South Derbyshire District Council











South Derbyshire Publication Version Local Plan Part 2 Review

2022 - 2042

October 2026

Contents

Introduction **4**

How has the Draft Local Plan Part 2 been drawn up? 4

The Evidence Base 5

Settlement Boundaries **6**

Policy SDT1: Settlement Boundaries and Development 6

Housing **8**

Policy H23 Non-Strategic Housing Allocations 8

H23A: North of Linton Road, Castle Gresley 10

H23B: Southwest Swadlincote 12

H23C: Swadlincote Lane, Church Gresley 15

H23D: Land south of Walton Road, Drakelow 17

H23E: Land off Peregrine Avenue and Willington Road, Etwall 19

H23F: Land south of Etwall 22

H23H: Land East of Hilton 26

H23I: Land South of Primula Way, Littleover 29

H23J: Jawbone Lane, Melbourne 31

H23K: Kings Newton Lane, Melbourne 33

H23L: Land off Old Etwall Road, Mickleover 36

H23M: Land off Mount Pleasant Road, Repton 38

H23N: William Nadin Way, Swadlincote, Site D 40

H23O: Land north of Willington 42

H23P: Land off Kingfisher Way, Willington 44

Policy H24 Replacement Dwellings in Rural Areas 46

Policy H25 Rural Workers' Dwellings 46

Policy H26 Residential Gardens within Rural Areas 49

Policy H27 Residential Extensions and other Householder Development 50

Policy H28 Residential Conversions 51

Policy H29 Extensions to and intensification of authorised Gypsy and Traveller Sites 52

Built and Natural Environment 54

Policy BNE5 Development in Rural Areas 54

Policy BNE6 Agricultural Development 55

Policy BNE7 Trees, Woodland and Hedgerows 56

Policy BNE8 Local Green Space 58

Policy BNE9 Enhancement of Local Green Spaces 61

Policy BNE10 Advertisements and Visual Pollution 63

Policy BNE11 Shopfronts 64

Policy BNE12 Former Power Station Land 65

Retail 66

Policy RTL1 Retail Hierarchy 69

Policy RTL2 Swadlincote Town Centre Potential Redevelopment Locations 76

Infrastructure 79

Policy INF11 Telecommunications 79

Policy INF12 Provision of Secondary Education Facilities 80

Policy INF13 Infinity Garden Village 81

Policy INF14 Burial Grounds 83

Policy INF15 Public Art 83

Policy INF16 Mercia Marina 84

Policy INF17 Toyota Policy 86

Appendix A: Settlement Boundaries and Local Green Space Maps 89

Appendix B: Housing Tranjectory

1 Introduction

1.1 The Local Plan was prepared in two parts and sets the spatial strategy for the District up to 2042. It identifies development sites and contains policies for dealing with planning applications for a range of different types of development.

1.2 The Local Plan Part 1 Review, was submitted to the Secretary of State for public Examination on the 26th August 2026, and identifies strategic allocations and policies. The Local Plan Part 2 Review is concerned with non-strategic allocations and policies.

1.3 Part 1 and Part 2 of the Local Plan should be read as a whole, as more than one policy may apply. Furthermore, when adopted the Part 1 Review and Part 2 Review of the Plan supersede the policies from the adopted Local Plan Part 1 (2016) and Local Plan Part 2 (2017).

1.4 Where the same policy chapter headings exist within both parts of the Plan, the policy numbers within Part 2 continue on from those within Part 1. For example, the last policy within the Built and Natural Environment chapter of Part 1 Plan is BNE4, so the next policy within the Built and Natural Environment chapter within Part 2 is BNE5.

1.5 The Local Plan Part 1 Review has been produced under the 2023 National Planning Policy Framework (NPPF) in line with the transition arrangements set out in Annex 1 of the 2024 NPPF. On 17th August 2026 a revised NPPF was published, Annex A (8) of the NPPF sets out the new transitional arrangements for implementation, the Local Plan Part 2 Review has been produced in accordance with the 2024 NPPF under the legacy plan-making system.

How has the Draft Local Plan Part 2 been drawn up?

1.6 Like the Local Plan Part 1 Review, Part 2 has been prepared following consultation and participation from a wide range of individuals, interest groups, public service providers, infrastructure providers, investors, landowners and developers. Consultation has been undertaken in accordance with the Councils published Statement of Community Involvement. A fuller explanation of how the Council has involved stakeholders in preparing the Local Plan Part 2 Review can be viewed within the Consultation Statement.

The Evidence Base

1.7 The Local Plan Part 2 Review is supported by a robust and wide ranging technical evidence base. This includes a Sustainability Appraisal of the likely significant social, economic and environmental effects of all the reasonable options considered, including the preferred allocations and policies. A Habitats Regulation Assessment (HRA) Screening Statement has also been prepared, which concludes that the Local Plan Part 2 Review will not result in any significant harm to the River Mease Special Area of Conservation (SAC), or any other Natura 2000 site.

2 Settlement Boundaries

2.1 Settlement boundaries define the built limits of a settlement and distinguish between the main built form of a settlement and the countryside. Areas outside of settlement boundaries comprise the Rural Areas of the District as defined in Policy H1. In principle, development will be supported within settlement boundaries. Outside of settlement boundaries other policies will apply, in particular Policy BNE5 which defines the more limited range of development that will be acceptable within the Rural Areas.

Policy SDT1: Settlement Boundaries and Development

Settlement boundaries define the built limits of a settlement.

Within settlement boundaries, as defined on the policies map and in Appendix A, development will be permitted where it accords with the development plan. Outside of settlement boundaries, within the Rural Areas as defined in Policy H1, development will be limited to that considered acceptable inter alia by Policy BNE5.

Settlement boundaries will be applied in the following settlements:

Urban Area:

Burton Upon Trent
Derby
Swadlincote including Woodville

Key Service Villages:

Aston on Trent
Etwall
Hatton
Hilton
Linton
Melbourne
Overseal
Repton
Shardlow
Willington

Local Service Villages:

Coton in the Elms
Findern
Hartshorne
Mount Pleasant (Castle Gresley)
Netherseal
Newton Solney
Rosliston
Ticknall
Weston on Trent

Rural Villages:

Barrow upon Trent
Burnaston
Caldwell
Church Broughton
Coton Park
Drakelow
Eggington
Foston
Kings Newton
Lees
Long Lane
Lullington
Milton
Scropton
Smisby
Stanton by Bridge
Sutton on the Hill
Swarkestone
Walton on Trent

Explanation

2.2 Using a set of criteria, the settlement boundaries were reviewed and updated or created to ensure that the boundaries are logical and reflect what is on the ground. Settlements defined as Urban Areas, Key Service Villages, Local Service Villages and Rural Villages (as defined by Policy H1) where a compact group of dwellings exist have a settlement boundary. This Part 2 Local Plan does not amend the settlement hierarchy set out in Policy H1 of the Local Plan Part 1 Review (submitted for Examination in August 2026). For the purposes of the NPPF published in August 2026 other than the settlements listed in the policy the remainder of the District comprises Rural Areas which are defined as out of settlement in line with Policy S5 in the 2026 NPPF.

2.3 The principle of development within a settlement boundary is considered acceptable, though other technical considerations will still be assessed. Development will need to comply with other development management policies.

2.4 Land outside of settlement boundaries will be considered as part of the Rural Areas, where other policies apply. Other than in the circumstances permitted by policy BNE5 and other relevant policies, development will not normally be permitted within the Rural Areas.

2.5 The defined settlement boundaries can be seen at Appendix A.

3 Housing

3.1 Policy S4 in Part 1 of the Local Plan Review requires 15,263 dwellings to be built within South Derbyshire over the plan period (2022-2042).

3.2 Additional allocations have been made in the Local Plan Part 2 Review to provide flexibility in regard to site delivery and assist in meeting a five year housing land supply (shown in the Housing Trajectory in Appendix B). The allocations ensure that there is a range of size of sites and geographical location to give the best prospect of securing annual requirement of a minimum of 763 homes.

3.3 Due to the size of these allocations, in most instances, it is not anticipated that the sites will be required to provide significant on-site infrastructure such as a primary school or local centre to enable development to proceed. Where this is not the case the site-specific infrastructure requirements are included in the allocation text. Contributions will be sought, in line with Local Plan Part 1 Review policy INF1, towards healthcare, education, open space, affordable housing and any other requirements where appropriate.

Policy H23 Non-Strategic Housing Allocations

The following sites are allocated for housing development as shown on the Policies Map and in the site specific maps under Policies 23A-P:

- **A North of Linton Road, Castle Gresley – 75 dwellings**
- **B Southwest Swadlincote – 800 dwellings**
- **C Swadlincote Lane, Church Gresley – 187 dwellings**
- **D Land south of Walton Road, Drakelow – 250 dwellings**
- **E Land off Peregrine Avenue and Willington Road Etwall - 91 dwellings**
- **F Land south of Etwall – 120 dwellings**
- **G Land East of Hatton – 80 dwellings**
- **H Land East of Hilton – 550 dwellings**
- **I Land South of Primula Way, Littleover – 200 dwellings**
- **J Jawbone Lane, Melbourne –66 dwellings**
- **K Kings Newton Lane, Melbourne –140 dwellings**
- **L Land off Old Etwall Road, Mickleover – 17 dwellings**
- **M Land off Mount Pleasant Road, Repton – 75 dwellings**
- **N William Nadin Way, Swadlincote, Site D – 150 dwellings**
- **O Land north of Willington – 100 dwellings**
- **P Land off Kingfisher Way, Willington – 50 dwellings**

The key considerations for each of the sites are:

i) **transport impacts – including vehicular access points, visibility, pedestrian and cycle links and storage and impact on the surrounding landscape and townscape**

ii) **management of flood risk and drainage**

iii) **impact on designated and non-designated heritage assets and settings**

iv) **biodiversity impacts**

v) **the design and layout to take account of site characteristics.**

vi) **existing road network.**

Site specific requirements are set out below each site map on the following pages.

Explanation

3.4 This policy will ensure that allocations are designed to reduce the effects of development on local communities and the natural and built environment.

3.5 All of the housing numbers set out in the policy are approximate figures and are not intended to be a ceiling on development, subject to the various green and social infrastructure requirements being met.

3.6 For new allocations, not subject to a previous allocation and/or a planning application, of 50 homes or larger, the Council is undertaking a Design Review process which has not been concluded at the time of publishing this Local Plan for its formal representations. This Design review process will have been concluded prior to submission, and it is expected that the development on the various allocations is undertaken in a manner consistent with the recommendations made.

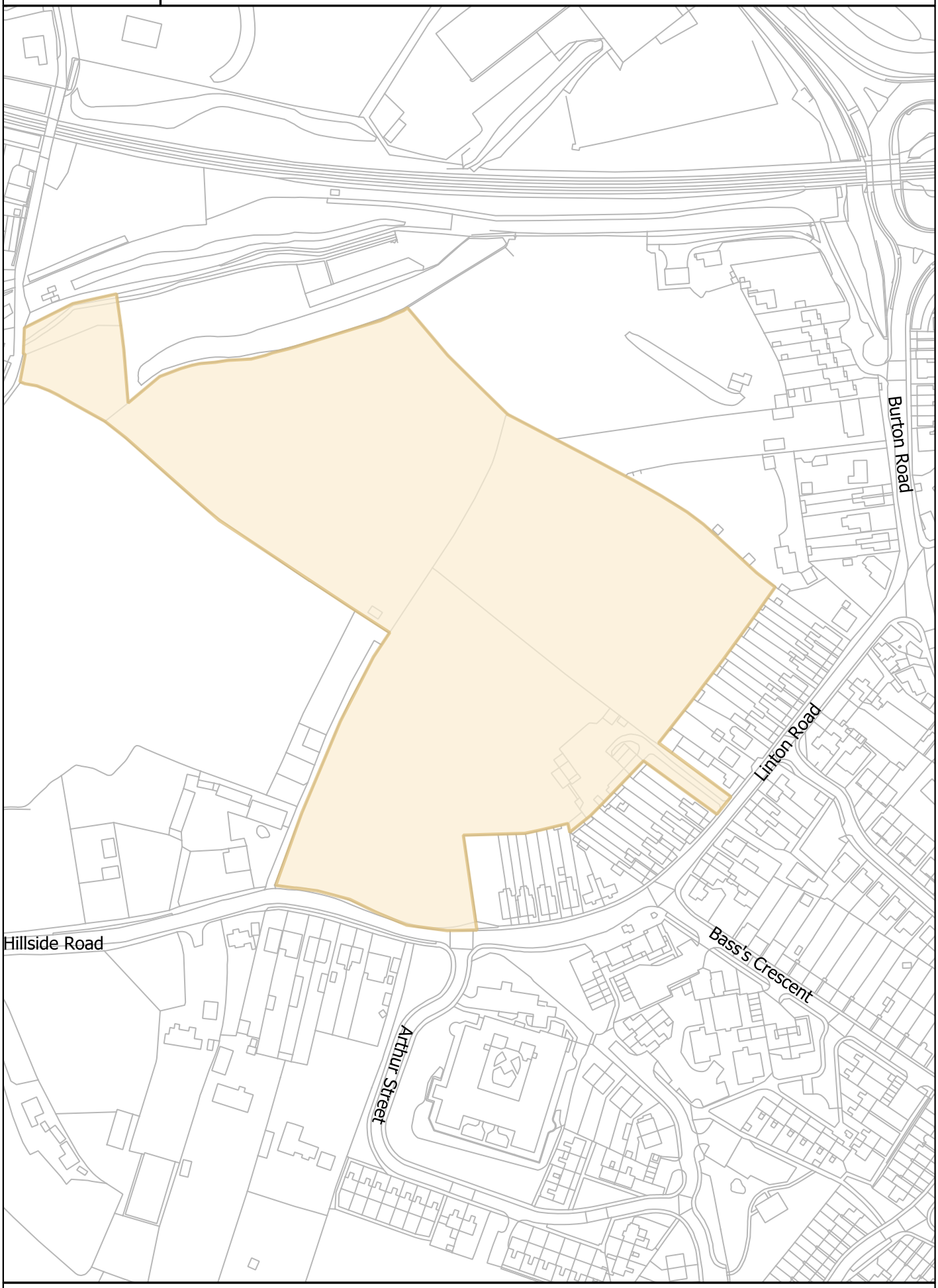
H23A: North of Linton Road, Castle Gresley

3.7 The site is greenfield, measuring approximately 5.2 hectares which is currently in agricultural use. The site is located to the southwest of Swadlincote and is boarded by residential development along Linton Road and Burton Road to the east and (partially) to the south, and predominantly by agricultural land to the west and north. Outline planning permission has been granted (DMPA/2024/1572) subject to a S106 agreement to deliver the necessary infrastructure.

Policy Requirements

- **Approximately 75 dwellings.**
- **Public Open space, Biodiversity Net Gain and woodland planting should be provided to the north west of the site to reduce the impact of built development on the Scheduled Monument (Castle Gresley Mott and Bailey Castle).**
- **No built development should be provided to the northwest of the site.**
- **Main access to the site shall be from Hillside Road with a pedestrian/cycle/emergency access onto Linton Road.**
- **The provision of footway/cycleway through the site, connecting to Castle Gresley Bridleway number 3.**
- **The exploration, excavation and recording of potential archaeological resources on the site.**
- **Provision of a tree lined primary route through the development.**
- **Provision of a Local Equipped Areas for Play (LEAP).**
- **Minimise the loss of hedgerows to the front of the site.**
- **Sufficient set back of housing development to protect the existing residential amenity of the dwellings along Linton Road.**

H23A: North of Linton Road, Castle Gresley



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:2500 at A4

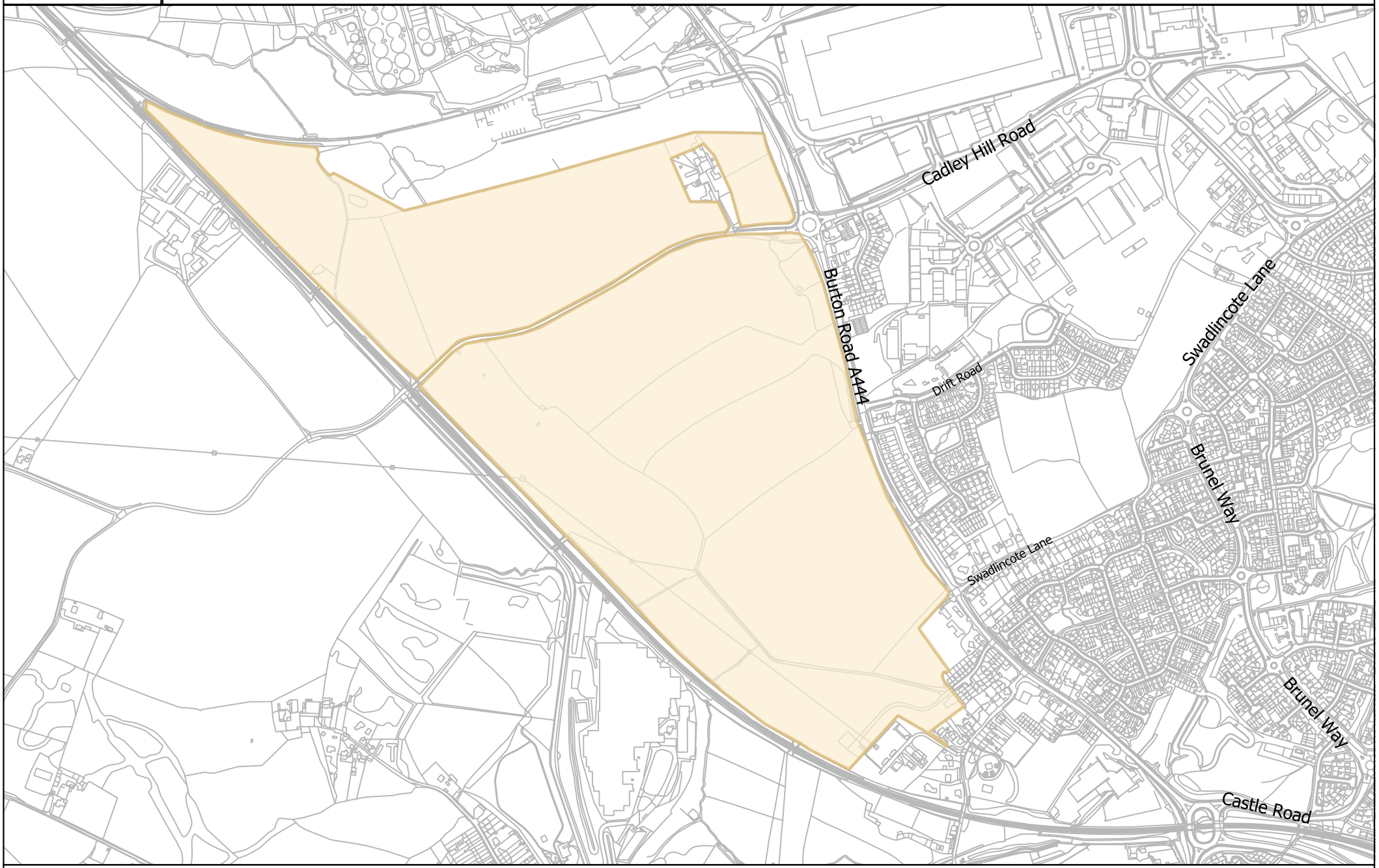
H23B: Southwest Swadlincote

3.8 The site is greenfield, measuring approximately 74.4 hectares which is currently in agricultural use. The site is located to the Southwest of Swadlincote and is bounded by Burton Road (the A444) to the east, waste and recycling site to the north, the Railway Line to the west and existing residential development to the south. The site is dissected by Cadley Lane.

Policy Requirements

- **Approximately 800 dwellings.**
- **Safe and attractive pedestrian and cycling routes through the site.**
- **Safe pedestrian and cycling crossing points across the A444 to provide convenient links to existing and proposed recreation and sporting provision on the eastern side of the A444 (e.g. Golf Course, public parks and the new Council Leisure Centre).**
- **Contributions to enhanced cycling provision to the south west of the site towards Rosliston.**
- **Significant multifunctional open space including a large formal park, with Neighbourhood Equipped Area for Play (NEAP) and sports pitches, additional amenity green spaces with Local Equipped Areas for Play (LEAP) throughout to include wildlife corridors/ cycleways and footpaths that will contribute to a Sports hub with the connections to the facilities on the eastern side of the A444.**
- **Noise mitigation for new residents from the waste and recycling site to the north, the railway line to the west and the A444 to the east. This will need the houses to the set back and the buffer zones should be part of the connected green infrastructure network.**
- **Provision of a Primary school or appropriate education contributions in consultation with Derbyshire County Council.**
- **Provision of a small local centre incorporating retail and potential community facility.**
- **Design should be sensitive to the existing residential properties at Cadley Hill Farm off Cadley Lane and should incorporate landscaping and green infrastructure buffers to minimise the impact of new development.**
- **Preserve the setting of the Scheduled Monument to the South.**
- **Development should be broadly consistent with recommendations from the Design Review process.**

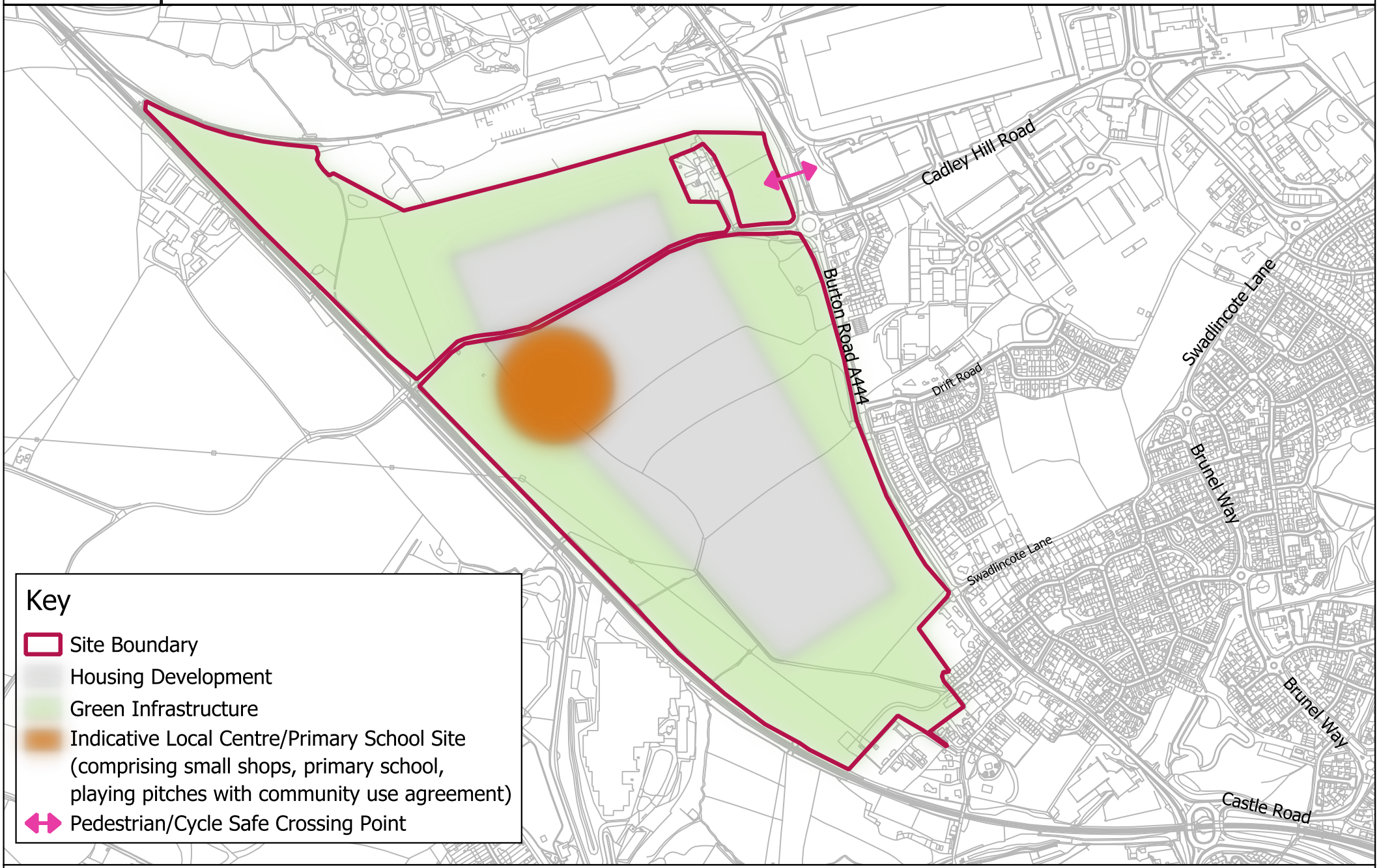
H23B: Southwest Swadlincote



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:9000 at A4

H23B: Southwest Swadlincote



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:9000 at A4

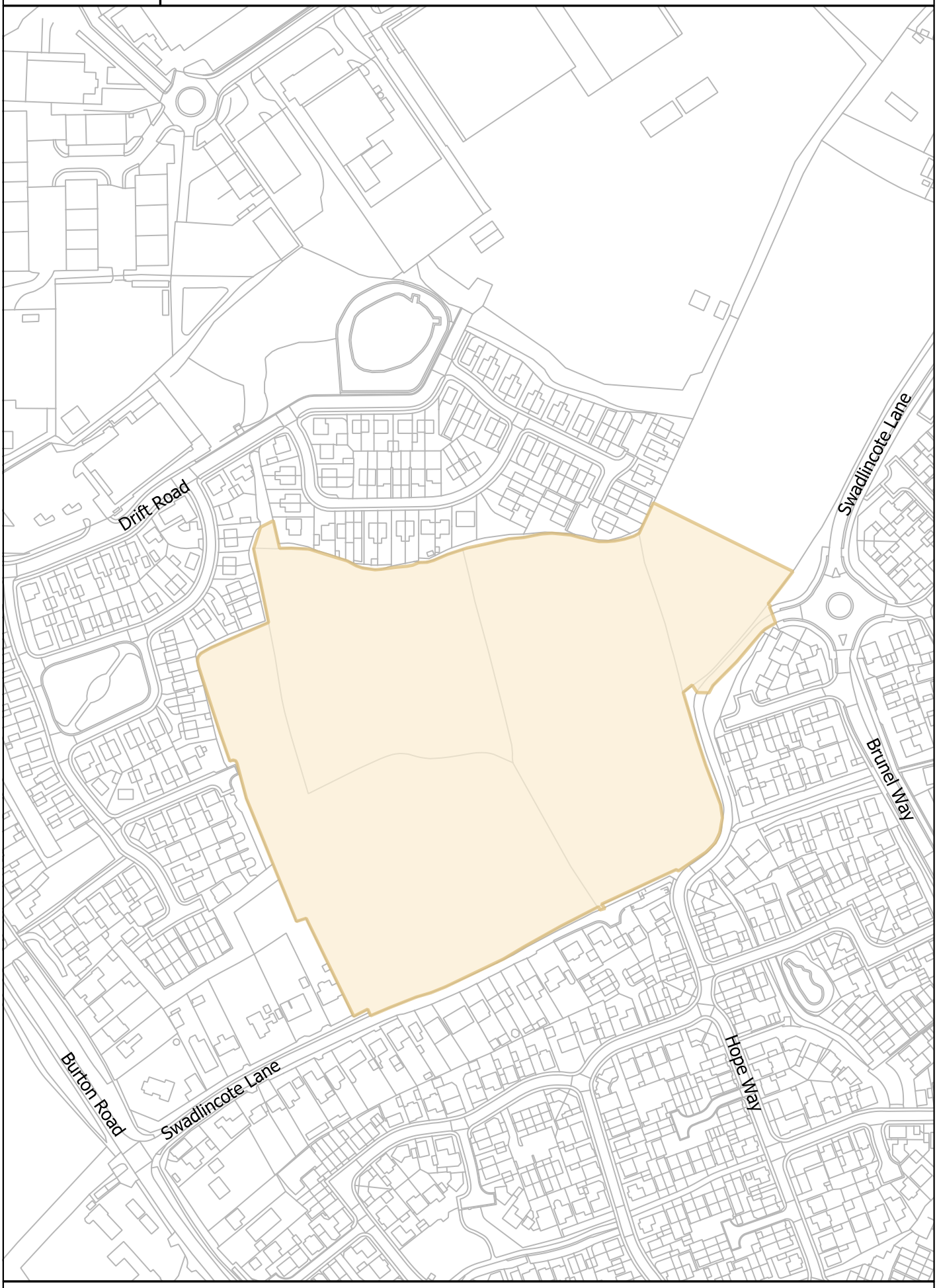
H23C: Swadlincote Lane, Church Gresley

3.9 The site is greenfield, measuring approximately 6.83 hectares which is currently in agricultural use. The site is located within the settlement boundary of Swadlincote within the urban area of Castle Gresley. The site is bounded by residential developments to the north, (partially) the east, south and west with the remainder of the land to the east being allocated for employment use in the Part 1 Local Plan Review (E1c). Full planning permission has been granted (DMPA/2025/0204) subject to a S106 agreement to deliver the necessary infrastructure including the necessary National Forest planting.

Policy Requirements

- **Approximately 187 dwellings.**
- **Vehicular access from the western arm of the Swadlincote Lane / Brunel Way Roundabout.**
- **Development must ensure that the future delivery of the employment land to the north is not compromised.**
- **Provision of safe and attractive walking and cycling routes through the site connecting with existing local cycle network within the vicinity of the development.**
- **A Local Equipped Area for Play (LEAP) should be provided on site.**
- **Loss of existing hedgerows should be kept to a minimum to reduce the impact on breeding birds.**
- **The foundation design of the buildings should take account of the possible presence of shallow mine workings and if uncovered, mine entries.**
- **Appropriate internal and external noise mitigation is provided across the site.**

H23C: Swadlincote Lane, Church Gresley



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:3000 at A4

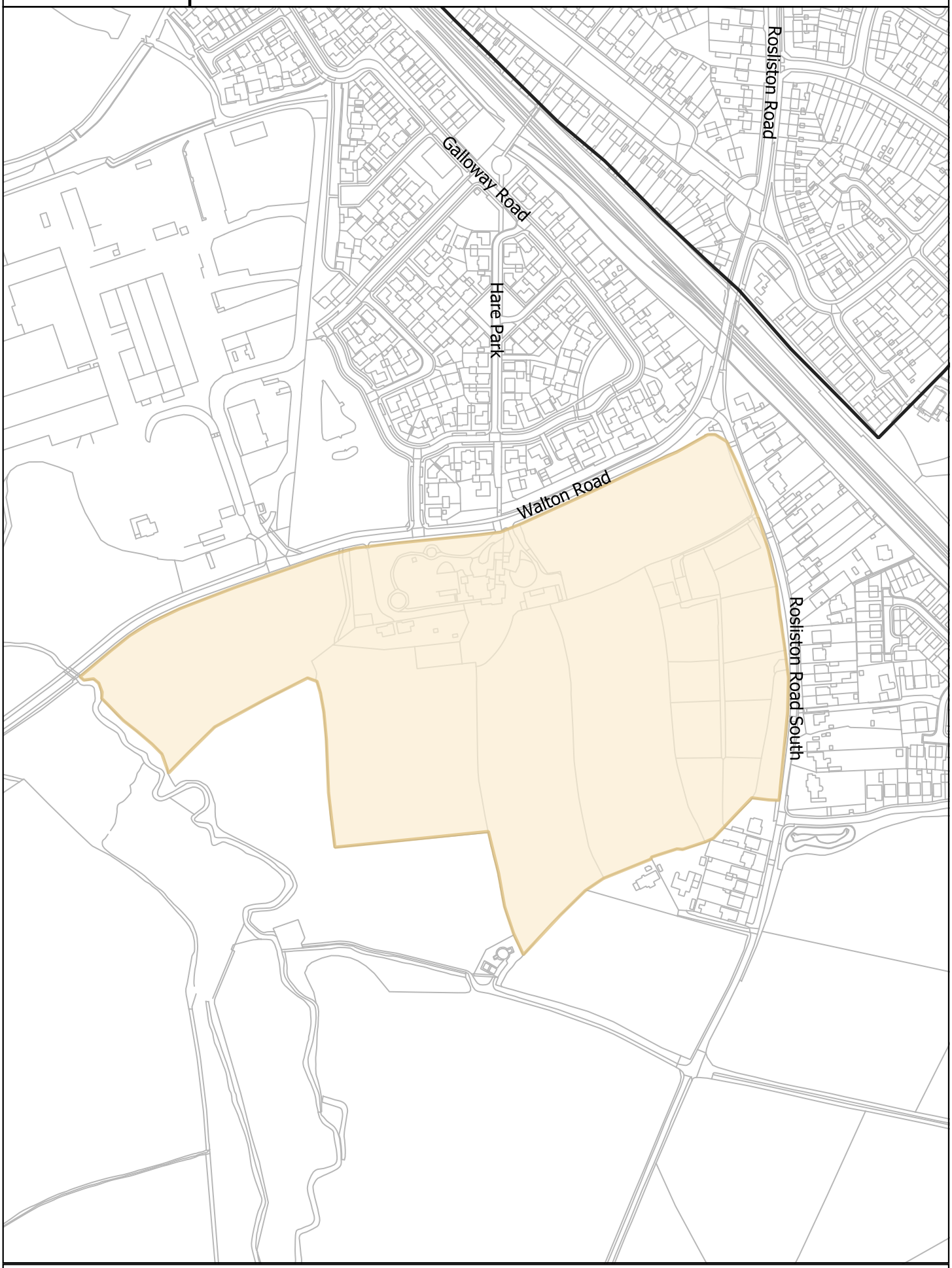
H23D: Land south of Walton Road, Drakelow

3.10 The site is predominantly greenfield, measuring approximately 12.2 hectares which is currently in agricultural and residential use. The site is located to the southeast of the existing Drakelow Power Station allocation (Policy H6) which is currently under construction and is bounded by residential to the north and east and agricultural land to the south and woodland to the west. The allocation will deliver a foodstore which will assist in meeting need that is currently unmet due to delays in bringing forward the local centre on the main Drakelow site and extra sports provision. The allocation site includes Drakelow House and its grounds, which is not a designated heritage asset, which may be able to be incorporated into the detailed layout of the site.

Policy Requirements

- **Approximately 250 dwellings.**
- **Safe and convenient pedestrian and cyclist crossing points over Walton Road which link to the footpaths / Greenway on the adjacent Drakelow development site (H6) and include wayfinding.**
- **A foodstore of approximately 1000sqm to be provided early in the delivery of the site. To be designed to reflect the National Forest location.**
- **On site amenity green space and formal sports pitch along with Local Equipped Areas for Play (LEAP) and Neighbourhood Equipped Areas for Play (NEAP) in the form of a central green hub with integrated cycleways / footpaths.**
- **Retention of the mature tree belt to the west of the site.**
- **Community provision to be delivered either in additional first floor accommodation over the foodstore or to utilise existing buildings within the current Drakelow House Estate.**
- **Development should be broadly consistent with recommendations from the Design Review process.**

H23D: Land south of Walton Road, Drakelow



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:5000 at A4

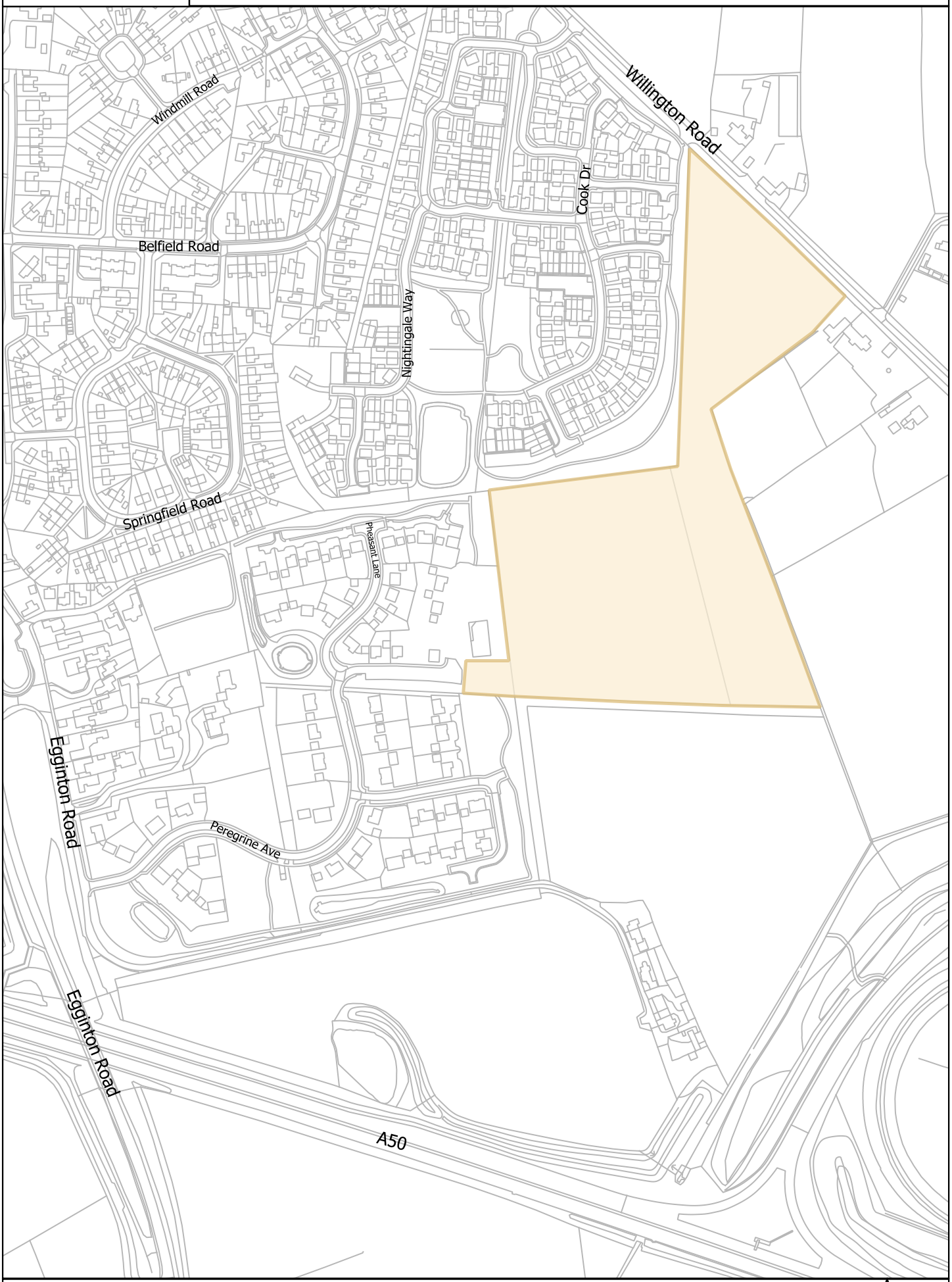
H23E: Land off Peregrine Avenue and Willington Road, Etwall

3.11 The site is greenfield, measuring approximately 5.8 hectares which is currently in agricultural use. This greenfield site is the subject of outline planning application DMPA/2026/0076 for the development of 91 homes in respect of which a resolution to approve was made by Development Management Committee on 24th March 2026, subject to the negotiation of a S106 agreement.

Policy Requirements

- **Approximately 91 dwellings including the provision of 12 bungalows.**
- **Access of Parcel 1 (forms the north east of the site, as shown on the indicative map) shall be access from Willington Road.**
- **Access of parcel 2 (lies to the east of the Redrow development) as shown on the indicative map) 2 shall be accessed from Peregrine Avenue to the west of the site.**
- **Provision of a central Green Infrastructure corridor with a shared pedestrian and cycle route to connect the two parcels of housing and existing infrastructure on Willington Road.**
- **Provision of pedestrian links to the housing development to the west of the site and housing allocation H23F (to the south of the site).**
- **Provision of wayfinding signage on links between the parcels, to the adjacent sites; wider cycle route and Etwall.**

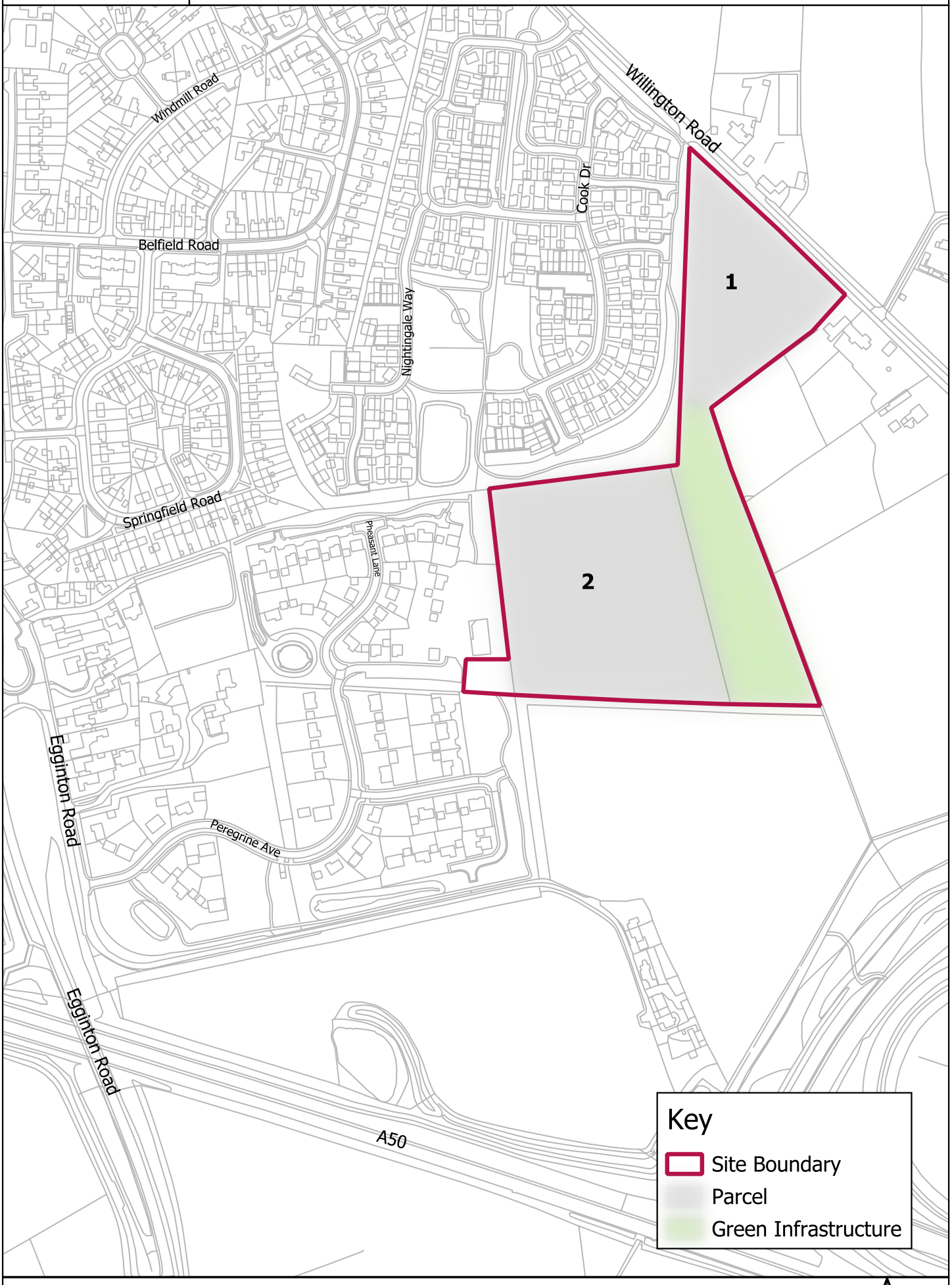
H23E: Land off Peregrine Avenue and Willington Road, Etwall



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 4000 at A4

H23E: Land off Peregrine Avenue and Willington Road, Etwall



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 4000 at A4

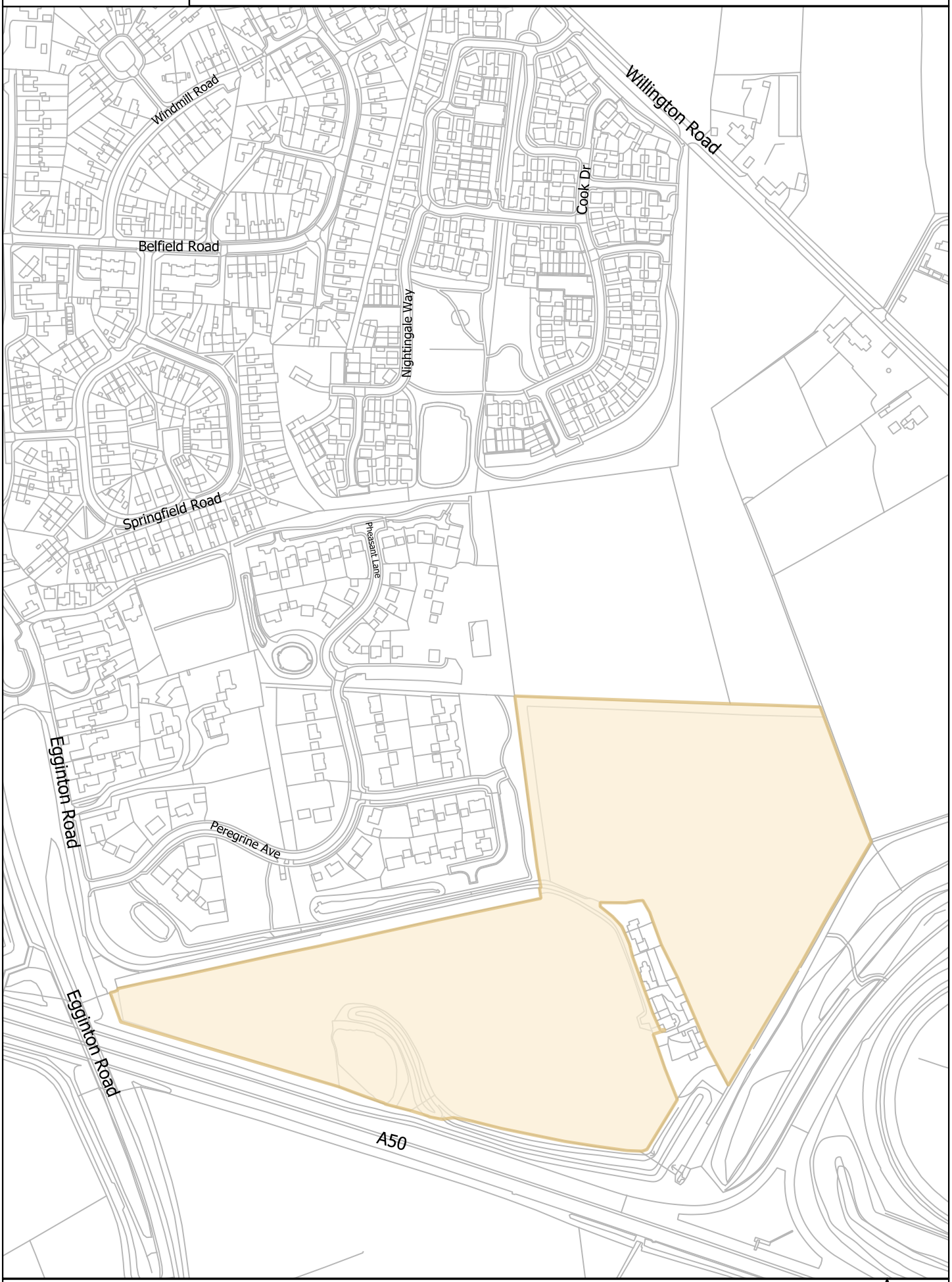
H23F: Land south of Etwall

3.12 The site is greenfield, measuring approximately 10.8 hectares which is currently in agricultural use. The site is located to the southeast of Etwall and infills the gap between the Local Plan Part 2 allocation off Peregrine Avenue (H23E) and the A50 strategic road corridor.

