

**SOUTH DERBYSHIRE  
DISTRICT COUNCIL  
LOCAL PLAN PART 2 REVIEW  
CONSULTATION STATEMENT**

**OCTOBER 2026**

## Purpose of the document

The Consultation Statement sets out how South Derbyshire District Council has involved communities and stakeholders in preparation of South Derbyshire District Council Local Plan Part 2 Review in accordance with [Regulations 18 and 19 of the Town and Country Planning \(Local Planning\) \(England Regulations 2012\)](#).

This statement has been produced in accordance with Regulation 22 1(c) of the Town and Country Planning Regulations 2012, which states that a Consultation Statement must be produced to show:

- i. Which bodies and persons were invited to make representations under regulation 18,
- ii. How those bodies and persons were invited to make representations under regulation 18,
- iii. A summary of the main issues raised by the representations made pursuant to regulation 18,
- iv. How any representations made pursuant to regulation 18 have been taken into account;
- v. If representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
- vi. If no representations were made in regulation 20, that no such representations were made *[This will follow on completion of the Regulation 19 Consultation]*

This statement demonstrates that consultation on the preparation of the Local Plan has been undertaken in accordance with the relevant regulations and the Council's Statement of Community Involvement.

## Statement of Community Involvement

In September 2018 the Council adopted its [Statement of Community Involvement](#) (SCI) which sets out how the community and other stakeholders would be engaged in the preparation of the Local Plan and development management matters.

The SCI sets out the compulsory methods that will be used to involve the community in the preparation of the local plan. It also includes the approaches that may be used if it is believed to be beneficial and or the resources are available. The SCI states “the inclusion of these potential methods in the SCI should not be considered as an

undertaking that all methods will be available on demand during the production of each document produced.<sup>1</sup>

The following table is an extract from the SCI setting out the compulsory approaches to involve the community in the preparation of the Local Plan and those approaches that will be used where practical or appropriate.

Table 1: Possible methods of community consultation and involvement set out within the SCI

| Method                               | Detail                                                                                                                                                                                      | Requirement Level     |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Local Plan Consultation Database     | To contact all of those on the local plan consultation database, either by email or letter, informing them of the consultation                                                              | Compulsory            |
| Correspondence with Statutory Bodies | To contact the Statutory Body, usually via email, to inform them of the consultation.                                                                                                       | Compulsory            |
| Hard copies of document              | Documents available at the District Council Offices and libraries within the District                                                                                                       | Compulsory            |
| Website                              | All live consultation documents will be made available on the District Council's website and a direct link to the relevant webpage will be included in consultation material.               | Compulsory            |
| Press Releases/Articles              | Details of local plan consultations and drop-in events may be issued in a press release or in articles for local publications                                                               | Used when practicable |
| Local Media                          | The District Council's communications team will advise on relevant local media contacts, including local community websites, and where appropriate, notify of any press releases.           | Used when practicable |
| Social Media                         | Facebook and Twitter may be used to publicise consultations and public drop-in events. This is particularly useful for some seldom-heard groups in the District, such as young people       | Used when practicable |
| Area Forums                          | These are quarterly community-based meetings held in six area-based locations across the District. Can be particularly useful when discussing topics which fall wholly within a local area. | Used when practicable |

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<sup>1</sup> Paragraph 4.3 of South Derbyshire Statement of Community Involvement

|                                            |                                                                                                                                                                                                                                                                                                                    |                            |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Drop in events, workshops and focus groups | Usually held in various locations across the District, drop-in events allow the public to discuss consultation proposals in detail and face to face with Officers. Where necessary, particularly relevant groups, stakeholders or individuals may be invited to take part in a focus group discussion or workshop. | Arranged where appropriate |
| Questionnaire                              | It is usual for a questionnaire to accompany a consultation, available both electronically and in hard copy format.                                                                                                                                                                                                | Produced where appropriate |
| Leaflets                                   | Summary leaflets are usually produced to accompany a consultation. The leaflet is available online, at locations where hard copies of the documents are available for inspection and at drop-in events. It is, however, too expensive to produce a hard copy for each household within the District.               | Produced where appropriate |
| Steering Group                             | From time to time, specific steering groups are established, often with elected Members, to engage with and address specific issues.                                                                                                                                                                               | Arranged where appropriate |
| Sustainable Development Group              | A sub-group of the Local Strategic Partnership meeting quarterly, incorporating a variety of local agencies.                                                                                                                                                                                                       | Used when practicable      |

The SCI also sets out the main stages in the production of a Local Plan and outlines where involvement opportunities are available.

Table 2: Extract from the SCI setting out main stages in the production of the Plan and outline where involvement opportunities are available

| Main Local Plan Production Stages |                                                                                                                                              |                                                                                                                       |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Regulatory Stage                  | What is involved                                                                                                                             | Who is involved                                                                                                       |
| No regulation                     | Evidence gathering                                                                                                                           | Selected stakeholders, groups, or organisations                                                                       |
| Regulation 18                     | Notification of appropriate bodies and persons that a local plan is being prepared and seek their views on what the document should contain. | Specific Consultation Bodies.<br><br>Appropriate General Consultation Bodies.<br><br>Local plan consultation database |
| No regulation                     | Consultation on draft document examining issues and potential options.                                                                       | Specific Consultation Bodies<br><br>Appropriate General Consultation Bodies                                           |

|               |                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                             |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               |                                                                                                                                                                                             | Local plan consultation database                                                                                                                                                                                                                                                                            |
| Regulation 19 | Consultation on the local plan that the Council intends to submit to the Secretary of State. Regulations require a minimum consultation period of 6 weeks.                                  | Specific Consultation Bodies<br><br>General Consultation Bodies<br><br>Local plan consultation database                                                                                                                                                                                                     |
| Regulation 22 | Submission of the proposed local plan to the Secretary of State along with the Sustainability Appraisal, supporting evidence documents and copies of all representations to the Local Plan. | This is not a consultation stage. Notification of the submission of the Local Plan to the Secretary of State is given to Specific and General Consultation Bodies previously consulted in the Local Plan's production, those on the local plan consultation database and others who request to be notified. |

The above table is in line with the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#). The District Council is required by law to consult a number of specific consultation bodies' and general consultation bodies' in preparing plan documents. The 'specific consultation bodies' are listed in the Regulations, whilst the Regulations indicates the type of organisations that should be consulted as 'general consultation bodies'.

### Local Plan Consultations

Two consultations have been carried out as part of the development of the Local Plan Part 2 Review. The following table provides the stages and dates of the consultations.

Table 3: Consultation Dates

| Consultation                                                  | Consultation Period                                      |
|---------------------------------------------------------------|----------------------------------------------------------|
| Regulation 18: Issues and Options                             | 10 <sup>th</sup> October – 5 <sup>th</sup> December 2022 |
| Regulation 18: Issues and Options<br>Local Plan Part 2 Review | 24 <sup>th</sup> November- 30 <sup>th</sup> January 2026 |

The first Regulation 18 Issues and Options consultation in 2022, asked a number of questions, including whether the Local Plan should be split into two parts. A summary of this consultation is included within this consultation statement.

## **Consultation Methods**

The District Council has used a broad range of methods to consult and engage with stakeholders and the public.

Table 4 sets out the possible methods of community involvement contained within the Council SCI, the requirement level of the methods (e.g. whether the method is compulsory or used when practicable/appropriate etc) and which methods were used during each consultation.

The table demonstrates that the compulsory methods of consultation were undertaken during the two consultations and various other possible methods contained within the SCI were used.

In addition, for each consultation posters were sent to Parish Councils advertising the consultations. This was not a requirement within the SCI, however the SCI does state the possible methods within the SCI is not intended to be exhaustive and additional methods may be used where appropriate.

The District Councils' Local Plan database includes 'specific consultation bodies', 'general consultation bodies' as well as a range of other individuals, groups and organisations. At each of the consultations, all consultees (including specific consultation bodies and general consultation bodies) on the Local Plan database were informed of the consultations. Appendix C provides a list of the main bodies/organisations included within the Local Plan database

The Local Plan consultations were undertaken in accordance with the SCI and the requirements within the Town and Country Planning (Local Planning) (England) Regulations 2012.

Table 4: Statement of Community Involvement possible methods of community involvement compared against consultations undertaken

| Possible methods of community involvement set out within the Statement of Community Involvement |                                                                                                                                                                               |                        | Consultations              |                                              |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------------|----------------------------------------------|
| Method of consultation                                                                          | Detail                                                                                                                                                                        | Requirement Level      | Reg 18: Issues and Options | Reg 18: Issues and Options Local Plan Part 2 |
| Local Plan consultation database                                                                | To contact all of those on the local plan consultation database, either by email or letter, informing them of the consultation                                                | Compulsory             | ✓                          | ✓                                            |
| Correspondence with Statutory Bodies                                                            | To contact the Statutory Body, usually via email, to inform them of the consultation.                                                                                         | Compulsory             | ✓                          | ✓                                            |
| Hard copies of documents                                                                        | Documents available at the District Council Offices and libraries within the District                                                                                         | Compulsory             | ✓                          | ✓                                            |
| Website                                                                                         | All live consultation documents will be made available on the District Council's website and a direct link to the relevant webpage will be included in consultation material. | Compulsory             | ✓                          | ✓                                            |
| Press Releases/ Articles                                                                        | Details of local plan consultations and drop-in events may be issued in a press release or in articles for local publications. <sup>2</sup>                                   | Used where practicable | ✓                          | ✓                                            |
| Local Media                                                                                     | The District Council's communications team will advise on relevant local media contacts, including local                                                                      | Used where practicable |                            |                                              |

<sup>2</sup> Press releases were issued local media and local publications (newsletters)

|                                            |                                                                                                                                                                                                                                                                                                                    |                            |   |   |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|
|                                            | community websites, and where appropriate, notify of any press releases.                                                                                                                                                                                                                                           |                            |   |   |
| Social Media                               | Facebook and Twitter may be used to publicise consultations and public drop-in events. This is particularly useful for some seldom-heard groups in the District, such as young people.                                                                                                                             | Used where practicable     | ✓ | ✓ |
| Area Forums <sup>3</sup>                   | These are quarterly community-based meetings held in six area-based locations across the District. Can be particularly useful when discussing topics which fall wholly within a local area.                                                                                                                        | Used where practicable     | ✓ |   |
| Drop in events, workshops and focus groups | Usually held in various locations across the District, drop-in events allow the public to discuss consultation proposals in detail and face to face with Officers. Where necessary, particularly relevant groups, stakeholders or individuals may be invited to take part in a focus group discussion or workshop. | Arranged where appropriate | ✓ | ✓ |
| Questionnaire                              | It is usual for a questionnaire to accompany a consultation, available both electronically and in hard copy format.                                                                                                                                                                                                | Produced where appropriate | ✓ | ✓ |
| Leaflets                                   | Summary leaflets are usually produced to accompany a consultation. The leaflet                                                                                                                                                                                                                                     | Produced where appropriate |   |   |

<sup>3</sup> It should be noted that the date of the Area Forums does not always fall during a consultation period.

|                               |                                                                                                                                                                                                                       |                            |                |                |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------|----------------|
|                               | is available online, at locations where hard copies of the documents are available for inspection and at drop-in events. It is, however, too expensive to produce a hard copy for each household within the District. |                            | ✓              | ✓              |
| Steering Group                | From time to time, specific steering groups are established, often with elected Members, to engage with and address specific issues                                                                                   | Arranged where appropriate | ✓ <sup>4</sup> | ✓ <sup>5</sup> |
| Sustainable Development Group | A sub-group of the Local Strategic Partnership meeting quarterly, incorporating a variety of local agencies.                                                                                                          | Used where practicable     | ✓              |                |

Further information on each consultation, is out below and information on the representations received can be found below.

