# 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** | **Agent details (where applicable)** |
|---|---|
| Name*: Rachel Male | Name*: |
| Organisation: [redacted] | Organisation: |
| Address*: [redacted] | Address*: |
| Email: [redacted] | Email: |

*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)

**Question 2: Where should the housing needs be met?**

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

Housing growth should be directed to existing urban cores where infrastructure already exists, including highways capacity, public transport, healthcare, education, drainage and community facilities.

Development in rural and semi-rural locations should only be supported where infrastructure is already in place or can be clearly demonstrated to be delivered in advance of occupation. This approach aligns with the spatial principles set out in the Willington Neighbourhood Plan.

**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)

Yes. The Council supports:

- prioritising brownfield and previously developed land wherever possible;
- redevelopment and change of use within existing settlement boundaries where appropriate;
- alignment with neighbourhood planning policies which direct development to the most sustainable locations while protecting village character.

**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)

**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)

The Local Plan should actively support:

- children's homes and extra care accommodation, appropriately located and supported by local services;
- housing that enables older residents to downsize locally, thereby freeing up under-occupied family homes;

a balanced housing mix that reflects local demographic needs, as identified in the emerging Neighbourhood Plan.

**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)

Yes. This area benefits from existing infrastructure, represents a logical expansion of an established urban area, and would likely result in fewer negative impacts than dispersing development into villages with limited capacity, such as Willington.

**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)

**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)

**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)

**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)

Yes. Despite recent development pressures, South Derbyshire remains predominantly rural in character. A robust, locally specific policy is required to safeguard this rural nature and prevent villages being absorbed into urban sprawl.

The Willington Neighbourhood Plan places strong emphasis on maintaining village identity and protecting the surrounding countryside.

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

The Local Plan should provide robust and meaningful green wedges around all existing villages to:

- maintain separation between settlements;
- protect landscape character;
- prevent incremental coalescence and loss of identity.

**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)

The Council supports policies that:

- encourage solar and wind energy generation on homes, car parks and industrial or commercial buildings;
- prioritise renewable energy on previously developed land rather than greenfield sites;
- align with climate change and sustainability objectives.

In addition, the Council considers public transport and connectivity to be a critical infrastructure issue, particularly for rural and semi-rural communities.

Policies should:

- prioritise improved public transport provision linking villages and semi-rural areas to key service centres;
- support reliable, frequent and affordable bus services as a genuine alternative to private car use;
- ensure new development contributes to enhanced public transport connectivity, rather than increasing reliance on existing road networks.

Without meaningful improvements to public transport, additional development in rural locations will place unsustainable pressure on local roads, contrary to climate, sustainability and community wellbeing objectives.

**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)

Yes – unequivocally.

The failure to secure adoption of roads, pavements, drainage systems, SUDS and open spaces represents a significant long-term risk for residents and local councils. Private management arrangements often lack transparency and resilience, creating ongoing liabilities.

The Local Plan should require adoption by a public authority unless there is clear and robust evidence that this is not feasible. This issue is of particular concern to Willington residents and is addressed within the emerging Neighbourhood Plan.

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

(Please provide details)

Willington Parish Council strongly supports a Local Plan that:

- aligns with and supports the emerging Willington Neighbourhood Plan;
- directs growth to the most sustainable locations;
- protects the rural character and identity of villages;
- ensures infrastructure is delivered, funded and adopted;
- reduces pressure on existing road networks through improved public transport;
- balances housing delivery with environmental protection and community wellbeing.