Policy Requirements

- **Approximately 120 dwellings.**
- **On site amenity green space and Local Equipped Areas for Play (LEAP) and Neighbourhood Equipped Areas for Play (NEAP).**
- **Setback from the A50 to the south and from the existing houses at the southern part of Jacksons Lane with appropriate noise mitigation to protect residential amenity.**
- **Good quality footpath and cycling links to the east connect to Toyota.**
- **Good connectivity with the Peregrine Avenue development further north and onwards connections to Etwall including wayfinding signage where appropriate.**
- **Development should be broadly consistent with recommendations from the Design Review process.**

H23F: Land south of Etwall



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 4000 at A4

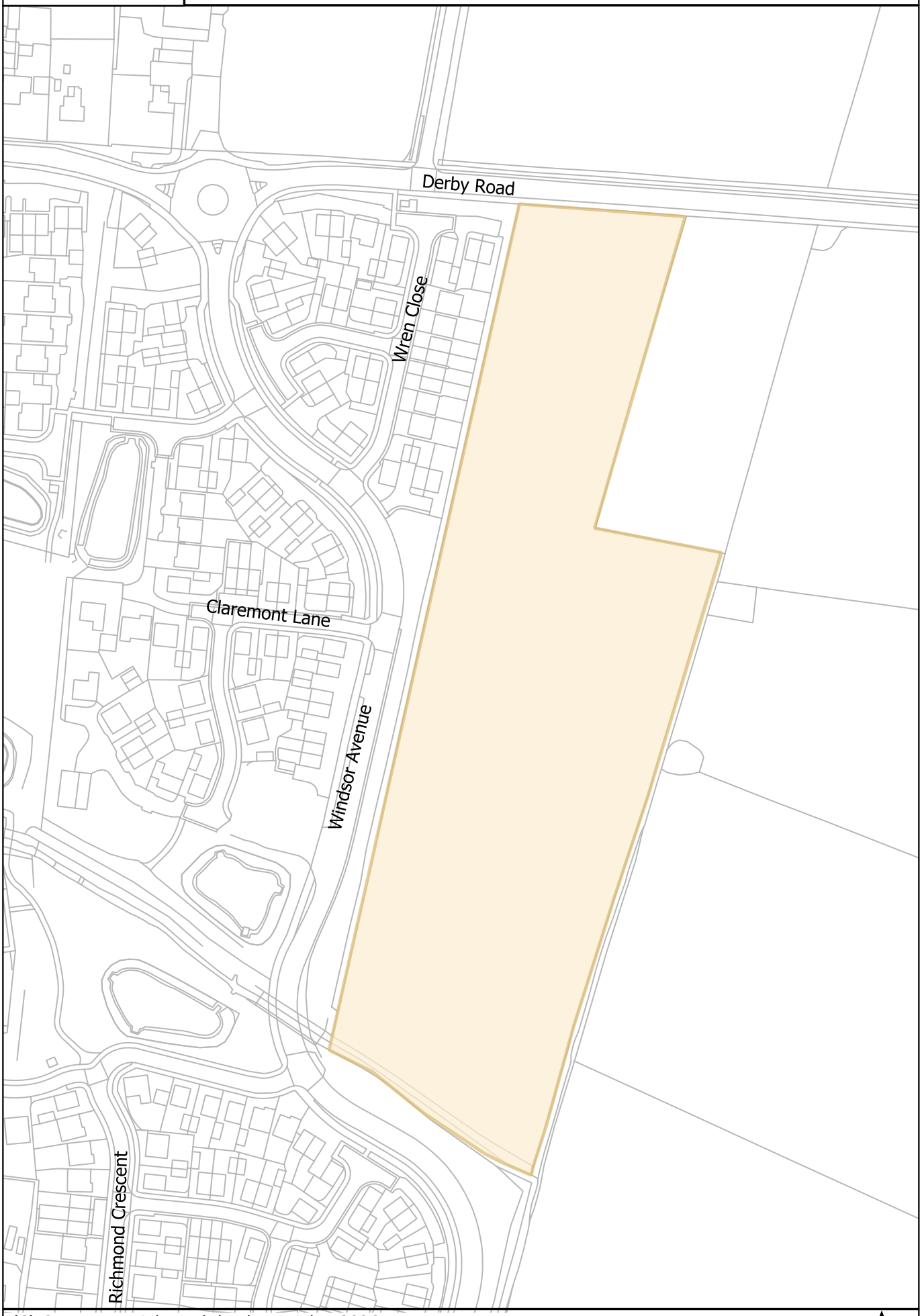
H23G: Land East of Hatton

3.13 The site is greenfield, measuring approximately 3.1 hectares which is currently in agricultural use. The site is located to the northeast of Hatton and is adjacent to the recently constructed Local Plan Part 1 (2016) housing allocation (H11). The site is protected by the Hatton Flood Defences which include the embankment to the south of the settlement and the natural and engineered high ground to the immediate south of the proposed allocation.

Policy Requirements

- **Approximately 80 dwellings.**
- **On site amenity green space and Local Equipped Areas for Play (LEAP).**
- **Good connectivity to existing residential development to the west.**
- **Sufficient set back from the natural high ground to the south of the site which forms part of the Hatton Flood Defences from the River Dove.**
- **Development should be broadly consistent with recommendations from the Design Review process.**

H23G: Land east of Hatton



(C) Crown copyright and database rights 2026
Ordanance Survey AC0000814783

Scale 1:2000 at A4

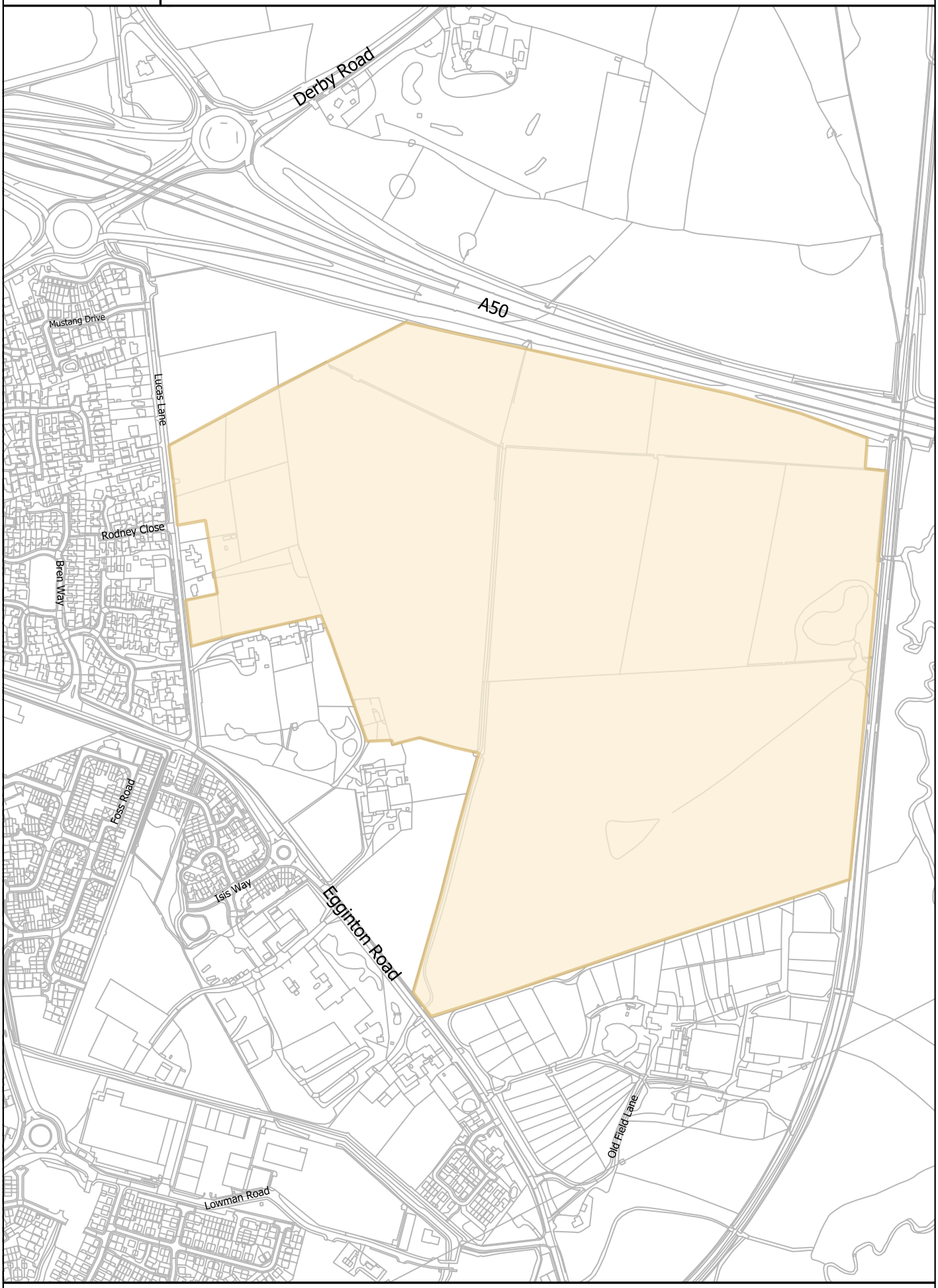
H23H: Land East of Hilton

3.14 The site is greenfield, measuring approximately 53.3 hectares which is currently in agricultural use. The site is located to the east of Hilton, south of the A50.

Policy Requirements

- **Approximately 550 dwellings.**
- **Significant setback from the A50 to the North and the brook to the east and extensive planting in both areas as part of multifunctional Green Infrastructure. Adjacent to the brook this could be swales/ flood mitigation, and the Green Infrastructure would need to link to existing and new footpaths and cycle routes going further east to the Freeport and Toyota.**
- **Significant multifunctional open space including a large formal park, with Neighbourhood Equipped Area for Play (NEAP) and sports pitches, additional amenity green spaces with Local Equipped Areas for Play (LEAP) throughout to include wildlife corridors/ cycleways and footpaths.**
- **Contributions to help in the delivery of an expanded sports hub at the south of the village.**
- **Contributions towards cycle and walking routes to improve existing routes in the locality and fully connect to the Freeport and Toyota.**
- **Provision of a small local centre incorporating retail, a cafe and community facility.**
- **Development should be broadly consistent with recommendations from the Design Review process.**

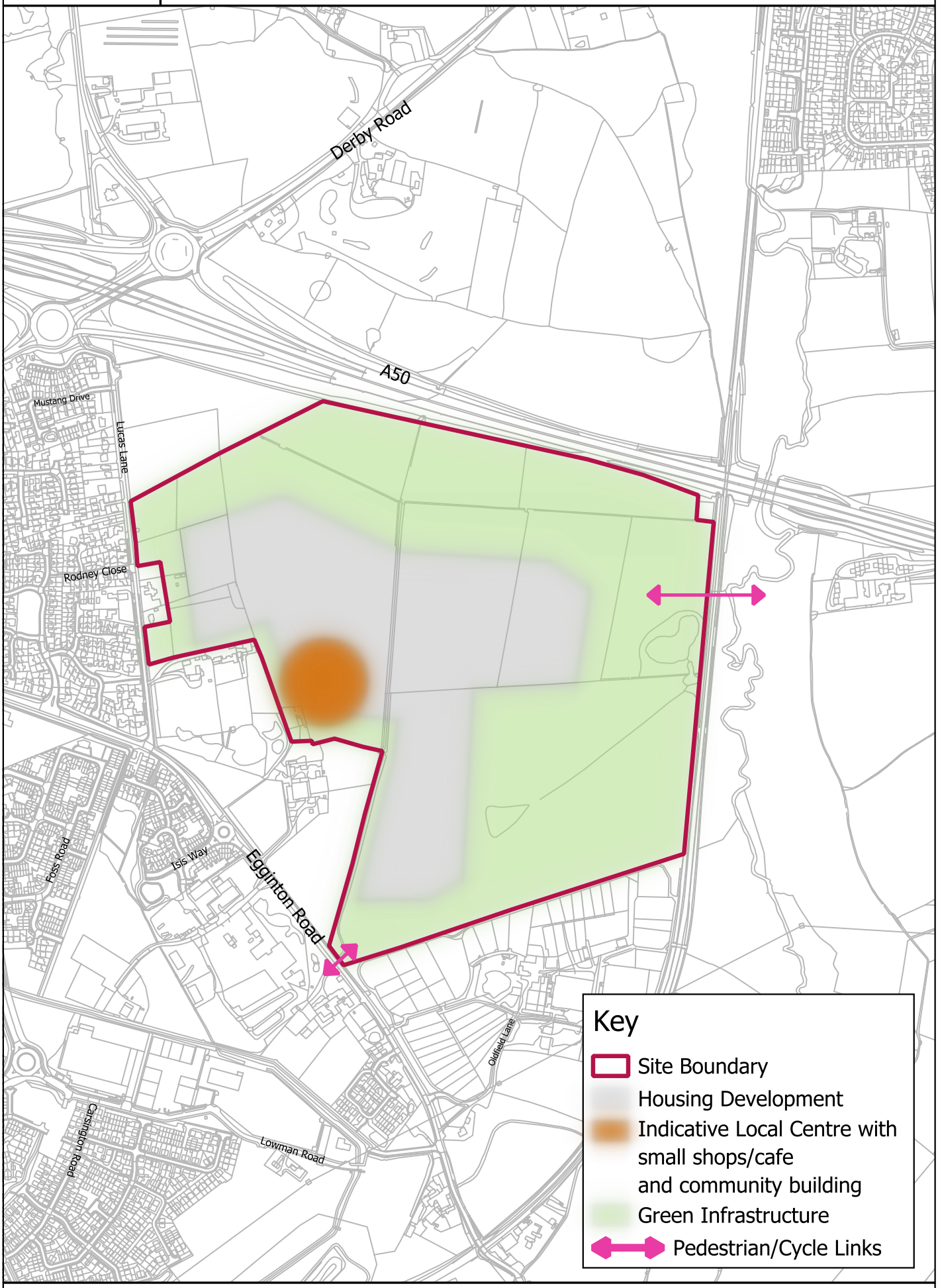
H23H: Land east of Hilton



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:6500 at A4

H23H: Land east of Hilton



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:8000 at A4

H23I: Land South of Primula Way, Littleover

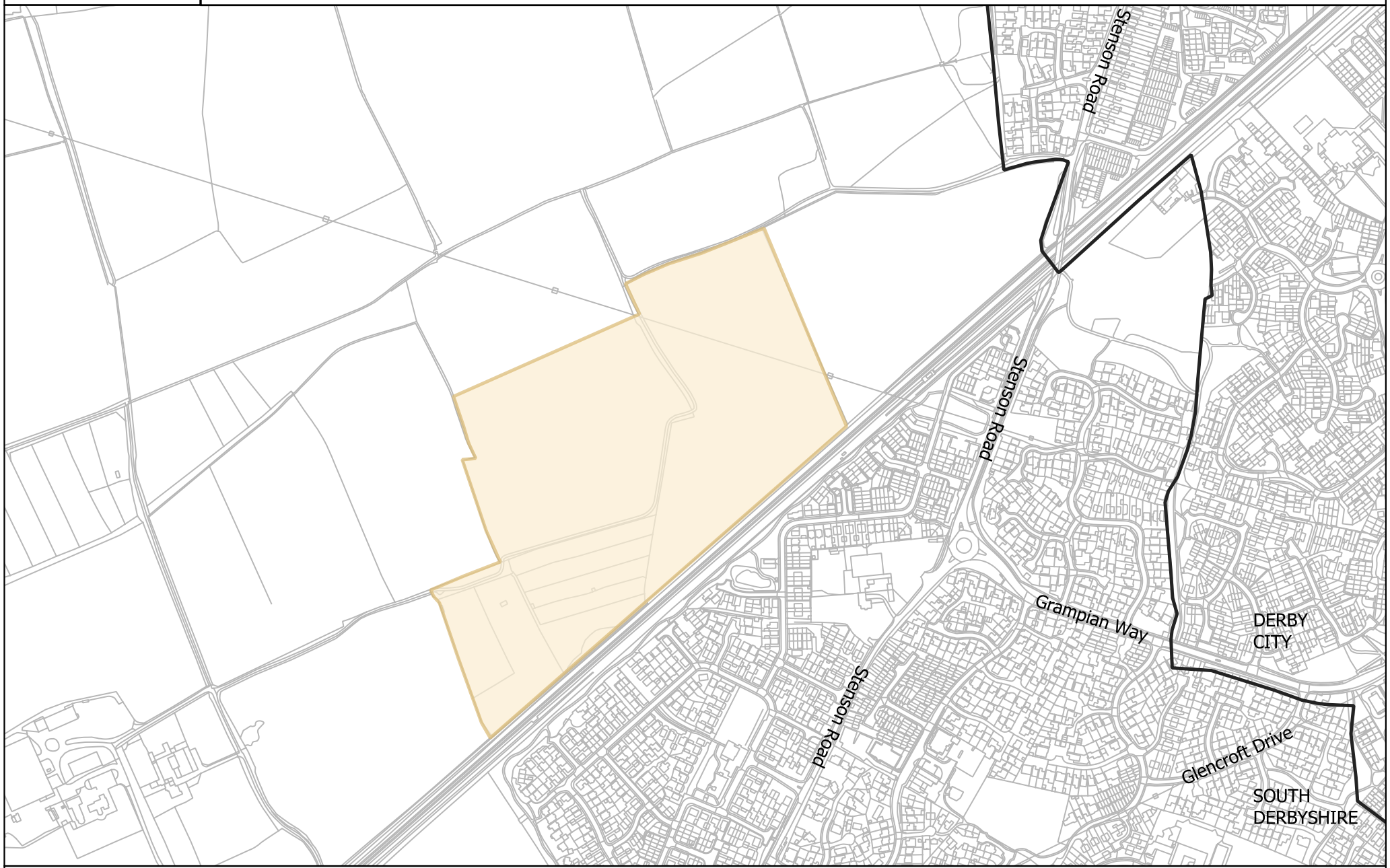
3.15 The site is greenfield, measuring approximately 14.7 hectares which is currently in agricultural use. The site is located to the southwest of the existing Local Plan Part 1 Primula Way allocation (H16) which has outline planning permission (DMPA/2022/1617) for up to 600 dwellings.

Policy Requirements

- **Approximately 200 dwellings.**

  Interconnected Green Infrastructure linking to the existing Primula Way allocation to the north and preserving the ecological significance of Hell Meadow Local Wildlife Site to the west.
- **On site amenity green space and Local Equipped Areas for Play (LEAP) and Neighbourhood Equipped Areas for Play (NEAP).**
- **Access to the site to be gained through the existing Local Plan Part 1 Primula Way allocation (H16).**
- **Noise mitigation for new residents from the railway line to the east. This will need the houses to the set back and the buffer zones should be part of the connected green infrastructure network.**
- **A layout and form of development that reduces any impact on the existing overhead electricity lines.**
- **Development should be broadly consistent with recommendations from the Design Review process.**

H23I: Land south of Primula Way, Littleover



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:6000 at A4

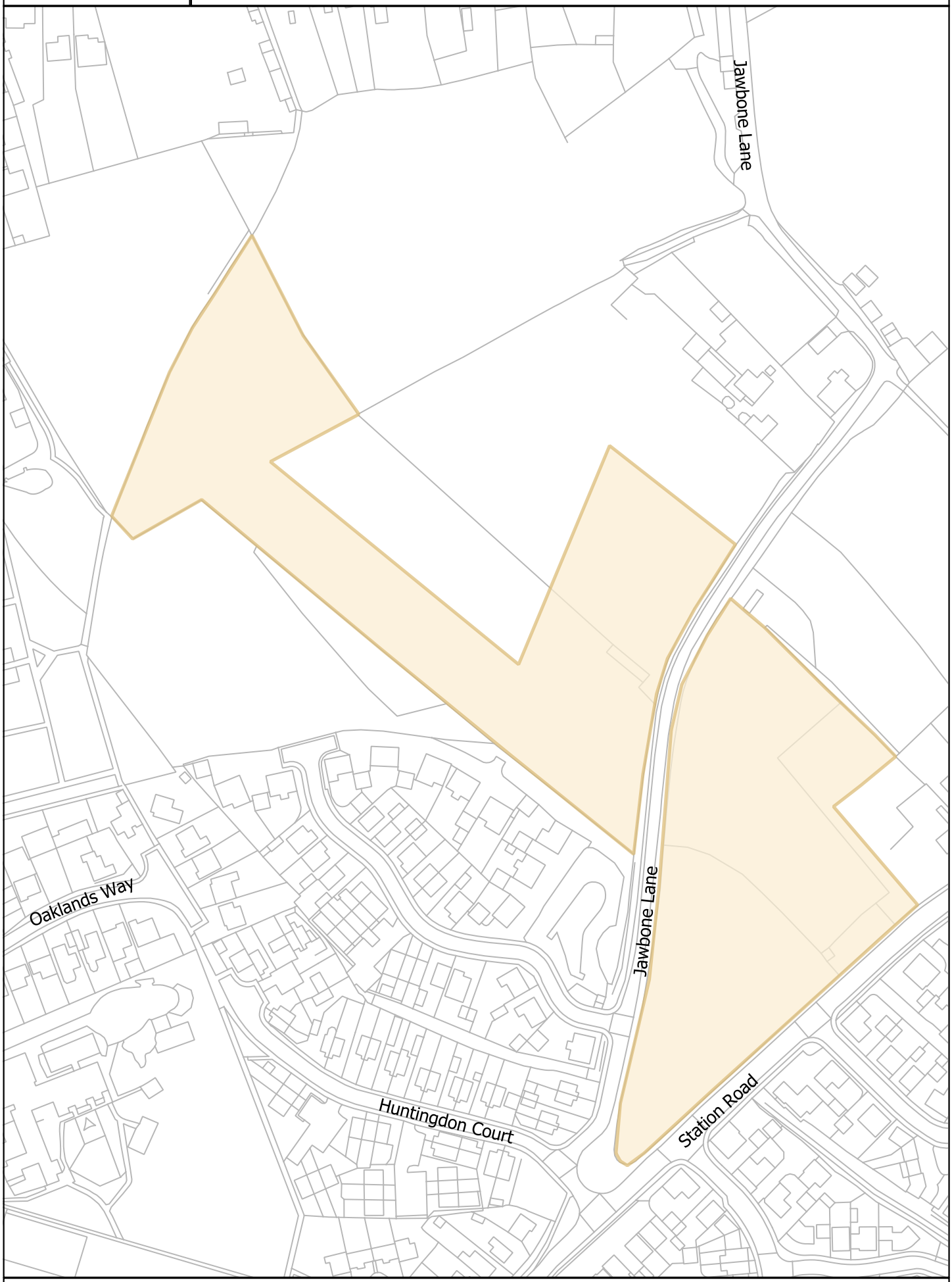
H23J: Jawbone Lane, Melbourne

3.16 The site is greenfield, measuring approximately 3.1 hectares which is currently in agricultural / equestrian use. One parcel of land is a horse paddock located to the southeast of Jawbone Lane and the other parcel of land is part of a larger field located to the northwest of Jawbone Lane. The site is the subject of outline planning application DMPA/2023/1662 for the development of 66 homes in respect of which a resolution to approve was made by Development Management Committee on 24th March 2026, subject to the negotiation of a S106 agreement.

Policy Requirements

- **Approximately 66 dwellings.**
- **The main access to each parcel of land shall be from Jawbone Lane.**
- **No development shall take place until a Traffic Regulation Order relate to restriction of vehicular traffic on Jawbone Lane has been implemented.**
- **Provision of land (0.65ha) to enable a cemetery extension, within the north western most part of the site.**
- **Provision of a Local Equipped Area for Play (LEAP).**
- **Provision of footway/cycleway on the site to the west of Jawbone Lane to the new cemetery land.**
- **Preserve the setting of the Conservation Area to the north**.

H23J: Jawbone Lane, Melbourne



(C) Crown copright and database rights 2026
Ordnanace Survey AC0000814783

Scale 1:2000 at A4

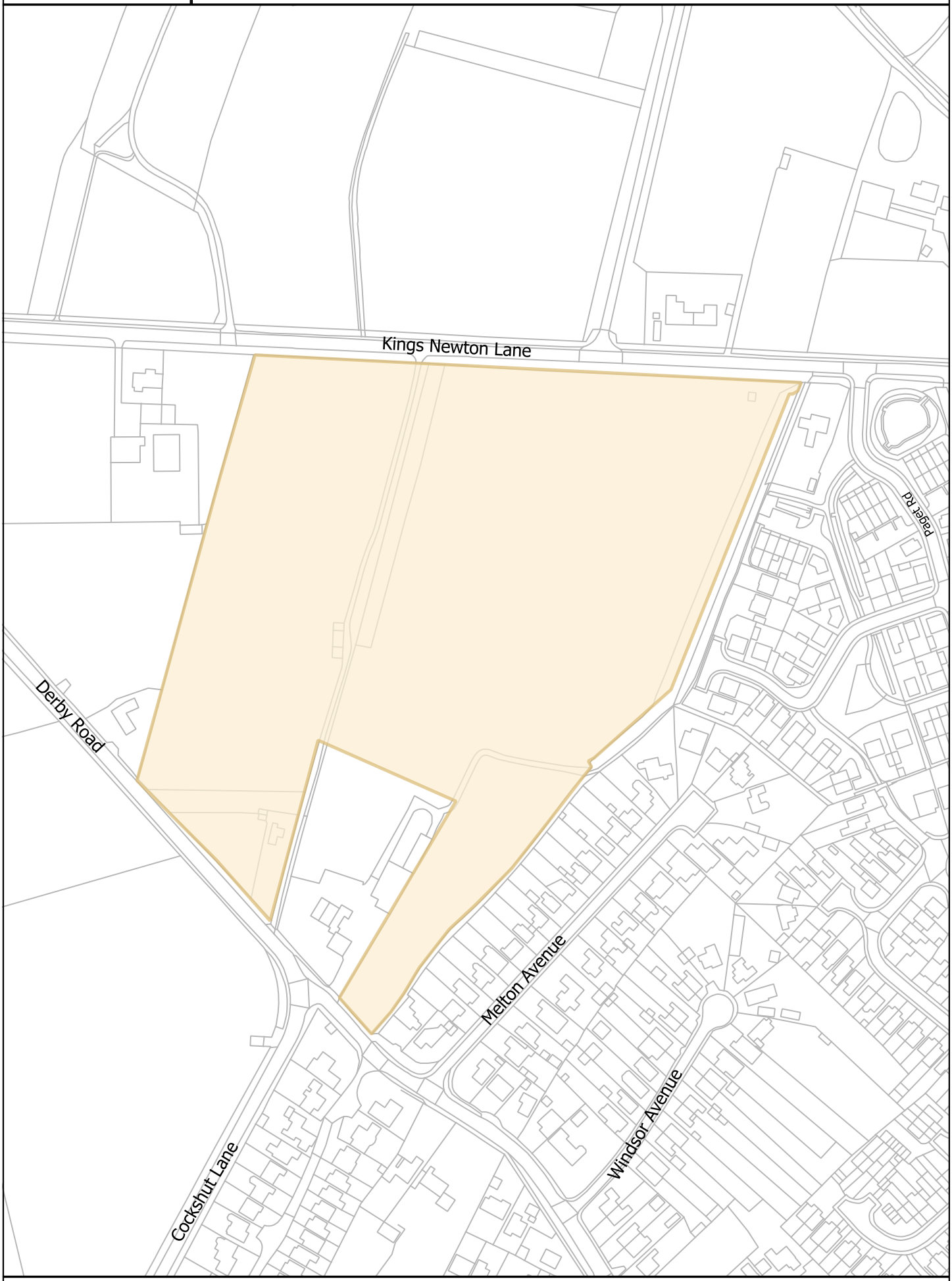
H23K: Kings Newton Lane, Melbourne

3.17 The site is predominantly greenfield, measuring approximately 6.1 hectares which is largely currently in agricultural use with some limited residential. The site lies to the northwest of Melbourne. A large portion of the site has outline planning permission (DMPA/2025/0438) for up to 135 dwellings.

Policy Requirements

- **Approximately 140 dwellings.**
- **Access to Parcel 1 (which is the significant majority of the site) as shown on the indicative map shall be access from Kings Newton Lane.**
- **Access to parcel 2 (lies to the south of parcel 1) as shown on the indicative map 2 shall be accessed from Derby Road to the south of the site.**
- **Provision of a Local Equipped Area for Play (LEAP).**
- **A landscape buffer should be provided to the west of the site to enhance its National Forest setting.**
- **The built development should be set back approximately 30 metres from the Kings Newton Lane frontage to preserve the setting of the Kings Newton Conservation Area.**
- **Provision of pedestrian access from the site to Deby Road and Kings Newton Lane and connection from the site to Public Right of Way 7 to the east if the site**

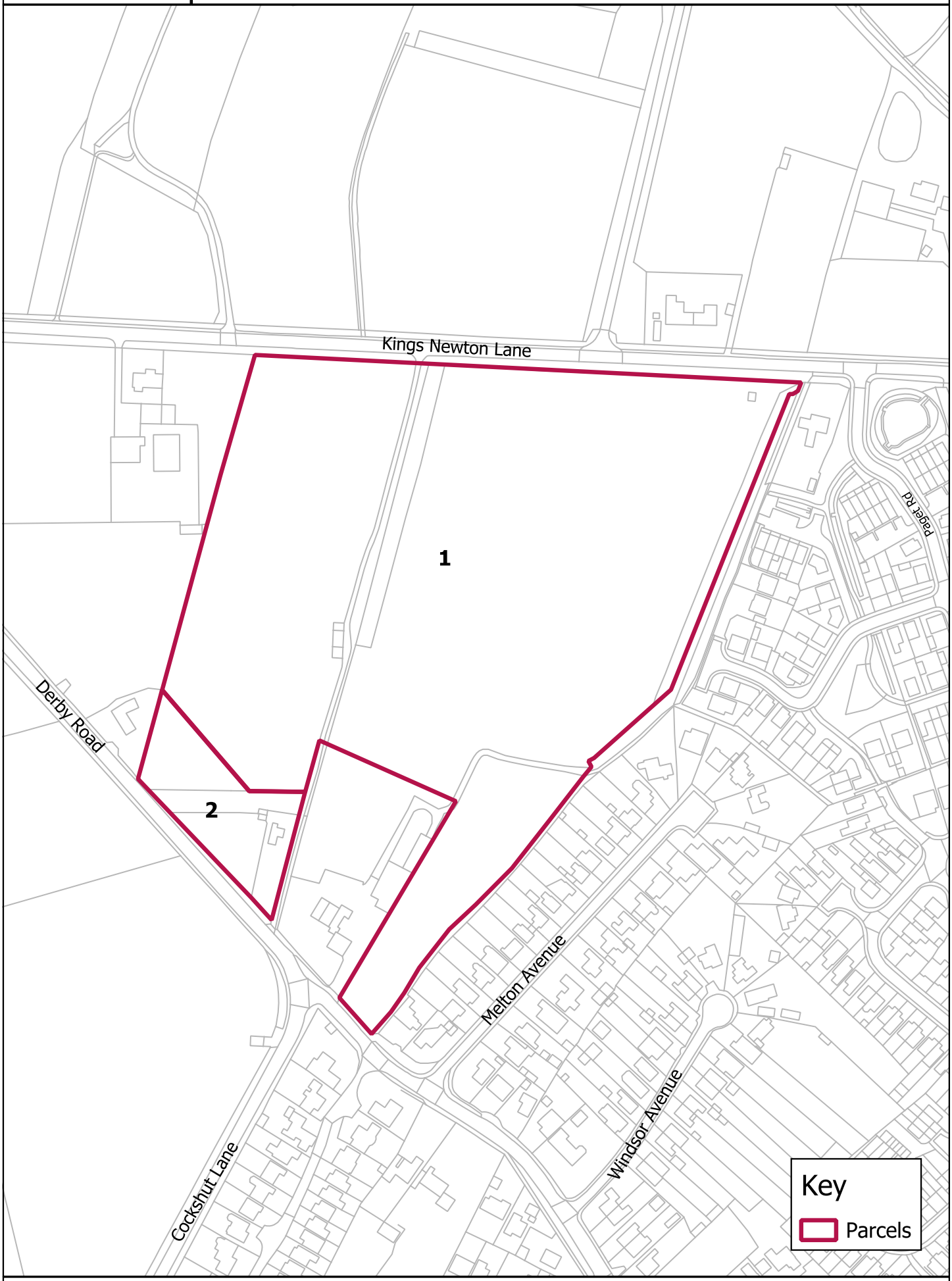
H23K: Kings Newton Lane, Melbourne



(C) Crown copright and database rights 2026
Ordnanace Survey AC0000814783

Scale 1:2500 at A4

H23K: Kings Newton Lane, Melbourne



(C) Crown copright and database rights 2026
Ordnanace Survey AC0000814783

Scale 1:2500 at A4

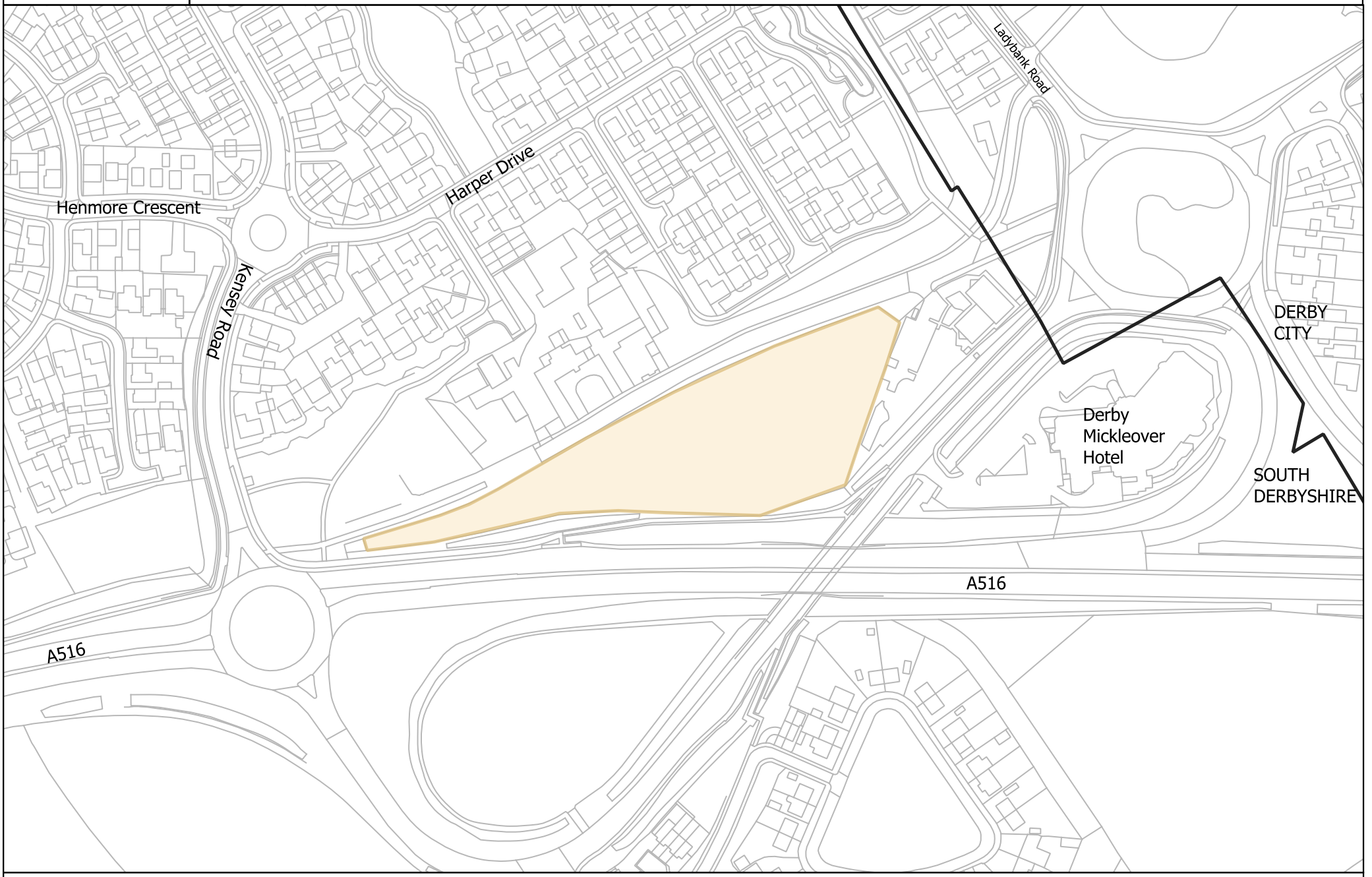
H23L: Land off Old Etwall Road, Mickleover

3.18 The site is greenfield, measuring approximately 1.2 hectares which is currently in agricultural use. The site is located to the south of the Local Plan Part 1 residential allocation (H19) land west of Mickleover.

Policy Requirements

- **Approximately 17 dwellings.**
- **Noise mitigation for new residents from the A516 to the south. This will require the houses to be set back and the buffer zones should be part of the connected green infrastructure network.**
- **Improvements to walking and cycling connectivity and highway connections between the site and Derby City at Old Etwall Road and to the Community Facilities developed under Local Plan Part 1 Policy H19.**
- **Preserve the setting of the Newhouse Farmhouse Listed Building complex to the north.**

H23L: Land off Old Etwall Road, Mickleover



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:2500 at A4

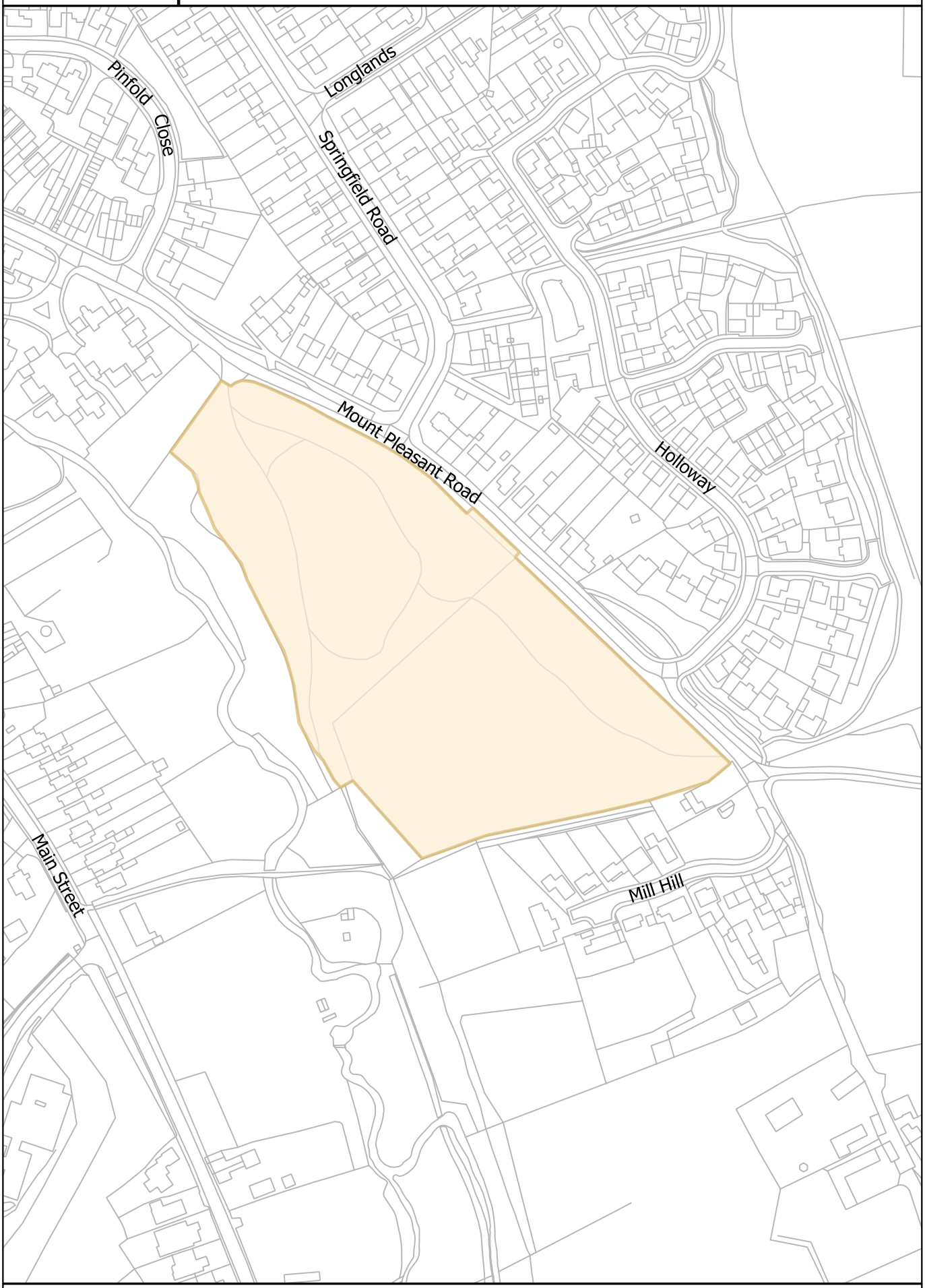
H23M: Land off Mount Pleasant Road, Repton

3.19 The site is greenfield, measuring approximately 3.1 hectares which is currently undeveloped. The site is located to the southeast of Repton and is contained by Mount Pleasant Road and Repton Brook.

Policy Requirements

- **Approximately 75 dwellings.**
- **Effective ground condition remediation.**
- **Retention and enhancement of Public Right of Way (Repton public Footpath 9) within the site.**
- **The routes of the existing permissive paths within the site shall be preserved, with a landscaped separation between paths and roads on the site.**
- **Pedestrian connections to Mount Pleasant Road, including a connection to the north east and a further connection to the south east and, or, south of the site to provide access to the Mount Pleasant Inn Public House or Repton Footpath 10.**
- **Appropriate wayfinding signage on the PROW and permissive routes to Repton and other amenity / leisure areas.**
- **The south and eastern mature trees and shrub boundaries shall be retained.**
- **On site amenity green space and Local Equipped Area for Play (LEAP).**
- **Development should be broadly consistent with recommendations from the Design Review process.**

H23M: Land off Mount Pleasant Road, Repton



(C) Crown copyright and database 2026
Ordnance Survey AC0000814783

Scale 1: 2500 at A4

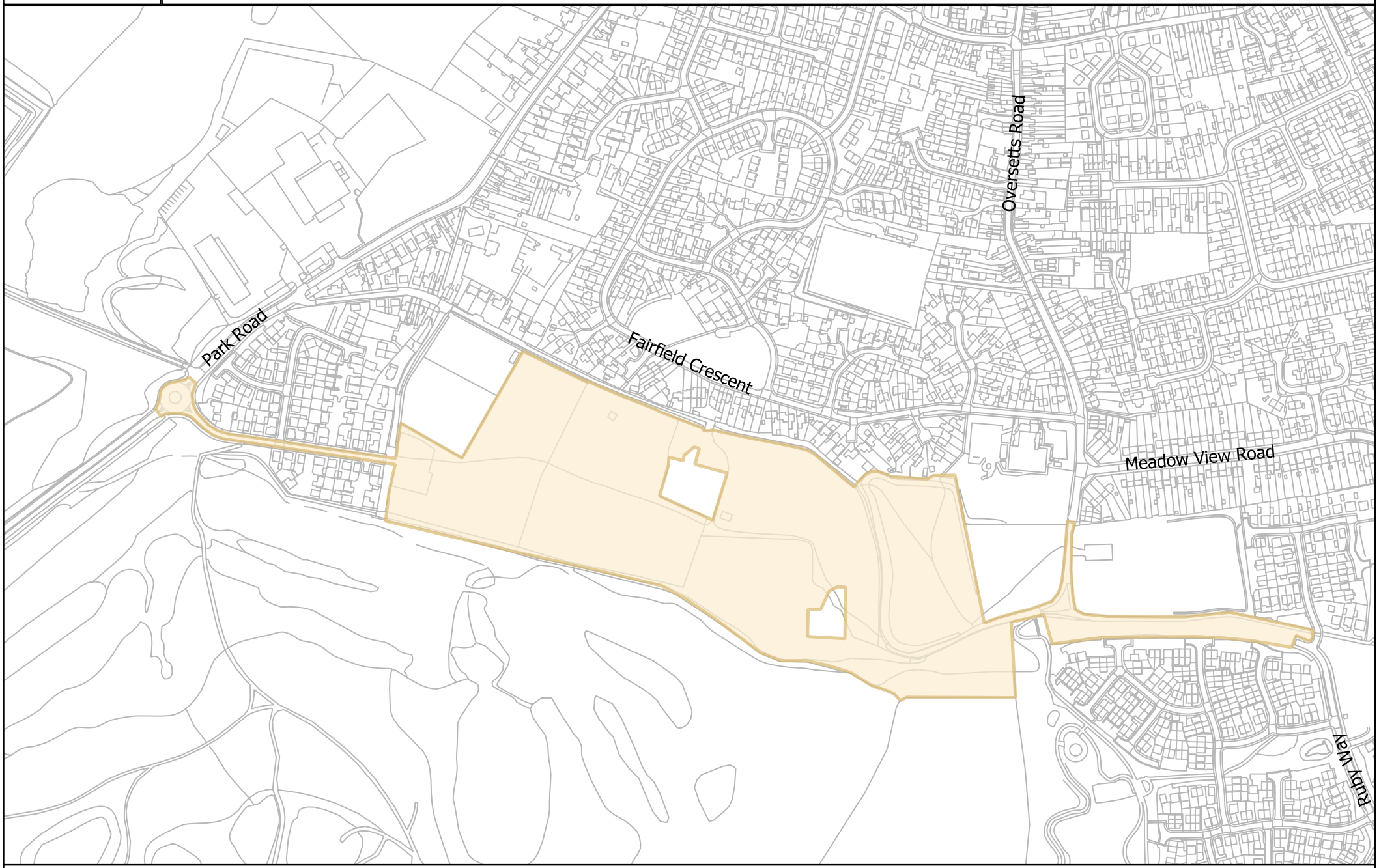
H23N: William Nadin Way, Swadlincote, Site D

3.20 The site is greenfield, measuring approximately 12 hectares which is currently in agricultural use. The site is located to the southeast of Woodview Road, Swadlincote and has outline planning consent for the development of 150 dwellings (DMPA/2023/0006) granted October 2025.

Policy Requirements

- **Approximately 150 dwellings.**
- **Strong connections for pedestrians and cyclists to provide access to the wider Cadley Park development, the new leisure centre and offices, neighbouring communities, school, parks, and Swadlincote town centre with appropriate wayfinding.**
- **Provision of a Local Equipped Area for Play (LEAP).**

H23N: William Nadin Way, Swadlincote, Site D



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:5000 at A4

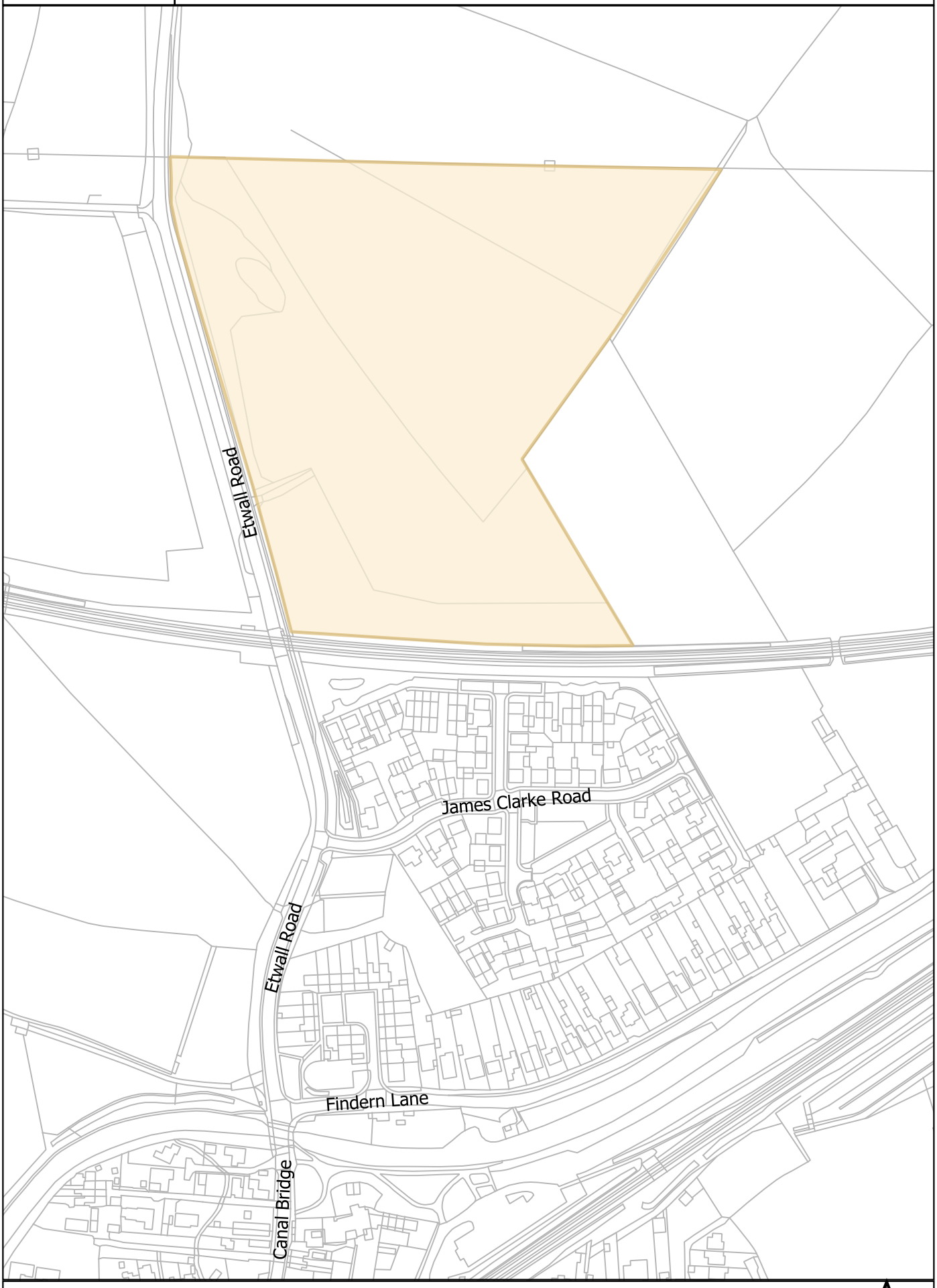
H23O: Land north of Willington

3.21 The site is greenfield, measuring approximately 6.4 hectares which is currently in agricultural use. Located to the north of the railway line to the east of Etwall Road.