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<sup>4</sup> Local Plan Working Group was held on 31<sup>st</sup> August 2022 and 6<sup>th</sup> September 2022

<sup>5</sup> Local Plan Woking Group was held on 27<sup>th</sup> October 2025

## Regulation 18: Issues and Options Consultation (10<sup>th</sup> October- 5<sup>th</sup> December 2022)

### Introduction

Government policy requires that Local Plans are reviewed every five years to see if they need updating. Following consideration of assessment of the Local Plan Part 1 policies, Environment and Developmental Services Committee (on the 12<sup>th</sup> August 2021) endorsed a full review of the Local Plan Part 1<sup>6</sup>.

In October 2022 South Derbyshire District Council published its first consultation on the Local Plan Review. The 'Issues and Options Consultation' ran for 8 weeks from 10<sup>th</sup> October until 5<sup>th</sup> December 2022.

The Consultation sought views on two consultation documents:

- The 'Issues and Options' document which contained questions and options regarding a number of topics, including housing, jobs, infrastructure, health, climate change and the environment. Its purpose was to ensure that the Emerging Local Plan covers the right issues; and
- The Sustainability Appraisal Scoping Report which established a methodology and framework for the assessment of the Local Plan and its alternatives at subsequent stages of the plan preparation progress. It also identified the significant impacts that the assessment work needed to address.

The Consultation documents and responses can be found on the Council's website at: [Local Plan Part 1 Review - Issues and Options Consultation | South Derbyshire District Council](#)

### Who was invited to be involved at this stage and how?

Different methods of public consultation were used to maximise community and stakeholder engagement in the process. These included:

- All organisations and individuals on the Local Plan database (including Parish Councils/Meetings, South Derbyshire's MP, statutory consultees, general consultation bodies, neighbouring authorities, planning agents) were contacted by letter or email (where provided), informing consultees of the purpose of the consultation, how to find further information, details of the 'drop in' consultation events and how to make representations (Appendix A1). In total 577 emails and 50 letters were sent.

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<sup>6</sup> Public Item Number 8 of the following webpage contains the EDS Committee Report and Appendix regarding the Local Plan Review: [CMIS > Meetings](#)

Following the initial mail out an additional drop in event in Aston on Trent was scheduled and a follow up mail out was undertaken to ensure that everyone was made aware of the new event. This consisted of letters and emails were sent to all those on the Local Plan database (again including Parish Councils/Meetings, South Derbyshire's MP, statutory consultees, neighbouring authorities, planning agents) informing consultees of the event (Appendix A2). In total 577 emails and 50 letters were sent).

- The Councils Issues and Options webpage contained details of the consultation, including information on the 'drop in' events, the consultation documents and summary leaflet. The webpage included a link to the online consultation system where people could respond to the questionnaire online.
- A short URL link was created for the District Councils website, which set out information on the consultation:
- Posters advertising the consultation and drop in events were emailed to all Parish Councils/Meetings (Appendix A3)
- A hard copy of the consultation documents was available to view in South Derbyshire District Council Offices, along with summary leaflets and paper questionnaires to take away.
- Hard copies of the consultation documents and copies of the summary leaflet (Appendix A4) and questionnaires were available at all South Derbyshire Libraries (including the mobile library) and the following libraries outside of the District: Burton on Trent, Chellaston, Mickleover and Sinfen.
- During the consultation period the consultation was advertised as part of a rolling presentation on screens in the Councils Office Main Reception (Appendix A5).
- A banner advertising the consultation was located on the District Councils website homepage, during the consultation period. A hotlink on this banner connected directly to the Issues and Options webpage, which provided further information on the consultation (Appendix A6).
- Paper questionnaires were produced, which were available at all drop in events, all South Derbyshire libraries (and those outside of the District listed above) and the District Council Offices Main Reception. The paper questionnaire was also available to download from the Councils website (Appendix A7). In addition, consultees could submit their comments online directly into the Council's consultation software.
- Six drop in events were held throughout the District. Planning Officers were at the events to talk through the consultation and answer questions from members of the public and stakeholders.

The Drop in events included display boards providing a brief summary of the consultation (Appendix A8), hard copies of the consultation documents were available for reference, along with copies of the summary leaflet and questionnaires which consultees could take away with them.

The drop in events were published on the Councils website, social media channels as well as providing Parish Councils with posters advertising the events.

The drop in events took place at the following venues:

- Tuesday 11 October, 3.30pm to 6.45pm at Findern Village Hall
- Friday 14 October, 3.30pm to 6.45pm at Rosliston Village Hall
- Wednesday 26 October, 3.30pm to 6.45pm at Frank Wickham Hall, Etwall
- Thursday 27 October, 3.30pm to 6.45pm at Sharpes Pottery Museum, Swadlincote
- Monday 31 October, 3.30pm to 6.45pm at Stenson Community Centre
- Wednesday 2 November, 3.30pm to 6.45pm at Melbourne Sporting Partnership

In addition, drop-in sessions took place on Tuesdays and Wednesdays, 10am – 4pm at the Council Offices throughout the consultation.

Once consultation had begun, feedback from members of the public indicated demand for an additional consultation event in Aston on Trent. The event took place on 24<sup>th</sup> November 2022 and was advertised on the Councils website, on social media (Twitter and Facebook) and emails/letters were sent those on the consultation database informing them of the additional event.

No time extension for the consultation period was required as there was sufficient time to advertise the event and for consultees to comment.

Attendance of the drop in sessions can be found in Appendix A9.

- A statement regarding the Issues and Options consultation was read out at the Area Forums to inform of the consultation and where information could be found. Summary leaflets were also distributed. The Area Forums were held on:
  - Thursday 13<sup>th</sup> October 2022 – Foston and Scoption Village Hall
  - Tuesday 11<sup>th</sup> October 2022 – Stenson Fields Community Centre
  - Wednesday 9<sup>th</sup> October 2022 – Aston Recreation Centre
  - Wednesday 2<sup>nd</sup> November 2022 – St George and St Marys Church, Church Gresley
  - Tuesday 9<sup>th</sup> November – St Johns Church, Newhall
- The consultation, including the ‘drop in events’ were advertised on Social Media (Facebook and Twitter)

- The District Council issued a press release advertising the consultation and drop in events (Appendix A10). The press release was issued to local media and local publications (newsletters). This included: Mercia Marina, Melbourne Village Voice, Walton Newsletter, Willington Village News, BBC, Gem106, Radio Derby, Touch FM News desk, Swadincote Post, Derby Telegraph Newsdesk, Reach PLC, Etwall Express, Coalville Times.
- The Local Plan Working Group was held on 31<sup>st</sup> August 2022 and 6<sup>th</sup> September 2022. This is an internal cross-party Member meeting, with Head of Planning and Planning Policy Team Leader attendance, to discuss the Emerging Local Plan, in particular the content of the Issues and Options consultation document.
- An online presentation was given by a Planning Policy Officer to the Sustainable Development Group on 16/11/2022. The presentation provided a summary of the Issues and Options document and provided a question-and-answer session at the end of presentation.

## Summary of the main issues raised?

353 responses were received to the Issues and Options Consultation.

The below section provides a summary of the responses received. Not every consultee response has been summarised below, however the main responses have been grouped together. A more detailed summary of the responses received for each question within the Issues and Options consultation, can be found on the following webpage under 'Summary of Results' [South Derbyshire Local Plan \(Regulation 18\) Issues and Options October 2022 - South Derbyshire Consultations](#)

### The Plan production process

Just over half of respondents believe that the Local Plan period should be extended beyond 2039 with the timescale that the plan covers detailed in the plan and accompanied with a long-term version that stretches beyond the Plan period. Most respondents believe that the Council should prepare a single plan to provide certainty and clarity (both to residents and developers). There was a range of responses as to what the 'strategic' threshold should be for housing allocations with many stating that this depends on the distribution strategy and location of the proposed development. There was recognition that if the Council were to proceed with a two-plan process, then consideration should be given to ensuring sufficient allocations are contained within the first part of the plan (with many suggesting that all allocations should be made in part 1).

## **Housing Need**

Housing need is the principal key issue for the District. 74% of respondents agreed with the Derby Housing Market Area (HMA) Boundary Study's conclusion that the Derby HMA comprises of Derby, South Derbyshire and Amber Valley. It was considered that housing need should be met within the HMA (with the potential exception of Erewash also taking some need). In general terms landowners and developers consider that the Council should allocate at least sufficient land to meet the housing needs of the district with most considering that the Council should also include provision for meeting a proportion of Derby's unmet need. They also agreed that the Council should have a clear strategy for development with a range of sites across the district to ensure that the five-year housing land supply can be maintained. Parish Councils and local residents generally considered that the District should be cautious about accommodating Derby's unmet housing need and new development should be limited.

Many stated that the Standard Methodology for calculating housing need should be the starting point for determining housing need but that this should then be adjusted upwards to take into account the likely unmet need from Derby City although many Parish Councils and local residents thought that Derby City should meet their own need or make every effort to do so before exporting it elsewhere. Employment growth opportunities (such as the Freeport), the need to address potential affordability issues and past trends of delivery were also considered to be key upward influencers on the future housing need for the District.

Those promoting land for development all considered that their sites should be assessed favourably for development. Other respondents (including Parish Councils and local residents) considered that development that ensured affordability and access to homes for those with local connections in more rural locations should be considered a priority, alongside ensuring sufficient suitable accommodation for an aging population and ensuring that the character and rural feel of the District was not eroded by new development

## **Housing Distribution**

The preferred option for distribution of housing around the district was to focus on locating it in areas where development is already served by appropriate infrastructure. This was followed by development at a scale where new services and infrastructure can be provided (i.e. as a new settlement) or as a blend of different options potentially done proportionately to include development in villages to ensure fairness and to provide the development industry with a choice and range (size) of development sites to ensure delivery. Many thought that where need is being met from Derby it should be met in close proximity to Derby (where the need arises). More than half of respondents (59%) believe that at least 10% of allocations for

houses should be on small sites. The key considerations for the Councils approach to housing distribution was considered to be the need to protect good quality agricultural land, access to employment, re-using brownfield land, prevent coalescence of settlements and urban sprawl, limiting impacts on existing settlements, retaining green wedges and the Green Belt, support biodiversity and habitat creation, ensuring flooding and sewerage infrastructure is sufficient, locating development where need is identified and protecting the historic and natural environment. Most considered that the quantum of development should dictate the Council's strategy. There was no clear agreement as to what should be deemed 'strategic' development.

