	BM-M-01	A	



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[Report](#)

Dear Planning Policy Team,

Please find attached duly made representations in response to the South Derbyshire Local Plan Part Regulation 18 Consultation made on behalf of Central Land Holdings Limited in respect of Land off Ball Lane (B5010), Elvaston.

The site has previously been submitted as part of the Call for Sites and still remains available.

I would be grateful if you could please confirm receipt.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

TW/FN1

[REDACTED]

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

Respondent details

Organisation: Central Land Holdings Limited

Email: :C/O Agent

*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)

Response: Produce a Local Plan Part 2 Review under the existing system and subsequently prepare a full new Local Plan in accordance with the new system.

Chapters 1 and 2 of the Local Plan Consultation Document explain the wider context of planning reform and the implications for the Plan making in South Derbyshire. Strong support is given to the Council's desire for full Local Plan coverage as stated at page 4 of the Consultation Document:

"The Council is keen to have full Local Plan coverage (i.e. an adopted Local Plan Part 1 Review and an adopted Local Plan Part 2 Review) prior to Council reorganisation (detailed above). It is considered that this would support a plan-led approach to development, would help secure a robust long term housing supply significantly exceeding minimum requirements and as such would help to resist un-planned speculative development, and it would be consistent with the HMA Councils in the new combined Authority in line with the agreed Statement of Common Ground..."

It is acknowledged that draft Policy REV1 of the Local Plan Part 1 requires an immediate review of the Local Plan upon adoption, at which point a new full local plan can be prepared.

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 noted that SDDC has recently been unable to demonstrate a five year housing land supply (PINS Ref: APP/F1040/W/25/3368728). At page 8 of the Local Plan Consultation Document, it is identified that there is an anticipated shortfall of 57 homes over the plan period to meet the minimum plan requirement for the Local Plan Part 2, although there is no updated housing trajectory to inform SDDC's findings.

Further, the NPPF advises at paragraph 22 that strategic policies should look ahead over a minimum 15 year period from adoption, as such there is likely to be a need to extend the plan period beyond 2041.

It is requested that SDDC review its housing trajectory, particularly in light of the recent appeal decision, consider extending the plan period, identify if there is a residual shortfall, and if so, identify its scale.

Land off Ball Lane (B5010), Elvaston has previously been submitted as part of the Call for Sites. The site has a capacity of circa 25 residential units immediately adjacent built up development of Elvaston. The site remains available and it is requested that the Council undertake both a green belt and grey belt assessment to understand whether the Site has the potential to be classified as grey belt.

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)

No comment.

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)

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.)?

(Please provide details)

No comment.

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

(Please provide details)

No comment.

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 comment.

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 comment.

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)

No comment.

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)

Broad support is given to the principles defined at Appendix 1 of the Local Plan Part 2 consultation, however the following comments are made.

It is noted that the settlement of Elvaston does not currently have a defined settlement boundary. Appendix 1 is silent about the approach to settlements which currently do not have settlement boundaries. It is requested that SDDC consider the potential benefits of establishing a settlement boundary at Elvaston. In doing so, it is requested that consideration should be given to Land off Ball Lane (B5010), Elvaston to be included as part of the settlement boundary.

Within the methodology reference is made to "*Undeveloped land allocated within the 1998 adopted local plan, which relates closely to the character of the built form of the settlement.*" It is considered this should make reference to the '2017 adopted Local Plan' instead.

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

(Please provide a comment)

The Council should consider the draft NPPF when identifying the approach to settlement boundaries with regard to the longevity of the emerging Local Plan Part 2. Whilst the draft NPPF document itself is currently the subject of consultation, it clearly outlines the Government's direction for travel and the approach to bringing forward development at established settlements.

Question 12: Do you agree with the retail hierarchy?

☐ Yes

☐ No

(Please provide a reason for your answer)

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?

☐ Yes

☐ No

(Please provide a reason for your answer)

No comment.

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

(Please provide details)

No comment.

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 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'?

☐ Yes

☐ No

(Please provide a reason for your answer)

No comment.

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

No comment.

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 NPPF defined grey belt as '*land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143.*'

It is requested that the Council undertake both a green belt assessment and more refined grey belt assessment to understand which sites could be considered grey belt. This will inform the emerging local plan.

Land off Ball Lane (B5010), Elvaston is available and promoted for residential development. It is considered that the site may have the potential to be classified grey belt as it is well defined and enclosed, immediately adjacent built up development of Elvaston. If developed there would still be a large perceptible gap between Elvaston and the settlement of Thulston to the south.

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

(Please provide details)

No comment.

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

(Please provide details)

No comment.

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

☐ Yes

☐ No

(Please provide a reason for your answer)

No comment.

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 comment.

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 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.

☐ Yes

☐ No

(Please provide a reason for your answer)

No comment.

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

(Please provide details)

No comment.