Policy Requirements

- **Approximately 100 dwellings including a minimum of 20 that shall comprise specialist accommodation for residents 55 years or older.**
- **On site amenity green space, to include footways and tracks suitable designed to be accessible to a range of users and Local Equipped Area for Play (LEAP).**
- **Noise mitigation for new residents from the railway line to the south. This will require the houses to be set back and the buffer zones should be part of a connected green infrastructure network.**
- **A layout and form of development that reduces any impact on the existing overhead electricity lines.**
- **Development should be broadly consistent with recommendations from the Design Review process.**

H23O: Land north of Willington



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:3000 at A4

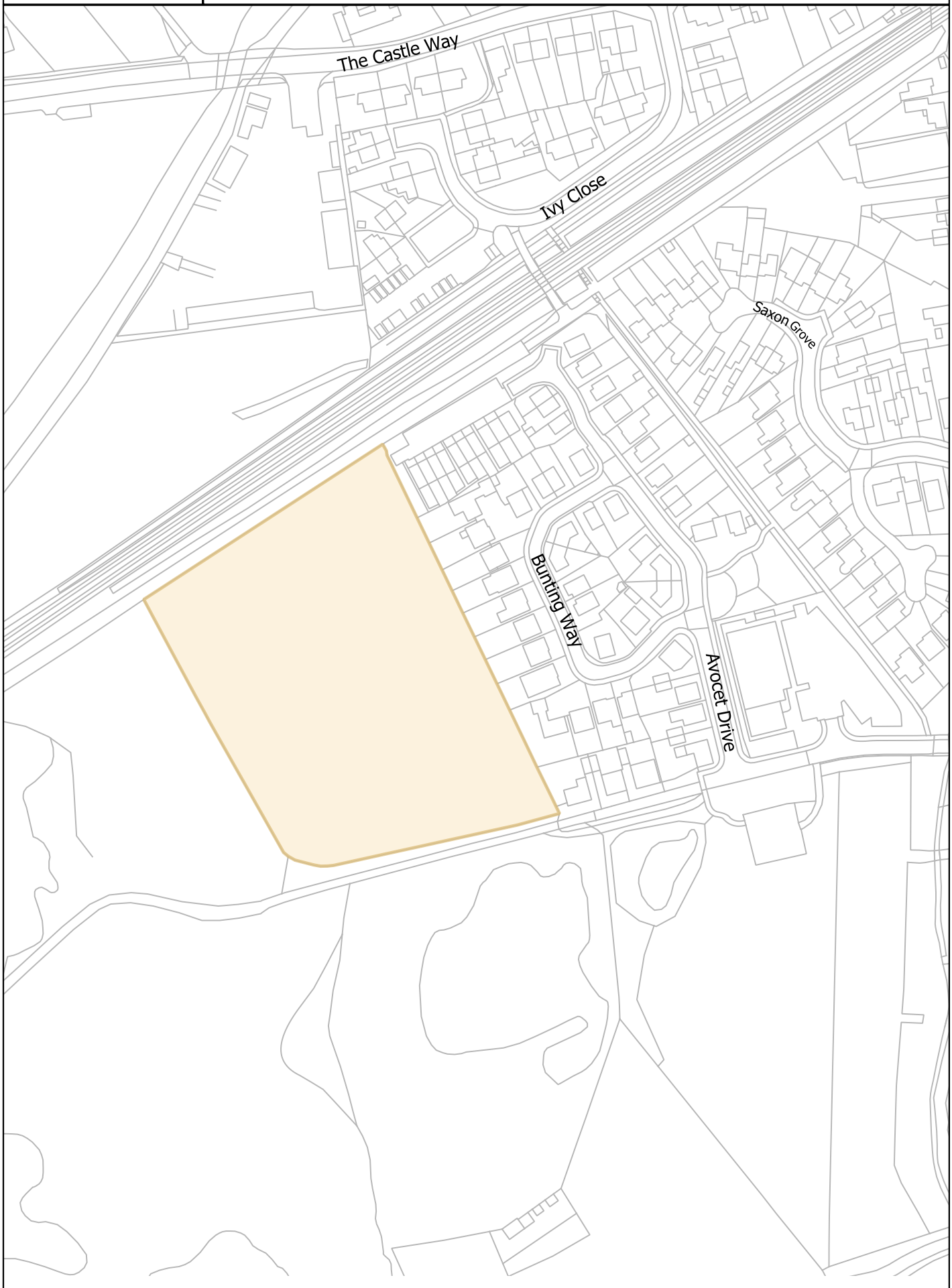
H23P: Land off Kingfisher Way, Willington

3.22 The site is greenfield, measuring approximately 1.5 hectares which is currently undeveloped. The site is located to the west of Willington, south of the railway line and was previously allocated for residential development in the adopted Local Plan Part 2 (H23I).

Policy Requirements

- **Approximately 50 dwellings.**
- **Enhanced vehicular access via the south of the site.**
- **Connection to be made to the Public Right of Way on the site's northern boundary.**
- **A landscaping buffer to be introduced to the western boundary of the site and to the northern boundary to provide effective noise mitigation from the railway.**

H23P: Land off Kingfisher Way, Willington



(C) Crown copyright and database 2026
Ordnance Survey AC0000814783

Scale 1: 2000 at A4

Policy H24 Replacement Dwellings in Rural Areas

The replacement of a dwelling within the Rural Areas will be permitted provided that:

i) the form and bulk of the new dwelling does not substantially exceed that of the existing building as of August 2026 or that which could be achieved as permitted development; and

ii) is not more intrusive in the landscape than that which it replaces; and

iii) the new dwelling has substantially the same siting as the existing; and

iv) the existing dwelling to be demolished is not of historic merit.

Explanation

3.23 New housing development in the Rural Areas is restricted to protect the intrinsic character and beauty of the countryside. However, one circumstance in which residential development within the Rural Areas can be acceptable is the replacement of an existing dwelling. Essentially it is 'new for old' development where no further dwellings are being added, so there is no net gain.

3.24 In order to protect non-designated heritage assets, the existing dwelling to be demolished shall not be of historic merit.

3.25 The replacement dwelling should not substantially increase in form and bulk to that of the original dwelling or that which could be achieved under permitted development and the replacement should have substantially the same siting as the existing.

3.26 This policy applies to buildings that are in existing lawful residential use and not to those buildings where residential use has been abandoned.

Policy H25 Rural Workers' Dwellings

Permanent Rural Workers' Dwellings

A Outside settlement boundaries planning permission will be granted for a new permanent rural worker's dwelling where it can be demonstrated that:

i) there is an established existing essential need for an

additional worker's dwelling to support a rural based activity; and

ii) the rural-based activity has been established, is economically sustainable and has the prospect of remaining so; and

iii) the essential need cannot be fulfilled by an existing dwelling within the locality.

B Where the permanent need is demonstrated the dwelling should whenever possible be well related to existing farm buildings or other dwellings, being designed as to minimise visual intrusion on the landscape.

C Where permission is granted under this policy a condition will be imposed which limits occupation of the dwelling to a person solely, mainly or last working in a local rural enterprise, or a widow, widower or resident dependants of such a person.

Temporary Rural Workers' Dwellings

D Outside settlement boundaries planning permission will be granted for new temporary rural worker's dwellings which normally for the first three years of operation will be provided by a caravan, a wooden structure which can be easily dismantled or other temporary accommodation, where it can be demonstrated that:

i) there is an essential need for a temporary dwelling for a worker to support a rural based activity; and

ii) the essential need cannot be fulfilled by an existing dwelling within the locality; and

iii) the enterprise in question has been planned on a sound financial basis and is capable of being carried on as such.

E Where the temporary need is demonstrated, the dwelling should whenever possible be well related to existing farm buildings or other dwellings.

Removal of Occupancy Conditions

F The removal of occupancy conditions will be supported where:

i) the dwelling is genuinely surplus to the current and foreseeable future

rural based activity of the holding; and

ii) there is no evidence of a continuing need for housing for persons employed or last employed in a rural based activity in the locality; and

iii) the dwelling has been widely marketed on terms reflecting its occupancy condition, normally for at least 12 months or an appropriate period as agreed with the Local Planning Authority, and no interest in occupation has been indicated.

Explanation

3.27 There are circumstances when a new dwelling (permanent or temporary) within the Rural Areas is required to enable farm or other workers employed in a rural-based activity, to live at or in the vicinity of their work. It is anticipated that agriculture or forestry would be the main area of employment concerned, however there may be other rural enterprises that necessitate the need for a rural worker's dwelling.

3.28 In assessing such applications, the Council will need to be satisfied that there is an essential functional need for an employee to be readily available on site, which cannot be met within the locality, and that the enterprise is environmentally and financially sustainable. This is to comply with the core principle in the NPPF of supporting sustainable economic development, together with its policy on isolated new homes in the countryside needing to result from special circumstances. A detailed assessment will need to be submitted with an application demonstrating the requirements above.

3.29 In some circumstances the Council will seek independent advice to corroborate the evidence provided. In addition, the proposal should be of a size commensurate with the functional requirements of the activity and well related to existing farm buildings or other dwellings to help protect the character of the countryside. Normally, a temporary period of residential occupancy of the site would be necessary to demonstrate viability.

3.30 Where planning permission is granted for a permanent rural worker's dwelling, a condition will be imposed restricting the occupancy of the dwelling to a worker employed in the enterprise concerned. Furthermore, a condition could be imposed which removes the right of extending the property without the requirement of planning permission. This will help ensure that extensions do not result in a property being larger than the functional requirement for the activity, which could affect the viability of maintaining the dwelling for its intended use.

3.31 In regards to temporary rural workers dwellings that are granted they will be subject to a condition stating the period for which the temporary permission is granted.

Policy H26 Residential Gardens within Rural Areas

Change of use of land to residential garden will be permitted where it would not result in detrimental domestication of the countryside or amount to a disproportionate increase in the existing domestic curtilage within the Rural Areas.

Explanation

3.32 The change of use of land to residential garden can provide useful additional private amenity space. However, it can also result in the domestication of land which could be detrimental to the character and appearance of the rural landscape. This could occur where boundary treatments are not in keeping with the rural surroundings or where domestic paraphernalia such as washing lines, pergolas or children's play equipment that would be unreasonable to control by condition would be unduly prominent in the landscape. It is therefore essential that such proposals are controlled in order to protect the character and openness of the countryside and the character and form of settlements.

3.33 Extensions to residential curtilages should reflect the pattern of development and should not unduly intrude or encroach into the countryside. Excessive extensions to gardens are likely to result in domestication of land and it is considered that an increase of 50% larger than the existing residential curtilage is an upper limit to such extensions. In addition, extensions to residential curtilages within the Green Belt can conflict with the aim and purposes of the designation, as set out within the NPPF. Furthermore, to help protect the amenity and character of the landscape, conditions may be imposed on any permission granted to remove permitted development rights.

Policy H27 Residential Extensions and other Householder Development

Extensions and alterations to dwellings or the erection or alteration of outbuildings, annexes, structures and boundary treatments within residential gardens, will be permitted provided that the proposals:

i) are of a scale and character in keeping with the property; and

ii) are not unduly detrimental to the living conditions of adjoining properties or the general character and appearance of the area.

Where annexe accommodation is granted permission, a condition will be imposed which prevents the severing of the annexe to a separate dwelling without the requirement for further planning consent.

Explanation

3.34 Additional space created by an extension to a dwelling and the erection or alteration of outbuildings/structures, are recognised as acceptable means of meeting changes in household space requirements. Normally such development should be designed so as to fit in with the original dwelling and the street scene in general, minimise the landscape and visual impact and is designed without causing unacceptable harm to the living conditions of the occupiers of nearby dwellings such as an overbearing effect or loss of privacy. Further guidance can be found in the Design SPD. In addition, outbuildings and structures should be of a size proportionate to the dwelling they serve and sympathetically related to the main dwelling.

3.35 Proposals for annexe accommodation will be treated as separate dwellings and determined using other policies, unless it can be demonstrated that there is a functional dependency on the main dwelling. Proposals for annexe accommodation should be of a scale proportionate to the original dwelling, no larger than functionally required and in particular in the countryside well related in location to the original dwelling.

3.36 The erection of boundary treatments can help privatise residential amenity space and define the residential gardens of dwellings. The Council will however seek to maintain open spaces and/or areas of designed landscaping within residential developments that positively contribute to the amenity, street scene or overall setting of such areas, where enclosing those spaces could unduly impact on the open character of the area.

Policy H28 Residential Conversions

Outside settlement boundaries the conversion of a building to provide residential accommodation will be permitted provided the building:

i) Is of a permanent and substantial construction; and

ii) Is suitable for conversion without extensive alteration, rebuilding and/or extension; or

iii) Constitutes the re-use of a suitable redundant or disused building or would secure the future use of a heritage asset.

All conversions should result in the enhancement of the building's immediate setting.

Explanation

3.37 The buildings within the South Derbyshire countryside are part of the character of the Rural Areas. The conversion of buildings can allow change to be assimilated without being detrimental to the existing character. The utilisation of buildings in this way can also bring environmental benefits and provide a source of housing accommodation without releasing new land for development and can also protect heritage assets.

3.38 National Policy supports the reuse of rural buildings for residential uses, however states that they should lead to an enhancement to the immediate setting. When assessing the proposal's impact on the immediate setting, the proposed change to the building itself, the change of use of land to garden, parking arrangements and the proposed erection of boundary treatments will be considered.

3.39 Where a residential conversion is granted, permitted development rights that normally apply to dwellings may be withdrawn as a condition of the approval. This could arise where further alterations or additions to a dwelling could be detrimental to the character and appearance of the building and/or its setting within the countryside, which would warrant an assessment through a planning application.

Policy H29 Extensions to and intensification of authorised Gypsy and Traveller Sites

Proposals to extend existing authorised Gypsy and Traveller sites and/or to provide additional pitches within an existing authorised Gypsy and Traveller site will be supported in principle provided that:

i) there is an identified need for Gypsy and Traveller pitches; and

ii) the proposal is in accordance with Part C of Policy H22: Gypsy and Travellers and for Travelling Showpeople; and

iii) the site does not drain into the River Mease Special Area of Conservation catchment; and

iv) the proposal provides sufficient space for the planned number of pitches and provides adequate provision for resident's storage, recreation space, amenity provision and utility services; and

v) in the case of extensions to existing authorised Gypsy and Traveller sites, extensions are proportionate to the existing site and the overall combined size of the proposed extension(s), and existing Gypsy and Traveller site is subservient in scale in relation to the nearest settled community or surrounding built up area

Explanation

3.40 South Derbyshire has existing authorised Gypsy and Traveller pitches within the District. The Derby, Derbyshire, Peak District National Park Authority and East Staffordshire GTAA (April 2023) demonstrates that need for additional pitches can arise from the growth of existing Gypsy and Traveller families. The policy supports the principle of providing additional pitches by an extension to an existing authorised Gypsy and Traveller sites and/or by providing additional pitches within an existing authorised Gypsy and Traveller sites (intensification of a site), providing certain criteria is met. This includes requiring that the proposals are in accordance with Part C of Policy H22: Gypsy and Travellers and for Travelling Showpeople, which sets out a criterion for the determination of planning applications for Gypsy and Traveller pitches and/or plots for Travelling Showpeople.

3.41 Part iv of the Policy is intended to safeguard the health of occupiers of the Gypsy and Traveller sites and provide satisfactory amenity for the residents. The Policy deliberately does not contain a percentage increase in regards to what will or will not be disproportionate. This is to provide a policy basis for encouraging extensions that are not harmful to the character and appearance of the area and the amenity of existing residents.

3.42 The Council is working proactively with Natural England, the Environment Agency and other partners to achieve a long term solution to water quality in the catchment of the River Mease Special Area of Conservation. It is anticipated that this will be achieved during the time period of this Local Plan. In the event of a successful mitigation package, which avoids any likely significant effect to water quality in the River Mease SAC, the provision of accommodation including overnight stays will be acceptable subject to compliance with other aspects of this policy.

4 Built and Natural Environment

4.1 National planning policy requires that an appropriate balance is struck between development and conserving and enhancing the built and natural environment. The policies in this section seek to provide the appropriate safeguards to ensure that development which must take place in Rural Areas does not lead to unacceptable environmental effects on the countryside.

Policy BNE5 Development in Rural Areas

Outside of settlement boundaries (as defined in policy SDT1) within the Rural Areas of the district planning permission will be granted where the development is:

i) Allowed for by policies H1, H22, E7, INF10, H24, H25, H26, H27, H28 or H29; or

ii) Otherwise essential to a rural based activity; or

iii) Unavoidable outside settlement boundaries; or

iv) Considered to be infill that is in keeping with the character of the locality and represents the infilling of a small gap for not normally more than two dwellings, within small groups of housing where the gap fronts a highway; and

v) Will not unduly impact on: landscape character and quality, biodiversity, best and most versatile agricultural land, and heritage assets.

Explanation

4.2 In order to support sustainable development, and preserve and protect the countryside including the best and most versatile agricultural land, development in the Rural Areas of the district requires control. This policy aims to balance preserving the character of the countryside with supporting development and the rural communities within it.

4.3 Development considered to be acceptable in principle in the Rural Areas includes exception sites for housing on the edge of settlements listed in Policy H1, sites for gypsies and travellers accommodation

subject to Policy H22, rural employment and tourism development within the terms set out in Policies E7 and INF10, replacement dwellings in the countryside (Policy H24), rural worker's dwellings subject to the criteria in Policy H25, and residential gardens, extensions and conversions as defined in Policies H26, H27 and H28. In addition, development will be supported that provides facilities essential to rural based activities, which includes forestry, agriculture, equestrianism and outdoor recreation. There may be other unforeseen circumstances that could justify unavoidable development within the Rural Areas at points in time such as the Council being unable to demonstrate a deliverable housing and employment land supply.

4.4 In all cases however, it is necessary to ensure that development within the Rural Areas should be integrated into the landscape as sympathetically as possible with minimal impact. The design, layout (including density) and materials of the development should reflect the character of the area. In determining proposals for infill development, consideration will be given to whether the proposed scheme would result in the loss of an important gap between groups of housing.

4.5 Where appropriate the consideration of landscape character and quality will be undertaken by using the factors set out in the GLVA 3rd Edition (or further editions) which form the basis of an LVIA:

- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interests
- Recreation value
- Perceptual aspects
- Cultural Associations

Policy BNE6 Agricultural Development

Agricultural development will be permitted provided that:

i) it is suitable for its intended purpose; and

ii) it is of an appropriate scale and design; and

iii) it is sited in proximity to existing agricultural buildings, wherever practicable; and

iv) appropriate landscape mitigation is included where necessary.

Explanation

4.6 Agricultural uses constitute a large part of the South Derbyshire landscape and the Council appreciates the value and importance of the agricultural industry. In valuing and protecting the countryside and its landscape character, there is a responsibility to site necessary agricultural development in the Rural Areas in such a way as to minimise its effect on the surrounding landscape. Prudent siting, design, construction and choice of materials with appropriate landscape measures such as land formation and/or planting, if considered necessary, will be expected to ensure the right balance is struck. Further guidance can be found in the Council's Design SPD. This will assist in protecting the countryside whilst allowing agricultural development.

Policy BNE7 Trees, Woodland and Hedgerows

A Where development is proposed that could affect trees, woodland and/or hedgerows which are important in terms of their amenity, ecological, landscape or historic value, developers will be expected to demonstrate that:

i) the layout and form of development have been informed by an appropriate arboricultural and/or hedgerow surveys; and

ii) development would not suffer from undue shading either now or in the future; and

iii) appropriate measures are secured to ensure adequate root protection and buffers around trees, woodland and hedgerows.

B The felling of protected trees, groups of trees or woodland and/or removal of important hedgerows, will be considered in accordance with the relevant national guidance and regulations, taking account in particular of their amenity, ecological, landscape and historic value. Where protected trees and/or hedgerows are subject to felling or removal, a replacement of an appropriate number, species, size and in an appropriate location will normally be required.

C Development proposals which will have a detrimental effect on important trees, woodland or hedgerows must satisfactorily demonstrate how the impact on biodiversity has been minimised and, wherever possible, a net biodiversity gain delivered through appropriate mitigation, compensation or offsetting, including through new planting or improved management of retained trees and

hedgerows. New planting will be expected to be adequately managed to reach full maturity.

D Where new planting is proposed on development sites, principal consideration should be given to planting tree species which are in keeping with the urban or rural character of the area. However, where appropriate, wider environmental or amenity benefits including improvements to local air quality, erosion control, land drainage or shading should be considered.

Explanation

4.7 Trees, woodlands and hedgerows make a valuable contribution to the environmental quality of an area; with any development proposal the Council will seek to minimise their loss.

4.8 The character of many settlements in South Derbyshire is enhanced by hedgerows and single, as well as groups of trees. They are a vital element of the landscape and of great importance to nature conservation. The Authority is keen to protect the most important trees, woodland and hedgerows from loss or damage. Where development is proposed that could affect important trees, woodland, and/or hedgerows, or significant numbers of trees or large areas of hedgerow, the Council will seek to ensure that decisions are underpinned by a proportionate survey in order that the full effects of development can be understood. In determining whether trees, woodland and hedgerows are important, regard will be had to amenity, ecology, historic origins and their impact on the landscape.

4.9 Conditions in accordance with the relevant British Standard(s) will be used, where appropriate, to minimise the likely impacts associated with development for trees within the site, and where relevant outside of the site (for example where the root protection area for an offsite tree would fall within the development site).

4.10 Tree Preservation Orders will be made by the District Council to protect individual trees, groups of trees and woodlands which are of particular value now or are likely to become so in the future. Areas of particular importance to local communities that meet the necessary criteria will be allocated as Local Green Spaces, in order to protect them from future development. Where development on sites adjacent to Local Green Spaces or other sites containing trees and hedgerows is proposed and this could impact on trees or hedgerows within these areas, an appropriate buffer will be sought.

4.11 The Council will also seek to secure the delivery and management of new planting, including through working with developers, to ensure

that tree species are selected in new developments that reflect local and urban character and deliver other environmental benefits such as improvements to land drainage, air quality or shading.

4.12 The policy also requires new planting to be adequately managed in order to reach full maturity; management usually begins under the developer who would be expected to manage trees for five years following planting. After this period, responsibility for maintaining trees is typically transferred to another body, such as a management company, the Highways Authority, Local Authority or private land owner, and the policy seeks to ensure a continuing duty of care. To ensure the long term protection of trees secured through development, the District Council will review the need to protect trees (including street trees) which form an important part of the development proposal and make an important contribution to local amenity through tree preservation orders. The need to make such an order will be considered on a case by case basis.

4.13 The Council's policy concerning veteran trees and ancient woodland is set out in Policy BNE3 (Biodiversity).

Policy BNE8 Local Green Space

Sites designated as Local Green Space are listed and defined on maps within Appendix A and on the Policies Maps.

The sites listed in Appendix A and any Local Green Spaces sites designated in subsequently adopted Neighbourhood Plan, will be protected from development except in very special circumstances or for the following limited types of development where it will not unduly affect the openness and essential quality of the Local Green Space, with consideration given to scale, design and location of the proposal:

i) the construction of a new building providing essential facilities for outdoor sport, outdoor recreation, cemeteries and burial grounds, allotments or other uses of the land;

ii) the carrying out of an engineering or other operations

Proposals should demonstrate consideration of how they will:

A Protect, restore and enhance biodiversity and/or access to biodiversity.

B Improve community cohesion through considerations such as increased social activity.

The Council will work to enhance the biodiversity, heritage, recreation and tranquillity value and where possible the public accessibility of Local Green Spaces through appropriate site management.

Explanation

4.14 Local Green Space is a planning designation formally introduced by the National Planning Policy Framework (2012). The designation of Local Green Spaces safeguards green areas of particular value to the local community..

4.15 Local Green Spaces must be:

a) in reasonably close proximity to the community it serves;
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
c) local in character and not an extensive tract of land.

4.16 The District Council allocated Local Green Spaces within the 2020 Local Green Spaces Development Plan Document. This Local Plan carries forward these Local Green Spaces, which is in line with paragraph 106 of the 2024 NPPF, which states "Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period."

4.17 Repton and Melbourne 'made' Neighbourhood Plans in South Derbyshire have designated areas of Local Green Spaces. Some of the Local Green Spaces allocated are the same as those allocated within the 2020 South Derbyshire Local Green Spaces Development Plan. Where additional allocations have been made, these are allocated as Local Green Spaces within this Plan.

4.18 Sites designated as Local Green Space are listed and defined on maps within Appendix A and on the Policies Maps.

4.19 The NPPF stipulated that managing development within a designated Local Green Space should be consistent with policy for Green Belt. It is expected that the Local Green Space will remain undeveloped over the plan period, except where there are very special circumstances to justify a development which clearly outweighs the harm that may be caused or for certain limited forms of development related to the use of the green space and which would not harm the openness or character of the space.

4.20 The District Council has, in most instances, sought not to designate

sports pitches and other formalised recreation spaces as Local Green Spaces. However, a small number of recreation grounds and sports grounds have been included where it is considered appropriate to protect their specific location.

4.21 Where recreation grounds or play areas have been put forward as a Local Green Space, the Council acknowledges there is a potential conflict between the need to preserve the character and openness of that space and the need to provide qualitative improvements to sites in sports or leisure use.

4.22 Exceptionally there may be circumstances where floodlighting, fencing or other development that would harm the openness of a Local Green Space will be sought. In these circumstances the applicant would need to demonstrate that very special circumstances exist justifying the need for development, that any harm to the Local Green Space is minimised and residual effects are outweighed by other considerations.

4.23 The District Council recognises the importance of the timely delivery of infrastructure, at that in some circumstances, new infrastructure could be proposed that could affect designated Local Green Spaces.

4.24 The NPPF makes provision for the delivery of local transport infrastructure within the Green Belt. On this basis it is considered that the delivery of transport infrastructure within areas subject to a Local Green Space designation is appropriate subject to proposals preserving its openness and not conflicting with the purpose of the designation. To this end, minor improvements to the highway network such as junction improvements, improvements to footways or other works to increase capacity or improve safety are likely to be acceptable where these are so small as not to affect the openness or essential character of the Local Green Space. Where more substantial works are necessary the applicant will need to demonstrate that very special circumstances exist to justify works. Such circumstances could include the need to improve the operational capacity of the road in the interest of reducing congestion, improving access to non-car transport modes or works to improve highway safety.

4.25 Where development proposals come forward for a new school, or an extension of existing schools facilities the applicant will be expected to demonstrate that very special circumstances exist that outweigh any loss of or harm to a Local Green Space. Such exceptional circumstances could include the extent to which local need is being, or can be met in the future by existing facilities, the proximity of any new development site to the community it serves and the availability of suitable alternative sites that can sustainably meet local community

needs.

4.26 Where new telecommunications, electricity, water or gas infrastructure is proposed within sites designated as Local Green Spaces, the Council will expect the developer to demonstrate that new proposals preserve the openness and essential qualities of the Local Green Space or where this is not possible demonstrate very special circumstances exist to justify the harm associated with new infrastructure development.

Policy BNE9 Enhancement of Local Green Spaces

The Council will work positively with stakeholders to ensure the appropriate management of Local Green Spaces. Opportunities will be sought to enhance Local Green Spaces that could include:

Biodiversity

A Improvements to the long-term management of spaces through changes to site management regimes and the development of site management plans

B Where appropriate support will be given to the registration of Local Green Spaces as 'receptor sites' with the Environment Bank to allow financial contributions to be used to compensate for impacts on development sites elsewhere through habitat creation or management.

Accessibility

C The Council will work with landowners, site managers and local community groups to support proposals that improve public access and connectivity of the spaces to the communities they serve.

D Where sites are not publicly accessible, there will be no obligation for landowners to make sites so. Should a landowner be amenable to public or permissive access to their site, then the Council will work positively with the landowner and others to achieve this.

Explanation

Biodiversity

4.27 Many of the sites designated as Local Green Spaces are valued by local communities for their wildlife interest. Most of the sites reviewed through the site designation process have the potential to deliver biodiversity gains. Whether this is through small measures such as changing the mowing regime of sites; installing bird or bat boxes, or through large-scale habitat creation including tree planting, the Council will work positively and collaboratively with those land owners

or managers seeking to deliver biodiversity gains on site. In addition, the space could be registered as a receptor site with the Environment Bank (www.environmentbank.com/) which would allow for the biodiversity gains on that space to used as compensation against development sites in the District that are not necessarily able to show biodiversity gains.

4.28 Where new built facilities or other development is proposed that could harm biodiversity within a designated site proposals will be deter mined in accordance with the provisions of Policy BNE3 (Biodiversity) and Policy BNE7 (Trees, Woodland and Hedgerows) of the Adopted Local Plan.

Accessibility

4.29 All of the sites identified by the Council for designation have some degree of public accessibility. However, within some sites there may be opportunities to improve the connectivity of spaces to the local communities they serve or improve ease of access for all users. Where opportunities for improving accessibility arise the Council will work proactively with landowners, parish council's and other interested parties to improve accessibility within the site and enhance connectivity to existing public rights of way, cycling networks, greenways or other routes.

4.30 However the Council acknowledges that Local Green Space designation does not confer any obligations on landowners to make sites accessible or maintain existing access arrangements that may be in place at the time of designation but are of a permissive or informal nature.

4.31 The concept of Local Green Spaces was put forward in the Natural Environment White Paper in 2011. It recommended that a new Green Areas designation be introduced through the planning system that would give local people an opportunity to protect green spaces that have significant importance to their local communities. The White Paper further acknowledged the importance of green spaces to the health and happiness of local communities. However, just because a green space is already valued by the local community does not mean that there are not opportunities to deliver further enhancements. The Council considers that many spaces could be improved to deliver wider benefits, and in some cases Local Green Space designation could kick-start improvements to sites by providing long-term certainty regarding the future of valued spaces, support the ongoing management of sites, or even help community groups to access grant funding by virtue of the recognition of the importance of spaces to local communities. The Council will work positively with landowners, Derbyshire County Council, parish councils, community groups and

other stakeholders seeking to deliver appropriate and proportionate improvements to Local Green Spaces that deliver wider community benefits.

4.32 The Council also recognises that for many spaces management of a site is an important aspect of preserving its unique qualities. Given that most spaces designated in this plan are publicly maintained there could be significant opportunities to improve the long-term management and condition of many green spaces. Even where sites are in private ownership some landowners may be amenable to considering how they manage sites in the interests of biodiversity, floodrisk, landscape or townscape character for local communities.

4.33 Where opportunities arise the Council will work positively with others towards ensuring the appropriate management and stewardship of sites in order that their value can be conserved and enhanced to ensure that sites are capable of enduring beyond the end of the plan period

Policy BNE10 Advertisements and Visual Pollution

Proposals for advertisement consent, street furniture, telecommunications cabinets and other items that could contribute to visual pollution within the public realm, will only be permitted where the following amenity and public safety matters have been addressed, including consideration of their cumulative impact:

i) That there is no adverse impact on the character or appearance of the area and its setting; and

ii) That pedestrian and vehicular movements are not inhibited nor highway users' attention distracted; visibility should not be obscured or confused, nor public safety adversely affected; and

iii) That proposals respect their setting and surroundings in terms of size, design, illumination, materials and colour; and

iv) That together with existing signs and street furniture in the area, the proposals will not result in visual clutter or excessive advertising.

Explanation

4.34 Advertising and signage takes various forms. Some of it is necessary for the proper functioning of shopping and commercial areas and the wider economy and some is of primary benefit to the advertisers

themselves.

4.35 Advertising and signage when done well is in keeping with, or can even enhance its surroundings, whereas poorly designed or located signage looks incongruous and can jeopardise public safety. This policy seeks to strike the balance between the advantages of advertisements and the impact of them, thereby maximising their effectiveness with the least environmental and social cost.

4.36 It is not just advertisements that can create undue clutter in the built or natural environment and the principles set out in the policy above similarly apply to street furniture, telecommunications equipment or other such paraphernalia. Temporary permissions will be used where it is considered prudent to do so, particularly for advertisements that, whilst necessary for a time, do detract from the general street scene.

Policy BNE11 Shopfronts

Shopfronts should:

i) be well proportioned and reflect the quality and architectural contribution of any existing historic shopfront; and

ii) have regard to the relationship between the shopfront, its host building and the surrounding context; and

iii) use high quality and sympathetic materials and detailing; and

iv) include signage in appropriate locations and in proportion to the shopfront; and

v) consider security without the use of external shutters; and

vi) not include inappropriately illuminated signage.

Explanation

4.37 Shopfronts, both modern and historic play an important role within settlements in adding to the District's distinctiveness and character and can contribute significantly to the attractiveness and quality of the street scene across all settlements. Heritage assets which include original or traditional shopfronts make an important contribution and provide a sense of place to the many different communities in South Derbyshire. Traditional architectural materials, details and proportions that are hidden, neglected or lost can be reinstated and revitalised and can help enhance the character of the building and local area,

and add value to the shopping experience. The Council seeks to promote good design, in keeping with the character of the heritage assets, to preserve and enhance the appearance of South Derbyshire.

4.38 Therefore necessary modifications should be sympathetic to the original design of the building. Security measures should be internal to limit their visual impact. External shutters are not normally acceptable and internal shutters should be perforated to enable visibility into the shop. To enliven frontages and enable passive surveillance, shopfronts should provide visibility and not be blanked out. Lighting should be the minimum necessary and internal illumination of signage is not acceptable. Any light fittings should have a minimal impact on the appearance of the shopfront and provide a warm light. Further guidance can be found for Swadlincote in the Conservation Area Management Plan and for the rest of the District in Historic South Derbyshire.

Policy BNE12 Former Power Station Land

The Council will support development on the former Willington power station site as shown on the Policies Map in accordance with Policy SD6, to include proposals for energy related development to contribute to the regeneration of the previously developed land.

A development framework document will be agreed between the developer(s) and the Council and be submitted with any major planning application made on the sites to guide their future development.

Explanation

4.39 Redevelopment of this site is supported by the Council and is identified as a redevelopment investment area by the East Midlands Combined County Authority (EMCCA). Due to the size of the site it is important that consideration is given to the development through an agreed development framework document that can fully consider the constraints and opportunities on the sites.

4.40 The former Willington A station was closed in 1995 and the B Power Station in 1999. The five cooling towers still stand on the site. The site extends to around 74 hectares in total.

5 Retail

5.1 The retail hierarchy in the District establishes Swadlincote as the primary town centre where new shopping development should be directed in order to maintain and improve the range of goods and services offered. For the purposes of the operation of the retail policies in this Plan, the town centre encompasses not only primary shopping frontages and other shopping areas, but also adjacent civic, office, employment and leisure uses, and the focal points for public transport.

5.2 The District Council continues to be committed to working in partnership with the private sector to improve the environmental quality of Swadlincote town centre and promote the development of the economy and the range of facilities and attractions for shoppers and visitors. The town centre has seen some improvements following publication of the second edition of the "Swadlincote Town Centre Vision and Strategy" adopted in 2012. The Strategy reviewed the progress toward enhancing the vitality and viability of the town centre and identified the areas upon which specific emphasis should be placed, i.e. promotion, economic restructuring and design, together with a number of possible development sites. The plan emphasised the town's special historic and architectural character and recognised that retail and leisure uses should be enhanced to offer visitors a more extensive range of goods and services. The centre has since seen the completion of the Swadlincote Townscape Heritage Initiative delivered in partnership with Historic England, the remodelling of the Delph and upgrading of the Bus Station as well as the redevelopment of the land between Midland Road and Belmont Road as additional car parking and a pocket park.

5.3 The population of the Swadlincote urban area continues to grow, which has also helped to raise levels of prosperity within the town. An updated Swadlincote Retail and Leisure Study prepared by Nexus, published in 2024, found that the centre exhibits many aspects of a healthy town centre even though the centre had lost some comparison goods floorspace in recent years. It has low vacancy rates in comparison to towns of similar size and a high proportion of independent trading as well as hosting multiple community events. The centre is therefore considered to be in reasonable health. The report cites areas for improvement include exploring opportunities for additional night-time activities, open spaces and potentially expanding the availability of small retail spaces in order to ensure that supply can continue to meet demand in the centre.

5.4. As referenced above the Council has also worked in partnership with Historic England to bring about improvements to the built fabric of the town centre, which is a Conservation Area. Traditional shop fronts have been restored and the Delph and West Street have benefitted from extensive repaving and the introduction of new street furniture and signage. Sharpe's Pottery Museum remains a valuable attraction following expansion and diversification of its offer.

5.5 Both the Retail and Leisure Study of 2024 and the refreshed Swadlincote Town Centre Masterplan prepared by consultants, BDP and approved in March 2026 acknowledge that there is still more to do to improve the town centre. Centres are no longer simply about retail opportunities but have become 'destinations' to shop, eat and spend leisure time. The recommendations of the Masterplan have therefore built on those original ideas and focussed on:

- Increasing footfall and 'dwell time' in the town centre;
- Strengthening opportunities for local businesses and retailers;
- Exploring development opportunities for key sites primarily focussed on the 'civic site';
- Identifying priorities for investment in the public realm and green spaces; and;
- Exploring opportunities for town centre living.

5.6 The Masterplan covers the whole of the town centre looking at opportunities to deliver the recommendations in the report but predominantly focuses on the local authority land ownership on Civic Way following South Derbyshire District Council's decision to relocate the offices and leisure centre to Cadley Park in 2025. A planning application was submitted and resolution to permit was given in 2026. The relocation of the leisure centre and offices provides a significant opportunity for the existing Civic site to become a new attraction for residents and visitors combining high quality, attractive, mixed use development transforming this part of the town centre and providing a range of uses which will combine to achieve all the aspirations listed above.

5.7 Using the Masterplan as a promotional tool, it first sets out the vision for the future for the town centre:
'Swadlincote Town Centre will be a destination of choice. Full of historic character, it will offer a host of attractions for all ages. The vibrant high street, lined with independent businesses, will be enhanced with beautiful new landscaping alongside places to eat drink and play. Residents old and new will fill the town centre with life and activity.'

5.8 Following these principles and vision the masterplan sets out possible options based around different types of use but all with improved

public realm including improved pedestrian and cycle connectivity and reduced reliance on the private motor car.

5.9 The aim is to continue the revival of Swadlincote town centre as a service centre and attractive destination for both community and visitors. There is scope for new retail, leisure, office and residential development with substantial sites available within and adjacent to the town centre. A particular focus is the development of the evening and visitor economies, linked to the National Forest. To this end, the Council hopes to attract a mix of uses to support economic activity throughout the day and evening. The Masterplan sets out some realistic options in terms of use, mix and layout as an aid to raising awareness and a tool to promote the sites to investors and developers.

5.10 Away from Swadlincote town centre, the provision of small-scale local shopping facilities helps ensure that residents have convenient access to a reasonable range and choice of facilities while helping to reduce travel and car use and secure a more sustainable environment.

5.11 Key Service Villages provide a range of retailing provision and other services to a localised catchment population, including a convenience store and a sub-Post Office. Whilst some Local Service Villages provide some of these facilities, others do not. Nevertheless, the policy would allow for the favourable consideration of any proposals for additional provision and will resist the loss of existing facilities.

5.12 Local Centres provide convenient and sustainable access to everyday shopping and services for residents living in the immediate locality. The Local Plan must adopt a facilitating approach to enable a range of appropriate development proposals to come forward.

5.13 The Localism Act 2011 provides Parish Councils or groups with a connection with the local community the ability to nominate assets of community value, such as local pubs. If the nomination is accepted, local groups will be given time to bid for the asset when it is sold, although there is no automatic right to buy.

Policy RTL1 Retail Hierarchy

A Applications for new main town centre uses outside of the following centres will be subject to the sequential test:

1. Town Centre
- **Swadlincote**

2. Local Centres

Existing
- **Castleton Park**
- **Church Gresley**
- **Chellaston Fields**
- **Highfields Farm**
- **Newhall**
- **High Street, Woodville**

Proposed
- **Boulton Moor**
- **Drakelow**
- **East of Hilton**
- **Infinity Garden Village**
- **South of Mickleover**
- **West of Mickleover**
- **Southwest of Swadlincote**
- **Wragley Way**

3. Other Centres in Key and Local Service Villages
- **Aston-on-Trent**
- **Etwall**
- **Hatton**
- **Hilton**
- **Melbourne**
- **Overseal**
- **Repton**
- **Shardlow**
- **Willington**
- **Linton**
- **Coton in the Elms**
- **Findern**
- **Hartshorne**
- **Mount Pleasant**
- **Netherseal**
- **Newton Solney**
- **Rosliston**
- **Ticknall**

- **Weston-on-Trent**

The existing and proposed Local Centres are identified on the Policies Map and on Maps 1,2 and 3.

B Swadlincote Town Centre

Primary Frontage

i) Within the primary frontage of Swadlincote town centre as shown on Map 4, other than those allowed under permitted development rights, changes of use at ground floor level from Use Class E to other uses will not normally be permitted.

ii) Planning applications for change of use at first floor level and above to office or residential use will be permitted, provided that a good standard of amenity for existing and prospective occupants would be maintained.

Remainder of the town centre

iii) All main town centre uses as defined by national policy will be supported within the remainder of Swadlincote town centre outside of the primary frontages

C Local Centres

Development within Use Class E will be permitted provided that:

i) It is appropriate with the scale and function of the centre; and

ii) It is well related to existing retail units in the Local Centre

D Other Centres in Key and Local Service Villages

Development within Use Class E will be permitted provided that:

i) It is appropriate with the scale and function of the Centre; and

ii) It would not lead to unsustainable trip generation or undermine the vitality and viability of a neighbouring centre; and

iii) It does not adversely impact on neighbouring properties

E Outside of Centres

All retail proposals over 1,000 square metres gross will be required to submit a detailed retail impact assessment to measure the impact of the proposal on the vitality and viability of nearby centres and on committed and planned investment in those centres.

F Loss of Retail

Loss of retail units in centres will be permitted where:

i) The current use can be demonstrated to be no longer viable; and

ii) The unit has been sufficiently and actively marketed for a range of retail uses over a 6 month period; and

iii) The impacts arising from the resulting use do not cause an adverse effect on amenity, parking needs or highway safety.

Explanation

5.14 In applying the sequential test referred to in part A, applicants should assess opportunities that are of an appropriate scale to accommodate the development proposed. They will be expected to demonstrate flexibility in terms of the format and scale of their proposals when assessing such opportunities.

5.15 There is a need to maintain a core of retail activity in the town centre, but other complementary uses, during the day and evening, can reinforce the town centre's attractiveness to local residents. The primary frontage, shown on Map 4, has been retained, with the intention that these are retained as the main core of town centre activity (Use class E at ground floor level). In the remainder of the town centre a more flexible approach will be applied, recognising that a much wider variety of uses can be accommodated including office, leisure and residential uses (Class E, some Sui Generis uses as set out in the NPPF Glossary listed as Main Town Centre Uses and C3 Use). The Council also supports maintaining the vitality of existing Local Centres and those centres in key and local service villages to protect the retail offer in those locations. The Council will require a full retail impact assessment for any out-of-centre schemes above 1,000 square metres gross floorspace that is commensurate with the scale and nature of the proposal. Many of the 'discount' supermarkets have stores of around this scale and it considered that such stores would have the capability

to compete directly with stores of a similar scale, or which offer a similar function, within defined centres.

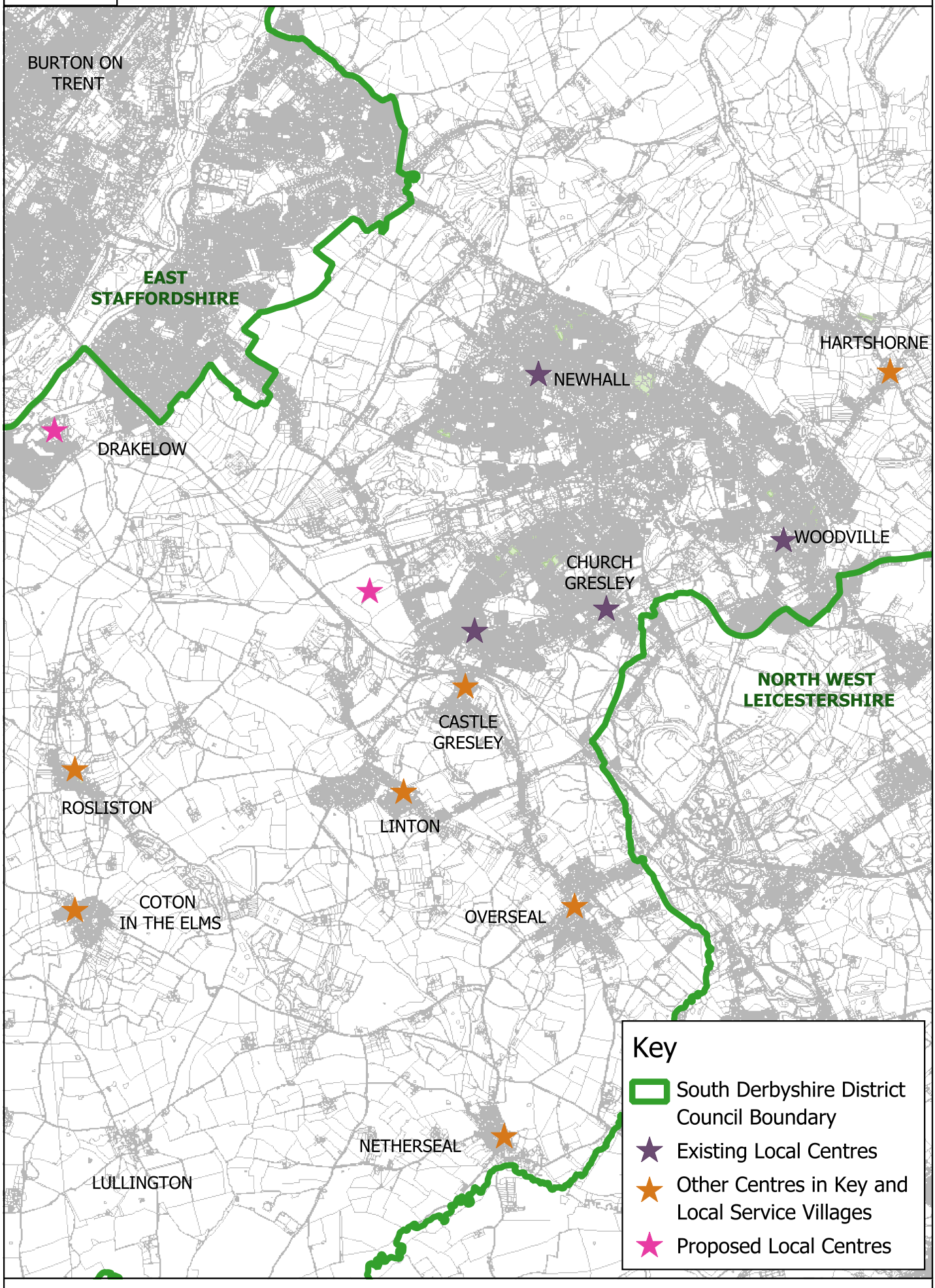
5.16 A cohesive policy is required to maintain and enhance the role and function of local centres and shops and services located in villages. However, new development should be of a scale that is appropriate with the scale and function of the Centre or village and in the case of villages should not undermine the vitality and viability of a neighbouring centre.

5.17 Existing facilities such as shops and public houses perform a vital role in maintaining the vitality and sustainability of rural communities and it is important that should an application be made for a change of use that the loss of these facilities are considered and tested.

5.18 Where an existing retail facility (Use Class E(a)) is the subject of a proposal for a change of use, it will require evidence that the current use can be demonstrated to be no longer financially viable and the unit has been marketed actively for 6 months at a price agreed with the Council following an independent professional valuation.

5.19 The Council will require evidence that there has been public consultation to ascertain the value of the facility to the local community. Where one exists, reference will be made to the Neighbourhood Development Plan for the area. If the facility is registered as an Asset of Community Value the Council may regard this as a material consideration.