### **Settlement Hierarchy**

Most respondents considered that a review the settlement hierarchy was likely to be required and that the methodology for undertaking this should be appraised with consideration of access to services (proximity, quantum and range) and how technology and changing social practices (including online shopping and working from home) mean we access services differently. Generally, some Parish Councils considered that they should be 'downgraded' to take less development in the future either because of the level of development that they had previously accommodated or because services had declined. Some also wanted a review mechanism to capture future changes that would affect the outcome of the hierarchy. Some Parish Councils and developers suggested that consideration should be given to development as a mechanism for delivering infrastructure particularly in more rural areas (i.e. those at the lower end of the settlement hierarchy) that were stuck in a cycle of lack of infrastructure investment because of their respective size. It was also considered that the settlement hierarchy methodology should have regard to settlements within close proximity to each other that share services.

### **Employment (quantum & type)**

There is general support for employment, retail and tourism development within the district to support the local economy and ensure that the vibrancy of the Town Centre (Swadlincote). It was considered that employment development should be informed by the emerging Employment Land Study and that the proposed Freeport should be a key consideration. The majority of respondents considered that the employment needs of the district should be met in full within the district. It was considered that poor past delivery and lack of employment land potential in Derby City should influence the quantum and location of future development within the District. It was also considered that the likelihood of global pressures on resources (e.g. food and energy) and the development of new technology is likely to influence the future economy and social practices and therefore flexibility, both in the type and quantum,

of employment allocations and policies will be key to ensure a strong and resilient economy. Sports, recreation, tourism and agriculture were also considered to be a catalyst for employment which should be supported in the Local Plan. Employment policy should aim to retain existing employers and support the expansion of existing sites.

### **Employment (Location)**

Generally, landowners and developers suggested that the Council should build on the strengths of the districts' central geographic location with access to the strategic road network (i.e. the A50 corridor) which is key for determining locations for growth. Proximity to a skilled workforce and coexistence with existing urban areas and allocations (e.g. Infinity Garden Village) were also considered to be key influencers for the location of future growth. Other respondents suggested that the character of the area should influence where employment is located, and that new employment development should deliver a high-quality environment both in terms of biodiversity and amenity for users.

### **Infrastructure**

Access to services and facilities, the need to support existing and deliver new infrastructure including: transport infrastructure to reduce congestion; education infrastructure to ensure that schools do not oversubscribe; and health facilities to ensure that members of the communities have easy access to doctors were all key issues for Parish Councils and local residents. It was also considered that development should be well-designed, and associated infrastructure should be inclusive for all members of the community including those with mobility issues (e.g. dropped kerbs, type of surfaces used, equipment provided). Access to open space and opportunities for active travel were considered key for the health and well-being of users.

### **The Infinity Garden Village**

Infinity Garden Village should include appropriate infrastructure including: green and blue infrastructure to deliver biodiversity net gain, employment, housing, a secondary school, and a new link road and junction onto the A50, sufficient flood mitigation measures, sports facilities, healthcare provision (doctors and dentists), public transport provision, active travel routes, open space, a community building, a local centre and sufficient broadband. Most respondents thought that this could be proportionately delivered alongside additional houses and employment development. Some developers/landowners suggested that additional growth along the A50 corridor could also contribute to meeting the infrastructure requirements in the area.

67% of respondents (some of which are promoting alternative sites for development) thought that the development site parameters (as defined in the existing plan) should not be expanded.

### **The Freeport**

The Freeport should include appropriate infrastructure including: flood risk mitigation and water management opportunities, biodiversity net gain, green and blue infrastructure (including woodland buffers), green energy generation (with the aim to be carbon neutral), transport connections (including public transport), promote active travel, open space, control of traffic flow into surrounding villages, mitigate pollution (light and noise). Some Landowners/developers suggest that there should also be complementary employment development alongside the Freeport and that housing development should be directed towards areas within close proximity to the Freeport to ensure that the workforce is within near to the employment opportunities. It was also considered that the Freeport should focus on high value employment and that passenger rail connections should be improved at the location. Consideration should also be given to mitigating the impact of increased train frequency using level-crossing crossings on the local road network.

### **Green Belt**

Just over half (51%) of respondents (mainly members of the public) believe that the Council should undertake a Green Belt review. However, this appears to be on the misunderstanding that a review would lead to a substantial increase in Green Belt within the District.

### **Specialist Housing**

Affordable housing and specialist extra care requirements should be informed by a housing needs assessment and considered in the context of a plan wide viability assessment. Targets should be realistic and flexible taking into account past trends and local requirements to ensure delivery. Consideration needs to be given to any exemptions (e.g., where other specialist housing is being provided), on-site and off-site requirements and the mechanisms by which homes are delivered. The Council should also consider proximity to supporting services and infrastructure that is required for certain types of specialist housing (e.g. doctors etc.). Parish Councils and the majority of the members of public generally considered that it was important for affordable housing priority to be given to local families. There is general support for the delivery of custom & self-build houses, but further consideration should be given to the delivery mechanism. There was limited support from the development industry for them to be provided as part of a larger development due to practical

issues (insurance and health and safety concerns) relating to having different builders on site at the same times and gaining the correct planning consent.

## **Climate Change**

Most considered that the Local Plan should respond to climate change and incorporate resilience in terms flood risk (mitigation and adaption), recognise the importance of agricultural land for food production and support nature-based solutions to mitigate the effects. The consultation included several questions that pertain to the Council introducing building standards beyond the current Building Regulations to future-proof development and enhance environmental standards, these were not supported by the majority of respondents.

## **Biodiversity**

Some respondents (the most overall) suggested that the 10% Biodiversity Net Gain (BNG) threshold introduced through the Environment Act should not be exceeded by local policy. However, this was a point of disagreement between some respondents on behalf of developers who identified viability concerns and some other stakeholders and members of the public who supported a further uplift to boost biodiversity. Many also thought that the Council should consider further how BNG requirements interact with other potential green infrastructure requirements (e.g. allotments, other tree planting requirements, green wedges etc.).

## **Design**

Is key to ensure that development is futureproofed and responds to the characteristics of the existing area. Development should enhance the surroundings for existing residents whilst meeting the needs of future residents. The Council should consider developing a design code for the district which could include considerations such as density, space standards (including amenity space) and road width although all of these should be considered in the context of viability and the existing character of the area. Most people thought that the Council should have an infill policy although some considered that this should support building of new homes in existing built-up areas and other including Parish Councils generally believing that this should restrict the building on existing garden land.

## **SA Scoping**

A detailed Sustainability Appraisal (SA) along with Habitats Regulations Assessment and Equalities Impact Assessment will need to be undertaken alongside the review of the Local Plan. Feedback on the SA was largely given by developers and statutory bodies, identifying key issues the SA should cover as it goes forward, and evidence to have regard to.

## **How have the received comments been taken into account?**

The Councils response to the consultee comments can be found on the following webpage under 'Summary of Results' [South Derbyshire Local Plan \(Regulation 18\) Issues and Options October 2022 - South Derbyshire Consultations](#). Many of the responses to this initial consultation have been addressed in the production of the Part 1 of the Local Plan.

## **The Plan production process**

Following the close of the consultation the government conducted their own consultation on reforms to the Local Plan process (including the move towards a single plan system), with the existing system being replaced. The Council considered the scope of feasibility of undertaking a one or two-part Local Plan (as previously adopted) given the timescales available. A decision was made at Environmental and Development Services Committee on 19<sup>th</sup> September 2024 that the council would prioritise undertaking a Review of the Draft Local Plan Part 1. Reviewing both parts of the Plan within the timescale available was considered to be very ambitious, however prioritising the review of part 1 of the Plan could be done within the timescale and having an up-to-date Part 1 Local Plan would provide security from speculative development.

The Plan period for the Draft Local Plan Part 1 Review remained as 2022-2039. The plan period was agreed between the Housing Market Area authorities, and it was considered that consistency between the authorities, given the stage of plan preparation that each authority was at, was important.

It was recognised through the comments received that the Council needed to update the Adopted Local Plan Part 1 vision and the spatial portrait of the district, which it did.

## **Housing Need and Distribution**

The District Councils proposed housing strategy within the Draft Local Plan Part 1 carries forward uncompleted Part 1 Housing Allocations and proposes two new

strategic housing led mixed use allocations at the edge of Derby City (STRA1 and STRA2).

The proposed new strategic housing-led mixed use allocations are in line with the Councils evidence base (which included evidence collected after the close of the Issues and Options consultation). The Derby City's Capacity Study identifies an unmet need of 9022 dwellings. The Publication Version updates the Adopted Part 1 Policies (where deemed necessary) and helps address Derby City's unmet need.

The Derby HMA Growth Options Study identifies potential locations for future growth in the HMA and considers at a strategic level, their pros and cons. The study defines strategic growth locations of accommodating a minimum of approximately 1000 homes). The study identified 'Unsuitable Areas of Strategic Growth' 'Potential Areas for Strategic Growth' and 'Suitable Areas for Strategic Growth'. Within South Derbyshire four broad areas were identified as being Suitable for Strategic Growth, Land to the west of Derby urban area, Hilton northern expansion, Derby A50 Corridor South Expansion, North-East of Swadlincote.

The HMA wide Sustainability Appraisal looked at the distribution of Derby's unmet need, including between sites adjoining Derby (the Derby Urban Area), Towns and Key Village). The conclusion of the SA is that meeting the unmet need arising from Derby as close as possible to the City amounts to Sustainable Development.

South Derbyshire's Sustainability Appraisal Report looked at four strategic site options for distributing housing need for the Derby HMA. Development at Thulston Fields was not progressed as there were not exceptional circumstances to develop Green Belt land and Land south of Littleover was not progressed as it was considered that the housing need could be met in more sustainable locations when taking the consideration of the SA assessment as well as the outcome of the AECOM Study. The two remaining options (Infinity Garden Village and Land south of Mickleover) are proposed for allocation.

## **Settlement Hierarchy**

Although most respondents considered that a review of the settlement hierarchy is likely to be required along with its methodology, the Draft Local Plan Part 1 Review did not update the Settlement Hierarchy, as the evidence is that it is not necessary to do so.

The Local Plan Part 1 Review proposed strategic allocations only and carry's forward Adopted Local Plan Part 1 allocations. The Local Plan Part 1 Review is updating strategic policies and helps address Derby City's unmet need. The evidence collected shows that meeting the Derby City's unmet need as close as possible to the City amounts to Sustainable Development. The two mixed use strategic allocations are proposed at the edge of Derby City.