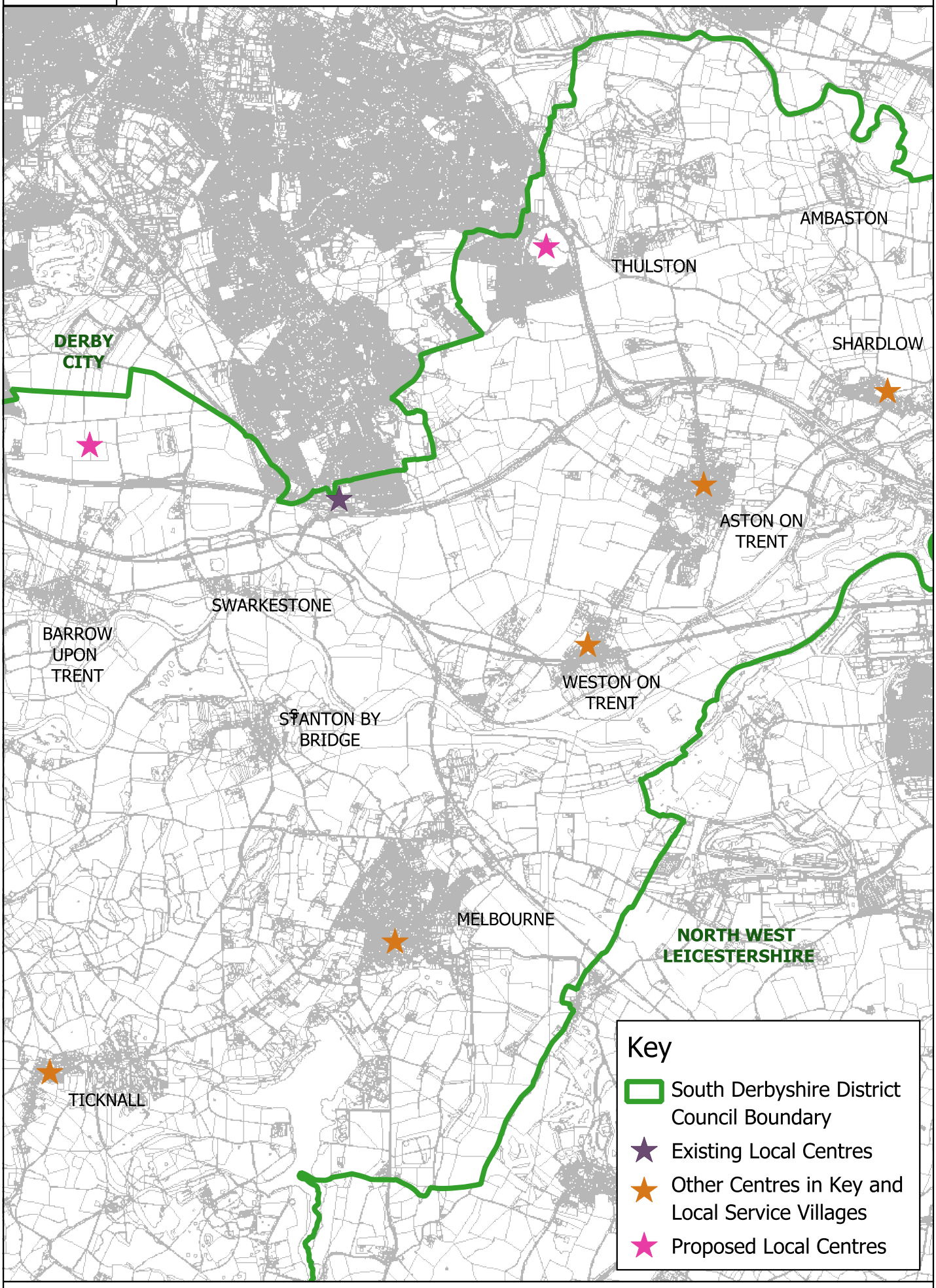
Map 1: RTL1 - Retail Hierachy



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 4800 at A4

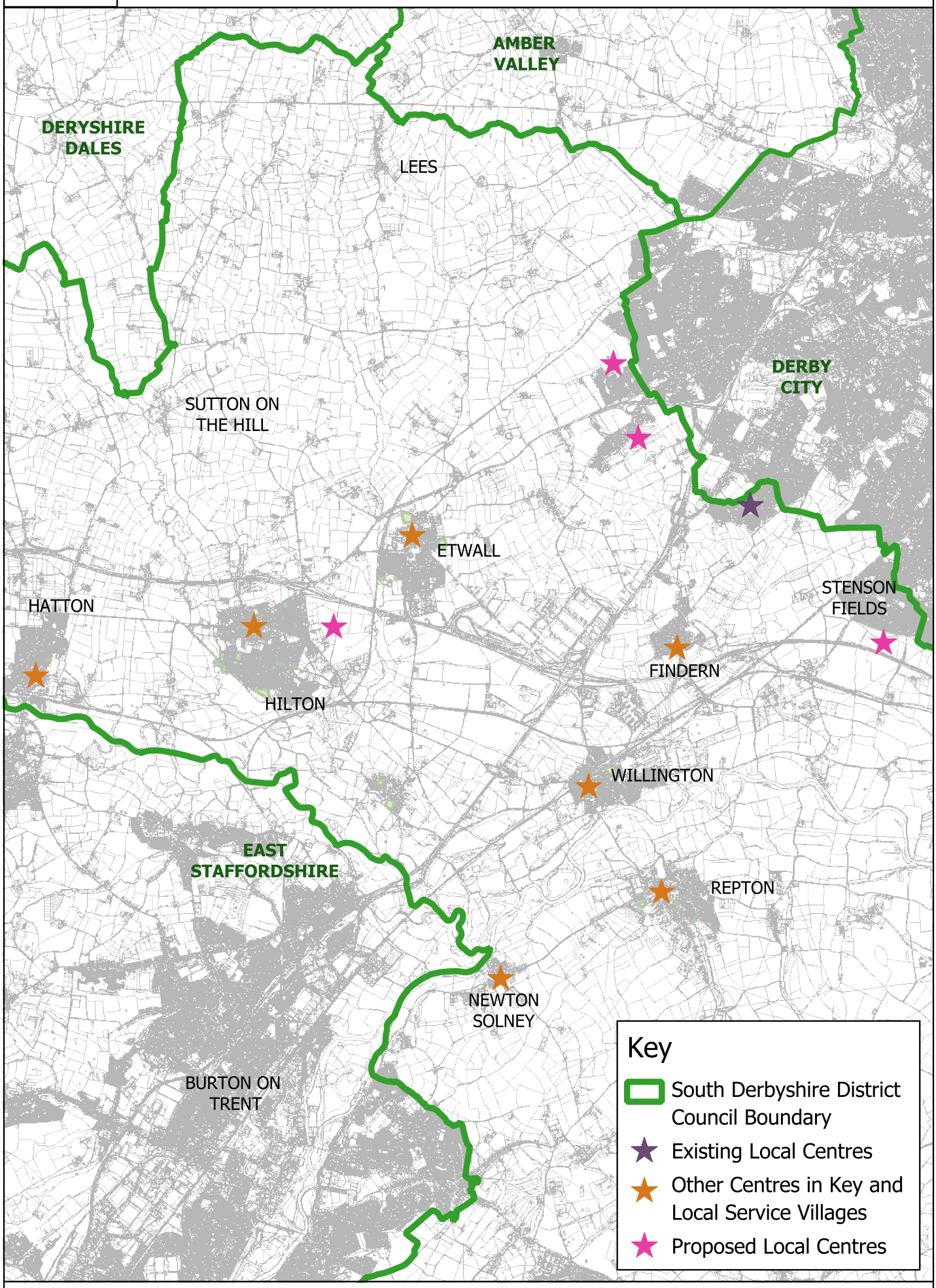
Map 2: RTL1 - Retail Hierachy



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 4800 at A4

Map 3: RTL1 - Retail Hierachy



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 7000

Policy RTL2 Swadlincote Town Centre Potential Redevelopment Locations

The Council will promote the redevelopment of, or investment in, the following sites which are seen as key investment opportunities, as identified on Map 4 for uses that would enhance the vitality and viability of Swadlincote town centre and as promoted in the Swadlincote Town Centre Masterplan 2026:

Redevelopment of:

1 Civic Development Site, including Library

Other sites considered to have potential for investment:

2 Targeted improvements around the Delph and Market Street
3 Improvements along Civic Way
4 The Former indoor Market
5 'Cultural Business Quarter'

Where appropriate, design briefs will be prepared in agreement with the Council to guide the redevelopment of these sites.

Explanation

5.20 The Swadlincote Town Centre Masterplan identifies a number of sites as offering potential for redevelopment. Listed in this policy are those considered most likely to come forward during the plan period.

5.21 Area 1 - comprises the land currently occupied by the Civic Offices, Green Bank Leisure Centre and library. It is the largest site proposed with scope for a mixed-use development including commercial, leisure and residential uses as well as significant pedestrian links and green space.

5.22 Area 2 - The area around the Delph and Market Street is home to a range of important buildings. However, there are buildings that detract from the overall appearance of the town. Map 4 highlights some buildings that would benefit from further improvement or refurbishment if/when the opportunity arises.

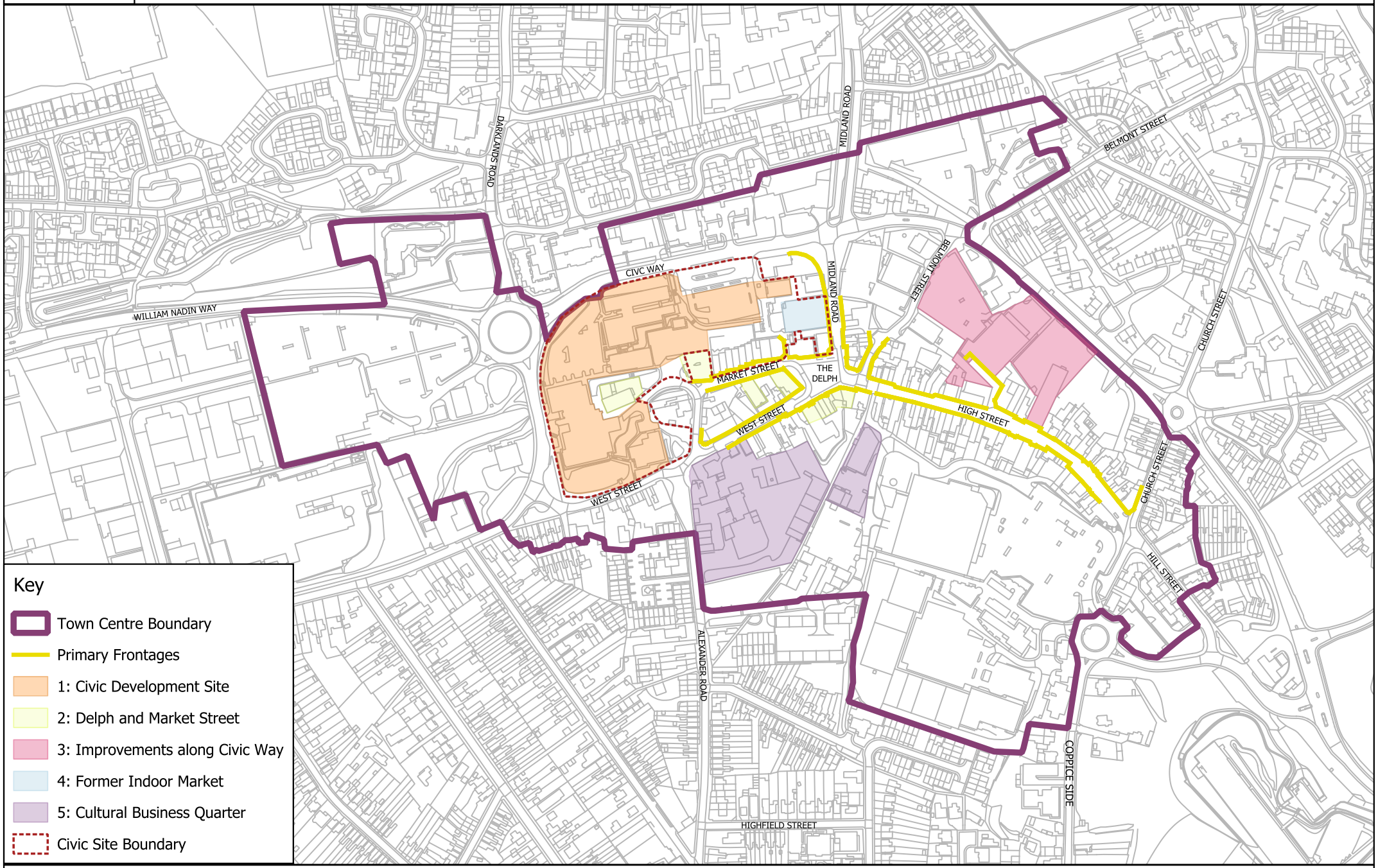
5.23 Area 3 - Improvements along Civic Way. First impressions of the town centre from the east arriving by bus or car could be improved. Further engagement is needed with the larger retail stores and car parks regarding potential improvements to their buildings, car parks and pedestrian connections to High Street.

5.24 Area 4 – A Council-led project is planned to refurbish and improve the indoor market as a dual-purpose car park and events space. This could help build upon the success of the existing markets and independent retail and vintage/antique specialisation of the town.

5.25 Area 5 - 'Cultural Business Quarter'. A longer term ambition to build upon the success of Sharpe's Pottery Museum and Estate in order to attract new businesses and employers to the town. There is potential to complement the existing heritage buildings with high-quality infill development and landscaped courtyards.

South Derbyshire District Council

Map 4: Policy RTL1 & RTL2: Swadlincote Town Centre and Potential Redevelopment Locations



Key

- Town Centre Boundary
- Primary Frontages
- 1: Civic Development Site
- 2: Delph and Market Street
- 3: Improvements along Civic Way
- 4: Former Indoor Market
- 5: Cultural Business Quarter
- Civic Site Boundary

(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:4500 at A4

6 Infrastructure

6.1 Whilst recognising the importance of telecommunications it is important to strike a balance between delivering infrastructure and preserving the landscape and buildings of particular importance.

Policy INF11 Telecommunications

Proposals for telecommunications development will be permitted provided it has been demonstrated with the necessary evidence that:

i) apparatus is located so as to complete or improve coverage; and

ii) where a new mast is proposed, there is no opportunity for sharing an existing mast, building or structure; and

iii) apparatus is located and designed so as to minimise visual intrusion on the landscape or townscape, through sympathetic siting, design, materials, colour and, where appropriate, camouflage; and

iv) it is not located in, nor will have an unacceptable impact on, any designated heritage asset, Site of Special Scientific Interest or local nature reserve unless it can be demonstrated that no technically acceptable alternative site is available and that the need for the development outweighs the degree of harm caused; and

v) where feasible, all cables and pipelines are placed underground, having regard to any archaeological or ecological constraints.

Explanation

6.2 High quality and reliable telecommunications infrastructure is essential for economic growth and to deliver the services expected from telecommunications development including mobile and broadband. Poor broadband limits the types of business that could exist in a rural setting.

6.3 Digital Derbyshire is working in partnership with BT to lay hundreds of miles of fibre optic cable and aims to bring faster broadband to parts of Derbyshire, particularly in rural areas. For details of the programme go to www.digitalderbyshire.org.uk

6.4 Telecommunications covers communication services involving radio, television and telephone networks provided by means of cable, microwave and satellite. In accordance with National Policy, local planning authorities should aim to keep the numbers of radio and telecommunication masts and the sites for such installations to a minimum consistent with the efficient operation of the network.

6.5 It is recognised that service providers will want to provide the best coverage possible in order to remain competitive in the market. Whilst recognising the importance of telecommunications, it is important to strike a balance between delivering infrastructure and preserving the landscape and buildings of particular importance. Wherever there is an opportunity to minimise the negative effects of telecommunications infrastructure, these should be taken up.

6.6 Conditions may be sought to secure an acceptable appearance for the structures and the development site. Screening may be sought where appropriate and landscaping schemes required. Where services are placed underground or new landscaping is proposed, the site should be restored and/or landscaped with appropriate indigenous species.

Policy INF12 Provision of Secondary Education Facilities

Land at STRA1: Infinity Graden Village Mixed Use Allocation within the Local Plan Part 1 Review, allocates secondary education provision within the site. The school will provide for:

i) a minimum 800 pupil place secondary school; and

ii) of a minimum of 10 hectares; and

iii) served directly from a distributor road access; and

iv) be designed and laid out so as to minimise any undue impacts on surrounding land uses and the wider environment; and

v) include assessment and any necessary mitigation of transport impact on the surrounding road network and pedestrian and cycle links

Explanation

6.7 There are currently four secondary schools within the District, three in Swadlincote and one in Etwall. Derbyshire County Council have

established that there is a need for a new secondary within the District during the plan period to meet the needs resulting from the development supported by the Local Plan.

6.8 The need for a new Secondary School at Infinity Garden Village was first established within the 2017 South Derbyshire Local Plan Part 2.

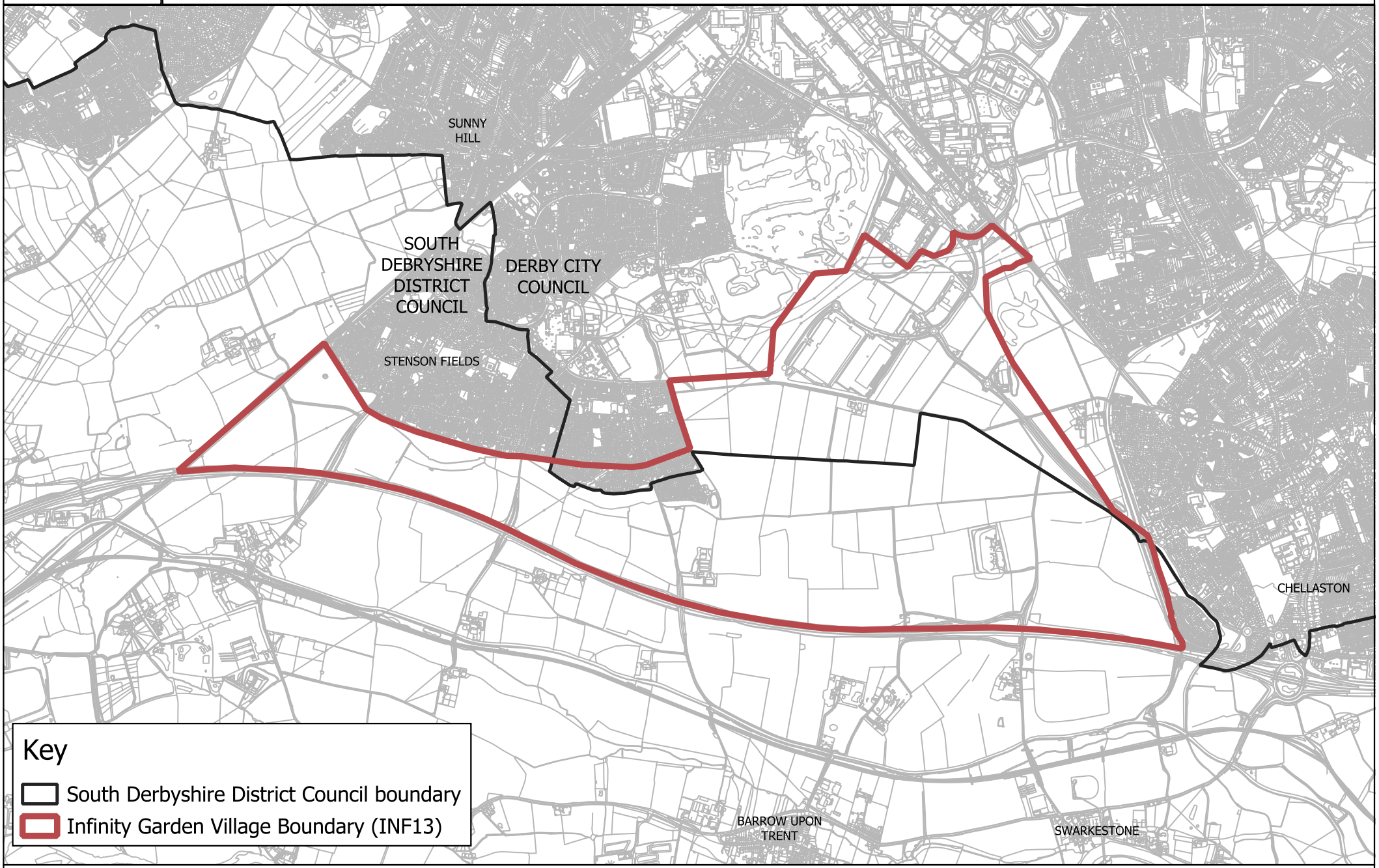
6.9 The exact location of the school within the Southern Derby Area/Infinity Garden Village is to be determined through the Development Framework Document that is required as part of Policy STRA1 of the Local Plan Part 1 Review. The required area is set out in the criteria of the policy and it is known that it will be on the eastern side of STRA1. Collaboration between the site promoter and the Local Education Authority will continue as the process moves towards the development of a new secondary school in a location that is deliverable from both a planning and educational stance.

Policy INF13 Infinity Garden Village

Development proposals and cross boundary collaboration will be supported in the Southern Derby Area as shown on the following map in accordance with Policy STRA1 for a mix of uses as part of the Infinity Garden Village development.

6.10 Policy INF13 was originally included as a more comprehensive policy in the Local Plan Part 2 adopted in 2017. This has subsequently been replaced by more comprehensive policies for two of parcels of land within the Infinity Garden Village set out in the Local Plan Part 1 Review (H15 & STRA1). Notwithstanding this, the overarching policy is required to be retained to show the extent of the Infinity Garden Village development as a whole.

INF13: Infinity Garden Village



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:2500 at A4

Policy INF14 Burial Grounds

The Council will adopt a proactive stance in securing new burial space in the District with a particular focus on the Swadlincote Urban Area.

Planning applications to meet this need in burial space will be supported where there will be no unacceptable adverse impacts on:

- **groundwater; and**
- **traffic and transport; and**
- **noise and disturbance to nearby residential properties; and**
- **biodiversity and heritage.**

Explanation

6.11 The need for additional burial space has been identified within the District and the policy aims to support its delivery in an appropriate location.

6.12 Burial ground development should not be located in areas where the groundwater is highly vulnerable (e.g. vulnerable to pollution, used locally as a source of drinking water or supports nearby sensitive surface waters or wetland habitats).

Policy INF15 Public Art

On sites of 50 or more dwellings the Council will seek the provision of an element of public art which is locally distinctive to the site.

Explanation

6.13 Public Art on large sites can have a very positive influence on the sense of place without leading to excessive, or in some instances any, cost to the developer. There are several locally distinctive areas in South Derbyshire many of which are influenced by coal mining and industrial heritage as well as the National Forest.

Policy INF16 Mercia Marina

A The Council will continue to work in partnership with Mercia Marina to support the operators in retaining and enhancing the existing residential moorings, and providing additional overnight visitor accommodation, moorings and visitor attractions to the Marina site. New development consistent with this policy will be permitted:

i) Within the established Marina site as set out on following map or;

ii) Limited development adjacent to the existing Marina facilities to the west.

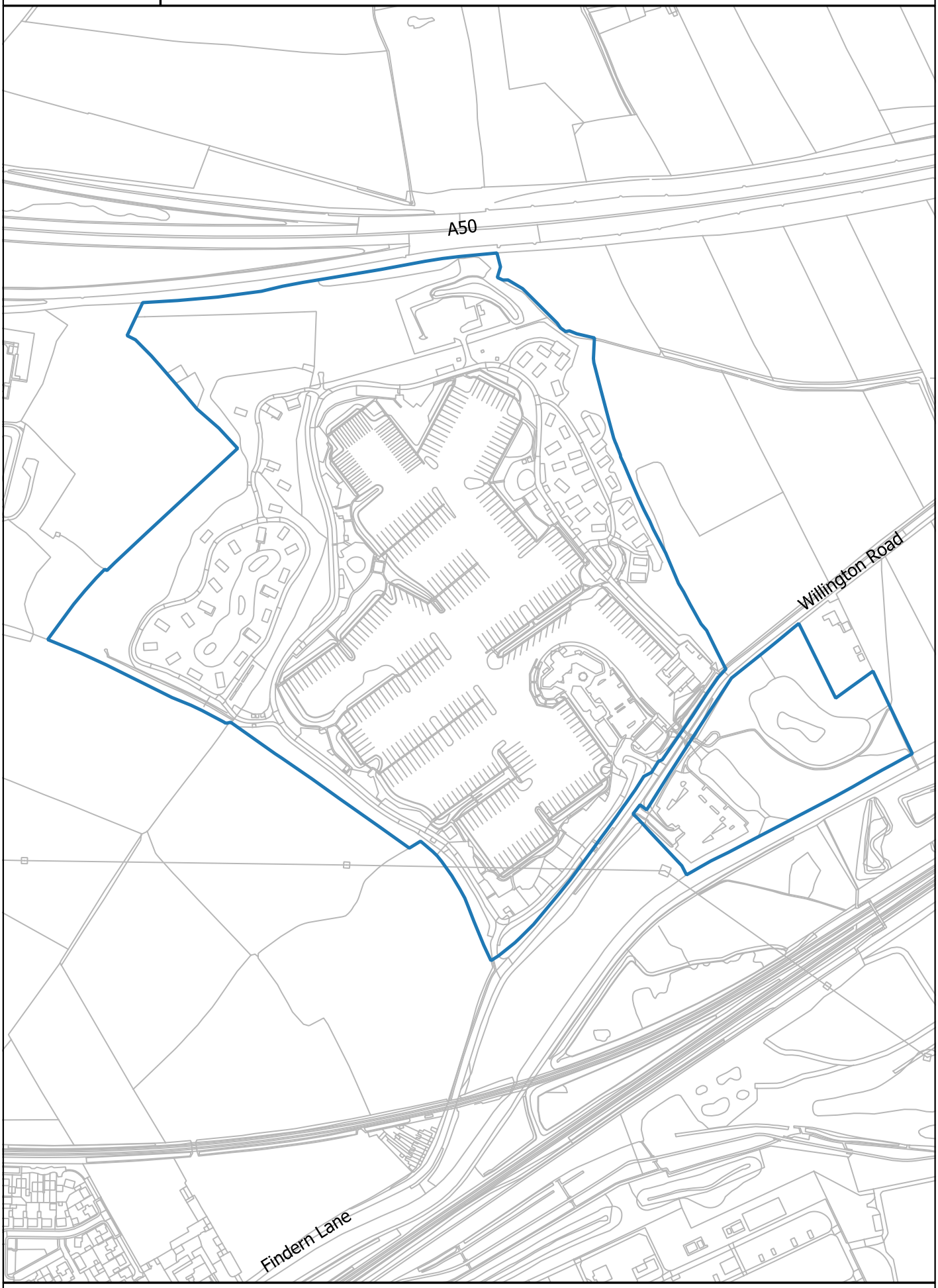
In both cases it would not give rise to unacceptable impacts on the local amenities, landscape, natural environment or heritage assets.

Explanation

6.14 Mercia Marina is a successful marina development and tourist destination approved and implemented prior to the adoption of the 2016 Local Plan. Located on the outskirts of Willington to the south of the A50 trunk road adjacent and connected to the Trent and Mersey Canal with around 580 berths, the Marina has a number of shops, restaurants and offices at the site as well as tourist accommodation. The site also has significant open space, sporting and community facilities and most recently has been granted permission for a replacement building at the entrance of the Marina to accommodate a mix of uses including commercial and residential.

6.15 As an important destination within the District and as a significant contributor to the rural economy, further development consistent with the approach already taken in this location will be supported. The development of new permanent tourist accommodation or facilities to support the existing accommodation in addition to cabins, or park home accommodation is seen as appropriate so long as it is for tourism use only.

INF16: Mercia Marina



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:5000 at A4

Policy INF17 Toyota Policy

The Council will continue to work in partnership with Toyota to reinforce and enhance their economic presence and visibility within South Derbyshire and the wider area, recognising their importance to both the economy and cultural identity of the area.

Continued investment in the Burnaston site through re-purposing, diversification or development of other allocated employment sites to support Toyota UK will be supported in principle.

The Council will support proposals that:

a) **deliver new or modernised facilities and operational efficiencies;**

b) **create new employment opportunities and sustain existing jobs;**

c) **support training and skills development;**

d) **protect and, where possible, enhance biodiversity features and green infrastructure links;**

e) **maximise opportunities for active travel and public transport;**

f) **reduce the need, wherever possible, for new parking spaces;**

g) **enhance the energy efficiency of the existing Toyota buildings and provide additional low carbon energy generation.**

Requirements a-f should be sought in a comprehensive way, if conflict between the requirements arises then an appropriate planning balance should be applied.

Explanation

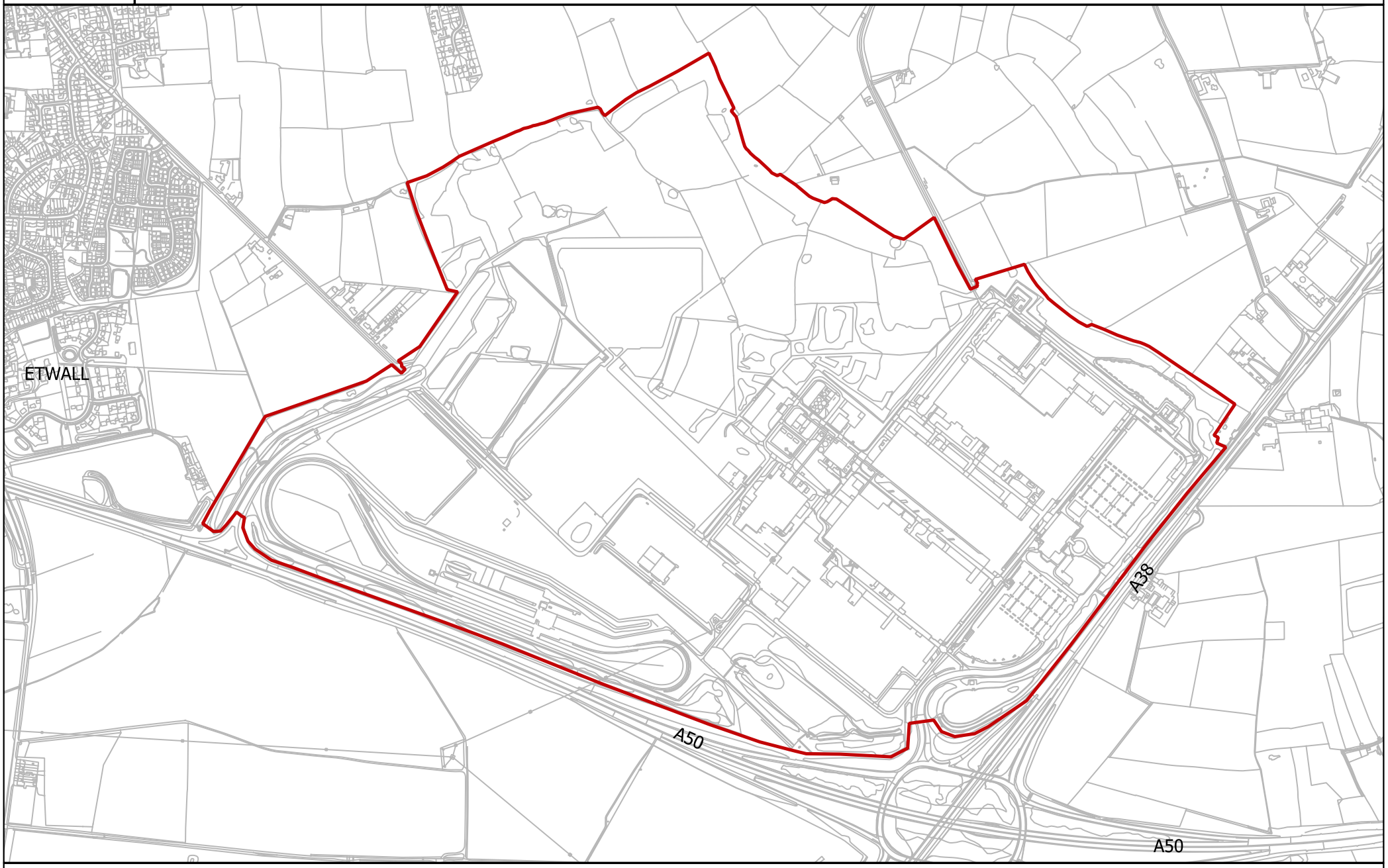
6.16 Toyota announced its decision to establish a manufacturing base in the UK in 1989 and established Toyota Motor Manufacturing (UK) Ltd (TMUK) later that year. The first cars started rolling off the Burnaston production line in December 1992. The decision to locate adjacent to the A50 and A38 took advantage of a location on the strategic road network. The factory, alongside the new A50 trunk road, contributed to the increase in economic activity in the area leading to new housing, land for industrial and business development and recreational and community uses. Such was the impact of Toyota's decision it was referred to as 'the Toyota effect'.

6.17 As is set out in the spatial portrait, a large proportion of the workforce are employed in manufacturing and Burnaston is TMUK's only vehicle manufacturing plant in the UK with their engine plant located on

Deeside. Whilst the Burnaston location means it has good links to the strategic road network, increasingly, TMUK is struggling to recruit new staff due to lower levels of 18 to 24 year olds learning to drive. Opportunities to expand active travel routes and support public transport will be actively pursued.

6.18 TMUK commits to continuing vehicle production alongside further diversification including the development of the Hydrogen Hilux prototype and hydrogen refuelling. The company is committed to achieving 'Scope 1[1]' carbon neutrality by 2030 through continuous optimisation of manufacturing processes, elimination of waste and investment in green technology. In addition, in line with their philosophy of maximising efficiency, TMUK wish to retain flexibility to utilise the site for industrial uses as intended whilst also re-purposing or extending existing or constructing new buildings and remaining committed to nature and ecology. This may include development by TMUK on sites other than the original Burnaston site.

Policy INF17: Toyota



(C) Crown copyright and database rights 2026
Ordnance Survey AC000814783

Scale 1:12000 at A4

Appendix A: Settlement Boundaries and Local Green Space Maps

The following maps show South Derbyshire's Settlement Boundaries and allocated Local Green Spaces.

The below table provides a list of the Local Green Spaces and their site and map reference.

Settlement	Site Ref	Site Name
Map 1 Aston on Trent	30 36	Ponds to the rear of Aston Hall The Bowling Green
Map 6 Castle Gresley	15	War Memorial (1)
Map 19 Egginton	149 150	Catherine Jonathon Playing Field Land Off Elmhurst
Map 20 Etwall	37 38 39 40 43 44	Egginton Road Appletree Meadow South of Sutton Lane West of Main Street Sandypits Lane Playing Field Chestnut Grove Play Area
Map 4 Findern	114 115 116	West of Hillside The Green East of The Hayes

Settlement	Site Ref	Site Name
Map 23	122	Land Adjoining Mill Wheel Car Park
Hartshorne	124	Land at Junction of Brook Street, Repton Road
Map 24	45	Field Avenue
Hatton	46	Hassall Road
Map 25	50	South of Egginton Road/Corner of Peacroft
Hilton	51	Lane
	53	Humber Street/Welland Road
	55	South of Main Street
	170	Wellavon Playground, Welland Road/Avon
	171	Way
	172	Mease Meadow
	173	Amenity area south of cycle route, Washford
	174	Road
	175	Amenity area south of cycle route, Avon Way
	176	Amenity area adjoining cycle route, The
	177	Mease
	178	Land between A5132 and New Road
	180	Bren Way
	181	Land north of Egginton Road
	182	Off Pegasus Way

Settlement	Site Ref	Site Name
	196	Woodland, South of the Mease
	197	Corner of Bren Way/Enfield Close
	198	Land adjacent to Hilton Brook, The Mease
		Enfield Close
		Bancroft Close
		Willowfields
		Foss Road
Map 27 Lees	152	Village Green
Map 28 Linton	168	Linton Orchard
Map 31 Melbourne and Kings Newton	58	West of Packhorse Road
	59	North of Station Road
	60	Washpit, Station Road
	61	Off Acacia Drive
	70	Holy well, Wards Lane
	77	Church Close
	87	Grange Close Recreation Ground
	179	Kings Newton Bowls Club
	199	Cemetery, Packhorse Road *(Melbourne Neighbourhood Plan Green Space allocation)*

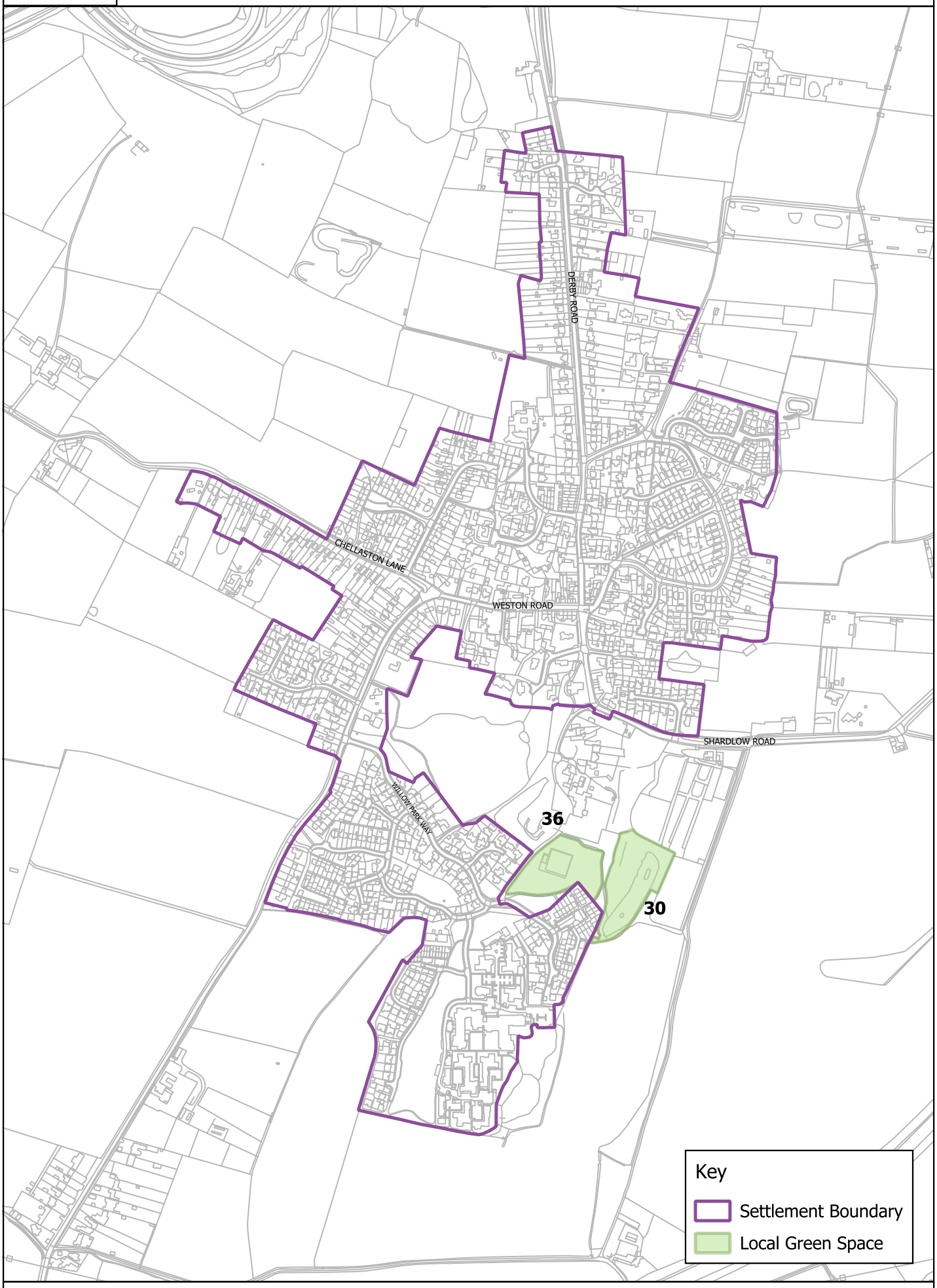
Settlement	Site Ref	Site Name
	200	Baptist Cemetery, Chapel Street *(Melbourne Neighbourhood Plan Green Space allocation)*
	201	Old Cemetery, Castle Street *(Melbourne Neighbourhood Plan Green Space allocation)*
	202	Intake Area *(Melbourne Neighbourhood Plan Green Space allocation)*
Map 32 Milton	155 164	Verge adjacent to Orchard Village Green, Mount Pleasant Road
Map 36 Repton	93 94 95 96 98 162 163 203	East of High Street and south of Askew Grove North of Milton Road Land at the Crescent Mitre Drive Pinfold Lane Land opposite the arboretum on Pinfold Lane Arboretum on Pinfold Lane The old small-holding *(Repton Neighbourhood Plan Local Green Space Allocation)*
Map 37 Rosliston	127	North of Yew Tree Road
Maps 39 + 40 Shardlow	99 100	South of London Road Glenn Way

Settlement		Site Ref	Site Name
		101	The Wharf
Map 16 + 17 Stenson Fields		183 184 186 187 188 189 190 191 192 193 194 195	Berwick Drive South of Burnside Close Harebell Lane West of Earls Drive East of Earls Drive Outran Way/Jessop Drive Wilton Close Bicester Avenue Pilgrims Way/Zetland Crescent Beaufort Road Wragley Way Hambledon Drive
Swadlincote Urban Area	Map 44 Church Gresley And Town Centre	17 18 19 20 21 169	Off Gresley Wood Road Gresley Wood, Gresley Wood Road Lathkill Dale Wye Dale Fabis Close Diana Memorial Garden
	Map 46 Midway	2 3	Aston Drive South Of Edgecote Drive

Settlement		Site Ref	Site Name
		4	Off Lawns Drive
		5	Springwood Farm Road
		6	Sandholes Open Spaces, Eastfield Road
	Map 47 Newhall	9	Fairfield Crescent
	Map 45 Woodville	22	Sorrel Drive
		23	Falcon Way
		24	Kingfisher Avenue
		25	Tern Avenue
Map 50 Ticknall		130	North of Rose Lane
		131	North of Main Street
		132	North of A514, opposite Calke Abbey
		135	entrance
		136	Ingleby Lane — east
		138	Ingleby Lane — west
		140	Ashby Road grass triangle
			Main Street, entrance and verges to Calke
			Park
Map 51 Walton on Trent		159	Walton Playing Field
Map 53		105	South of Trent and Mersey canal

Settlement	Site Ref	Site Name
Willington	107	North of Twyford Road
	110	Hall Lane Recreation Area
	111	Trent Avenue Playing Field
	112	South of Twyford Road

Map 1: Aston on Trent Settlement Boundary and Local Green Spaces

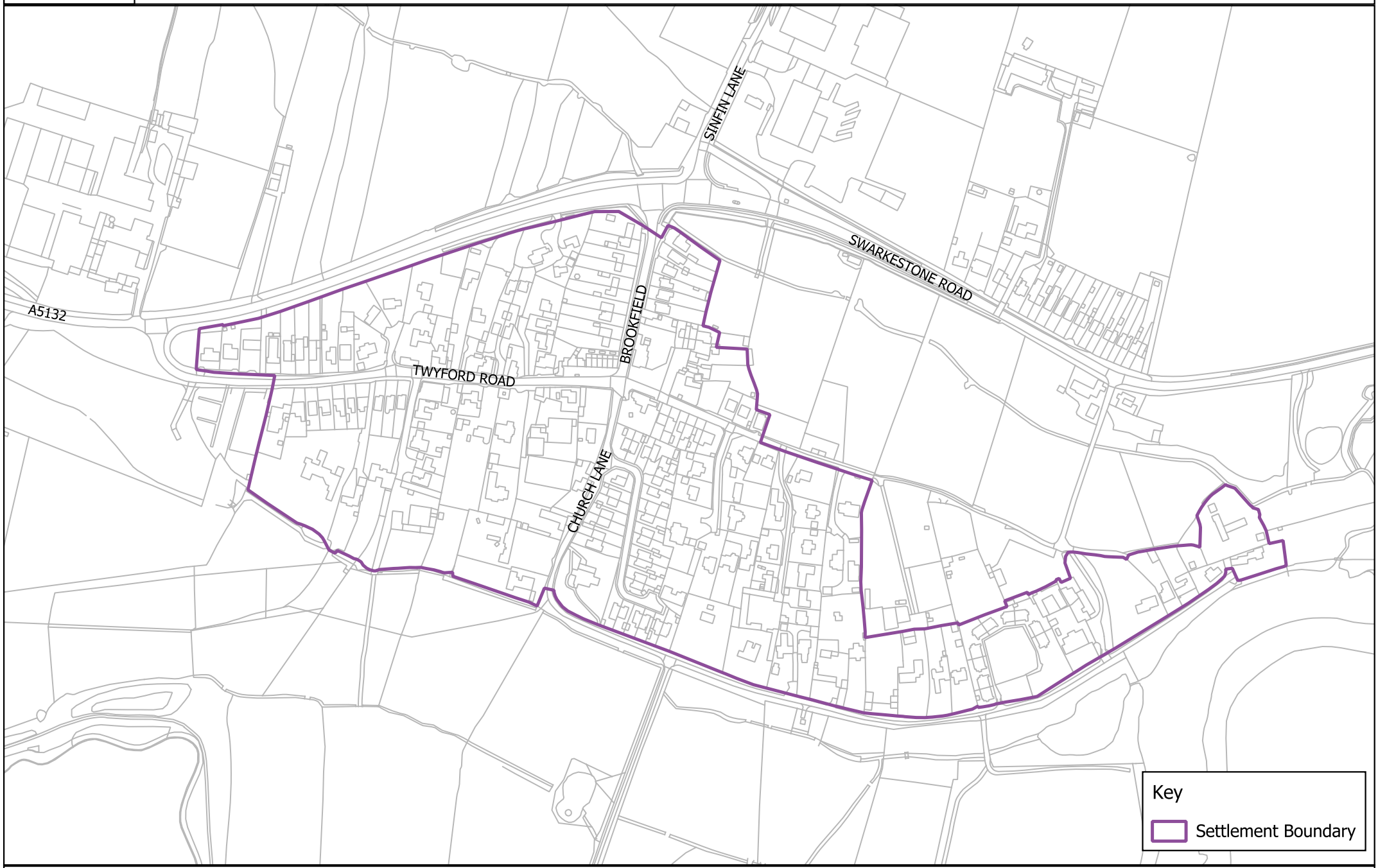


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 8000 at A4

South Derbyshire District Council

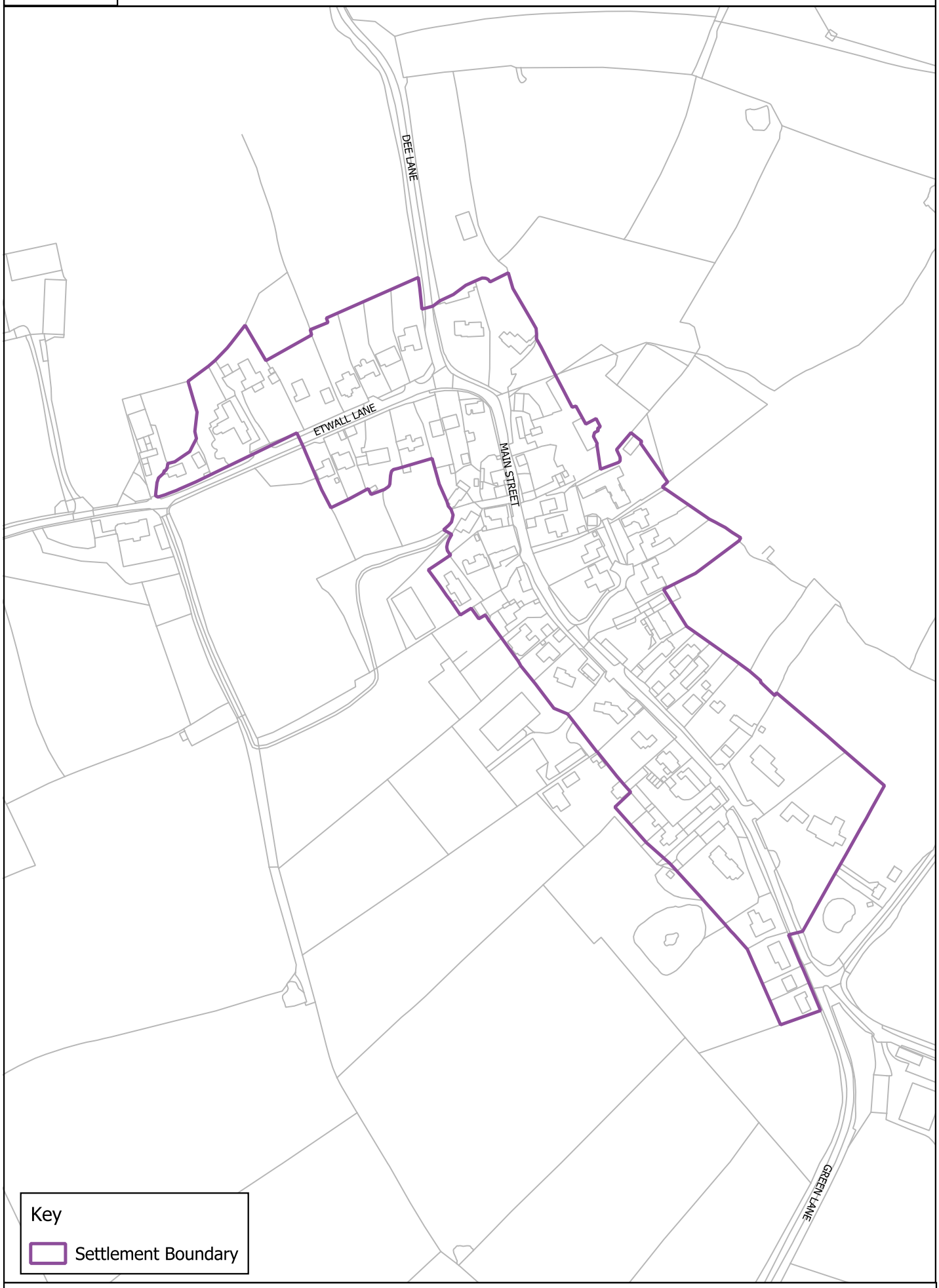
Map 2: Barrow upon Trent Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:4000 at A4

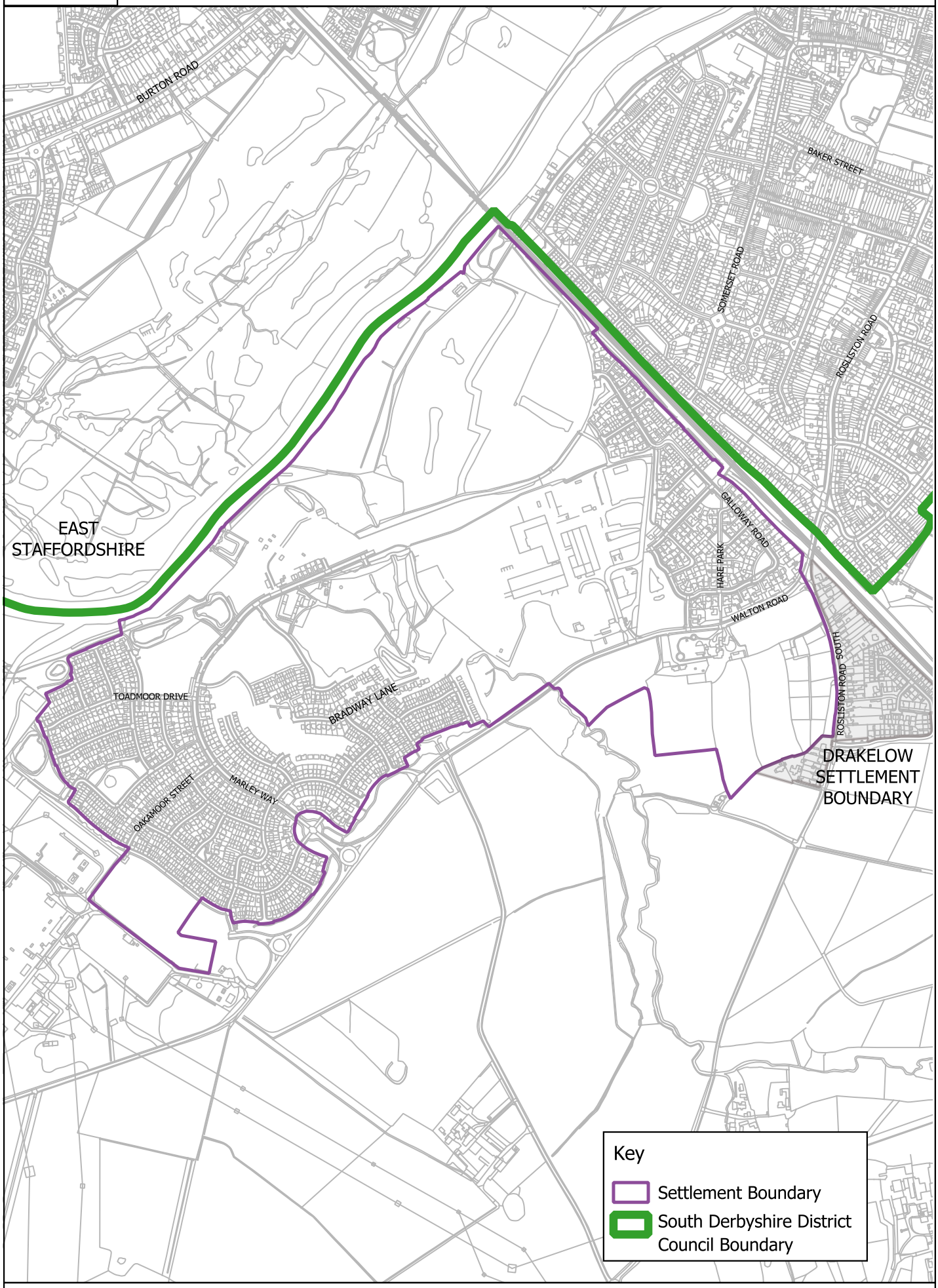
Map 3: Burnaston Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 3500 at A4

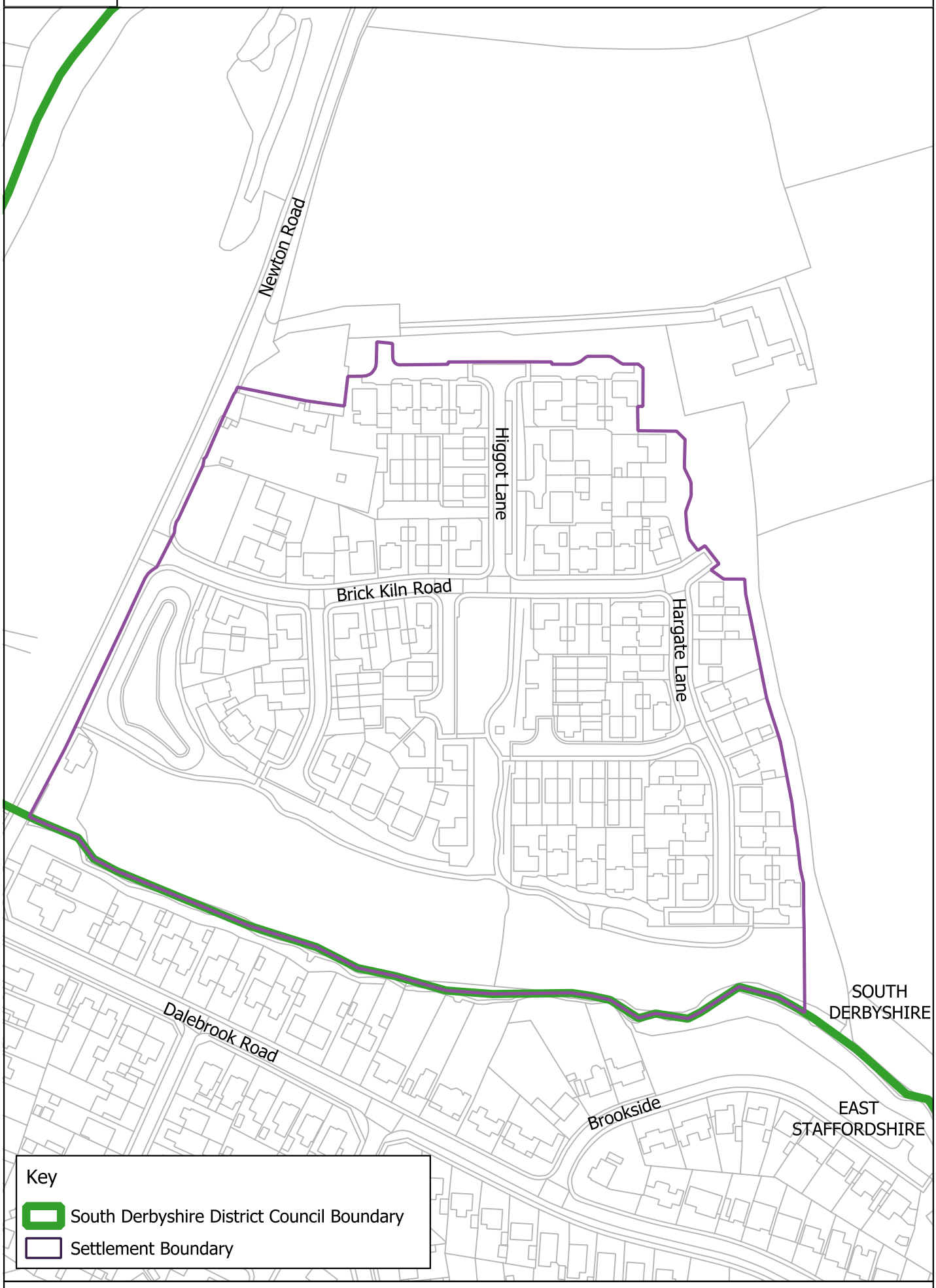
Map 4: Edge of Burton on Trent Urban Area (1) Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 1500 at A4

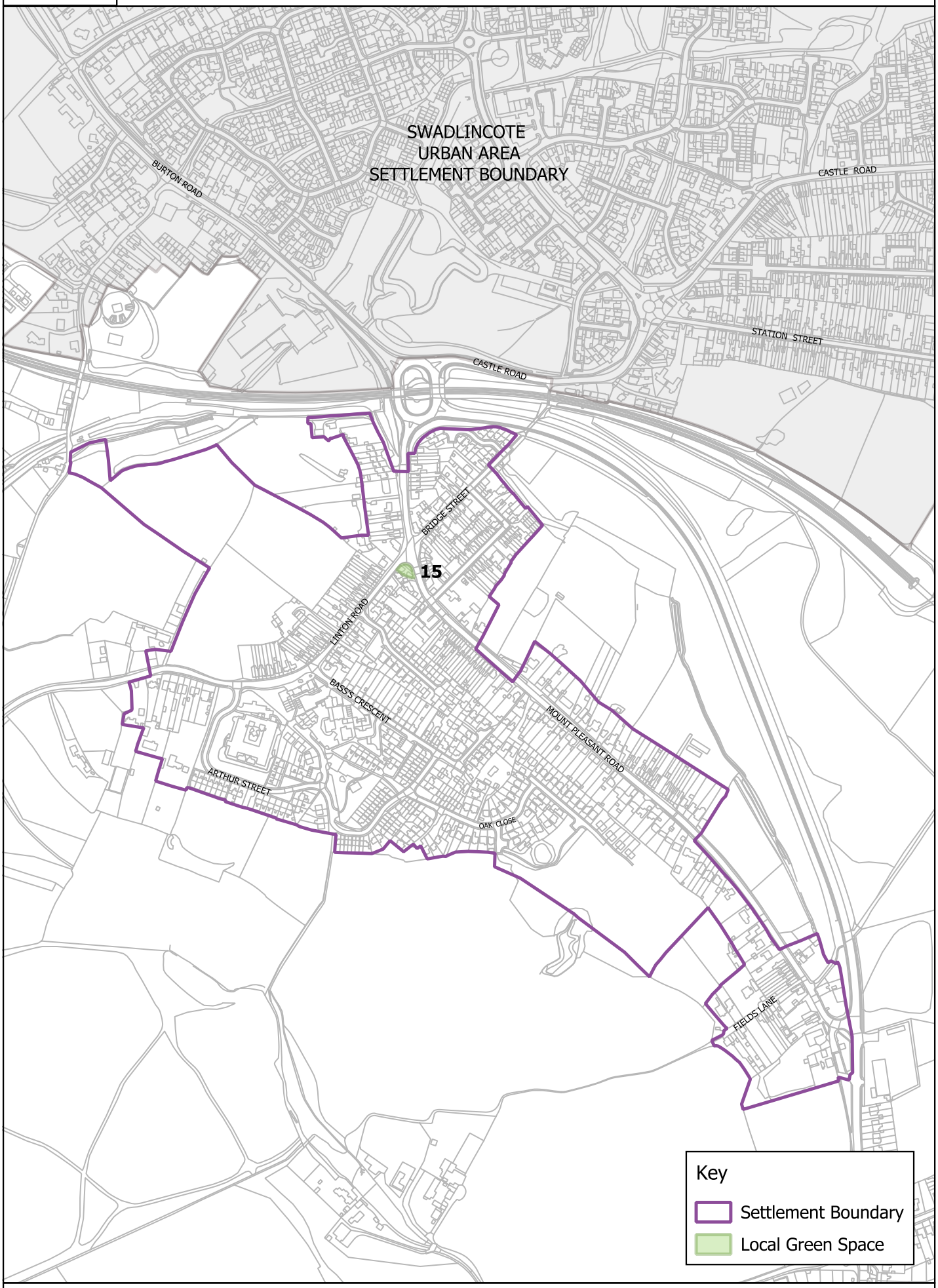
Map 5: Edge of Burton on Trent Urban Area (2) Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 2000 at A4

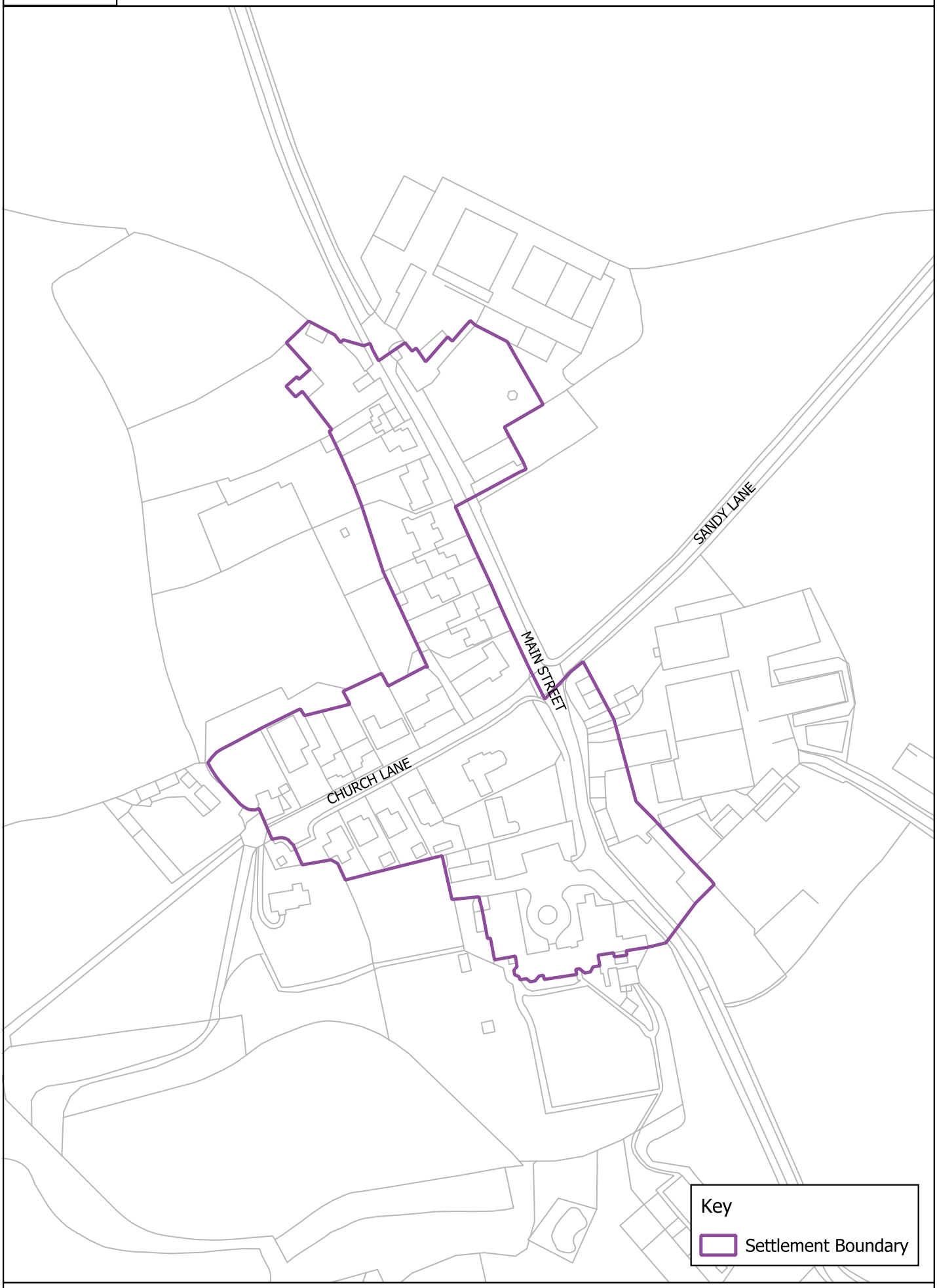
Map 6: Castle Gresley Settlement Boundary and Local Green Space



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 6500 at A4

Map 7: Cauldwell Settlement Boundary

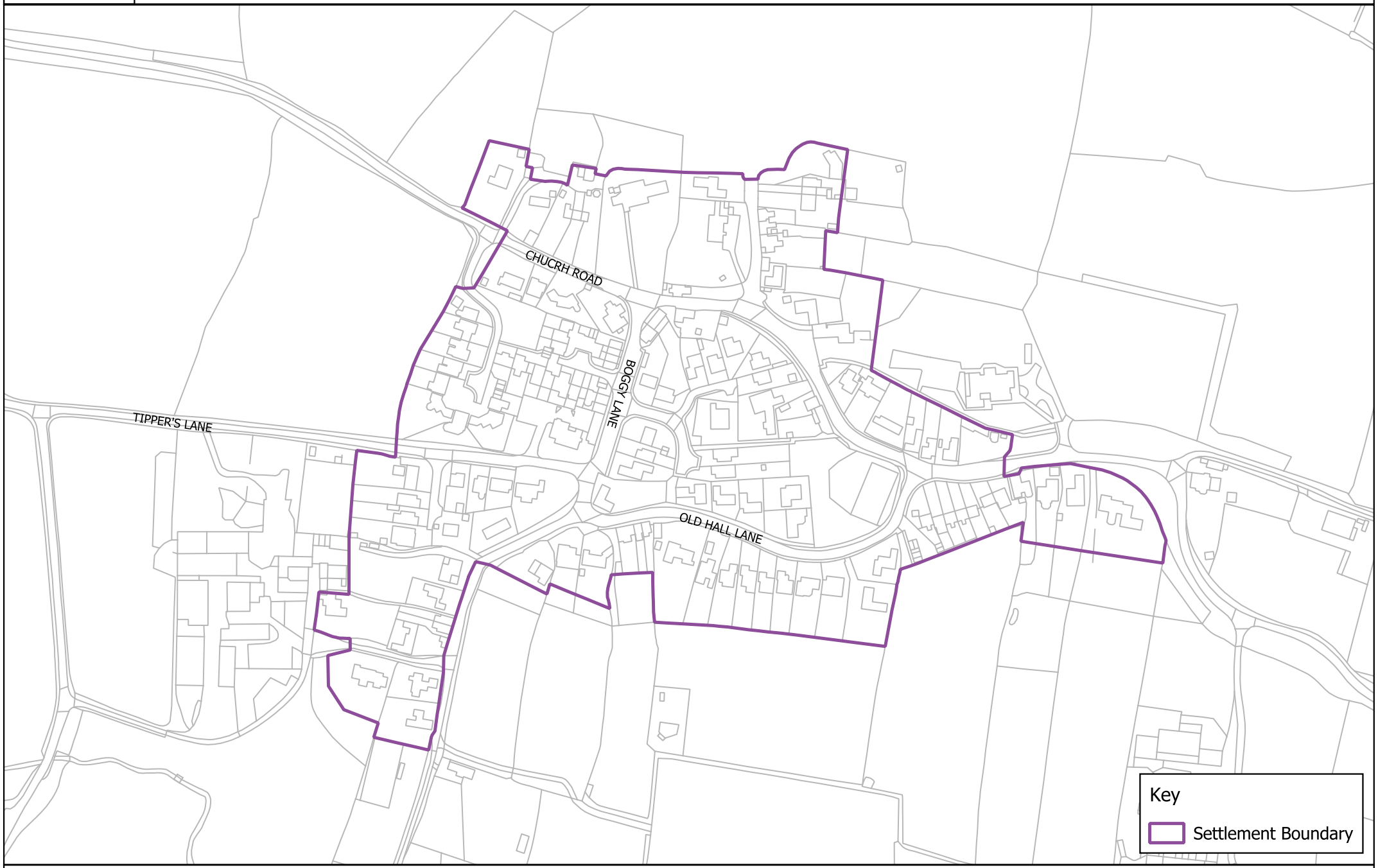


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 2000 at A4

South Derbyshire District Council

Map 8: Church Broughton Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:3000 at A4

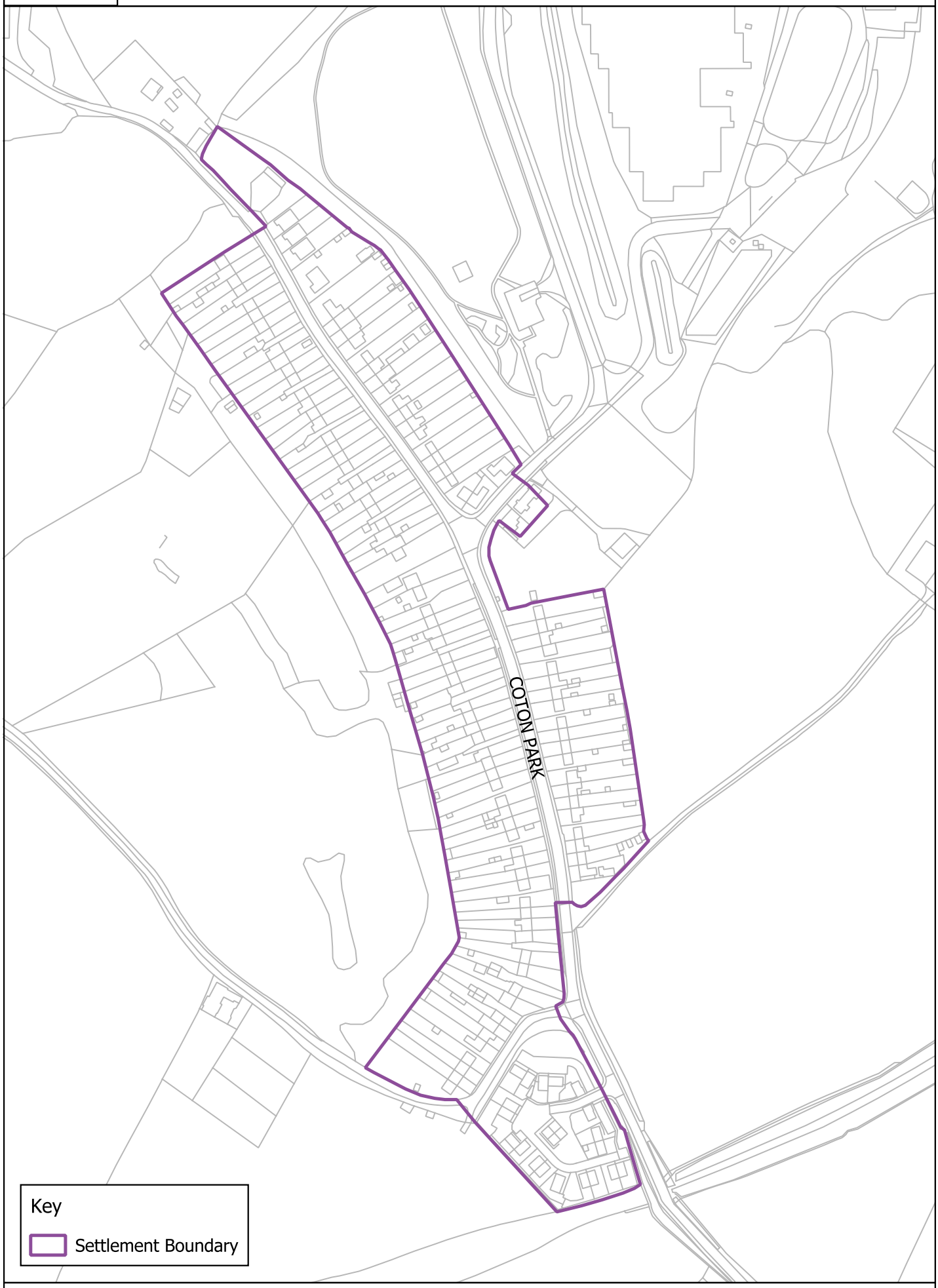
Map 9: Coton on the Elms Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 4000 at A4

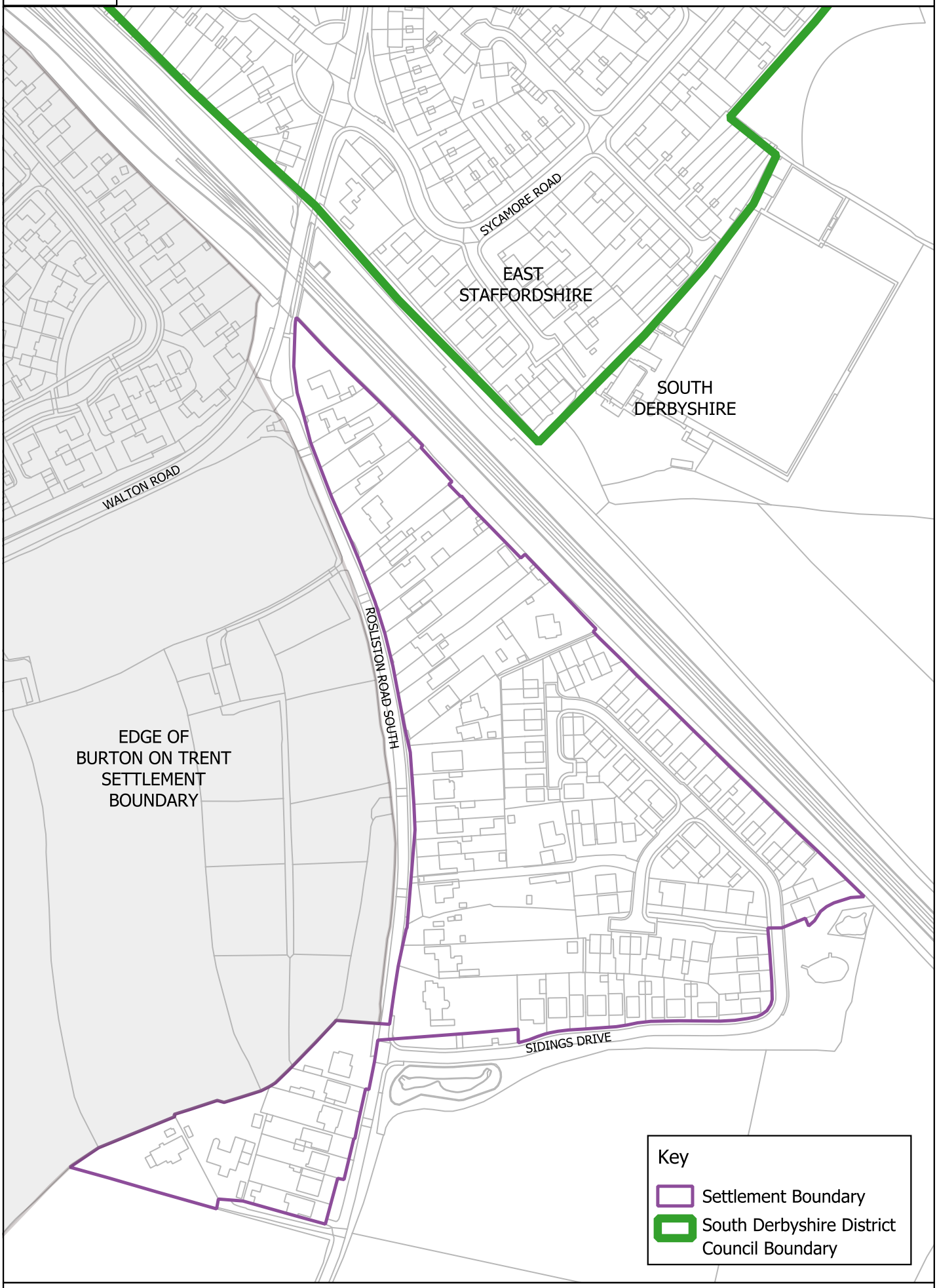
Map 10: Coton Park Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 3000 at A4

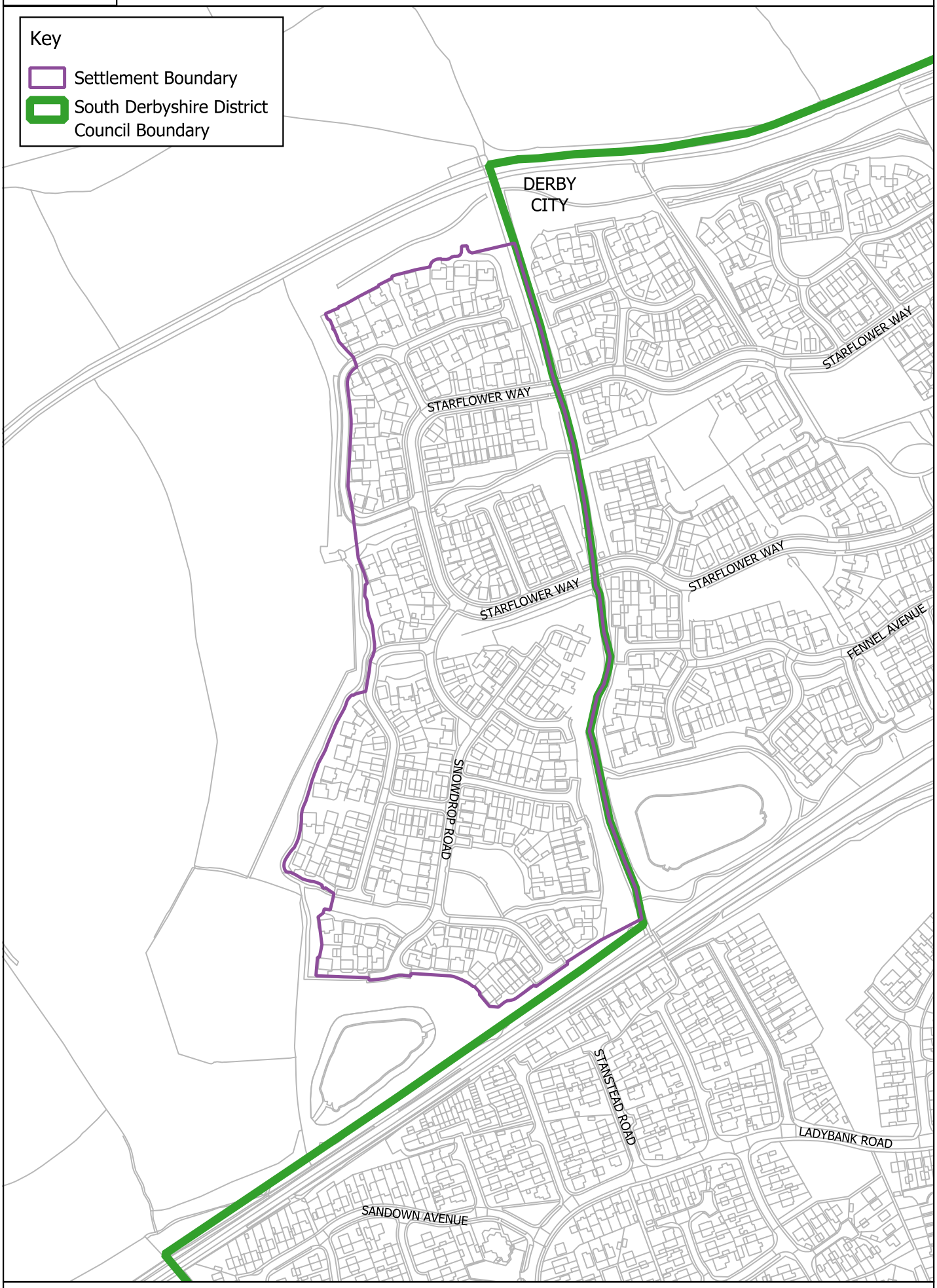
Map 11: Drakelow Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 11000 at A4

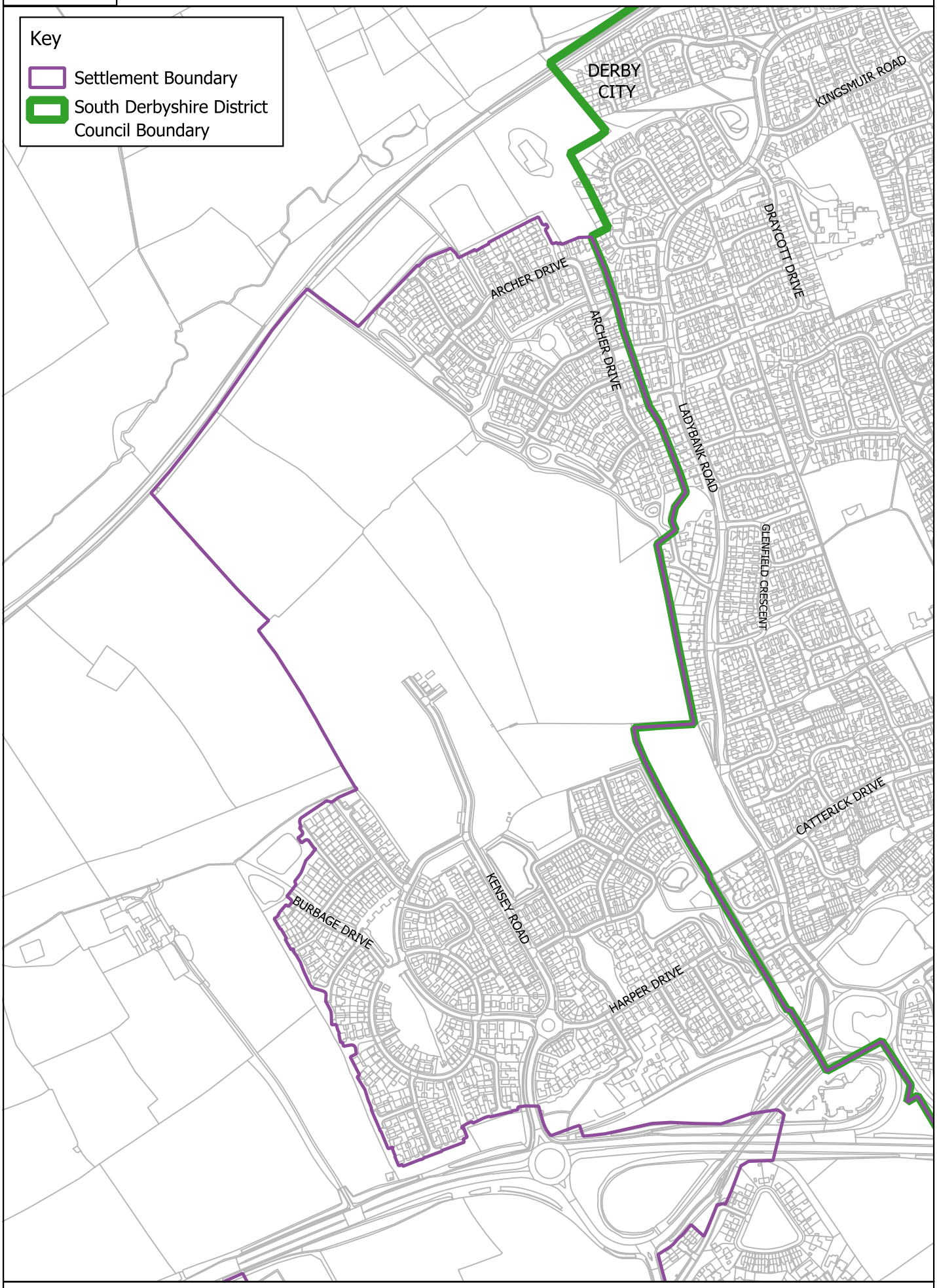
Map 12: Edge of Derby Urban Area (1) Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 4000 at A4

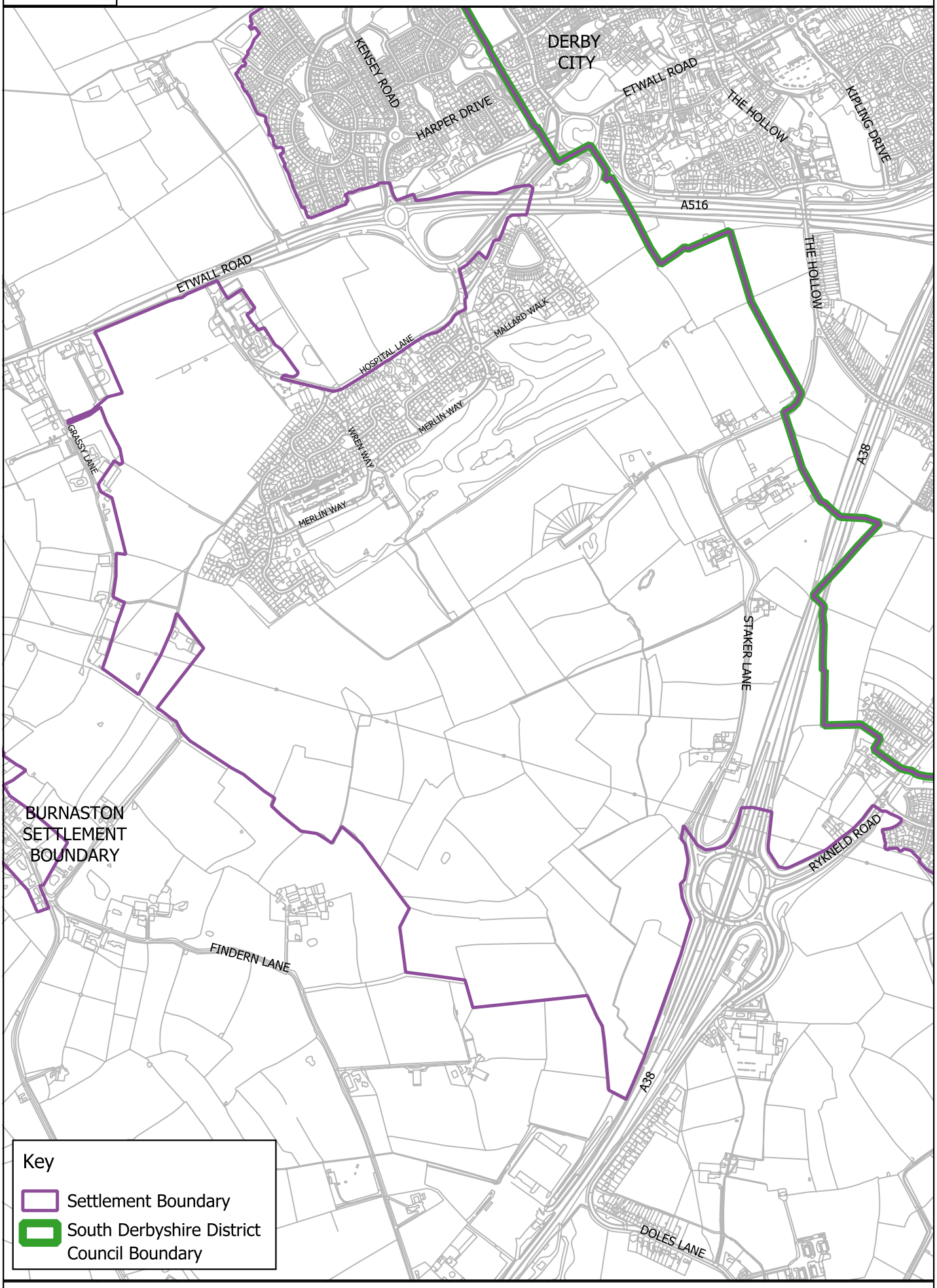
Map 13: Edge of Derby Urban Area (2) Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 7000 at A4

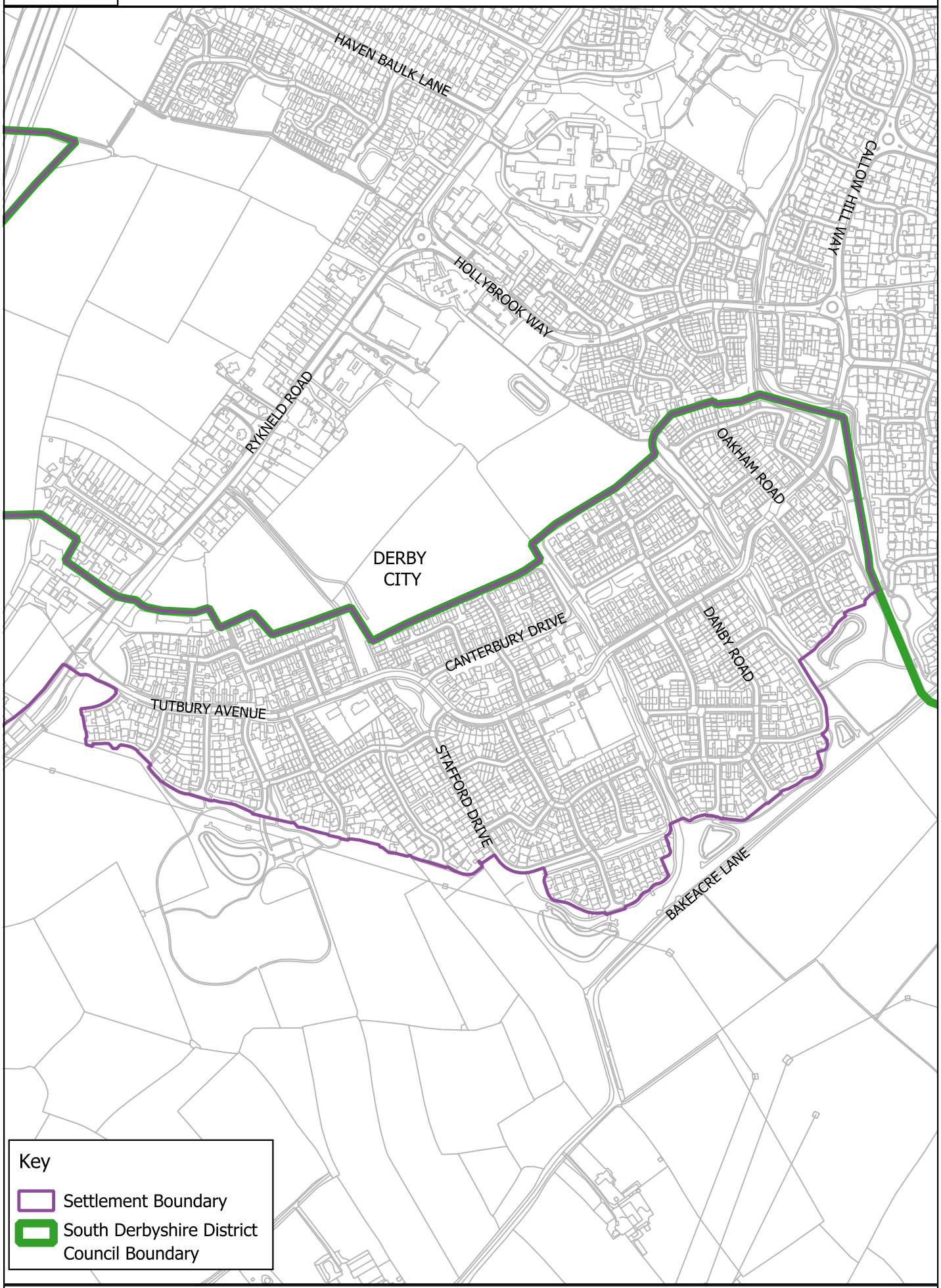
Map 14: Edge of Derby Urban Area (3) Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 12000 at A4

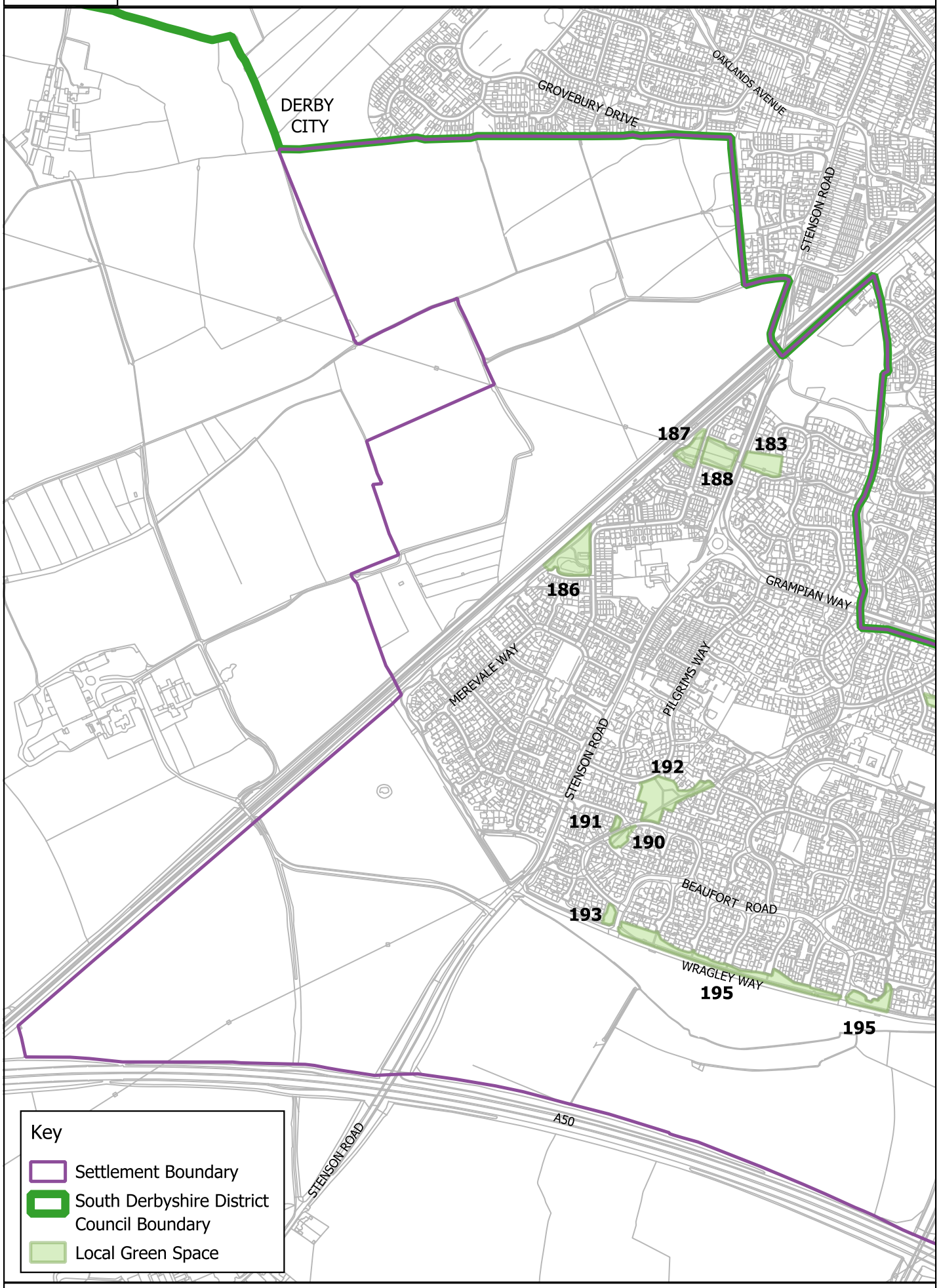
Map 15: Edge of Derby Urban Area (4) Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 6500 at A4