The Settlement Hierarchy has been reviewed and the Urban Areas (including the urban areas adjoining Derby) are at the top of the hierarchy, which is inline with the proposed strategy.

Any amendments to other tiers of the Hierarchy will be addressed as part of a comprehensive review of the Local Plan.

### **Employment (quantum, type, location)**

Since the close of the Issues and Options consultation, additional evidence has been collected including the Derby and South Derbyshire Employment Land Review. The Employment Review has informed the strategy for employment provision within the Draft Local Plan Part 1 Review. The Employment Land Review established that in quantitative terms, there is an oversupply of employment provision within the District. Thus, in purely quantitative terms employment land needs for the plan period are already being met. However, in qualitative terms additional land may potentially still be justified for a number of reasons, including to provide for particular types of business accommodation for which there is an identified unmet demand within the District, such as small and grow-on units. The Employment Land Review recommended the allocation of employment provision at Infinity Graden Village and the Former Drakelow Power Station, which are proposed for allocation within the Draft Local Plan Part 1 Review.

To help meet the qualitative need identified within the employment land review, Policy E1 of the Draft Local Plan Part 1 Review includes a requirement that E1A, E1B, E1C, E1D, E1E, STRA1, STRA2, STRA3 include provision to meet the needs of small and “grow on” business.

In terms of the comment that the lack of employment land potential in Derby City should influence the quantum and location of future development within the District, the Employment Land Review concludes that Derby City have a surplus of Employment Land. The District Council is not allocating any employment land to meet Derby City’s Employment Need.

In line with consultees comments, Policy E2 and Policy E3 of the Draft Local Plan Part 1 Review seek to retain existing employment land and support the expansion of existing sites.

### **Infrastructure**

Comments regarding the need for infrastructure have been noted. The District Council continues to work with Infrastructure providers, such as National Highways, County Highways Authority, NHS Derby and Integrated Care Board and utility providers throughout Local Plan production, so that new Local Plan development

delivers the necessary infrastructure to support growth. Infrastructure requirements have been included within the new strategic allocations within the Draft Local Plan Part 1 Review (STRA1, STRA2, and STRA3), along with the following requirement:

*“No dwelling/phase of development shall be occupied until:*

*The necessary Green Infrastructure including open space, active travel provision, connectivity, community facilities including education provision, public transport provision, hard infrastructure including access points and highway improvements where required is provided to service that dwelling/phase. This is to enable new residents to access the full suite of services and facilities to support the delivery of housing in a safe and convenient manner without relying on the private car.”<sup>7</sup>*

Further evidence base work has been produced to inform infrastructure requirements within the Local Plan such as, Transport Modelling and the Infrastructure Delivery Plan, which has identified the costs, funding sources, timescales and delivery partners for infrastructure that is necessary to support the growth within the Emerging Local Plan.

## **Infinity Garden Village**

As discussed above, since the close of the Issues and Options consultation additional evidence has been collected including the Derby and South Derbyshire Employment Land Review, Derby HMA Sustainability Appraisal of Housing Options and South Derbyshire Sustainability Appraisal. These pieces of evidence have led to the District Council proposing to allocate approximately 2000 new homes and approximately 70ha of employment generating land (Policy STRA1 of the Draft Local Plan Part 1 Review) within the Infinity Garden Village boundary, which is defined within INF13 of the Adopted Local Plan Part 2. In line with the majority of respondents views, the Draft Local Plan Part 1 Review has not proposed to allocate any additional land outside of the Infinity Garden Village parameters (defined within INF13).

The proposed policy for STRA1 within the Draft Local Plan Part 1 Review sets out requirements for infrastructure to be delivered on site such as, a new primary and secondary school, new A50 junction, green infrastructure including active travel connections, appropriate flood risk management, on site biodiversity net gain, provision of appropriate scale retail, healthcare and community facilities. Many of these requirements reflect points raised by consultees.

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<sup>7</sup> This requirement is worded slightly differently for Policy STRA3, as the allocation does not include housing development

## **The Freeport**

The East Midlands Freeport designation covers the proposed Strategic Rail Freight Interchange at Egginton Common, together with sites outside of the District. The proposed East Midlands Freeport represents a Nationally Significant Infrastructure Project and would be given planning permission via a Development Consent Order (DCO). A Planning Inspector recommends the application to the Secretary of State whom in turn has the authority to decide upon whether development should go ahead. A policy is proposed within the Draft Local Plan Part 1 Review which contains a list of items that the District Council wish to be taken into account in the determination of the DCO, such as appropriate access, no undue impacts on amenity or safety, well designed proposal, contributions towards the delivery of green infrastructure, publicly accessible land for recreational purposes, not increasing flood risk elsewhere etc. Many of these requirements reflect points raised by consultees.

In terms of comments that complementary employment development should be made alongside the Freeport, the location of proposed employment allocations has been informed by the Derby and South Derbyshire Employment Land Study, which recommended that the District Council allocate employment provision at Infinity Garden Village and the Former Drakelow Power Station.

In terms of the responses that housing development should be allocated within proximity to the Freeport, additional evidence has been collected since the Issues and Options consultation including the Derby HMA Sustainability Appraisal of Housing Options and South Derbyshire Sustainability Appraisal, which has informed the Councils housing strategy. The Draft Local Plan Part 1 Review does not allocate housing development adjacent to the Freeport, but the residential led allocations at STRA1 and STRA2 are accessible to it via the A38 and A50.

## **Green Belt**

The District Council has considered the need for a Green Belt Review against the requirements within the National Planning Policy Framework. It is considered at this stage that there are no exceptional circumstances to justify the establishment of a new Green Belt or the need to review Green Belt boundaries.

## **Specialist Housing**

Since the close of the Issues and Options Consultation the District Council has undertaken additional evidence base gathering, including the Derby and South Derbyshire Local Housing Needs Assessment. This Assessment has informed the requirements for affordable housing and specialist extra care requirements within Draft Local Plan Part 1 Review.

Although there was limited support from the development industry to provide Custom and Self Build housing. The requirement for the provision of self and custom housebuilding on sites of 30 or more homes is included within the Local Plan Part 1 Review, with developers expected to enter into a legal agreement to facilitate their delivery. This requirement has been included to help meet the Councils need for Custom and Self Build housing.

It should be noted however that a Viability Assessment has been undertaken to ensure that the policy requirements within the Plan do not prohibit the delivery of development.

## **Climate Change**

In terms of consultees comments regarding flood risk, the Draft Local Plan Part 1 Review has added further requirements from development within Policy SD2: Flood Risk.

After the close of the consultation, changes to Building Regulations came into effect in June 2022. Part L of the Building Regulations set out requirements for energy efficient standards of new and existing buildings and Part O (Overheating) cover the overheating mitigation requirements for new residential dwellings. The Local Plan Part 1 Review does not repeat the requirements set out in Building Regulations.

In terms of comments regarding recognising the importance of agricultural land for food production, the Local Plan Part 1 Review includes various policy requirements regarding Best and Most Versatile land, such as proposals for battery energy storage systems and solar energy avoiding best and most versatile agricultural land (Policy SD6) and the Council seeking to protect soils that are 'Best and Most Versatile' (Policy BNE4).

## **Biodiversity**

After the close of the Issues and Options consultation, the Council needed to consider Biodiversity Net Gain in the context of secondary legislation requirements from the Environment Act, which at the time of the Issues and Options consultation had not been published.

Furthermore, the Council needed to consider how Green Infrastructure requirements within the Local Plan interact with Biodiversity Net Gain to ensure that the Council maximises the multi-use benefits of Green Infrastructure without setting requirements for certain provision at levels that would make development unviable, prejudices delivery or protection of important habitat.

The Local Plan Part 1 Review seeks to secure Biodiversity New Gain in-line with the requirements of the Environment Act (10%).

It should be noted that the Local Plan has been viability tested prior to submission.

## **Design**

The Council considers high quality design plays a central role in planning new development in both the built and natural environment and is integral to the Local Plan. The District Council will ensure that good design plays an important in development within the district, by including an appropriate Design Policy and requirements within the Plan (Policy BNE1). The proposed strategic allocations within the Local Plan Part 1 Review were subject to a Design Review process. The strategic allocation draft policies require that development will be in broad conformity with the plan included within the draft and the details confirmed in a Development Framework Document which shall be informed by the Design Review process.

The Council does have an infill Policy, within the adopted Local Plan Part 2.

At this stage the District Council is not producing any design codes.

## **SA Scoping**

Feedback on the SA was largely given by developers and statutory bodies, identifying key issues the SA should cover as it goes forward, and evidence to have regard to. These were noted and formed part of the SA process moving forward to the Draft Local Plan Part 1 Review consultation.

**Regulation 18: Issues and Options Local Plan Part 2 Review  
Consultation (24<sup>th</sup> November- 30<sup>th</sup> January 2026)**

## Introduction

In November 2025 South Derbyshire District Council published its Local Plan Part 2 Review Issues and Options consultation. The consultation ran for over 9 weeks from 24<sup>th</sup> November until 30<sup>th</sup> January 2026.

The consultation sought views on two consultation documents:

- Issues and Options document which contains questions and options regarding a number of topics including, housing, settlement boundaries, retail, Green Belt, Gypsy and Travellers, infrastructure, development management policies.
- The Sustainability Appraisal Scoping Report which established a methodology and framework for the assessment of the Local Plan Part 2 Review.

The Consultation documents and responses can be found on the Council's website at: [Local Plan Part 2 Review | South Derbyshire District Council](#)

## Who was invited to be involved at this stage and how?

Different methods of public consultation were used to maximise community and stakeholder engagement in the process. These included:

- All organisations and individuals on the Local Plan database (including Parish Councils/Meetings, South Derbyshire's MP, statutory consultees, neighbouring authorities, planning agents) were contacted either by letter or email (where provided), informing consultees of the purpose of the consultation, how to find further information, details of the 'drop in' consultation events and how to make representations (Appendix B1). In total 1635 emails/letters were sent.

Following the initial mail out an additional drop in event in Repton was scheduled. An additional letter/email was sent to all consultees on the Local Plan database, to inform consultees of the event. (Appendix B2).

A further email/letter was sent to all consultees on the database to inform of the cancellation of the Hilton drop in event, due to severe snow and ice warnings. The letter/email informed consultees of the rearranged Hilton drop in event (Appendix B3).

- The Council's Local Plan Part 2 Review Issues and Options webpage contained details of the consultation, including information in the 'drop in' events, the consultation documents and summary leaflet. The webpage included a link to the online consultation system where people could respond to the questionnaire online.