Map 16: Edge of Derby Urban Area (5) Settlement Boundary and Local Green Spaces

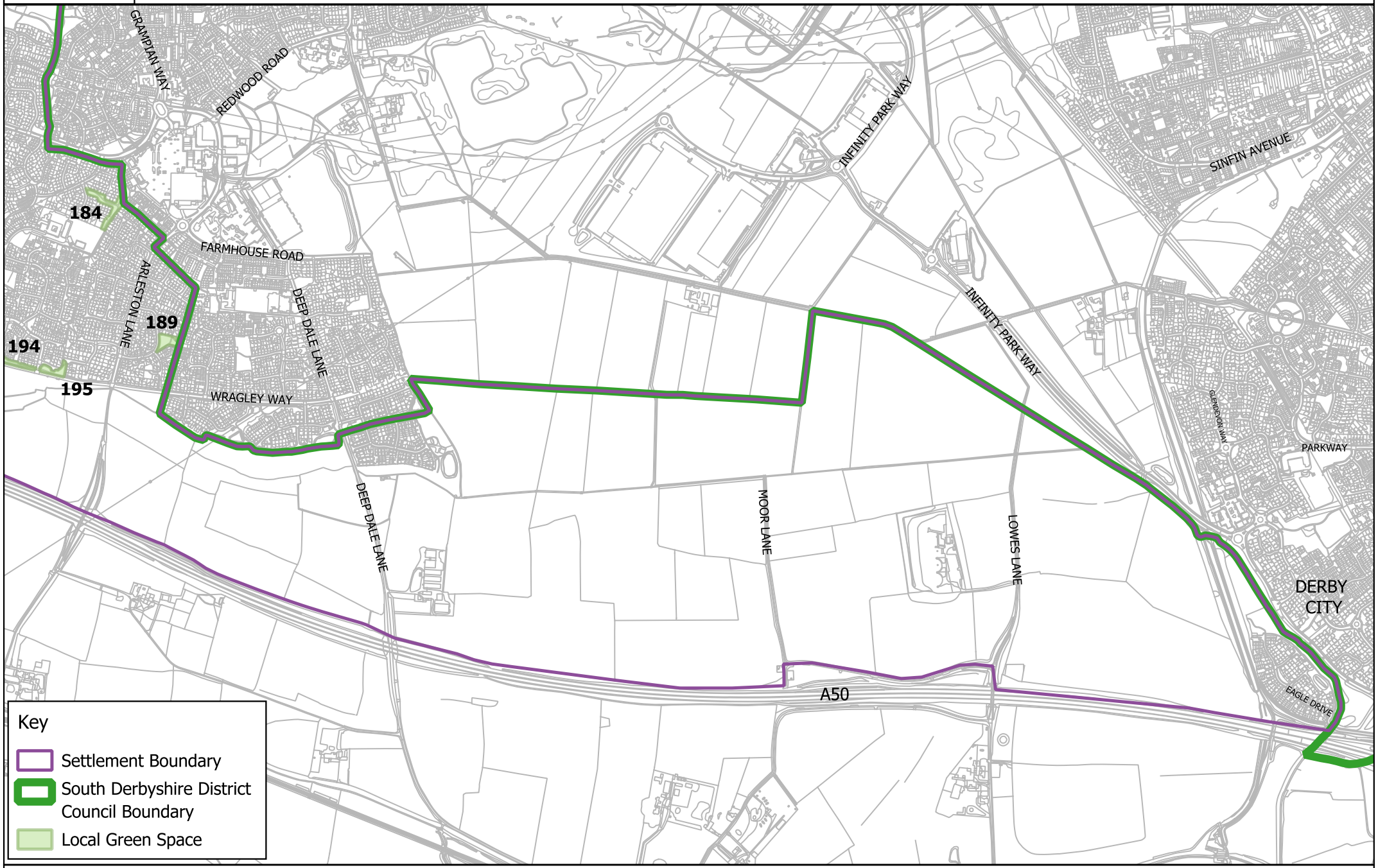


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 8500 at A4

South Derbyshire District Council

Map 17: Edge of Derby Urban Area Settlement Boundary (6) and Local Green Spaces

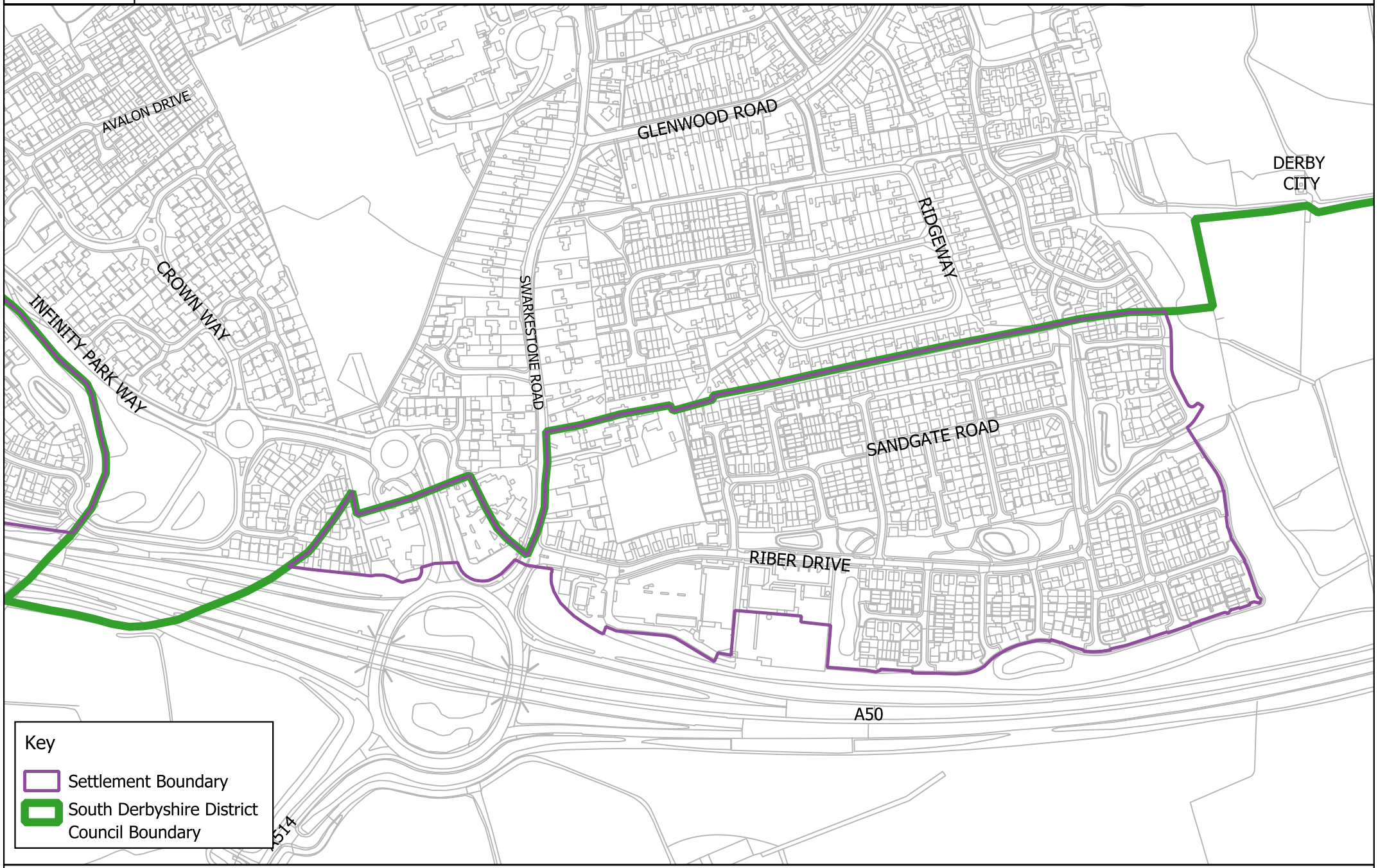


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:14000 at A4

South Derbyshire District Council

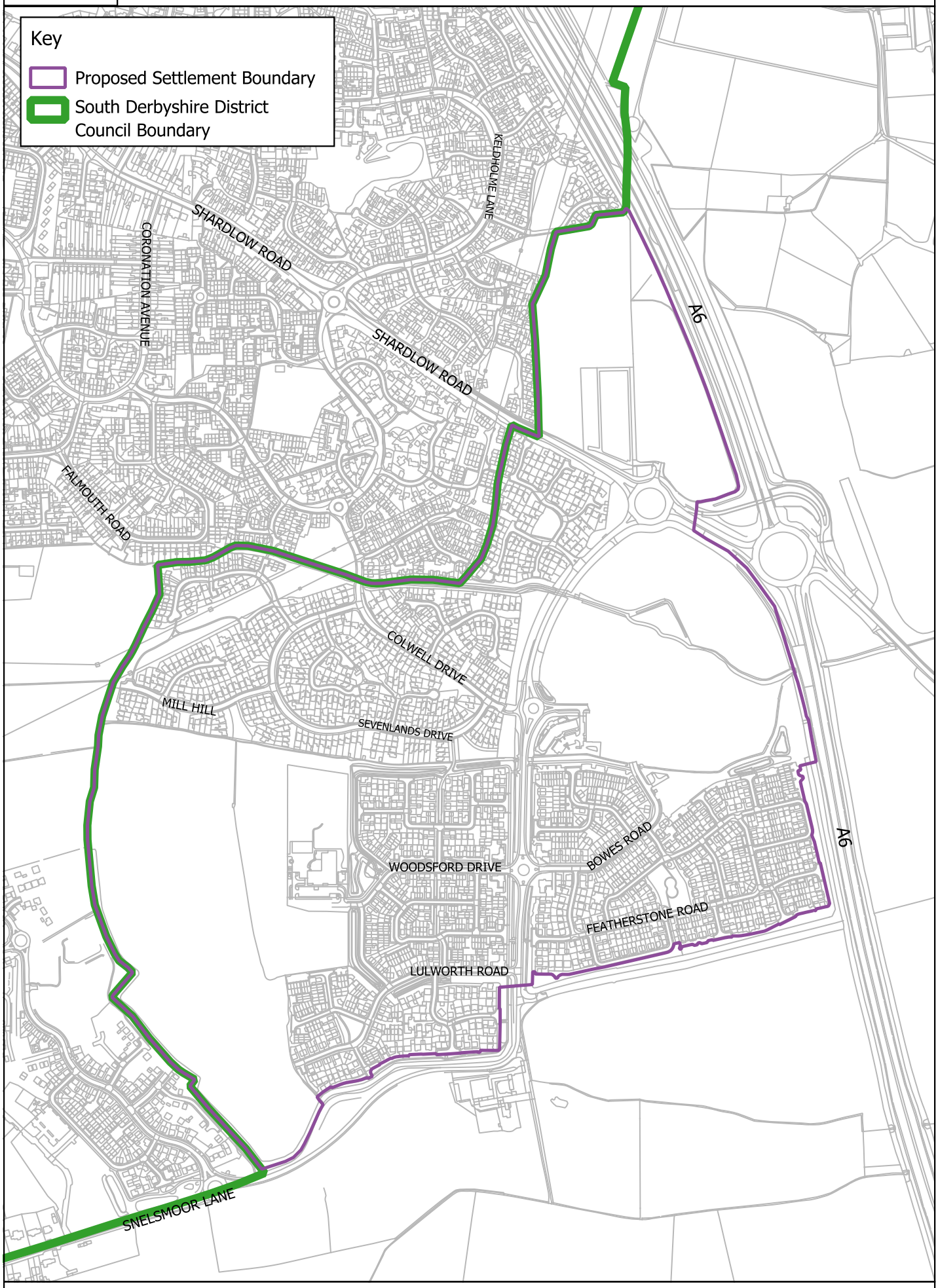
Map 18: Edge of Derby Urban Area Settlement Boundary (7)



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:5000 at A4

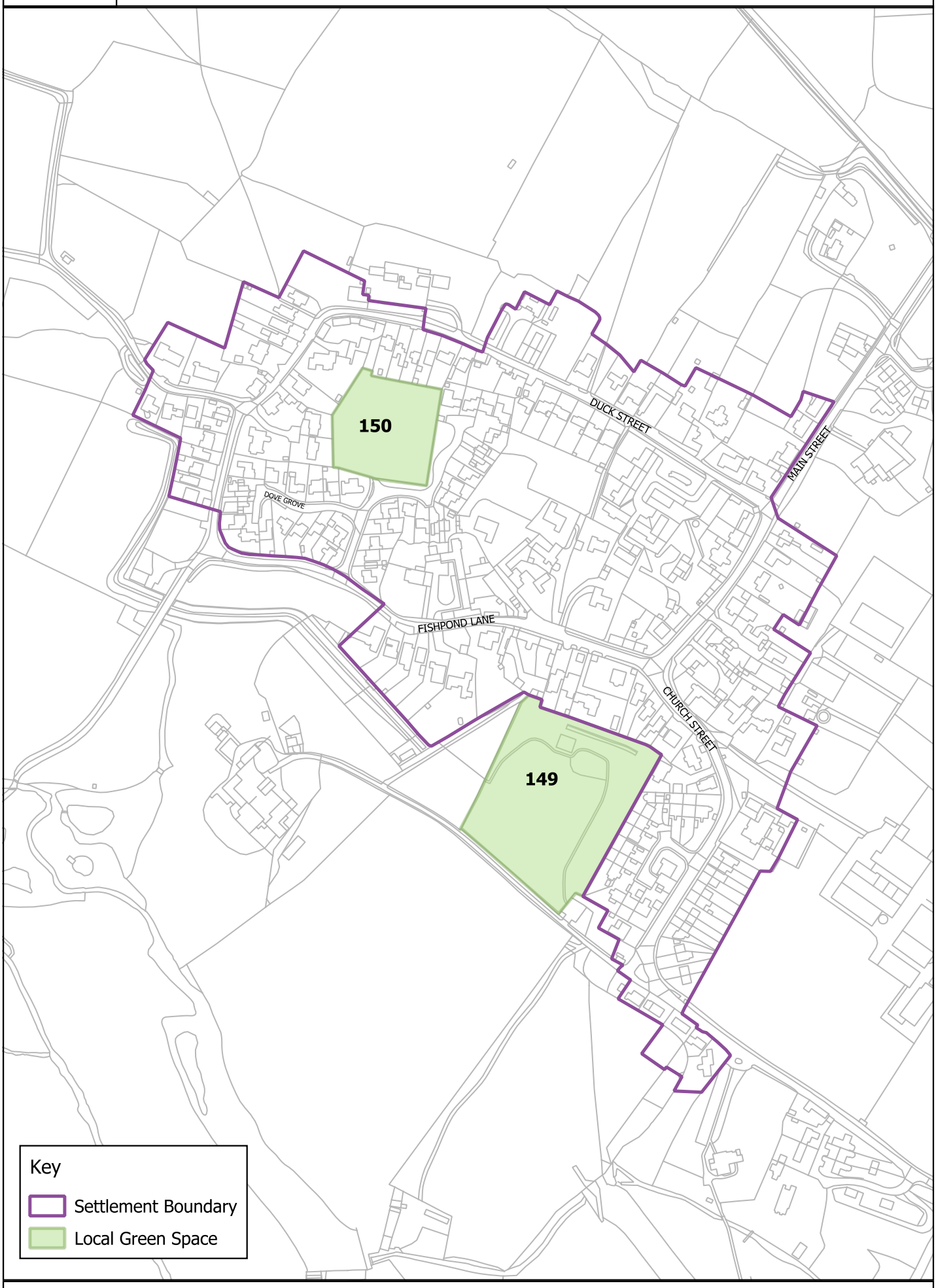
Edge of Derby Urban Area (8) Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 8000 at A4

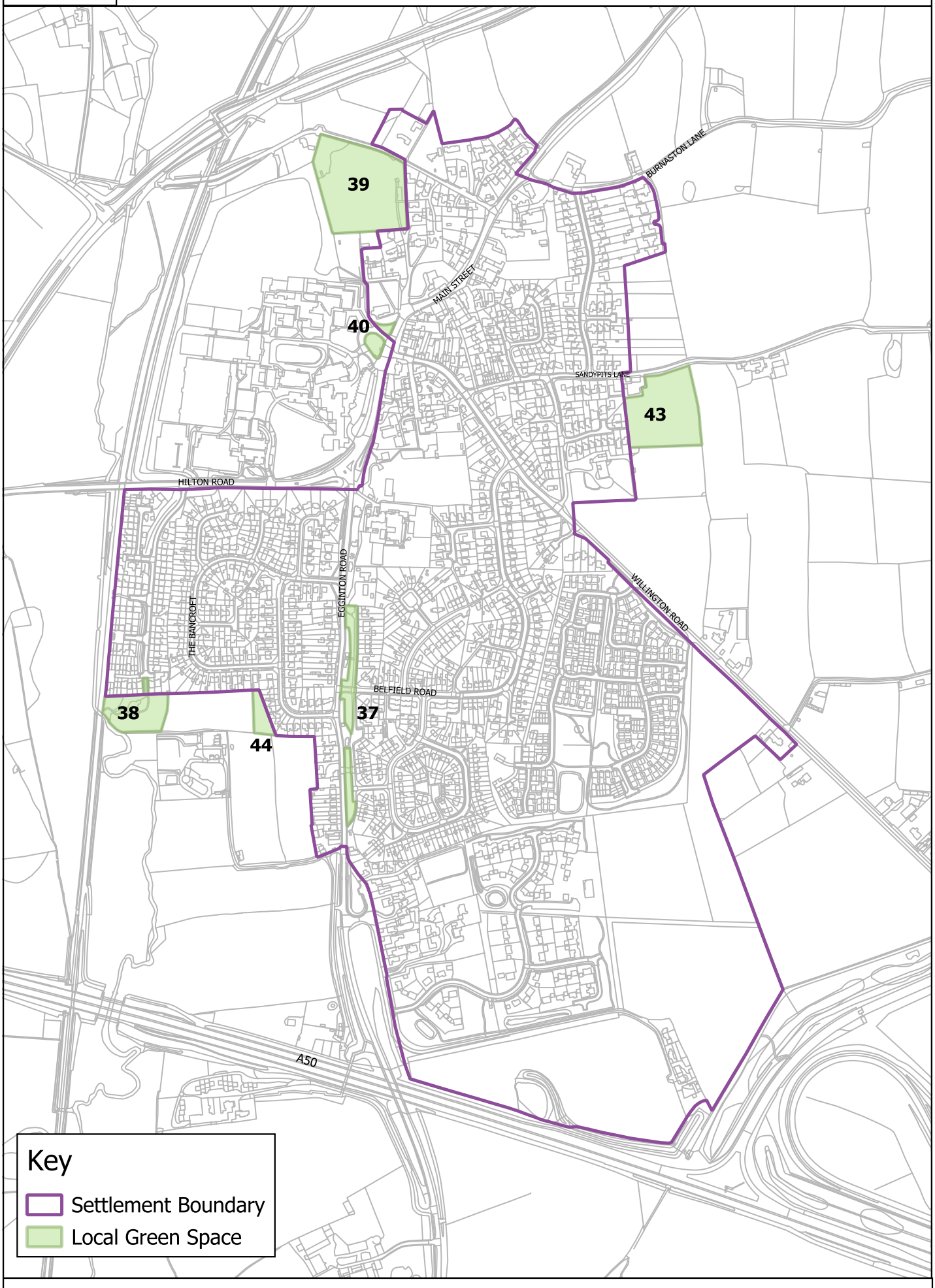
Map 19: Egginton Settlement Boundary and Local Green Spaces



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 4000 at A4

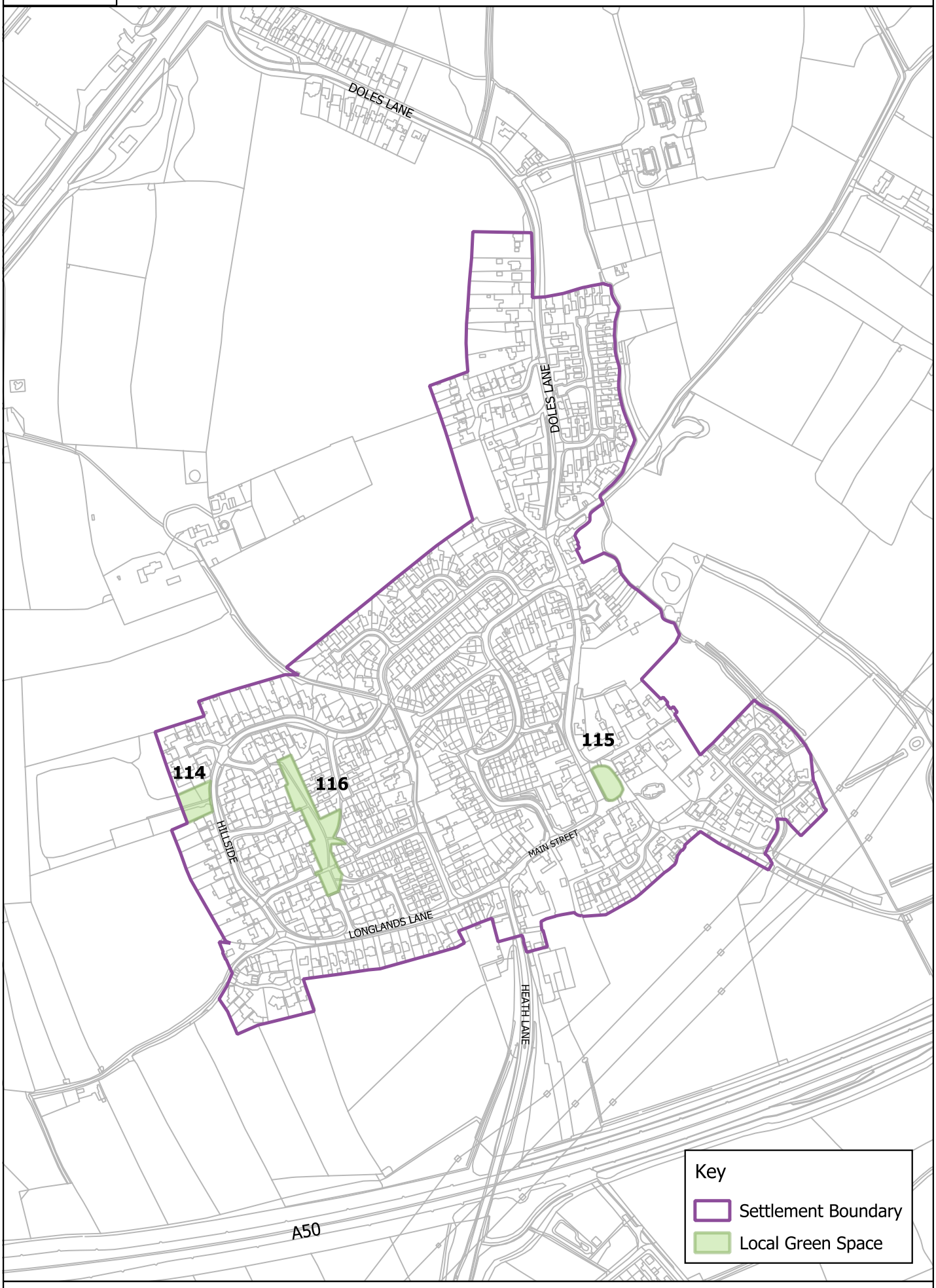
Map 20: Etwall Settlement Boundary and Local Green Spaces



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 8000 at A4

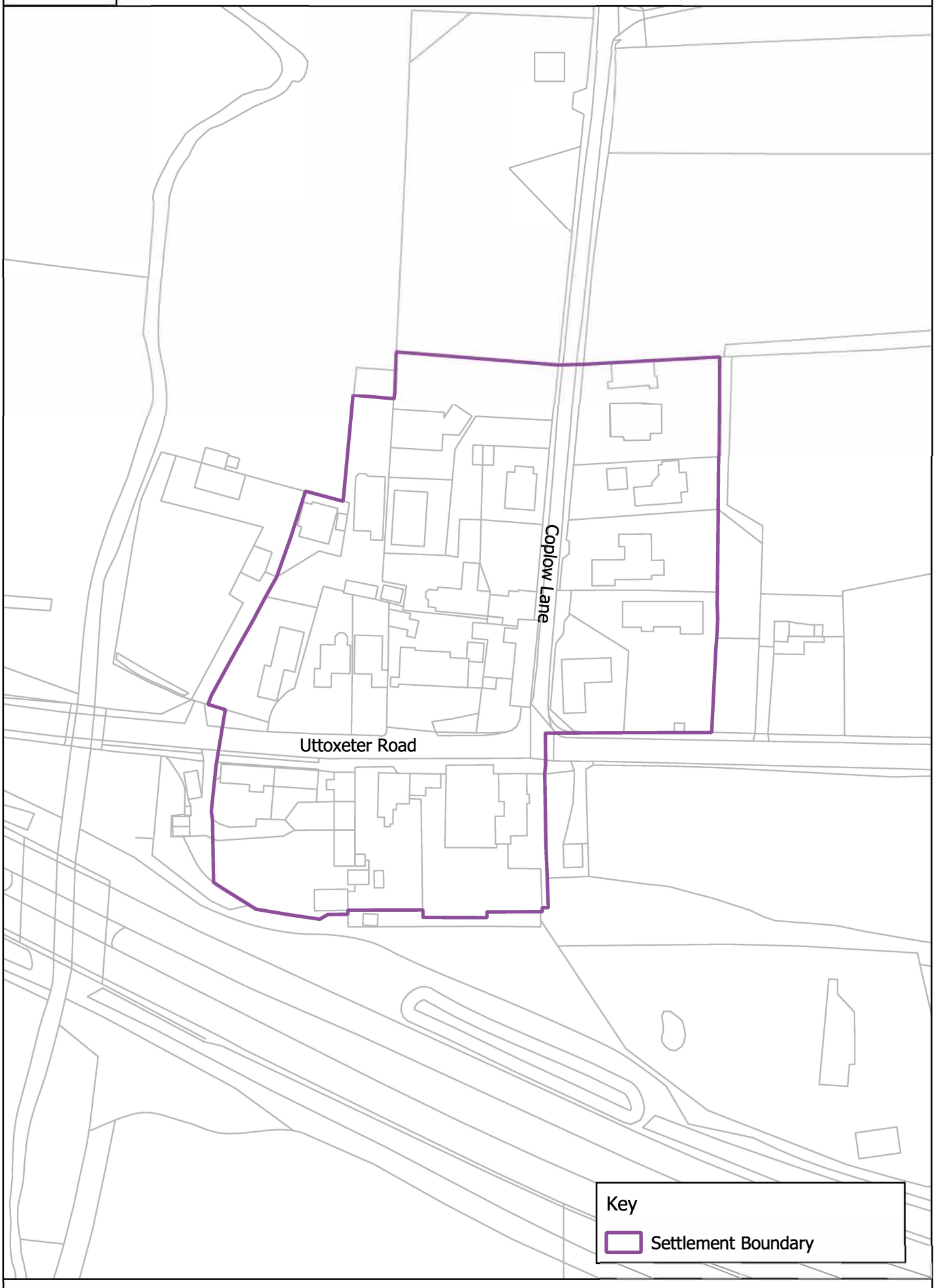
Map 21: Findern Settlement Boundary and Local Green Spaces



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 6000 at A4

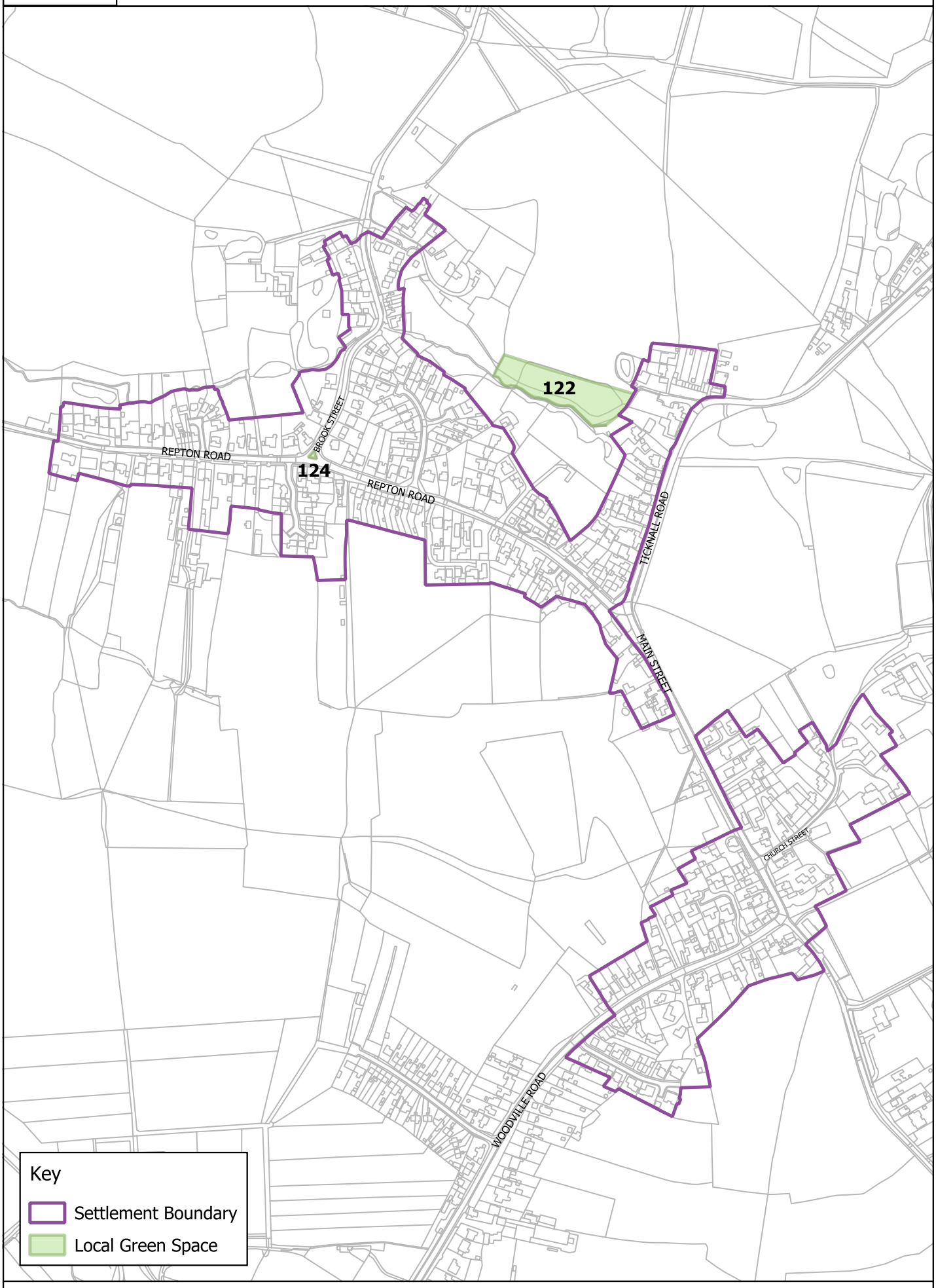
Map 22: Foston Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 1500 at A4

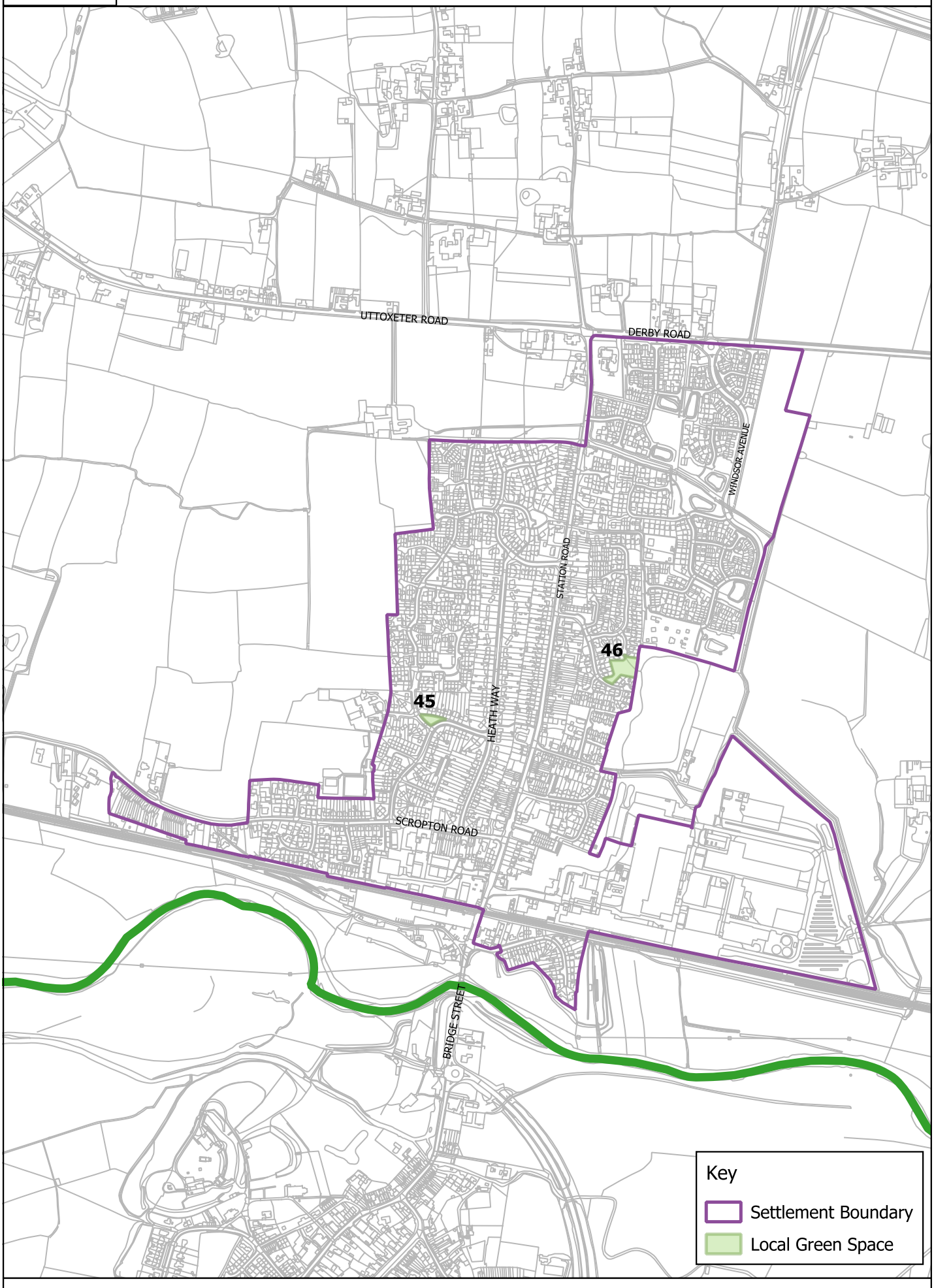
Map 23: Hartshorne Settlement Boundary and Local Green Spaces



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 6000 at A4

Map 24: Hatton Settlement Boundary and Local Green Space

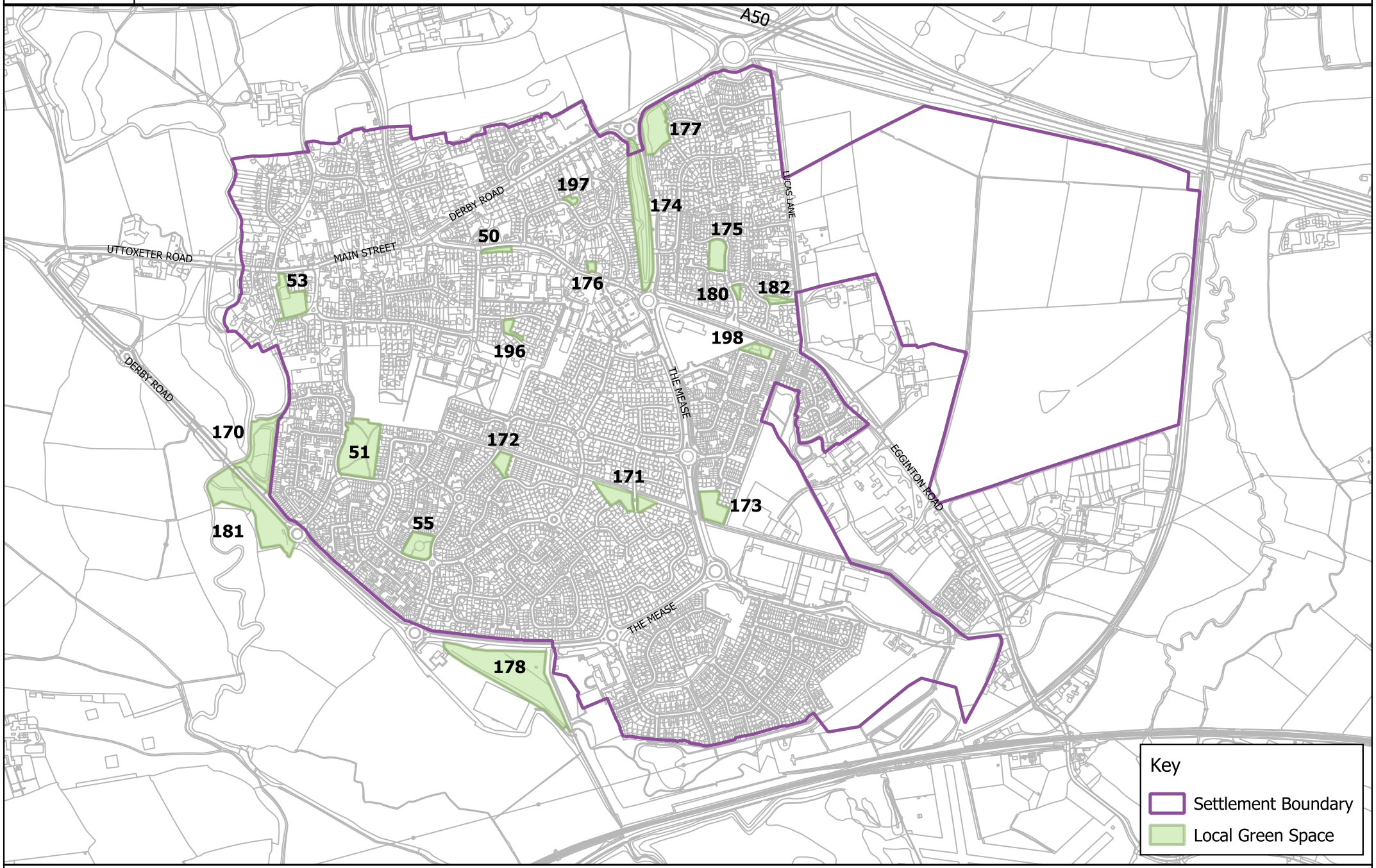


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 10000 at A4

South Derbyshire District Council

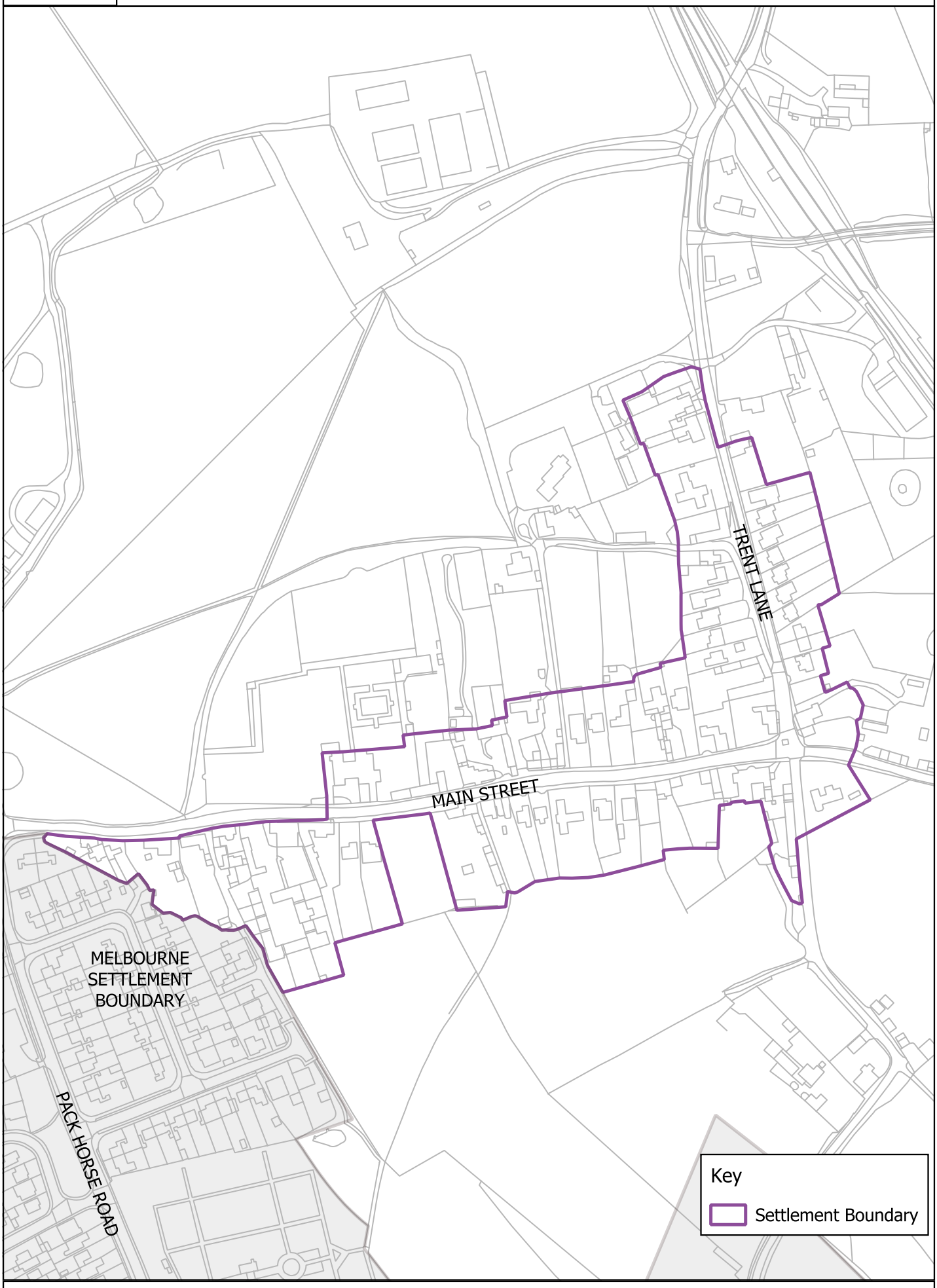
Map 25: Hilton Settlement Boundary and Local Green Spaces



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:11000 at A4

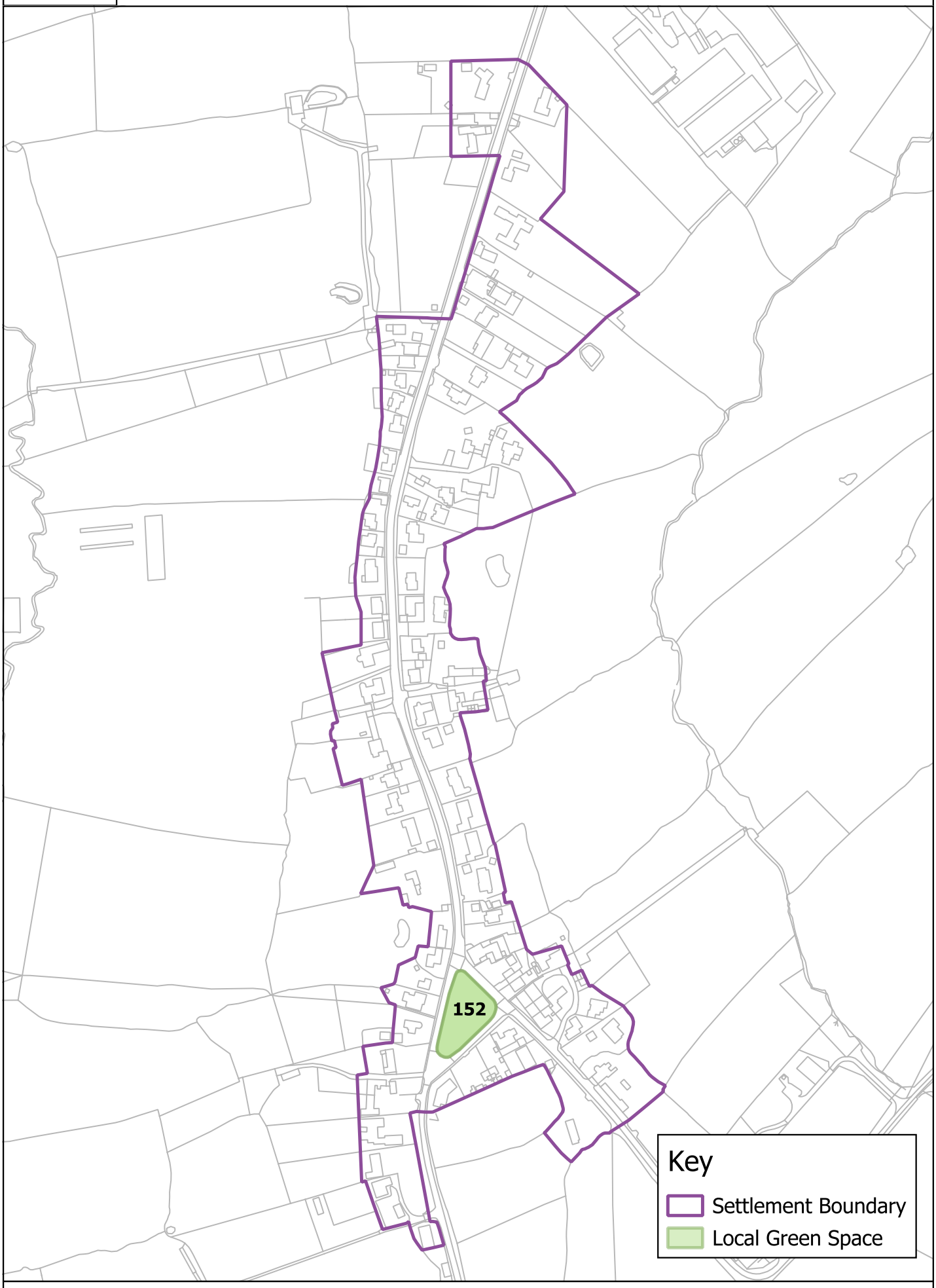
Map 26: Kings Newton Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 3000 at A4

Map 27: Lees Settlement Boundary and Local Green Spaces

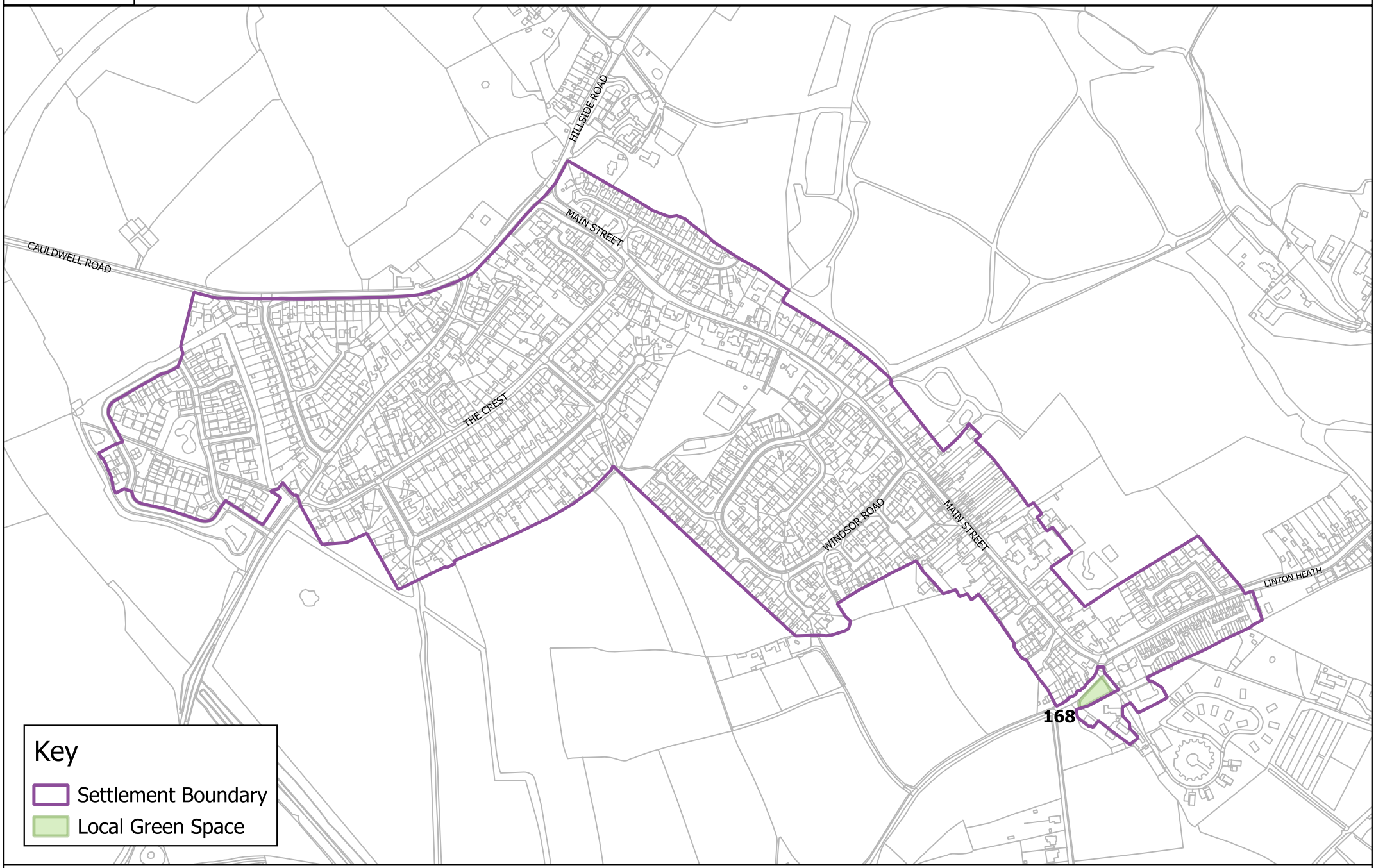


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 3500 at A4

South Derbyshire District Council

Map 28: Linton Settlement Boundary and Local Green Space



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:6000 at A4

South Derbyshire District Council

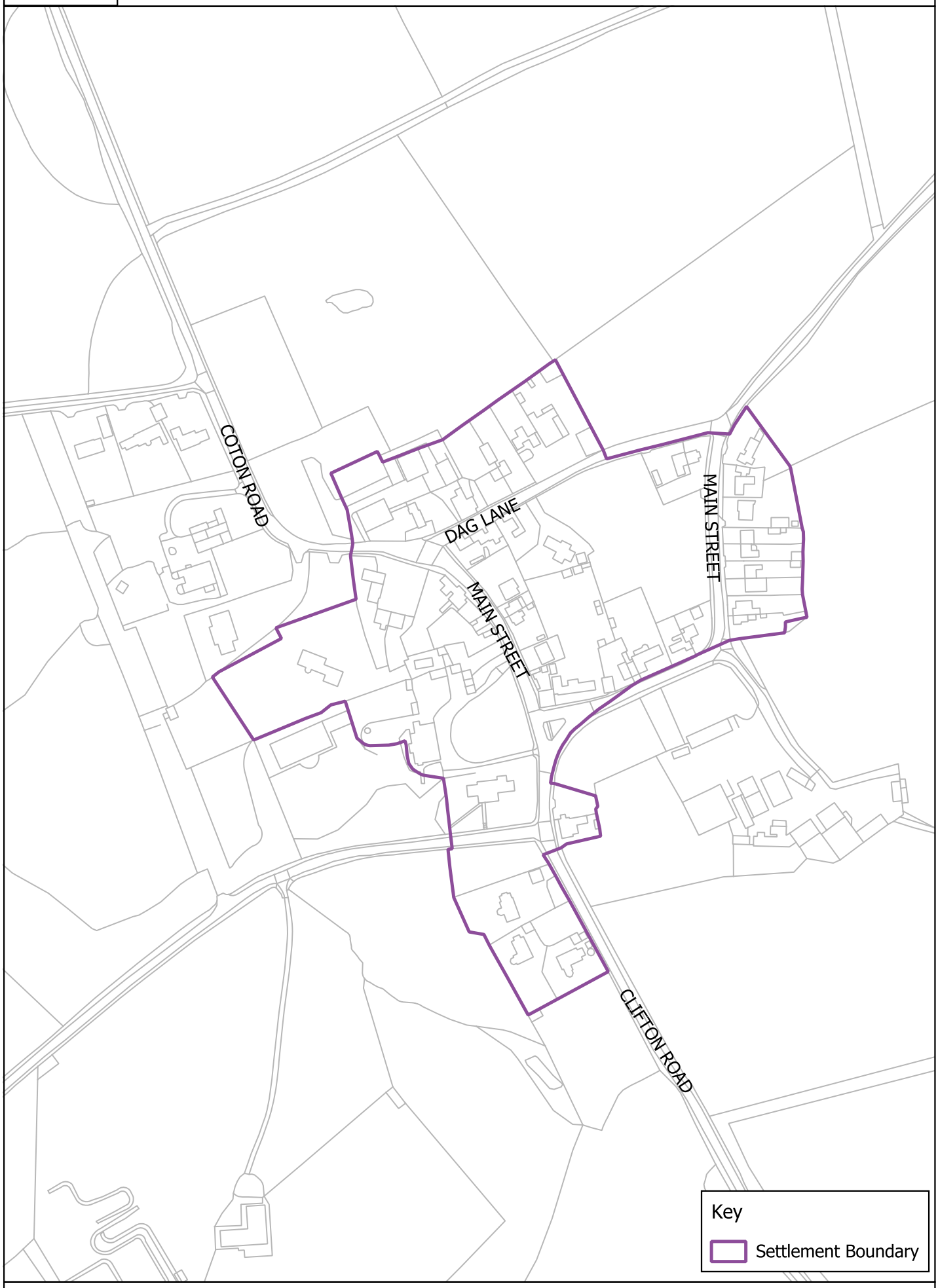
Map 29: Long Lane Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:1700 at A4

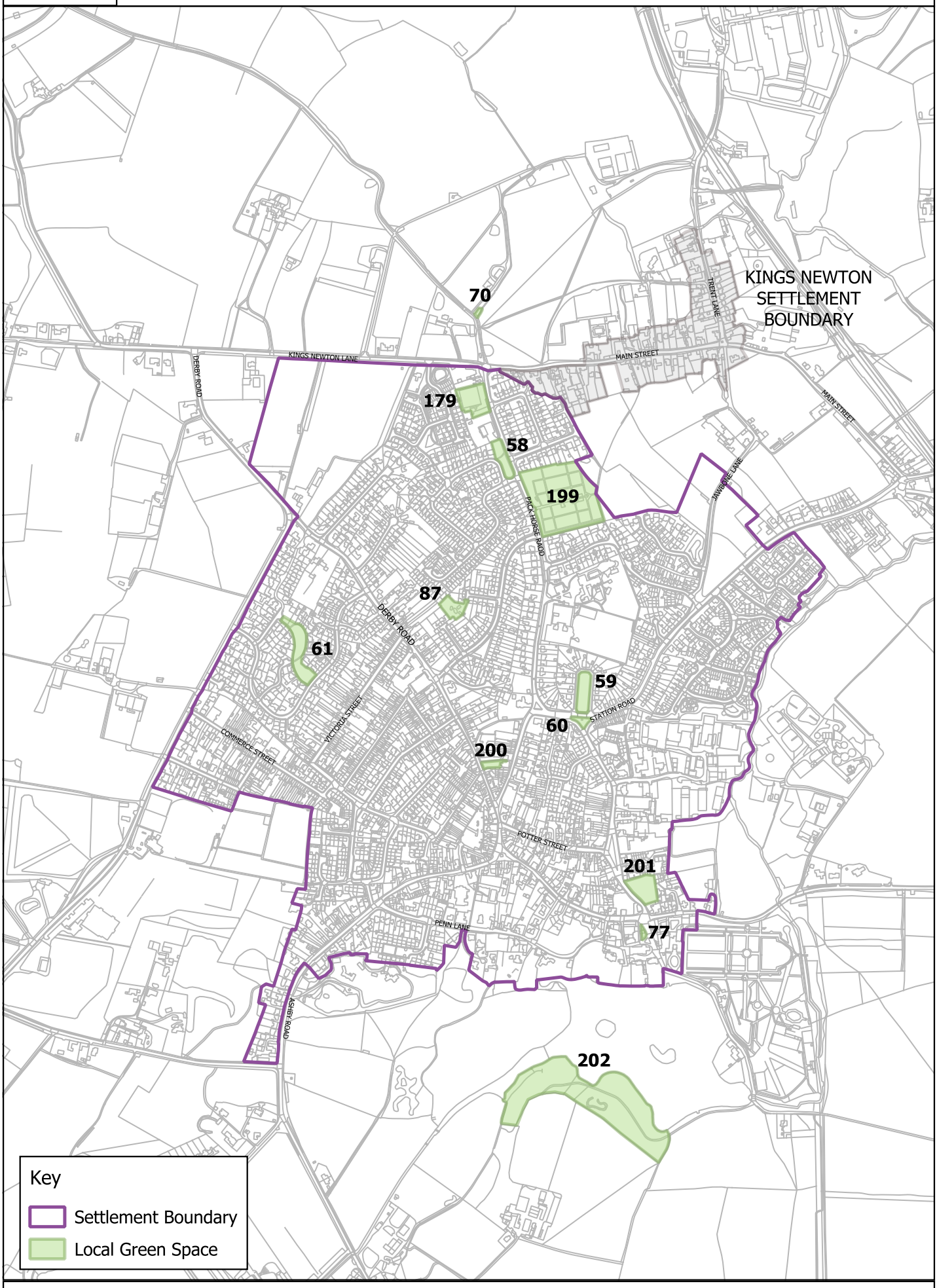
Map 30: Lullington Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 3000 at A4

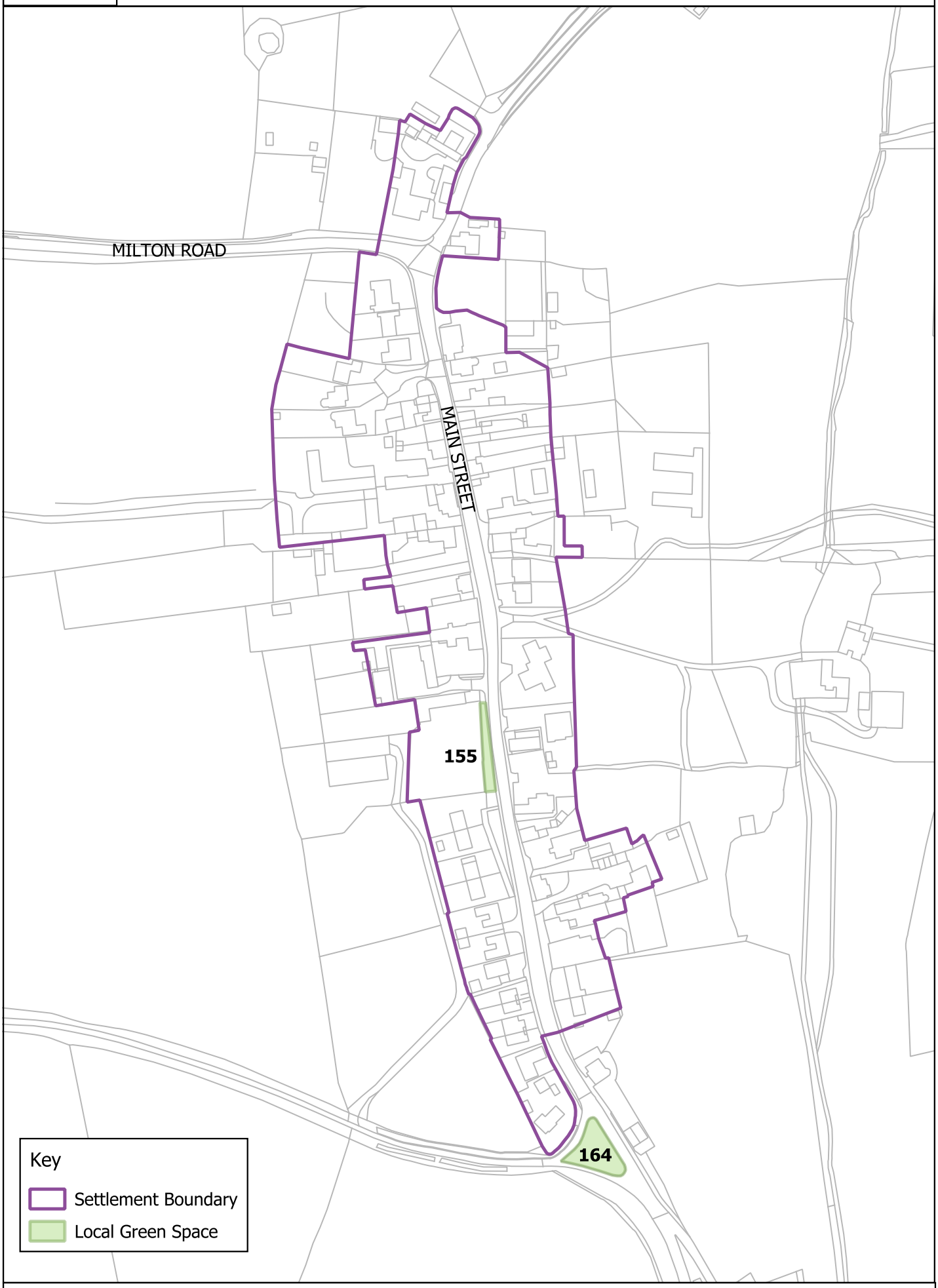
Map 31: Melbourne Settlement Boundary and Local Green Spaces



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 10000 at A4

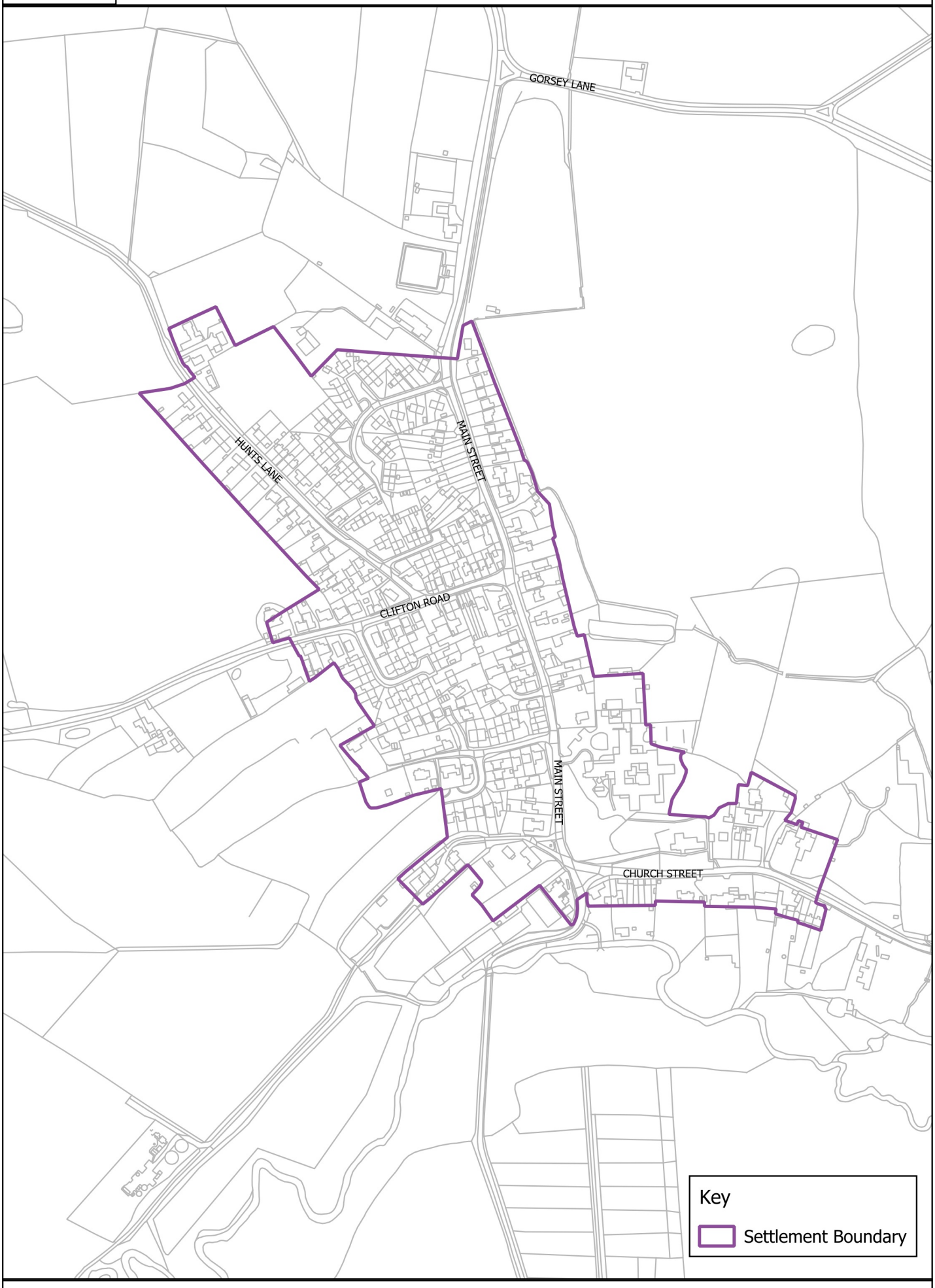
Map 32: Milton Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 2500 at A4

Map 33: Netherseal Settlement Boundary

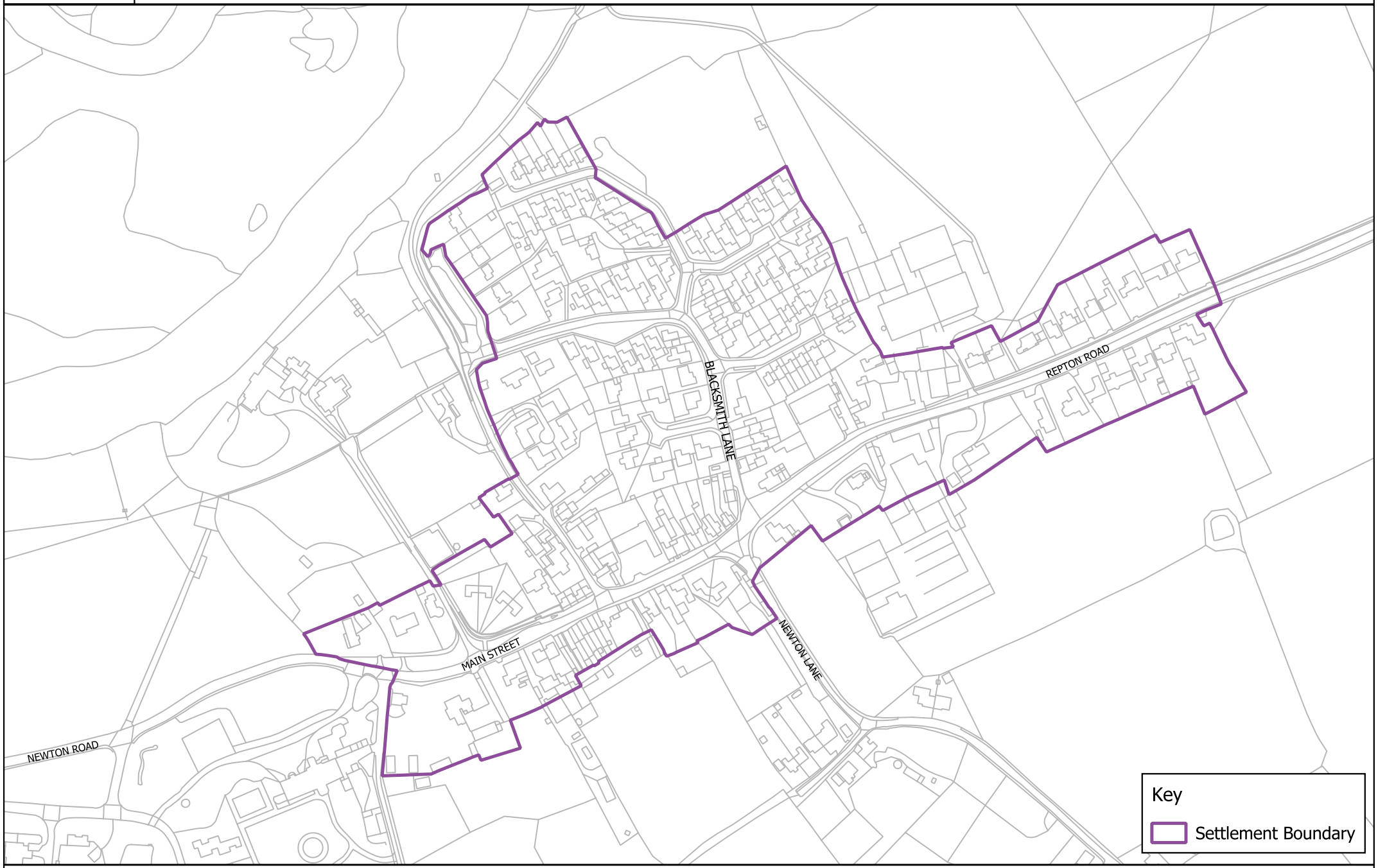


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 5000 at A4

South Derbyshire District Council

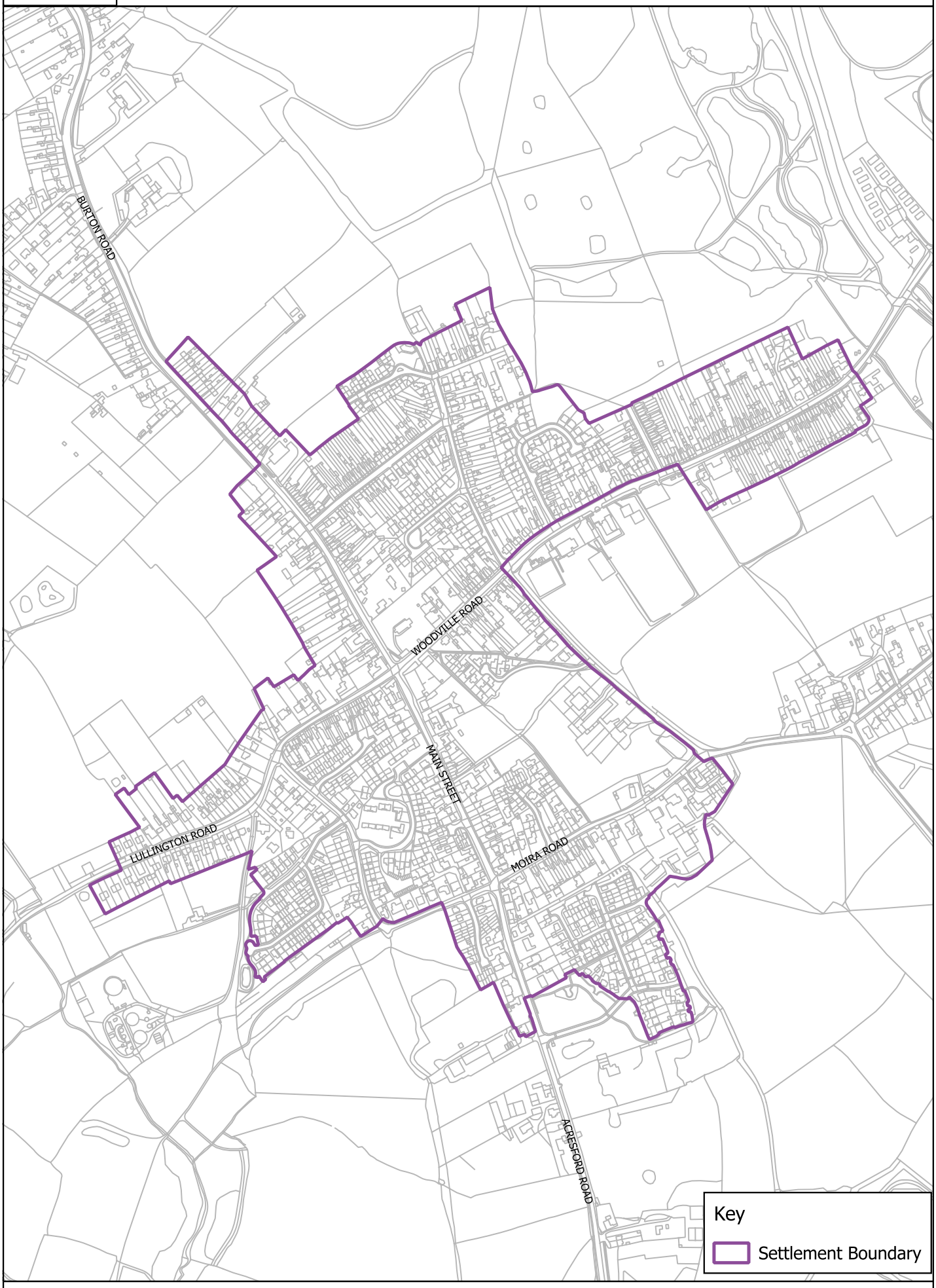
Map 34: Newton Solney Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:3500 at A4

Map 35: Overseal Settlement Boundary

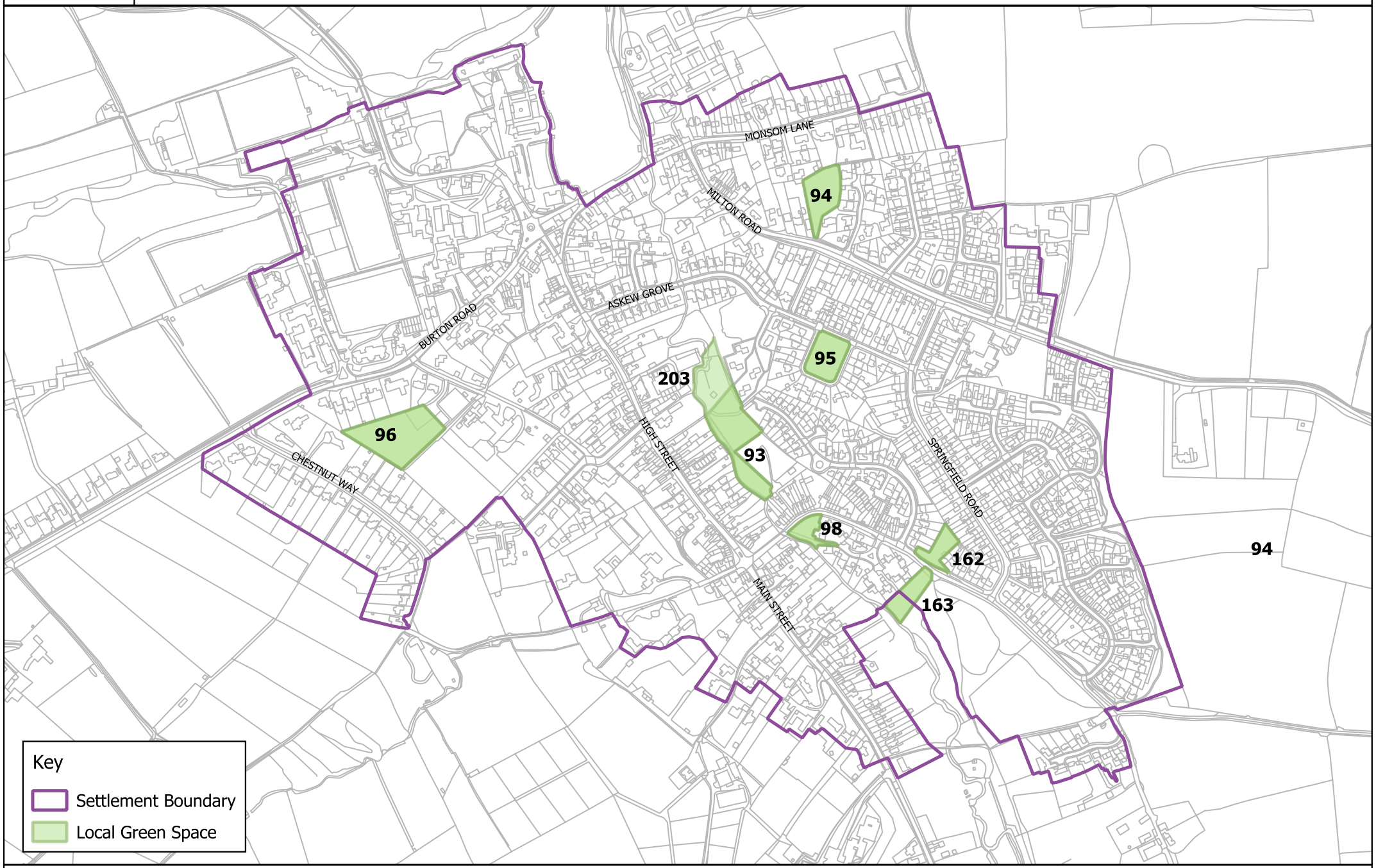


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 7000 at A4

South Derbyshire District Council

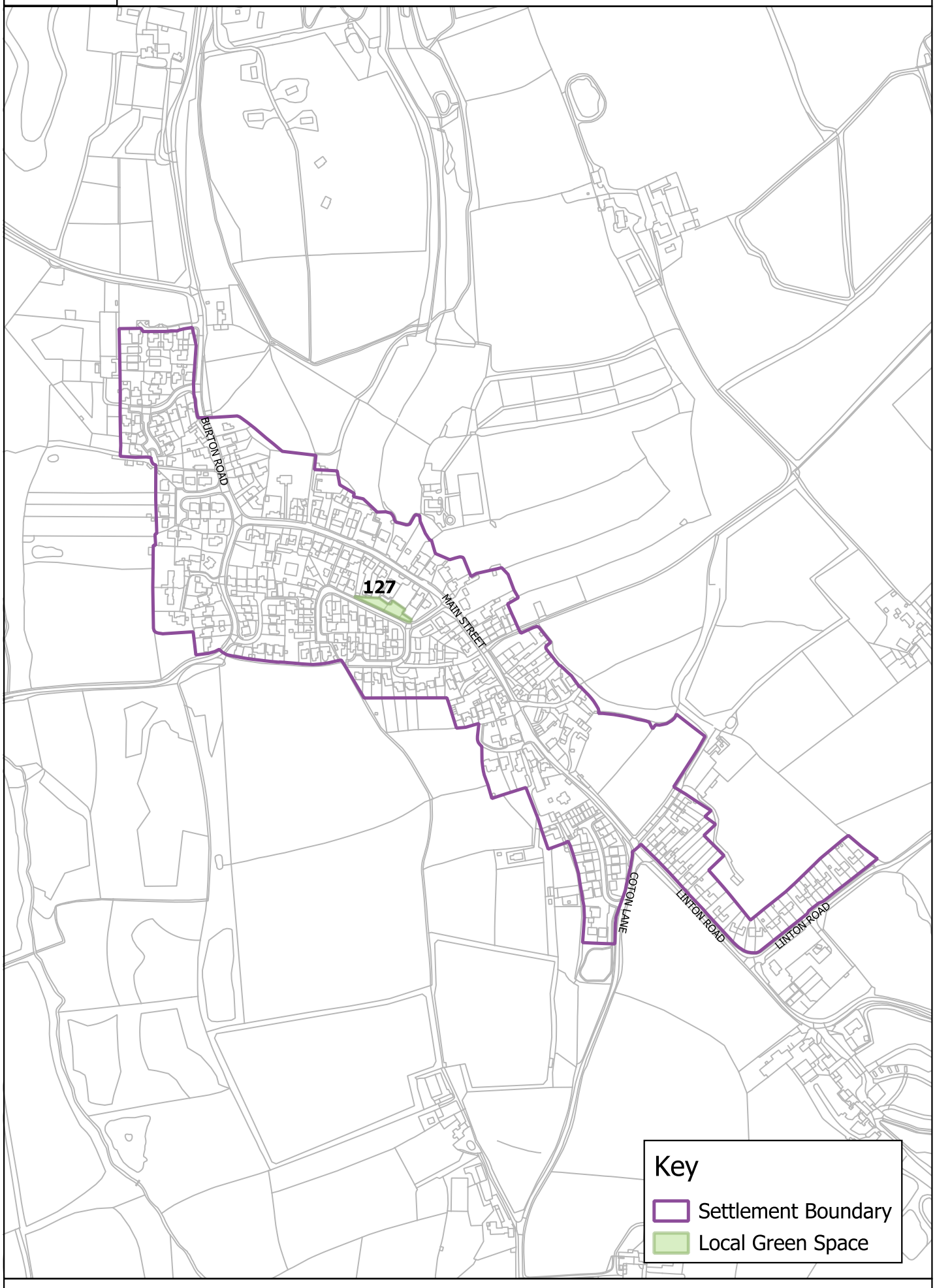
Map 36: Repton Settlement Boundary and Local Green Spaces



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:7000 at A4

Map 37: Rosliston Settlement Boundary and Local Green Space

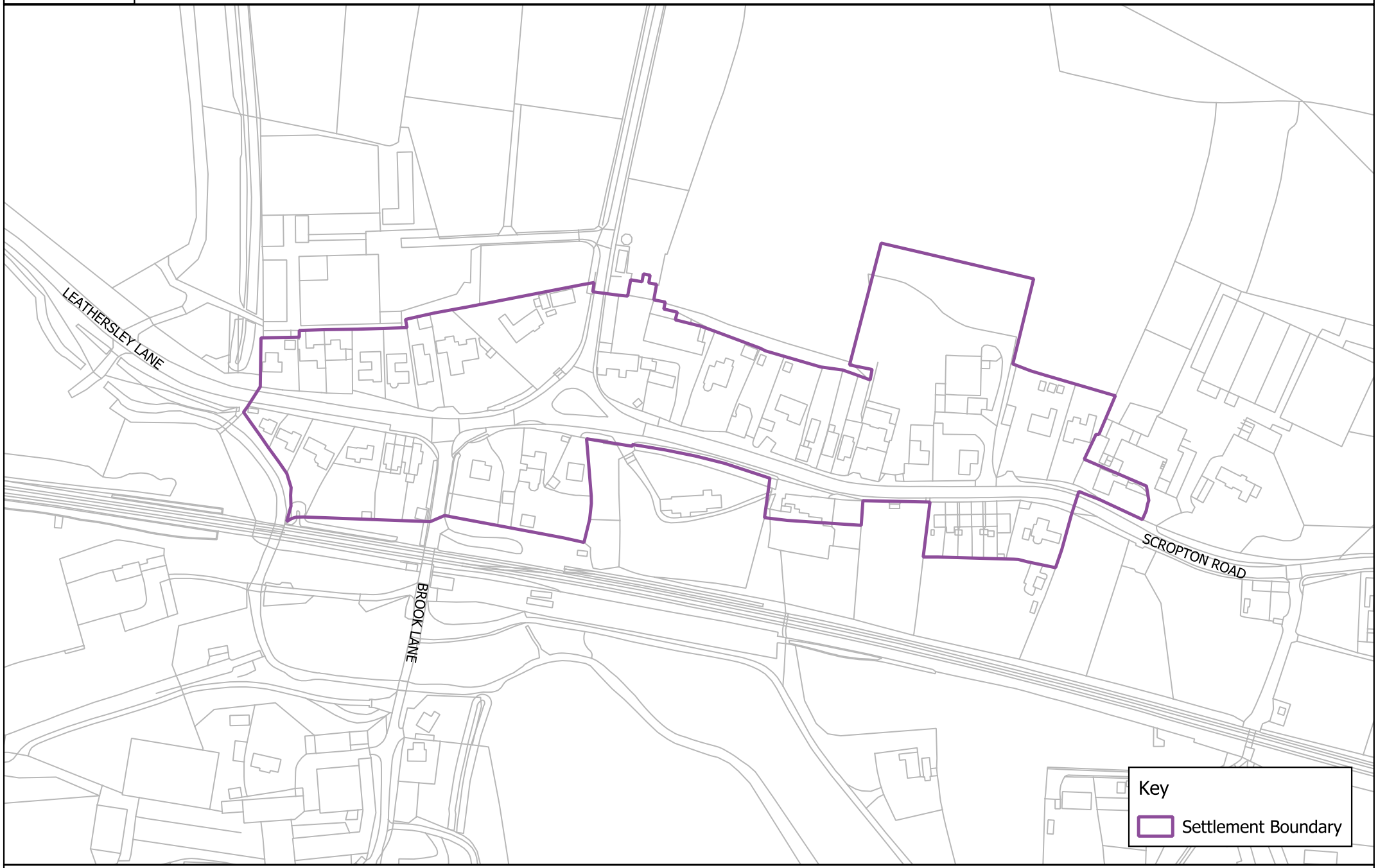


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 6000 at A4

South Derbyshire District Council

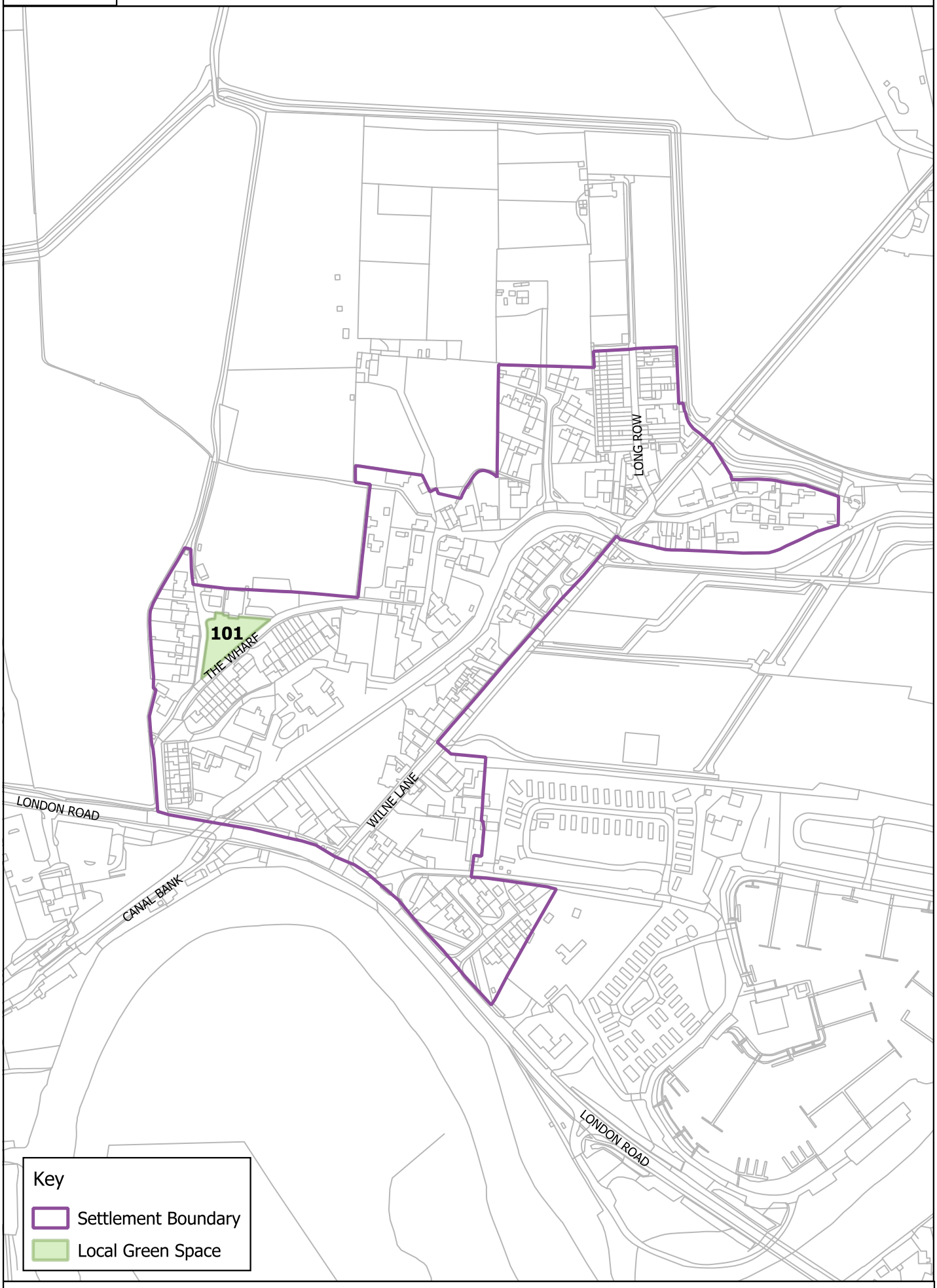
Map 38: Scropton Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:2500 at A4

Map 39: Shardlow (East) Settlement Boundary and Local Green Space

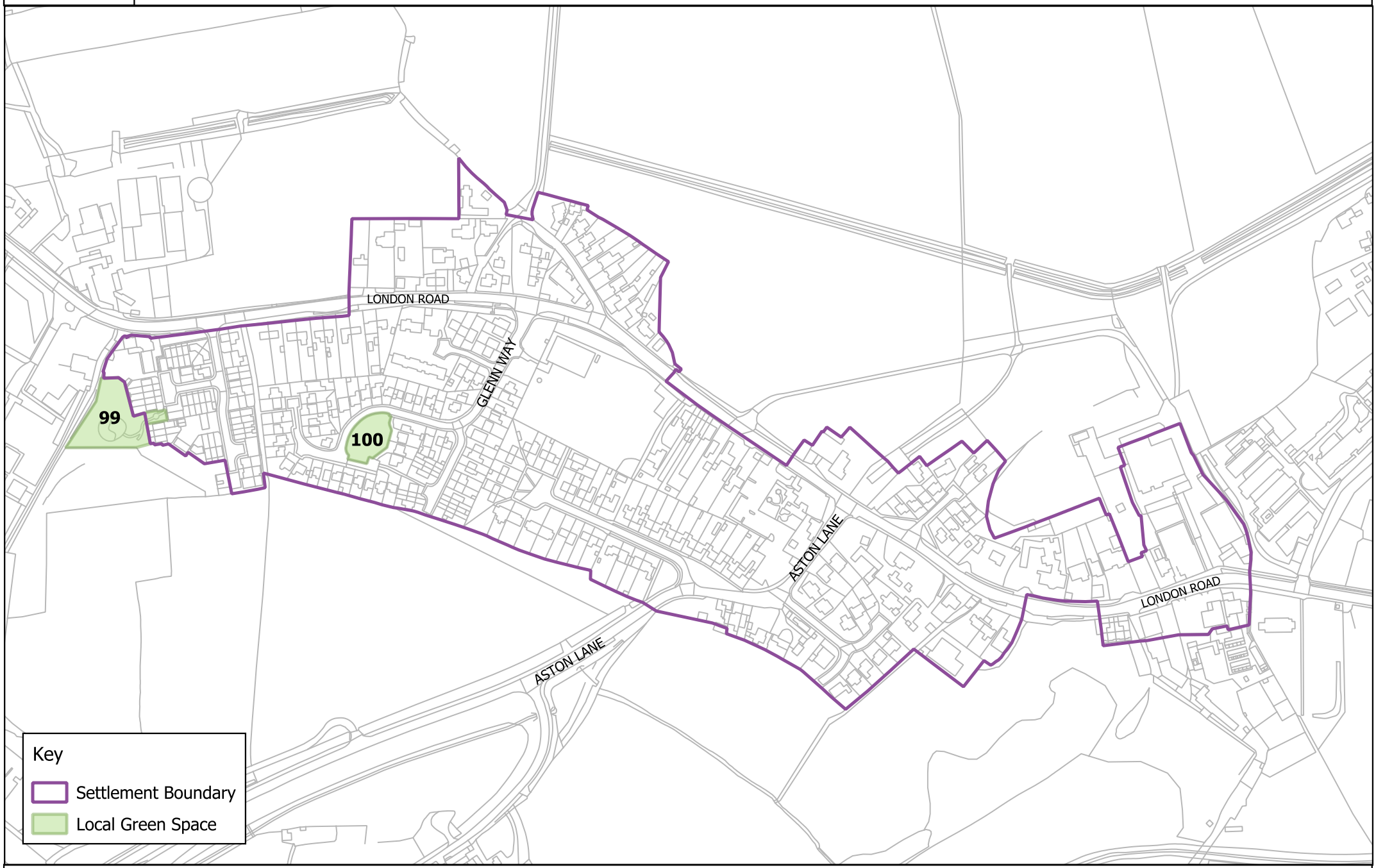


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 4000 at A4

South Derbyshire District Council

Map 40: Shardlow (West) Settlement Boundary and Local Green Spaces

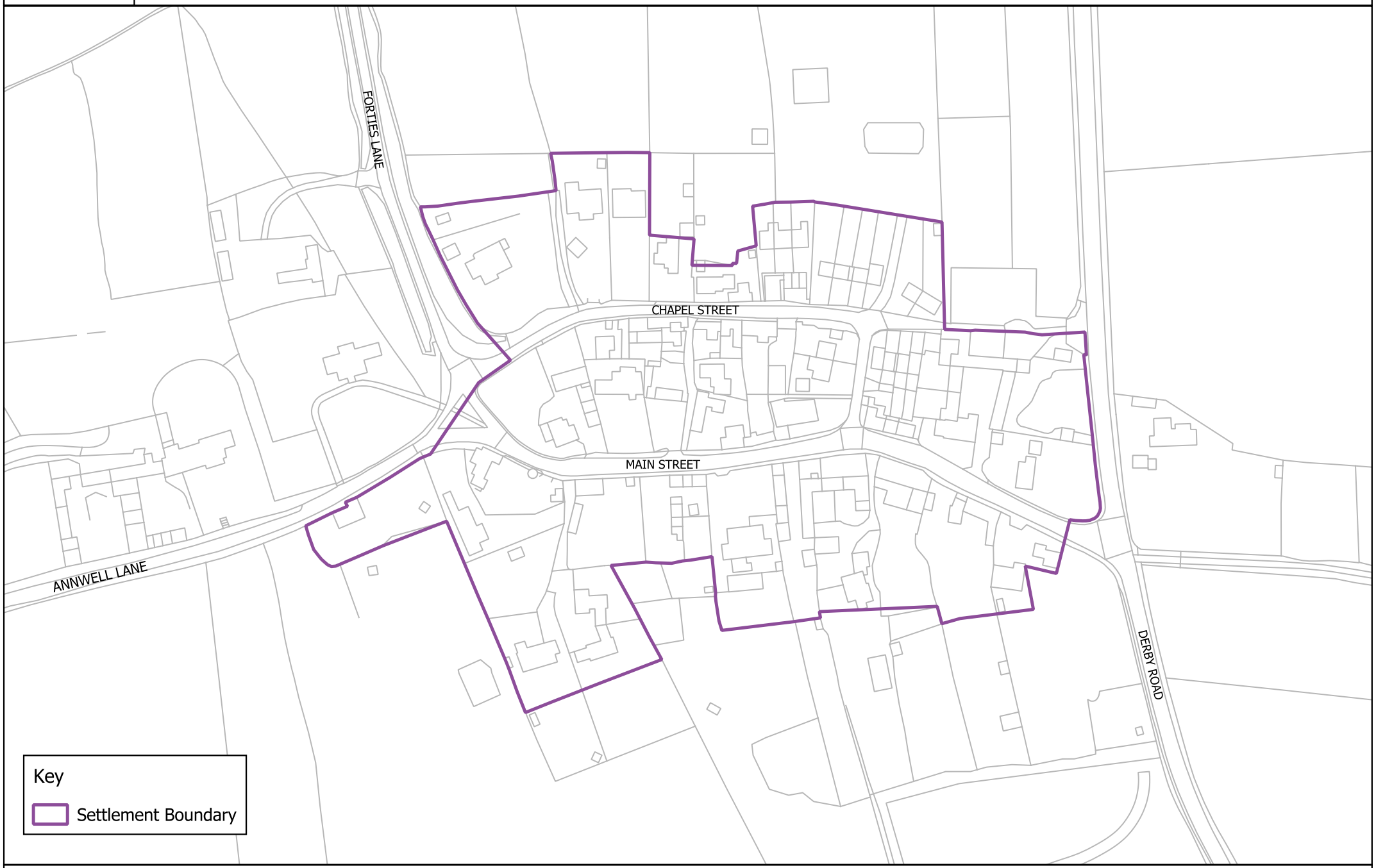


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:4000 at A4

South Derbyshire District Council

Map 41: Smisby Settlement Boundary

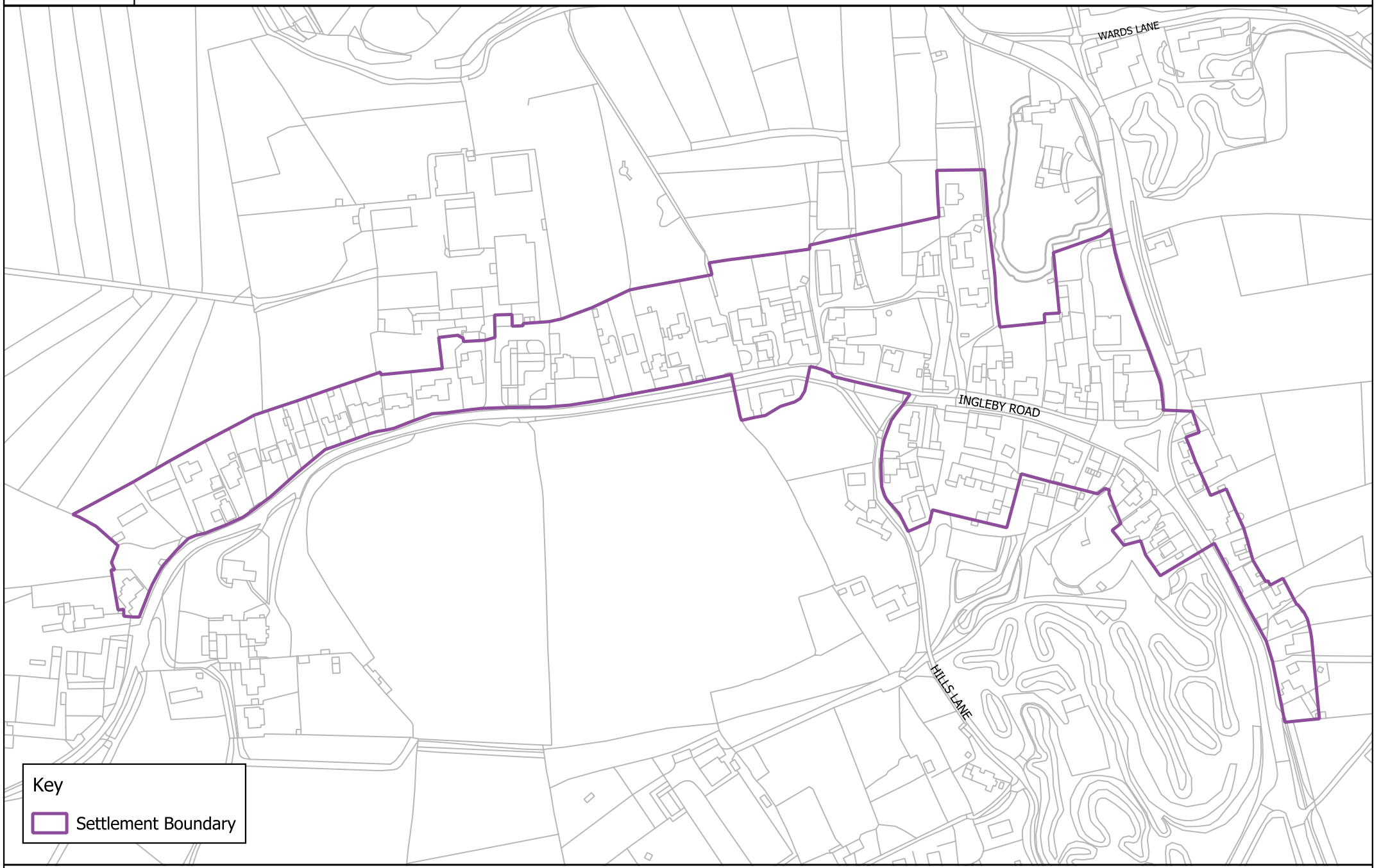


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:2000 at A4

South Derbyshire District Council

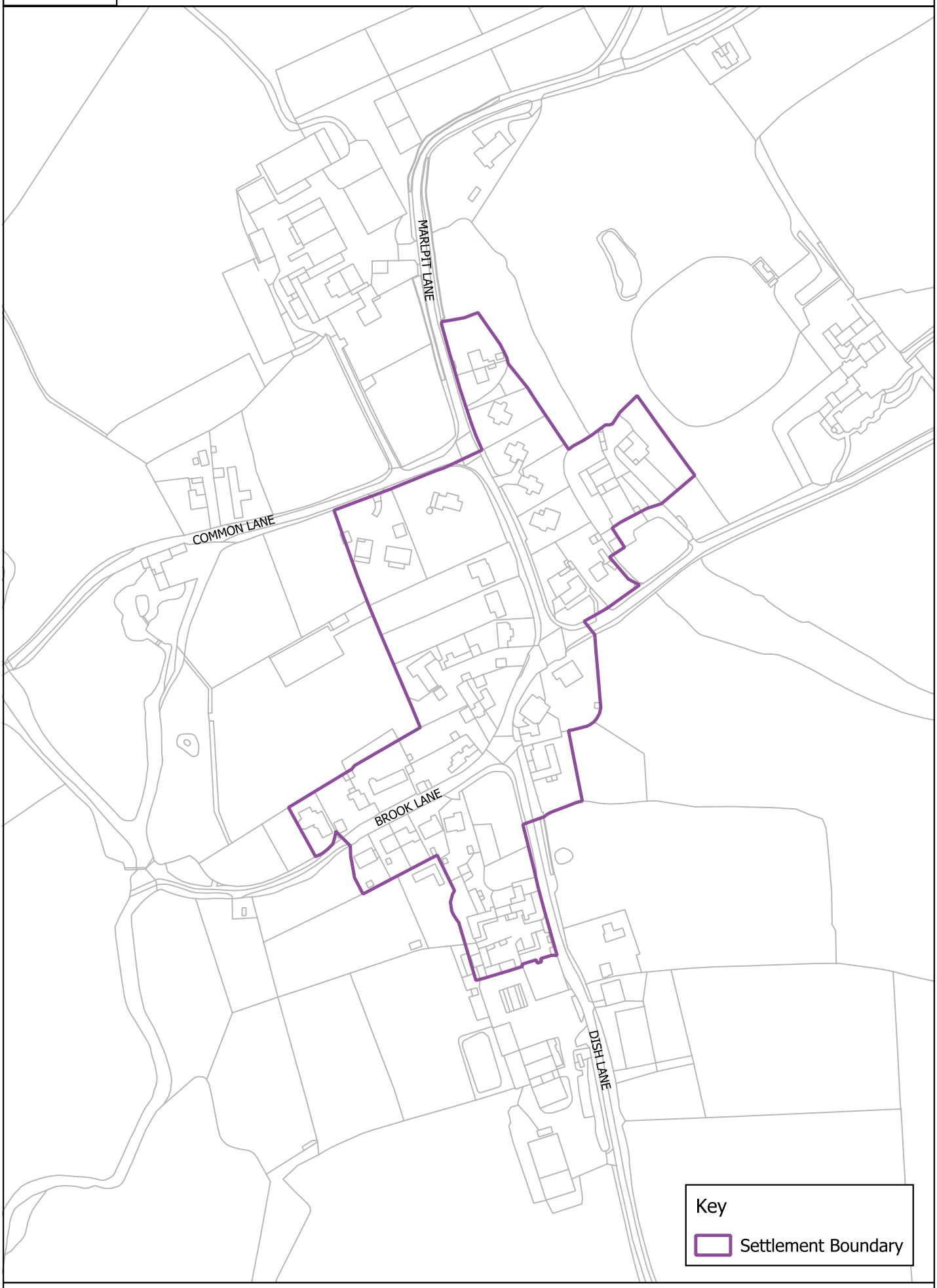
Map 42: Stanton by Bridge Settlement Boundary