- A short URL link was created for the District Councils website, which set out information on the consultation:  
[www.southderbyshire.gov.uk/issuesandoptionsPart2Review](http://www.southderbyshire.gov.uk/issuesandoptionsPart2Review)
- Posters advertising the consultation and drop in events were emailed to all Parish Councils/Meetings (Appendix B4). An amended Poster was produced when the additional event at Repton was organised, this was emailed all Parishes Councils/Meetings (Appendix B5), and a further poster was emailed to all Parish Councils/ Meeting following the rearranged drop in event at Hilton (Appendix B6)
- A hard copy of the consultation documents was available to view in South Derbyshire District Council Offices, along with summary leaflets and paper questionnaires to take away.
- Hard copies of the consultation documents and copies of the summary leaflet (Appendix B7) and questionnaires were available at all South Derbyshire Libraries (including the mobile library) and the following libraries outside of the District: Burton on Trent, Chellaston, Mickleover and Sinfen
- Paper questionnaires were produced, which were available at all drop in events, all South Derbyshire libraries (and those outside of the District listed above) and the District Council Offices Main Reception. The paper questionnaire was also available to download from the Councils website (Appendix B8). In addition, consultees could submit their comments online directly into the Council's consultation software.
- 8 drop in events were held throughout the District. Planning Officers were at the events to talk through the consultation and answer questions from members of the public and stakeholders.

The Drop in events included display boards providing a brief summary of the consultation (Appendix B9), hard copies of the consultation documents were available for reference, along with copies of the summary leaflet and questionnaires which consultees could take away with them.

The drop in events took place at the following venues:

- Frank Wickham Hall, Etwall, Monday 8<sup>th</sup> December 2025, 4pm -7pm
- Melbourne Sporting Partnership, Melbourne, Tuesday 9<sup>th</sup> December 2025, 4pm-7pm
- Repton School, Sports Centre, Repton, Thursday 18<sup>th</sup> December 2025, 4pm-7pm
- Sharpes Pottery Museum, Swadlincote, Friday 19<sup>th</sup> December, 4pm-7pm

- Hilton Village Hall, Hilton, Tuesday 20<sup>th</sup> January 2026, 4pm – 7pm
- All Saints Heritage Centre, Aston on Trent, Wednesday 14<sup>th</sup> January 2026, 4pm-7pm
- Rosliston and Cauldwell Village Hall, Rosliston, Friday 16<sup>th</sup> January 2026, 4pm-7pm
- Findern Village Hall, Findern, Friday 23<sup>rd</sup> January 2026, 4pm -7pm

Seven drop in events were initially organised, however once the consultation began, an additional event was organised in Repton. The event took place on 18<sup>th</sup> December 2025 and was advertised on the Councils website, and emails/letters were sent to those on the consultation database informing them of the additional event.

No time extension for the consultation period was required as there was sufficient time to advertise the event and for consultees to comment.

The drop in event at Hilton on Tuesday 20<sup>th</sup> January, was rearranged from a cancelled drop in event which was due to take place in Friday 9<sup>th</sup> January. The event was cancelled due to a severe snow and ice weather warning. The cancellation was advertised on Facebook (Appendix B10) and letters/emails were sent to those of the Local Plan database (Appendix B3). Details of the date of the new drop in event were added to the consultation webpage, an updated poster advertising the consultation event were sent to all Parish Councils/Meetings and the letter/email cancelling the event contained details on the new consultation date (Appendix B3).

- A number of the 'drop in events' were advertised on Social Media (Facebook) (Appendix B11).
- The District Council issued a press release advertising the consultation and drop in events (Appendix B12). The press release was issued to local media and local publications (newsletters): BBC News (East Midlands), BBC Radio Derby, Derby Telegraph (Reach plc), Burton Mail (Reach plc), Coalville Times, Etwell, Egginton and Burnaston Express, Nub News, National World (regional titles), Trinity Mirror (print distribution), GEM 106 FM, Melbourne Village Voice, SwadStyle, Swadlincote Podcast (SwadPod), Walton-on-Trent Parish Council / Newsletter and Walton Newsletter.

## Summary of the main issues raised

148 responses were received to the Local Plan Part 2 Issues and Options Consultation.

The below section provides a summary of the responses received by consultee type.

## Duty to Cooperate Bodies

### Key Issues

#### Amber Valley:

- supportive of the allocation of the land south of Mackworth through policy FLG1 which extends the overall area as part of a comprehensive development.
- should the land south of Mackworth be allocated for development within the plan period, any development proposal which comes forward is part of a comprehensive and coordinated scheme as endorsed by the above mentioned long term policies, including a comprehensive master plan and appropriate delivery of infrastructure and services, particularly linked to the City Council aspiration for additional highway linkages.
- in advance of a comprehensive master plan the potential parcelling of land for phasing the development would be unknown.
- do not object to development taking place broadly in this location early in the phasing if it enables wider delivery, and if delivering good place making principles linking the site to services and facilities and enabling modal shift in transportation to walking, cycling and public transport is achieved.
- there needs to be clarity on the level of contributions that the development of additional land will need to provide including suitable mechanisms to achieve this.
- Supportive of continuing to work in partnership with HMA Councils to facilitate bringing landowners together and working with them to bring forward a comprehensive development and the relevant infrastructure requirements. This could include the Councils facilitating early work on a joint concept plan / master plan for the wider site, together with developing associated evidence and supporting documents, such as on phasing, infrastructure requirements and delivery.

#### British Horse Society:

The Local Plan should include a policy for the provision of bridleways.

#### Canals and Rivers Trust:

No specific comments but the Part 2 Local Plan should consider development that might affect the canal network and whether there are opportunities to enhance it.

#### Derby City Council:

- Support the production of the South Derbyshire Local Plan Part 2 Review.
- Note the proposed allocation of land south of Mackworth (FLG1) and will value continued HMA discussions on cross-boundary sites and how they can be best master planned and phased to ensure good delivery of infrastructure and high-quality development.
- Support the principles set out in the consultation and look forward to further detail as the plan advances.

#### East Staffordshire Borough Council:

- Support the inclusion of new settlement boundary at Drakelow.

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Considers that SDDC should undertake a Green Belt review on the Burton upon Trent and Swadlincote Green Belt. East Staffordshire Borough Council would actively engage in the assessment process.</li> <li>• Would welcome the opportunity to discuss implications or opportunities arising from SDDC Part 1 Local Plan employment land allocations.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>Historic England:</p> <ul style="list-style-type: none"> <li>• Welcome the opportunity to comment and are available for further discussion if required.</li> <li>• The Historic Environment should be fully embedded within any strategies around where new housing or other development is located;</li> <li>• Any site allocations proposed will need to be accompanied by proportionate historic environment assessment to ensure that the sites are fully justified and deliverable;</li> <li>• The Historic Environment should be fully embedded in any strategies for town centre development and improvements. The development of a Design Code would be beneficial. Townscape strategies should be utilised as well as Conservation Area Appraisals and Management Plans, where appropriate.</li> <li>• Appropriate policies to protect and enhance the historic environment should be included within any forthcoming Local Plan Review and these should be nationally relevant and locally specific</li> </ul>                                                                                                                                                                                                                                                                                                                                                      |
| <p>National Grid Electricity Transmission (NGET)</p> <ul style="list-style-type: none"> <li>• NGET have multiple assets within the Plan area.</li> <li>• the Council should:</li> <li>• Safeguard all existing NGET transmission assets, including overhead lines, underground cables and substations.</li> <li>• Support future reinforcement and expansion, including works required for the Great Grid</li> <li>• Upgrade and other strategic national infrastructure projects.</li> <li>• Ensure development proposals located near transmission assets demonstrate that they will not</li> <li>• compromise safety, operability, maintenance access, asset replacement, or future network</li> <li>• expansion.</li> <li>• Safeguard existing and potential access routes required for the delivery and removal of Abnormal Indivisible Loads (AILs) associated with the construction, replacement and maintenance of transmission-scale equipment, including large transformers at strategic substations.</li> <li>• Resist development or highway alterations that would prejudice, constrain or render impracticable AIL access, unless suitable mitigation or alternative agreed routes can be secured.</li> <li>• Encourage early engagement with NGET to identify and resolve any potential impacts at the earliest possible stage of the planning process</li> </ul> |
| <p>National Highways:</p> <ul style="list-style-type: none"> <li>• Expect the Local Plan Part 2 Review to ensure that site options and development management policies do not rely on the SRN to provide local access or capacity for development, and that opportunities to reduce reliance on private car travel are embedded at the plan-making stage.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

- The housing requirement set in the Part 1 Local Plan remains in the Part 2 Review and our comments remain as we previously provided.
- Expect that the Local Plan Part 2 Review will be supported by proportionate and up-to-date transport evidence. This should demonstrate that the cumulative impacts of proposed non-strategic allocations, when considered alongside the strategic growth in the Local Plan Part 1 Review and development in neighbouring authorities, can be accommodated on both the local highway network and the SRN. Where relevant, this evidence should consider junction performance, network resilience and in-combination effects
- Any potential sites anticipated to have an impact on the SRN in the area are to be subject to consultation with National Highways and appropriately assessed to determine the extent of their potential impacts on the SRN in the area. Where impacts on the SRN are identified, suitable mitigation will be required to be identified and secured.
- Recommend a coordinated approach for any developments impacting neighbouring local authorities. This approach should involve engagement between National Highways, South Derbyshire District Council, other local authorities, and future developers or applicants. Such collaboration will ensure that all parties' interests are safeguarded and a unified solution is reached.
- Welcome ongoing dialogue with South Derbyshire District Council to support the sustainable delivery of planned growth.

#### National Trust:

- The Council should produce a Part 2 under the current system.
- Considerations should be given to the emerging National Decision Making Policies.
- The National Decision Making Policies do not protect trees, woodland and hedgerows and it is considered that this is still needed (through BNE7). This should also be updated to reflect the updated BNG requirements.
- The National Trust recognise that BNE10 has been superseded by BNE2 in Part 1.

#### Natural England.

- No specific comments on the location of development but should allocate land with the least environmental or amenity value. Sufficient evidence should be provided through the Sustainability Appraisal and Habitats Regulations Assessment to justify the site selection process, and the Derbyshire Nature Recovery Strategy should be given full consideration.
- Provision of Green Infrastructure should be considered at the outset of development.
- Identifying areas as Grey Belt would be useful. Consideration should be given to using the Green Belt for habitat banks for Biodiversity Net Gain.

- There should be agreement on how infrastructure is to be managed at the earliest stages of the plan making process.

#### The Coal Authority

- within the South Derbyshire area there are recorded coal mining features present at surface and shallow depth including; mine entries, coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.
- The Coal Authority have no specific comments to make to the questions asked. However, in light of the coal mining legacy recorded in the area we do recommend that a relevant policy, in respect of land instability and addressing risks posed to new development, is included in the Local Plan.

## Landowners and Developers

### Approach to Local Plan production

Most respondents support the Council having full Local Plan coverage, there was mixed views about how the Council should achieve this (i.e. single plan or Part 2 Local Plan). Most developers considered that the Local Plan should take account of the uplift in housing numbers from the updated Standard Method, affordable housing need, economic uplift and changing national policy.

Of those advocating that the Council continue with a Part 2 Local Plan it was considered that this would be the fastest way to secure full Local Plan coverage in advance of a period of uncertainty resulting from the forthcoming Local Government Reorganisation. It was considered that this would support a plan-led approach to development and ensure a continuous deliverable supply of development land and that changes to the timeline for Local Plan production would be to the detriment of the Council's housing land supply and economic growth objectives. Many recognised that this will require the Council to follow an ambitious timeline, but it was suggested that to assist the Part 2 Local Plan should be tightly focused on genuinely local, plan specific matters, particularly allocations and boundaries, and should avoid unnecessary duplication of policy areas likely to be covered through emerging national decision-making policy.

Those arguing that the Council should focus on producing a single Local Plan state that the Local Plan Part 1 was intended as a partial review to address the unmet need of Derby, it has a narrow scope and did not set a district wide spatial strategy including the distribution of development around the rest of the district as the Sustainability Appraisal only evaluated scenarios focused on Derby's unmet need and did not test genuine alternatives involving wider distribution. It is submitted that these strategic issues cannot be dealt with in a non-strategic Part 2 Local Plan.

It is contended that policy REV1 in the Local Plan Part 1 Review says a full single plan was to follow (not a part 2) and that the government advocates the production of a single plan. It was also considered that undertaking a two-part plan assessed under different national policies would create divergence and the higher objectively addressed needs in the later Standard Method would mean that the Part 2 was not positively prepared. Some also argued that it is unclear whether the Part 2 is being

prepared under the transitional arrangements and that these were designed for plans at an advanced stage. It is also considered that Local Government Reorganisation timescales shouldn't influence the plan production as they could slip and that the deadline for submission of a Part 2 is unrealistic (particularly given the delay in submitting the part 1) meaning that the Council will either fail to meet the deadline or submit a rushed/inadequate plan. There was also concern that the correct procedure won't be followed if the Council prepares a Regulation 19 Local Plan in advance of a 'preferred options' approach as stakeholders won't have been given enough opportunity to influence the content of the plan.

It was argued that the Local Plan timescale should be extended to allow for a full 15-year plan period (suggested minimum of 2044) and that the housing need figure should be re-based from the start date of the plan and the housing requirement should be revised to reflect the latest housing need figure and that past over-delivery should not be included, thus increasing the housing requirement.

It was suggested that an interim option could be for the Council to increase the housing requirement in the Part 1 Local Plan (by 84 dwellings a year) which would mean that the most up-to-date housing figure is being met, requiring a small number of additional housing sites to be identified which would future proof the Local Plan.

### Housing needs, delivery and location

Most respondents considered that there was a shortage of housing supply to meet the requirement as a result of a significant underestimation of the scale of the shortfall (including reliance on out-of-date housing needs data), over-reliance on windfall, overestimated delivery on strategic allocations and delivery assumptions made on sites in the supply (particularly in light of the Kings Newton Lane appeal) and reliance on existing undelivered allocations rolled forwards from the adopted plan which haven't been considered in the context of updated affordable housing and Biodiversity Net Gain requirements.

Most considered that the Council does not have a diverse portfolio of sites and that there are not enough small and medium sites with the ability to deliver in the short term. Some criticised that the supply identified within the Part 1 Plan Review equates to exactly the minimum housing requirement and no allowance for flexibility or contingency has been made to account for delayed delivery or any additional flexibility provided through a buffer (10- 20%).

Most thought that the Council should be allocating additional sites capable of delivering quickly in sustainable locations with access to infrastructure such as public transport, services (such as health and recreation) and employment opportunities. Although it was also argued that large sites can generally accommodate a wider range of housing types such as specialist housing for older people alongside providing on-site community facilities or infrastructure.

Most developers argued that further housing should be directed away from the Derby fringe towards the district's towns and Key Service Villages (potentially on a proportionate basis) following the settlement hierarchy with Swadlincote first, although some argued that the settlement hierarchy restricts the delivery of homes in smaller settlements. One respondent noted that the Neighbourhood Plan group in Etwall had identified a need for new homes through its own commission but was doing nothing in

its neighbourhood plan to meet that need. One respondent also argued that the impact on the River Mease SAC should not restrict growth in the south of the district as this is resolvable within the plan's lifetime.

There were mixed feelings about the re-allocation of employment uses for residential with some stating that having a surplus of employment land is a good thing as it offers choice, that employment allocations might not be suitable for residential development and there may be considerable remediation costs to re-using them for another purpose which could have viability implications. Others considered that the Council should be supporting the change of use to residential where the land is brownfield.

Most considered that the Council should be allocating specific sites to meet specific identified needs based on the Council's own evidence and didn't provide any further evidence of need. Some thought that the plan should set out requirements for wheelchair users and accessible and adaptable dwellings (M4(3) and M4(2) of the Building Regulations respectively) but be flexible based on viability. One respondent stated that the Adult Social Care team of Derbyshire County Council have specifically identified a need for older persons housing in Hatton. Another stated that specific need for retirement accommodation from existing narrow boat residents could be accommodated at Mercia marina.

It was also considered that the Council should actively engage with local builders to understand specific delivery challenges and should consider a fast-track planning application process for smaller, policy compliant sites that meet clear sustainability criteria.

57 sites were promoted for housing development through the consultation. 1 site was promoted as a site suitable for a data centre, 3 sites were promoted for employment development, 1 site was promoted for leisure mooring and holiday homes and 1 site was promoted for sports provision to accommodate an expanded Hilton Harries Football club. In addition, it was suggested that the strategic allocation at land south of Mickleover (STRA2) boundary should be extended to the south or that the additional land be identified for future growth and that its allocation could provide additional dwellings within the plan period.

As part of the site selection process it was argued that the Council should consider development which allows schools that are nearing capacity the opportunity to expand e.g. Heathfield Primary School in Hatton is predicted to see pupil yields rise in the next 3-5 years and will be under pressure in terms of space to accommodate the additional classroom space without compromising the existing outdoor play recreation and education space that is required to serve the needs of the pupils. Consideration should also be given to schools that are struggling due to low pupil numbers where new development could enable the community to sustain the existing school e.g. Linton.

### Speeding up delivery on Strategic Allocations

In general terms, many developers/landowners considered that the Council is limited as to what it can do to speed up delivery on the strategic allocations as they are driven by factors outside the Council control. Strategic allocations were identified as complex to deliver with inherently long lead-in times, many thought the existing assumptions on delivery were too optimistic (and referenced what they consider to be incorrect assumptions identified through the Kings Newton Lane appeal) and any increase

should be informed by viability and feasibility studies. There was concern that overestimating the delivery would cause problems due to the reliance on large scale allocations. Concern was also raised about the delivery of the employment element of the allocations.

Many thought that the Council should not seek to revisit the delivery trajectory of the Part 1 allocations and that it would be more realistic and reasonable to assume delivery trajectories based on national and local evidence of and allocate additional sites to meet housing need shortfall should these sites take longer than expected to deliver.

Notwithstanding the above, some respondents did consider that the Council could impose stricter planning conditions for development where this would expedite the development without threatening its implementation or viability and being more flexible in terms of affordable housing provision (including through cascade mechanisms) and application of the housing mix policy.

For both new strategic housing-led allocations (STRA 1 & STRA2) and for the existing allocation at Wragley Way (H15) it was considered that development could come forward in a phased/coordinated manner (including on land to the east of the A38) without prejudicing the wider allocations in advance of major infrastructure (e.g. A50 junction) in line with a masterplan framework. It was also considered that the Council should provide a clear understanding of the funding arrangements and delivery timescale, set up stakeholder forums to ensure that cross-boundary and other strategic technical matters are considered and engage in Planning Performance Agreements.

For STRA2 it was also argued that the Council should be more realistic about the quantum of Green Infrastructure to avoid delivery issues. The principal landowner also purported that the site capacity within the existing allocation could be increased to 3,300 homes and that the projected delivery within the plan period was underestimated as there may be opportunity for outlets to deliver in tandem from the outset.

Most respondents considered that there was not enough evidence to justify FLG1 being allocated at this time as it is unclear what, if anything, has changed to demonstrate that delivery can occur. There was also concern that the site has not been subjected to Sustainability Appraisal testing. There were also considered to be key delivery issues such as an unwilling landowner, market saturation with other sites on the Derby fringe and cross-boundary infrastructure issues which the Council would need to agree with Amber Valley in advance of delivery which it was argued would likely mean that the site won't deliver during the plan period and therefore it should remain as a location of growth outside the plan period.

### Settlement boundaries

In general terms most landowners and developers were supportive of a settlement boundary review as it was considered essential to securing further housing delivery whilst also providing protection to the countryside particularly in the context of the emerging National Decision-Making Policy on the presumption in favour of sustainable development. Most also considered it suitable to draw the settlement boundaries around the urban edges to provide clarity for decision-making although it was argued that the boundaries shouldn't be tightly drawn to allow for future expansion and should

include recent development, the whole site area of the emerging allocations and commitments (including explicitly commercial) and consider adjacent settlements in other LPA areas. It was also considered that the identification of important gaps should be informed by evidence and not be subjective.

Some argued that the Council should consider having no settlement boundaries at all to prevent protecting the countryside for its own sake and that new Local Plan policies could direct development to the most suitable and sustainable locations without the need to define strict boundaries on a map. It was argued that drawing defined boundaries can fail to recognise the intrinsic connectivity between settlements therefore sustainability should be considered in this context rather than only assessing the facilities available within the defined settlement boundary.

In all events it was also considered that there should be flexibility and pragmatism in terms of the application of policy to support sustainable and deliverable development, particularly in smaller settlements. In addition, it was argued that the Council should consider identifying indicative broad locations for growth adjacent to existing settlements which would provide flexibility to the plan or apply a policy approach to allow sustainable sites to come forward beyond the settlement boundaries (e.g. Policy H1 of the High Peak Local Plan, Policy HOU5 of the Ashford Local Plan or Daventry District Part 2 Local Plan RA1 and RA2).

There were a number of area specific settlement boundary suggestion listed alphabetically by settlement below:

#### Burton upon Trent/ Stappenhill

- the recently completed Barratt Homes development southwest of the east of Newton Road, Newton Solney (SHELAA 147) site being promoted for development.

#### Drakelow

- the whole of the former Drakelow Power Station up to the River Trent to the north.

#### Elvaston:

- A new settlement boundary at Elvaston as it doesn't currently have one.

#### Hatton

- Land to the north, as this broad area is at a lesser risk of flooding when compared with other directions that Hatton could be extended to.

#### Hilton:

- the existing built development on land east of Lucas Lane.
- Site 'Land North of Derby Road, Hilton' with consent (DMPA/2024/0198).

#### Melbourne:

- Site at Kings Newton Lane, Melbourne with consent (DMPA/2025/0438)

#### Mercia Marina:

- A new settlement boundary at Mercia Marina as it doesn't currently have one.