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:3000 at A4

Map 43: Sutton on the Hill Settlement Boundary

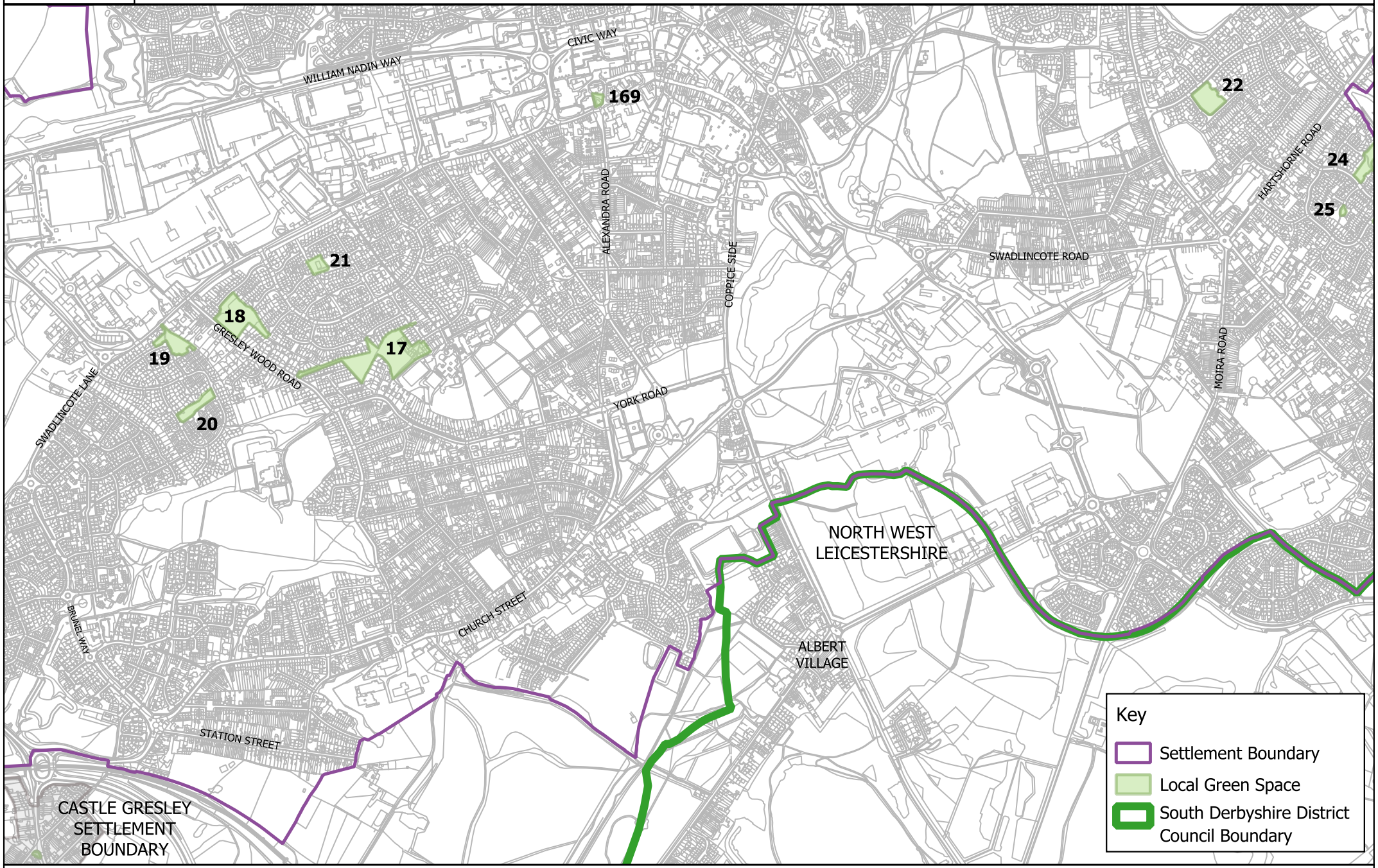


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 3000 at A4

South Derbyshire District Council

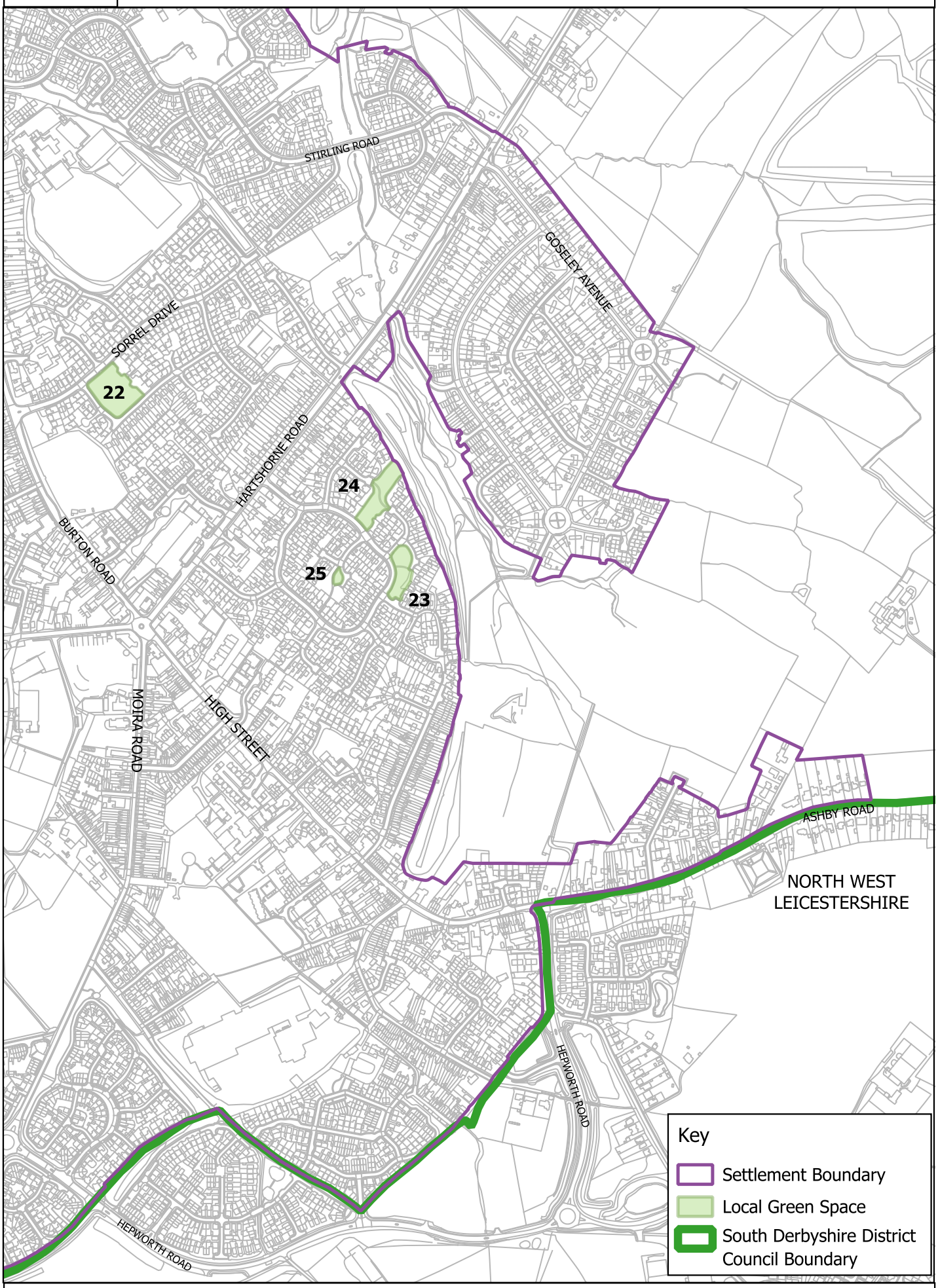
Map 44: Swadlincote Urban Area Settlement Boundary (1) and Local Green Spaces



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:13000 at A4

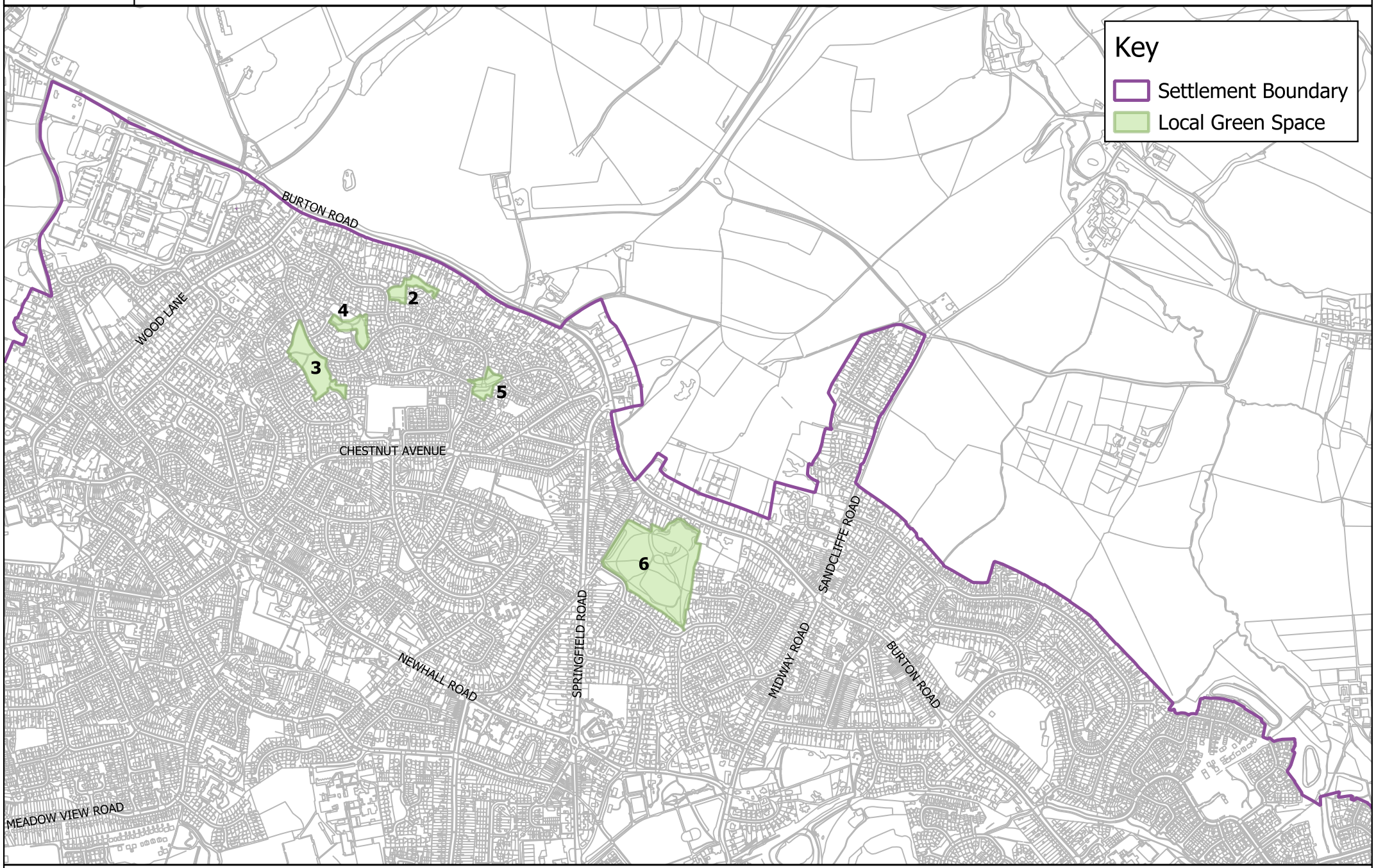
Map 45: Swadlincote Urban Area (2) Settlement Boundary and Local Green Spaces



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 8000 at A4

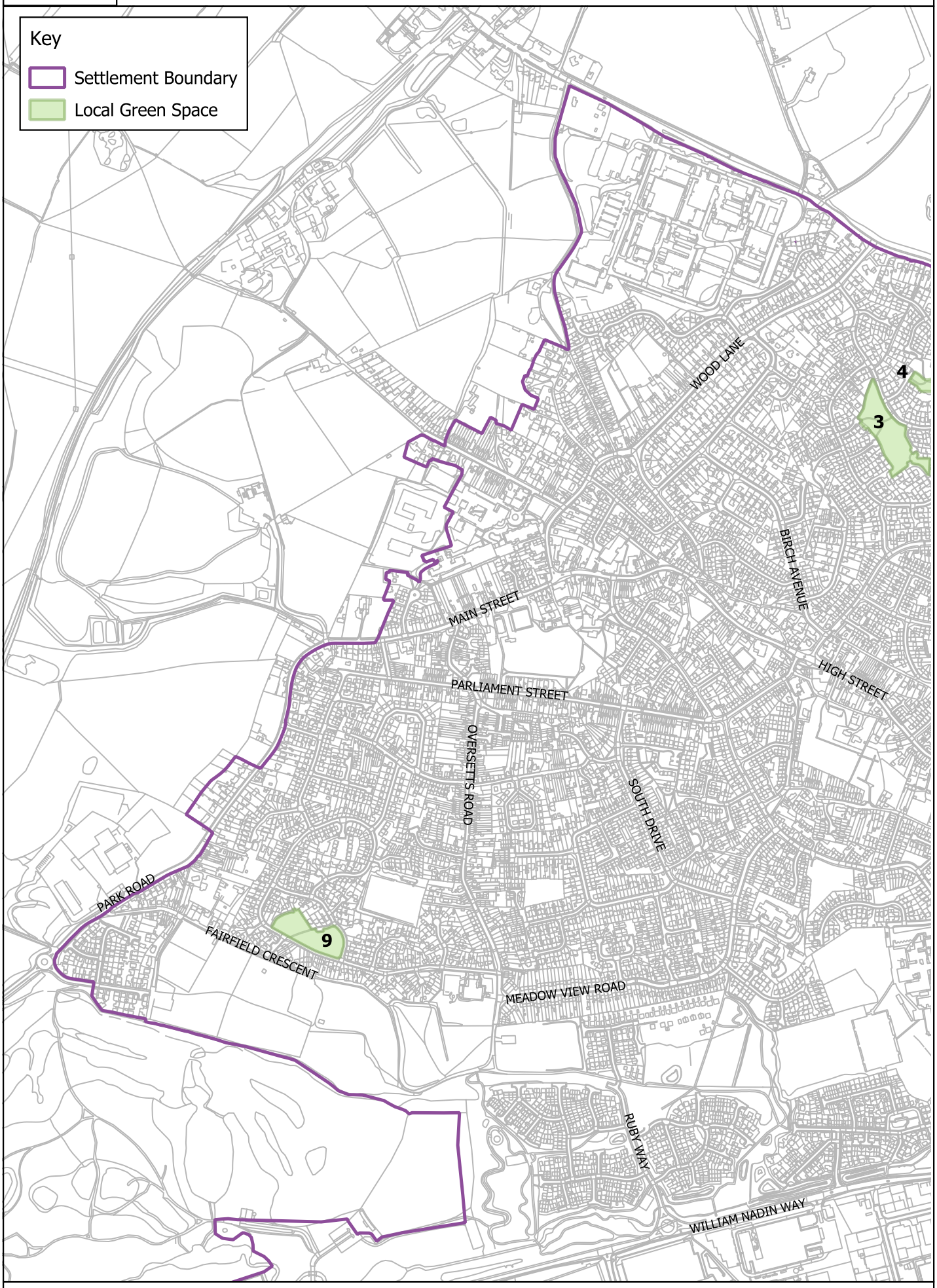
Map 46: Swadlincote Urban Area Settlement Boundary (3) and Local Green Spaces



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:12000 at A4

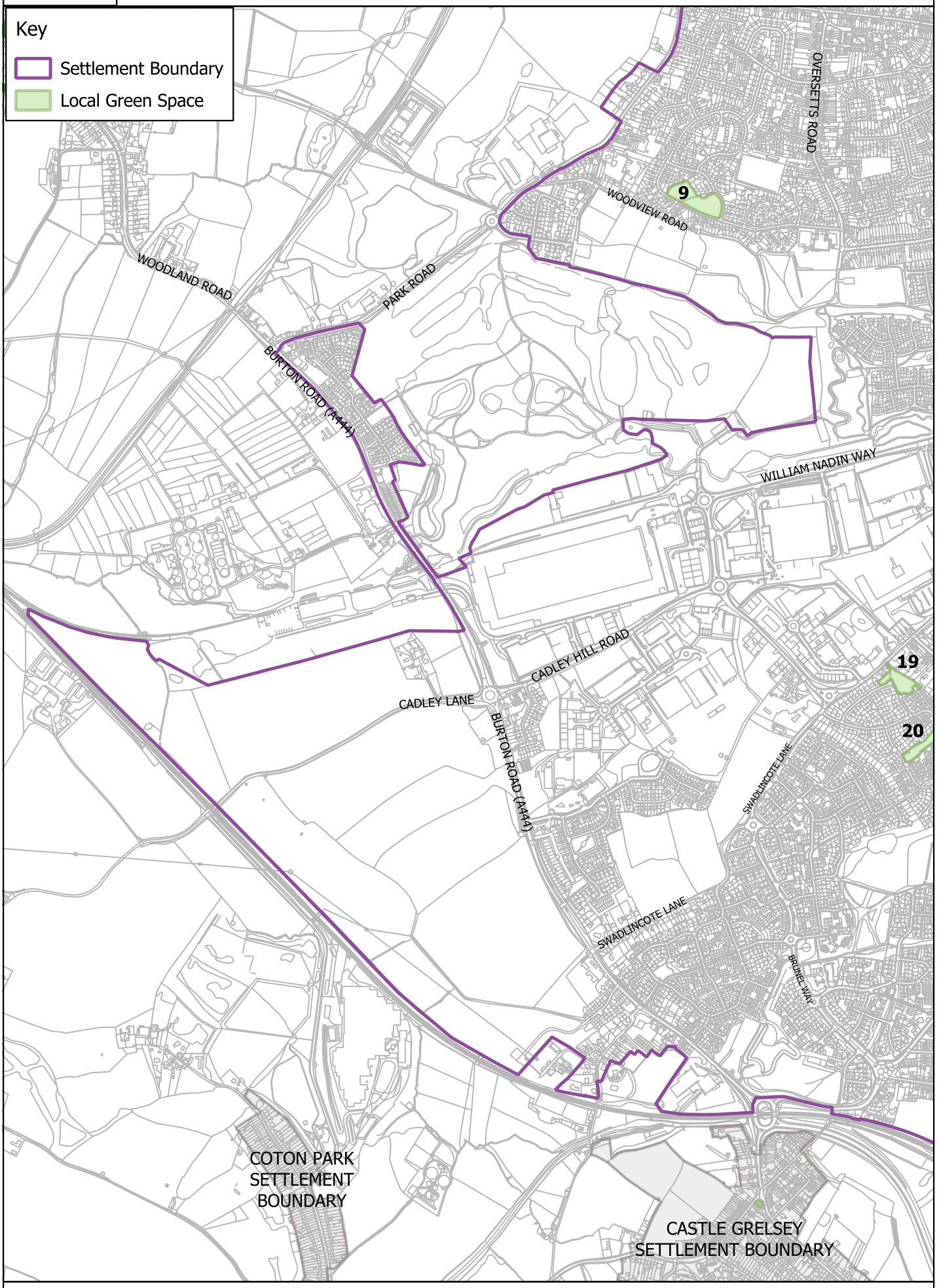
Map 47: Swadlincote Urban Area (4) Settlement Boundary and Local Green Spaces



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 10000 at A4

Map 48 Swadlincote Urban Area (5) Settlement Boundary and Local Green Spaces

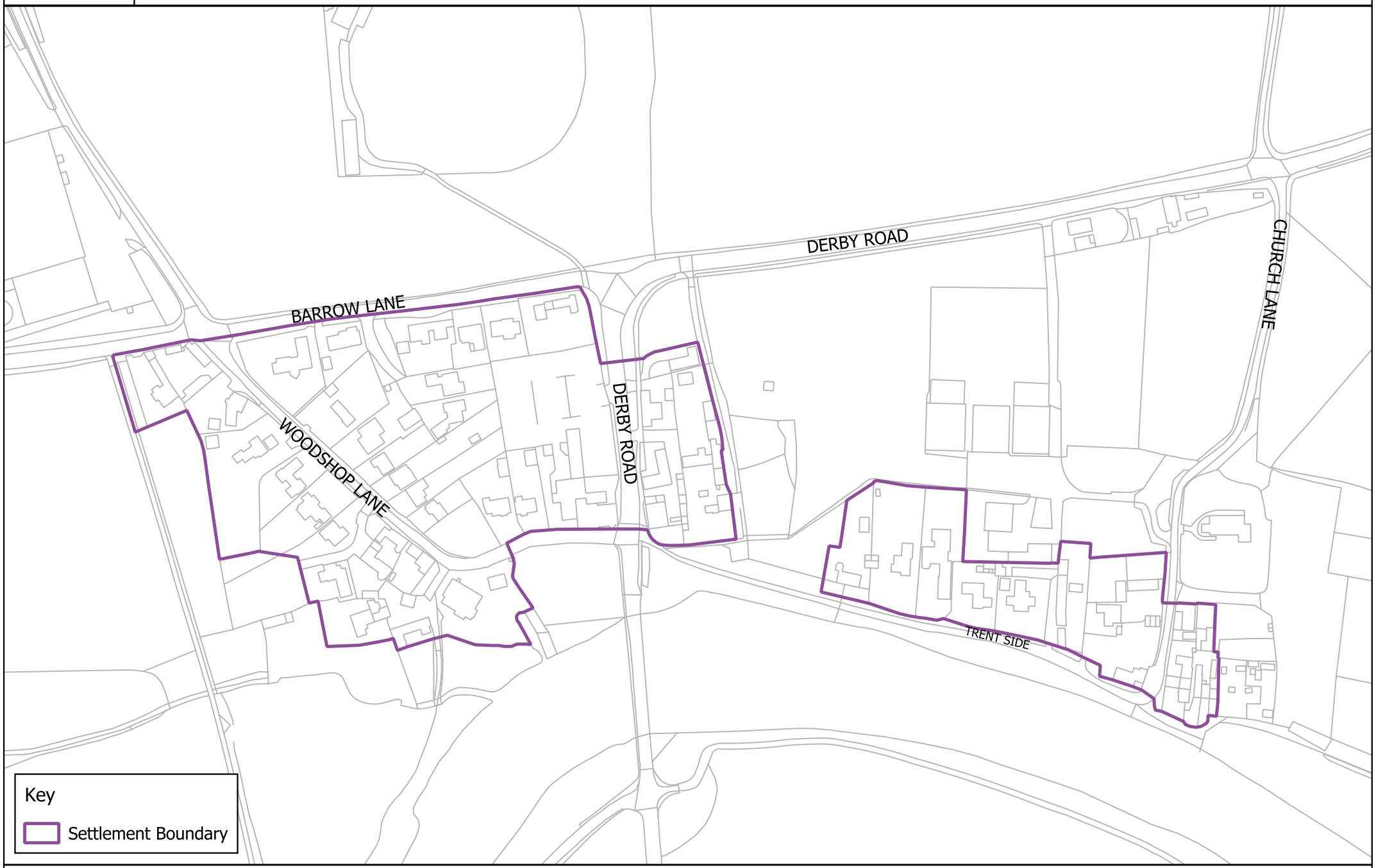


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 13000 at A4

South Derbyshire District Council

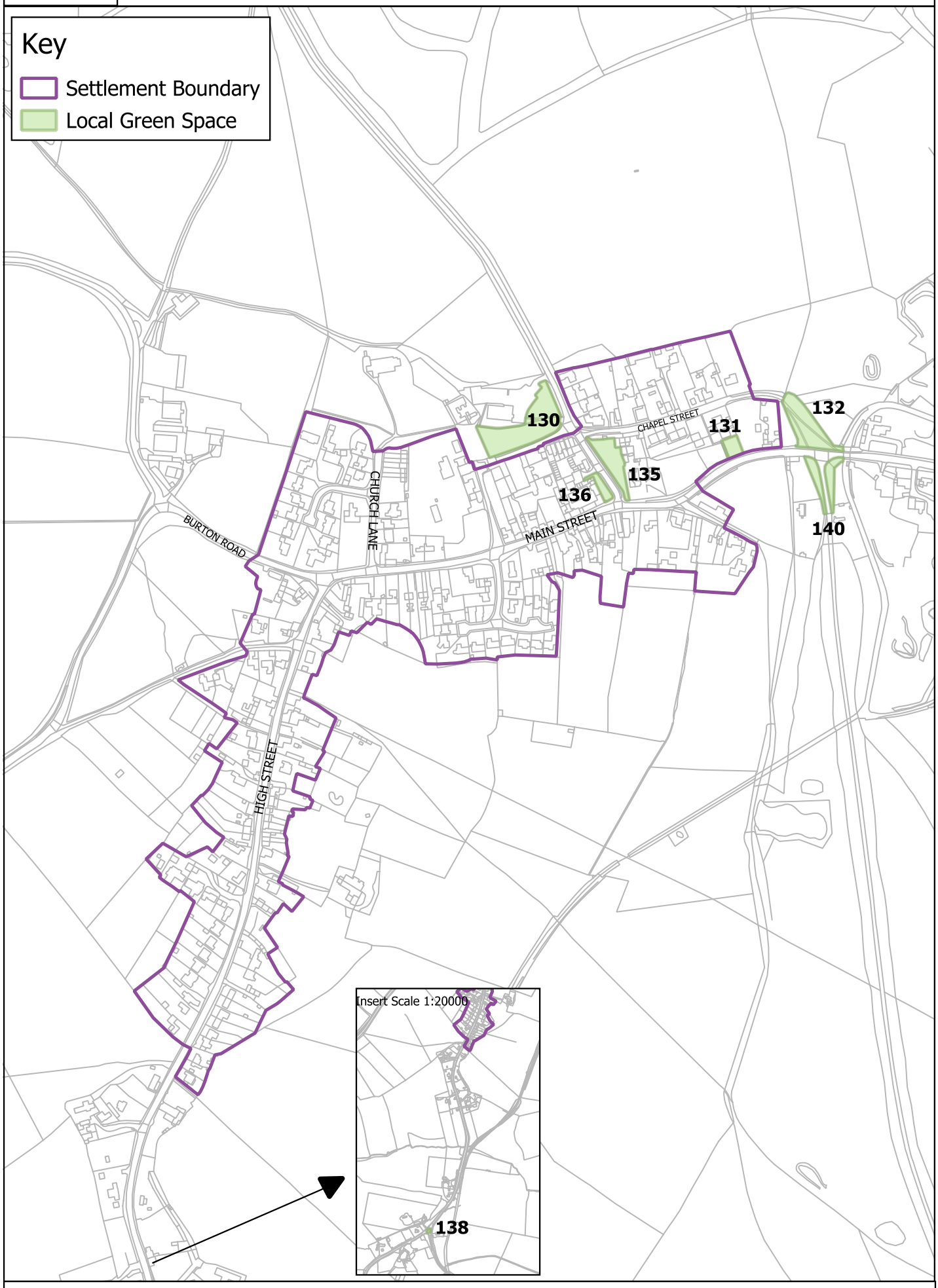
Map 49: Swarkestone Settlement Boundary



(C) Crown copyright and datAbase rights 2026
Ordnance Survey AC0000814783

Scale 1:2500 at A4

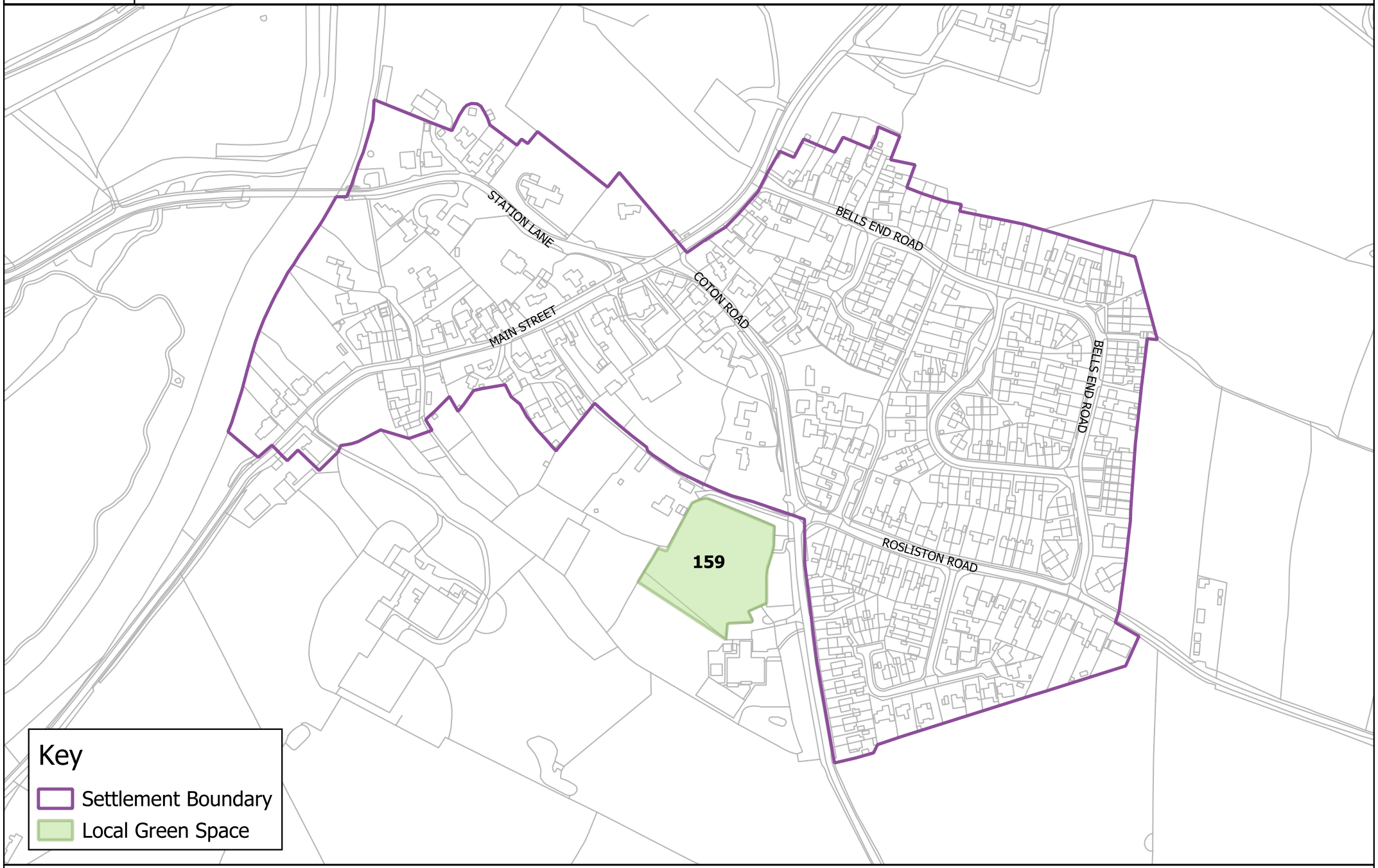
Map 50: Ticknall Settlement Boundary and Local Green Spaces



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 5000 at A4

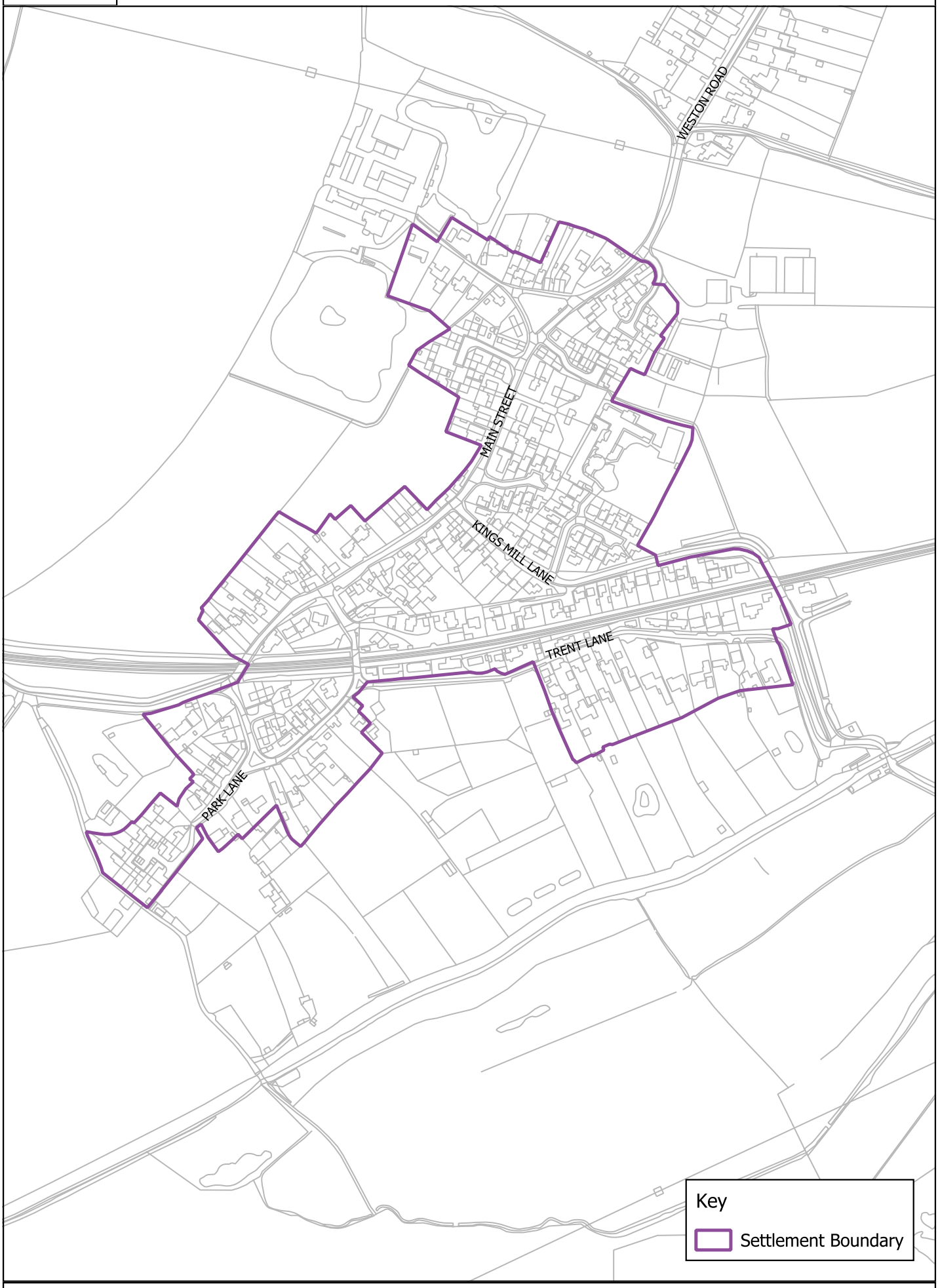
Map 51: Walton on Trent Settlement Boundary and Local Green Space



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:4000 at A4

Map 52: Weston on Trent Settlement Boundary

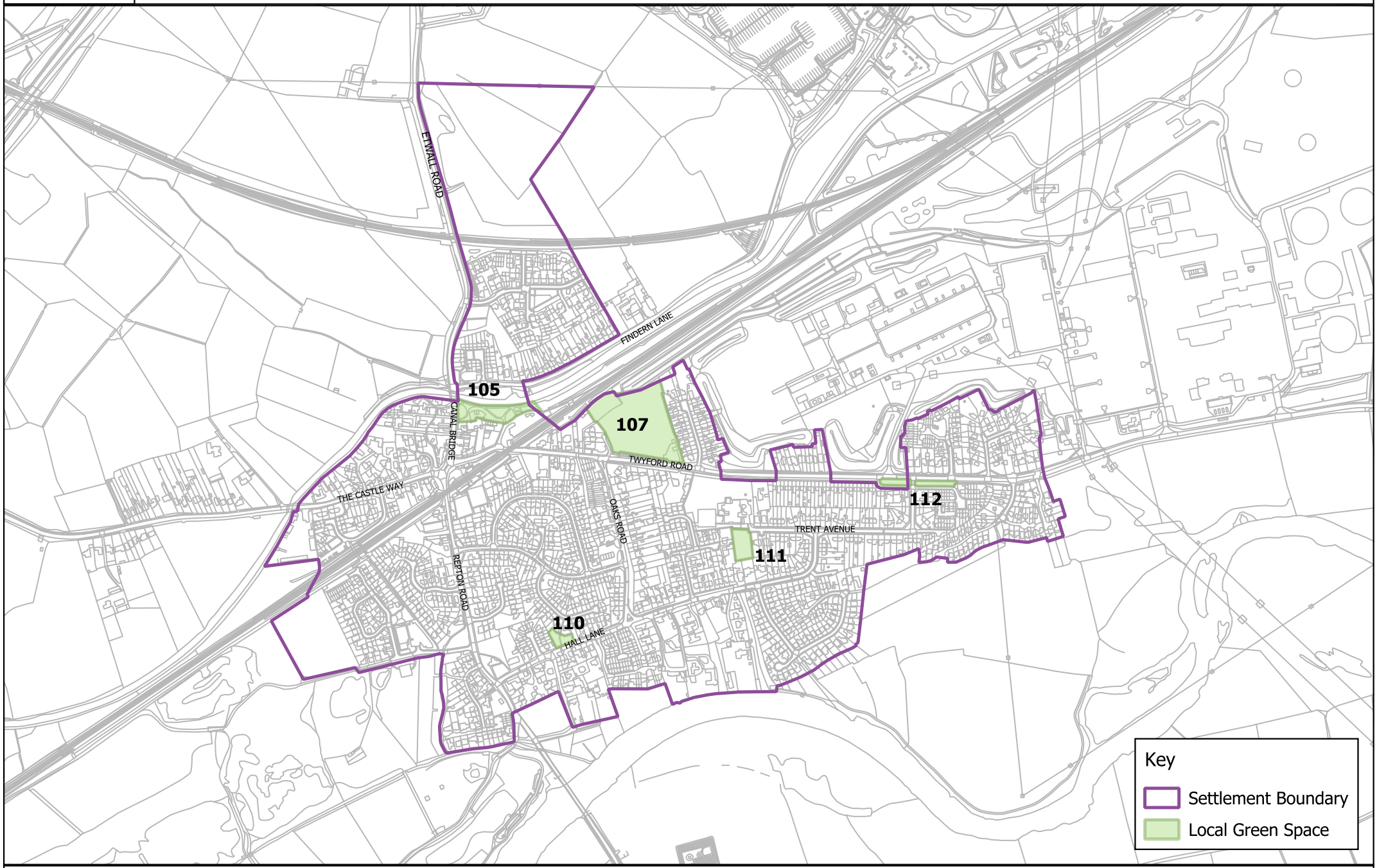


(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1: 5000 at A4

South Derbyshire District Council

Map 53: Willington Settlement Boundary and Local Green Spaces



(C) Crown copyright and database rights 2026
Ordnance Survey AC0000814783

Scale 1:9000 at A4

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	Total	2043+
Housing allocations																						
STRA1: Infinity Garden Village									15	150	150	150	150	150	150	150	150	150	150	150	1665	335
STRA2a: Land South of Mickleover									46	150	150	150	150	150	150	150	150	150	150	150	1696	304
STRA2b: Rykneld Road						25	90	27													142	
Brun Lane, Mackworth																50	50	50	50	50	250	
Policy H2: Land north of William Nadin Way, Swadlincote: Park Road, Newhall. Site A	3	35	30																		68	
Policy H2: Land to the north of William Nadin Way (Site C)	108	64	25	46	32																275	
Policy H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote	3	35	42	40	55	55	50	26													306	
Policy H4: Broomy Farm, Woodville Road, Woodville	172	103	110	53	35	15															488	
Policy H6: Drakelow Park	72	267	386	164	164	164	164	164	164	164	164	9									2046	
Policy H7: Hilton Depot, The Mease, Hilton	81	14			12																107	
Policy H11: Land NE of Hatton	104	60	15	103	9																291	
Policy H12: Highfields Farm	31	2																			33	
Policy H13: Boulton Moor, Elvaston, Phase 1	136	50	38	52	86	76	14														452	
Policy H13: Boulton Moor, Elvaston, Phase 1 care units (66 C2 units, equivalent to 36 C3 units)					35																35	
Policy H13: Boulton Moor, Elvaston, Phase 2					40	100	100	100	100	50	36										526	
Policy H13: Boulton Moor, Elvaston, Phase 3						25	50	50	50	50	25										250	
Policy H14: Chellaston Fields	48	5																			53	
Policy H15: Wragley Way (Phase1)		32	57	5																	94	
Policy H15: Wragley Way, (Phase 2)							30	75	100	150	150	150	150	150	150	150	150	150	150	145	1850	
Policy H16: Primula Way, Stenson						50	60	60	60	60	60	60	60	60	60	10					600	
Policy H17: Holmleigh Way	9																				9	
Policy H18: Hackwood Farm, Mickleover	74	174	6	36																	290	
Policy H19: Land West of Mickleover, Phase 3a	118	50	14	30																	212	
Policy H19: Land West of Mickleover, Phase 3b				18	122	116	132	132	132	120	11										783	
Policy H19: Land West of Mickleover phase 2	27																				27	
Policy H19: Land West of Mickleover (application DMPA/2024/1654)					4	11															15	
Policy E6: Woodville Regeneration Area					10	100	100	49													259	
Local Plan Part 2 allocations (2026)																					0	
Policy H23 (A) North of Linton Road, Castle Gresley								35	35	5											75	
Policy H23 (B) Southwest Swadlincote								50	110	110	110	110	110	60	60	50	30				800	
Policy H23 (C) Swadlincote Lane, Church Gresley							27	40	40	40	40										187	
Policy H23 (D) Land south of Walton Road, Drakelow								50	50	50	50	50									250	
Policy H23 (E) Land off Peregrine Avenue and Willington Road, Etwall								30	30	31											91	
Policy H23 (F) Land south of Etwall									25	50	45										120	
Policy H23 (G) Land East of Hatton								8	36	36											80	
Policy H23 (H) Land East of Hilton									80	100	100	100	100	70							550	
Policy H23 (I) Land South of Primula Way, Littleover									20	40	40	40	40	20							200	
Policy H23 (J) Jawbone Lane, Melbourne								12	42	12											66	
Policy H23 (K) Kings Newton Lane, Melbourne								20	40	40	40										140	
Policy H23 (L) Land off Old Etwall Road, Mickleover						2	10	5													17	
Policy H23 (M) Land off Mount Pleasant Road, Repton								20	30	25											75	
Policy H23 (N) William Nadin Way, Swadlincote, Site D							15	45	45	45											150	
Policy H23 (O) Land north of Willington									50	50											100	
Policy H23 (P) Land off Kingfisher Way, Willington									10	38											48	
Local Plan Part 2 allocations (2017)																					0	
H23(B) Jacksons Lane, Etwall	8	18	15	9																	50	
H23(C) Derby Road, Hilton	9																				9	
H23(D) Station Road, Melbourne	12	34																			46	
H23(G) Milton Road, Repton			7																		7	
H23(J) Oak Close, Castle Gresley				16	36	18															70	
H23(L) Scropton Road				6	4																10	
Large unallocated sites with planning permission for 10 dwellings or more																					0	
47-51 Alexandra Road, Swadlincote					3																3	
Kathglow, Dominion Road, Swadlincote					4																4	
Woodville Road, Hartshorne	5	4	4																		13	
Park Road, Church Gresley				14																	14	
Lucas Lane, Hilton	2	23	32																		57	
Coppice Side, Swadlincote (20)						20															20	
York Close, Church Gresley	8					1															9	
Our Monkey Club, Church Gresley			17																		17	
Mercia Marina						14															14	
The Dales, Repton							28														28	
Land off Penkridge Road, Church Gresley				8		6															14	
Salt Box Café, Hatton (66 C2 units, equivalent to 36 C3 units)						35															35	
Orchard Stree, Newhall		25																			25	
Rosliston Road South	14																				14	
Calder Aluminium	1																				1	
Coppice Side, Swadlincote (18)	18																				18	
Mandarin, Hilton	6																				6	
Hartshorne Road, Woodville						22	22	10													54	
Archway Motors, Findern						10	6														16	
Land off Willington Road, Etwall							30	36	25												91	
Windfall (Small sites) (2022/23, 2023/24,2024/25,2025/26 actual completions)	56	82	72	74	79	79	79	79	79	79	79	79	79	79	79	79	79	79	79	79	1548	
Losses (2022/23, 2023/24,2024/25,2025/26 actual losses)	-7	-14	-5	-6	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-224	
Local Plan Requirement	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	**15260**	
Projected Completions (2022/23, 2023/24,2024/25,2025/26 actual completions)	1118	1063	865	668	718	932	995	1111	1402	1633	1238	886	827	727	637	627	597	567	567	562	17740	
Cumulative Completions	1118	2181	3046	3714	4432	5364	6359	7470	8872	10505	11743	12629	13456	14183	14820	15447	16044	16611	17178	17740		
Difference			102	-95	-45	169	232	348	639	870	475	123	64	-36	-126	-136	-166	-196	-196	-201		