#### Netherseal:

- the Philip D. Richardson Memorial Field, Playing Field and St Peter's Sports Club, as well as the community woodland.

#### Repton:

- the cul de sac at Mill Hill south of Mount Pleasant Road.

#### Shardlow:

- the existing employment land at Labcorp up to the Green Belt.

#### Willington:

- existing development northwest of Willington, along Castle Way.

## Retail

There were limited comments regarding retail from the developers and landowners. Of those that commented it was considered that whilst it may not be possible to define a boundary of a 'local retail centres' to be created with the proposed strategic allocations at this stage, the retail hierarchy should address the centres to be created in the strategic allocations, with the boundaries to be defined at a later stage. The position of the strategic allocation centres within the hierarchy should be subject to the same analysis as existing centres, albeit on a theoretical basis, based on the policy requirements set out in the draft strategic policies in the Part 1 Local Plan. It was also argued that Mercia Marina should be identified as a retail centre.

## Green Belt

Most landowners and developers who provided comment on the Green Belt did not consider that a Green Belt Review should be undertaken given the need to prioritise resources on Local Plan production and that 'exceptional circumstances' to amend Green Belt boundaries don't exist. It is considered that the capacity for Grey Belt applications in South Derbyshire should be limited, as providing the Council allocates sufficient land to meet its needs (including a five-year housing land supply) no speculative Grey Belt applications could demonstrate 'demonstrable needs'.

Of those that considered that a Green Belt review should be undertaken it was considered that this should be with the specific objective of identifying what, if any, 'Grey Belt' exists within the district. It was suggested that identifying and potentially prioritising 'Grey Belt' sites for appropriate redevelopment, could reduce pressure on more open and undeveloped parts of the Green Belt, thereby strengthening its overall protection and ensuring that the Green Belt genuinely serves its purposes.

There was mixed opinion regarding new definitions for 'limited infilling' and 'disproportionate', of those opposed to additional definitions this was on the basis that the emerging National Decision-Making Policies are clear about what is appropriate in the Green Belt.

Of those that supported additional clarity it was considered that this should be done via establishing clear principles, rather than rigid definitions, which would be more appropriate for effective and consistent evidence-led decision-making. It was considered that the terms are open to interpretation, leading to potential inconsistencies and uncertainty.

It was considered that principles for assessing 'limited infilling' in villages should focus on the character (scale, density) and context (form of the village) of the proposed development in terms of visual and spatial impact on Green Belt openness rather than setting size limits.

The principles for assessing 'disproportionate' should guide the assessment of the impact on the original building's character and the Green Belt's openness with a focus

on whether an extension, by its scale, design, or cumulative effect, fundamentally alters the original building's appearance or significantly encroaches upon the Green Belt, rather than prescribing specific percentage increases. For previously developed land in the Green Belt, the principles for assessing 'greater impact on openness' including the comparison between development's footprint, height, and massing, with a view to ensuring redevelopment does not result in a more harmful impact on Green Belt openness.

It was also considered that the principles should guide the consideration of the cumulative impact of multiple developments within a specific area of the Green Belt, ensuring that individual appropriate developments do not collectively undermine Green Belt purposes. This would support sustainable development by ensuring that appropriate development, which does not harm Green Belt openness, can come forward without undue delay, contributing to housing supply and local vitality where consistent with Green Belt purposes. The principles should also encourage opportunities for environmental improvements or enhancements to openness that could be achieved through the redevelopment of certain previously developed sites.

### Gypsy & Traveller provision

No new gypsy and traveller sites were proposed through this consultation. It was predominantly the promoters of the strategic sites that made representations on this policy from a landowner/developer perspective. They did not support the provision of Gypsy and Traveller sites within strategic allocations as it is not the most appropriate way to meet the needs of the travelling community. It was considered that the Council should explore the potential for existing Gypsy and Traveller sites within the district to be expanded and new standalone sites and that the landowners could provide a contribution towards delivery. It was considered that the Council should review council owned land, undertake a specific call for sites and include a policy which supports development for Gypsy and Traveller provision on land adjacent to existing sites.

### Development Management policies

There were two policy specific comments made through the consultation, these were that BNE12 needs updating as the Drakelow Power Station element has been superseded by a Part 1 Policy. It was also argued that the 25-dwelling limit as 'rural exemption site' should be removed so that there is no upper limit but that 'proportionate growth relative to the settlement' should be included instead. It was also considered that policies that are included in the Part 2 Local Plan must be supported and justified by evidence, and where they would result in additional burdens on development they should be considered within the Viability Assessment for the Plan. There was the suggestion that the Local Plan should include a new policy on Data Centres and other associated Modern Economy Uses to ensure compliance with the NPPF 2024.

Most respondents who commented on this question said that the Council should be closely monitoring the emerging National Decision-Making Policies to ensure that the Local Plan does not duplicate or contradict them, which would render them subject to 'very limited weight' in decision-making. In particular:

- Policies S4 and S5 of the emerging Framework separate of the presumption in favour of sustainable development into considerations for development on land inside and outside of settlement boundaries;
- Section 20 of the emerging Framework includes a change in approach to heritage assessment, including the removal of the 'less than substantial harm' expression;
- the approach to retail planning and the sequential test;
- setting standards in development plan policies should be limited to infrastructure provision, affordable housing requirements, parking and design and plan making; and
- the context of industrial development.

## Infrastructure

In general terms it is considered that infrastructure requirements, supported by a comprehensive Infrastructure Delivery Plan, must be dealt with through the Local Plan. All respondents said that viability was key and that requirements should be proportional. The Councils choice not to produce new SPDs is supported although it was noted that the existing SPD is clear and is a useful document.

Most considered that policy (and supporting guidance) seeking infrastructure to be designed to an adoptable standard and, the Councils offer to adopt it, was welcomed. However, it was argued that the adoption by the Council couldn't/shouldn't be a strict requirement and that it should be subject to site-by-site consideration. The process must allow for flexibility as up-front costs could affect development viability (which would need to be considered through plan-wide viability assessment) as this is the most expensive option for the developer and it may not always be appropriate or possible. It was also suggested that there may be other appropriate community models to consider and that in some instances the relevant authority may not wish to adopt the infrastructure and in such cases the onus to evidence an alternative approach should not be on the developer.

It was considered that private management companies are often able to maintain public open space to a higher standard than is financially or operationally feasible for a local authority and that the benefits of this to residents shouldn't go unrecognised. There was also considered to be potential conflict between specialised habitat-specific nature management for Biodiversity Net Gain and public open space which would require the Council to take on obligations that differ from conventional open space responsibilities. It was also unclear how these requirements would be resourced, delivered, or overseen in practice if adopted at scale.

## Other Issues

### Employment

It was considered that the plan should include provision for non-strategic employment development of 15-20ha to meet need as a result shortages in sub 100,000 sq/ft Grade

A quality units particularly focused on the A50 growth corridor and Hilton. There was also concern about the delivery of employment at the strategic allocations, the quantum of employment land delivery to date (particularly when expansion of existing employers is removed from the supply), evidence that existing allocations will deliver and that occupancy rates which suggest a supply shortage.

There is concern that the employment land review is out-of-date, that it does not consider demand suppression, wider sub-regional needs or the potential for future economic growth. There is also concern that the Sustainability Appraisal does not address how employment growth should be met quantitatively, spatially or on a site-specific basis. There was the suggestion of a new policy in Part 2 that supports non-allocated employment sites if it can be demonstrated that there is a clear economic benefit, is compatible with surrounding uses and does not compromise the delivery of allocated sites or infrastructure.

#### Mercia Marina:

Representation was received that suggests that Mercia Marina currently exists in a policy vacuum being outside a settlement boundary and not designated which makes development difficult and risks their ability to flexibly respond to market forces. They would like to be given a settlement boundary, identified as a retail centre, allocated for future mixed-use development and have a site-specific policy to support future development.

## Parishes, local residents and groups and other stakeholders

### Approach

Most respondents considered that the Council should continue with a Part 2 Local Plan.

### Housing

Some respondents considered that there wasn't the need for new housing and that new housing shouldn't be driven by meeting national targets. For those that considered there was the need for new housing it was considered that it should be directed towards Derby where the need arises and that Derby City Council should be building upwards within their own authority area. It was considered that new housing should be built on brownfield land and old employment sites as a priority and that agricultural land in use for farming should be protected. It was considered that new housing development should be directed towards areas where people want to live and where the infrastructure can support the additional demand. Many thought that new development should be small in scale providing opportunities for self-build or smaller companies who would deliver development that would integrate with existing communities, however, some felt that delivering smaller developments meant required infrastructure improvements opportunities were being missed. The merging of settlements was a key consideration that should be resisted through development (including through using open spaces for BESS and solar farms).

Many thought that more bungalows, older people's independent living accommodation and care homes were needed alongside smaller homes for low-income families. Some thought that the number of children's homes should be limited and only located in suitable areas (e.g. detached properties where residential amenity is not affected).

Many respondents considered that housing should not be built at the STRA2 site (land south of Mickleover) and that Aston on Trent and Walton on Trent shouldn't take any more housing.

Some thought that the Council could speed up delivery of new houses on emerging allocations through the internal re-structuring of the planning team.

## Settlement Boundaries

Most respondents thought that the settlement boundaries should be reviewed (possibly with more frequency) but that once defined they should be enforced to control development particularly City expansion. Some also suggested that settlement boundary changes should be done by local communities via Neighbourhood Plans.

Most considered that new boundaries should be drawn around Drakelow, Stanton and Derby.

- Drakelow – should be set around the power station boundary which is needed to stop coalescence with neighbouring settlements. Drakelow Parish Council would like to be included as a 'rural village' in the settlement hierarchy.
- Stanton - should have a tight boundary to stop coalescence with Burton and Swadlincote, it also needs its own green spaces/buffers allocated and Green Belt.
- Derby needs a boundary possibly following A roads to ensure urban sprawl into the countryside does not occur (should include the STRA2 site).

## Strategic Sites:

It was considered that infrastructure should be delivered early in the process. Some thought that Mackworth should be allocated for development and that the Council should allow parcels of the allocated sites to come forwards sooner in line with an agreed framework.

## Green Belt:

There was mixed opinion about the additional Green Belt definitions, some considered them unnecessary whereas others thought that it would help prevent inappropriate development. There was general agreement that Green Belt should be protected (with one respondent stating that un-used agricultural land should be developed first) with some suggestions that it should be extended to protect rural villages. Some thought that the Council should identify Grey Belt whilst others didn't agree with the concept of Grey Belt and considered that it should either be Green Belt or not.

## Town Centres

All respondents considered that whatever action was taken by the Council it should be supportive of retail uses which are important for local communities. Most considered that the best way to do this was to be flexible (although it was considered that the Council should try to stop barber shops and the trading of illegal products). Some recognised that there may be resource implications for the Council trying to define retail areas and some thought that this shouldn't be done in villages as the geographical spread of retail helps meet the needs of the local communities. There was also concern raised about the inclusion of Weston on Trent in the retail hierarchy as it has no retail outlets.

The re-development of Swadlincote Town Centre should include public transport and active travel provision, sufficient parking (including for blue badge holders), a vibrant mix of shops and leisure and quality housing.

## Infrastructure:

Most considered the new infrastructure should be adopted by the Council (including roads on new housing developments). There was lots of concerns regarding substandard existing sewerage and flooding infrastructure currently being managed by Severn Trent and many thought that this should be improved prior to any new development taking place. It was also considered that the Council should explore alternative infrastructure delivery mechanisms, including public-private partnerships and community-led models, to ensure infrastructure is delivered up front or alongside development, not retrospectively.

## G&T

It was considered that site provision must be based on robust, up-to-date local evidence of genuine need, many thought that the GTAA was not robust and that the need identified was too high. It was considered that by keeping the need high we would be attracting new families from elsewhere. Many considered that sites should not be allocated on Green Belt land, high-quality agricultural land, or in locations that place disproportionate pressure on local infrastructure or services (such as Aston) and that new sites must have safe highway access and appropriate provision for utilities, drainage, healthcare, and education. Some suggested that the Council approach neighbouring authorities to see if they could accommodate any of our need. It was considered that planning rules must apply equally to all, and unauthorised development should be addressed promptly and consistently. Some thought that more allocations are needed on strategic sites, around and within Derby and within Swadlincote, the Council should have its own sites run by the Council to stop inappropriate retrospective development.

## Development Management policies:

It was considered by some that further planning policies were required to;

- Stem the tide of applications for solar panel installations on green field sites, e.g. addressing the need for more renewable energy by making the inclusion

of roof mounted solar panels a requirement of all new builds, both commercial and residential.

- Prevent back garden/infill development.
- Open up footpaths along waterways.
- Increase the Biodiversity Net Gain requirement.
- Include a swift brick requirement for new development.
- Ensure that the design of new development reflects local characteristics and sets a requirement for design codes.
- Prevent demolition of any building built prior to 1950.
- Inform the development of the Chesterfield to Willington Electricity Line

### Other:

There were a number of respondents that considered that Aston on Trent, Weston on Trent, Overseal and Repton should be re-classified as they should not be considered to be Key Service villages.

There was concern regarding the location of employment uses and the implications that this has on commercial vehicles using rural roads. One respondent said that the Council should be trying to take advantage of existing employment opportunities and deliver more strategic distribution around the M42/A42 around Acresford.

Most thought that new development should generate improvements for existing communities and that S106 money should be spent in the community in which the development occurs.

Infrastructure improvement such as access with parking to GPs and improvements rural public transport links were considered to be important. It was also considered important to retain the protection for the National Forest.

There was also concern/confusion regarding the five-year housing land supply and the perception that the local plan isn't being adhered to by the Council.

Some respondents considered that the Neighbourhood Plans should influence the content of the Local Plan.

There was also concern regarding the housing expectations in neighbouring authority areas as a result of HS2.

One respondent also criticised the consultation stating that the Council should simplified language when consulting with communities.

### Sustainability Appraisal Scoping Report:

It was considered that this should be updated to include reference to the Aston Brickyard Local Nature Reserve.

### How have the received comments been taken into account?

| Key Issues    | Response |
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| Amber Valley: | Noted.   |

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| <ul style="list-style-type: none"> <li>• supportive of the allocation of the land south of Mackworth through policy FLG1 which extends the overall area as part of a comprehensive development.</li> <li>• should the land south of Mackworth be allocated for development within the plan period, any development proposal which comes forward is part of a comprehensive and coordinated scheme as endorsed by the above mentioned long term policies, including a comprehensive master plan and appropriate delivery of infrastructure and services, particularly linked to the City Council aspiration for additional highway linkages.</li> <li>• in advance of a comprehensive master plan the potential parcelling of land for phasing the development would be unknown.</li> <li>• do not object to development taking place broadly in this location early in the phasing if it enables wider delivery, and if delivering good place making principles linking the site to services and facilities and enabling modal shift in transportation to walking, cycling and public transport is achieved.</li> <li>• there needs to be clarity on the level of contributions that the development of additional land will need to provide including suitable mechanisms to achieve this.</li> <li>• Supportive of continuing to work in partnership with HMA Councils to facilitate bringing landowners together and working with them to bring forward a comprehensive development and the relevant infrastructure requirements. This could include the Councils facilitating early work on a joint concept plan / master plan for the wider site, together with developing associated evidence and supporting documents, such as on phasing,</li> </ul> | <p>The Council will work with HMA partners and the landowner to establish a comprehensive masterplan for the site which will include information on phasing, infrastructure requirements and delivery.</p> |
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| infrastructure requirements and delivery.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                          |
| British Horse Society:<br><br>The Local Plan should include a policy for the provision of bridleways.                                                                                                                                                                                                                                                                                                                                                                                                                                                | Noted.                                                                                                                                                                                                                                                   |
| Canals and Rivers Trust:<br><br>No specific comments but the Part 2 Local Plan should consider development that might affect the canal network and whether there are opportunities to enhance it.                                                                                                                                                                                                                                                                                                                                                    | Noted.<br><br>The Council recognises the important contribution that the canals make to active travel and habitat provision and will work with the canals and rivers trust to ensure that the benefits are maximised through any Local Plan allocations. |
| Derby City Council:<br><br><ul style="list-style-type: none"> <li>• Support the production of the South Derbyshire Local Plan Part 2 Review.</li> <li>• Note the proposed allocation of land south of Mackworth (FLG1) and will value continued HMA discussions on cross-boundary sites and how they can be best master planned and phased to ensure good delivery of infrastructure and high-quality development.</li> <li>• Support the principles set out in the consultation and look forward to further detail as the plan advances.</li> </ul> | Noted.<br><br>The Council will work with HMA partners and the landowner to establish a comprehensive masterplan for the site which will include information on phasing, infrastructure requirements and delivery.                                        |
| East Staffordshire Borough Council:<br><ul style="list-style-type: none"> <li>• Support the inclusion of new settlement boundary at Drakelow.</li> <li>• Considers that SDDC should undertake a Green Belt review on the Burton upon Trent and Swadlincote Green Belt. East Staffordshire Borough Council would actively engage in the assessment process.</li> <li>• Would welcome the opportunity to discuss implications or opportunities arising from SDDC Part 1 Local Plan employment land allocations.</li> </ul>                             | Noted.<br><br>SDDC welcomes the opportunity to continue working collaborative with our neighbouring authority at East Staffordshire.                                                                                                                     |
| Historic England:<br><ul style="list-style-type: none"> <li>• Welcome the opportunity to comment and are available for further discussion if required.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                    | Noted.<br><br>SDDC will ensure that any site allocations are supported by                                                                                                                                                                                |

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| <ul style="list-style-type: none"> <li>• The Historic Environment should be fully embedded within any strategies around where new housing or other development is located;</li> <li>• Any site allocations proposed will need to be accompanied by proportionate historic environment assessment to ensure that the sites are fully justified and deliverable;</li> <li>• The Historic Environment should be fully embedded in any strategies for town centre development and improvements. The development of a Design Code would be beneficial. Townscape strategies should be utilised as well as Conservation Area Appraisals and Management Plans, where appropriate.</li> <li>• Appropriate policies to protect and enhance the historic environment should be included within any forthcoming Local Plan Review and these should be nationally relevant and locally specific</li> </ul> | <p>sufficient assessment of the historic environment.</p> <p>The Council has included a comprehensive policy relating to the historic environment in the Local Plan Part 1 Review which was drafted in consultation with Historic England. SDDC will consult with Historic England should further policies be required.</p> |
| <p>National Grid Electricity Transmission (NGET)</p> <ul style="list-style-type: none"> <li>• NGET have multiple assets within the Plan area.</li> <li>• the Council should:</li> <li>• Safeguard all existing NGET transmission assets, including overhead lines, underground cables and substations.</li> <li>• Support future reinforcement and expansion, including works required for the Great Grid</li> <li>• Upgrade and other strategic national infrastructure projects.</li> <li>• Ensure development proposals located near transmission assets demonstrate that they will not</li> <li>• compromise safety, operability, maintenance access, asset replacement, or future network expansion.</li> <li>• Safeguard existing and potential access routes required for the delivery and removal of Abnormal Indivisible Loads (AILs) associated</li> </ul>                           | <p>Noted.</p> <p>The Council will continue to engage with NGET to ensure that electricity infrastructure assets are safeguarded, that future reinforcement and expansion is supported and that impacts on the network are avoided / mitigated.</p>                                                                          |

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| <p>with the construction, replacement and maintenance of transmission-scale equipment, including large transformers at strategic substations.</p> <ul style="list-style-type: none"> <li>• Resist development or highway alterations that would prejudice, constrain or render impracticable AIL access, unless suitable mitigation or alternative agreed routes can be secured.</li> <li>• Encourage early engagement with NGET to identify and resolve any potential impacts at the earliest possible stage of the planning process</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>National Highways:</p> <ul style="list-style-type: none"> <li>• Expect the Local Plan Part 2 Review to ensure that site options and development management policies do not rely on the SRN to provide local access or capacity for development, and that opportunities to reduce reliance on private car travel are embedded at the plan-making stage.</li> <li>• The housing requirement set in the Part 1 Local Plan remains in the Part 2 Review and our comments remain as we previously provided.</li> <li>• Expect that the Local Plan Part 2 Review will be supported by proportionate and up-to-date transport evidence. This should demonstrate that the cumulative impacts of proposed non-strategic allocations, when considered alongside the strategic growth in the Local Plan Part 1 Review and development in neighbouring authorities, can be accommodated on both the local highway network and the SRN. Where relevant, this evidence should consider junction performance, network resilience and in-combination effects</li> <li>• Any potential sites anticipated to have an impact on the SRN in the area are to be subject to consultation with National Highways</li> </ul> | <p>Noted.</p> <p>SDDC will ensure that all allocations in the Part 2 Local Plan are located in sustainable locations so as to maximise the active travel benefits.</p> <p>SDDC will ensure that proportionate and up-to-date transport evidence informs the local plan production.</p> <p>Where required impacts on the SRN will be identified and mitigated in consultation with National Highways, this will be done in a coordinated manner to ensure that solutions to any cross-boundary transport impacts are agreed by key stakeholders.</p> |

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| <p>and appropriately assessed to determine the extent of their potential impacts on the SRN in the area. Where impacts on the SRN are identified, suitable mitigation will be required to be identified and secured.</p> <ul style="list-style-type: none"> <li>• Recommend a coordinated approach for any developments impacting neighbouring local authorities. This approach should involve engagement between National Highways, South Derbyshire District Council, other local authorities, and future developers or applicants. Such collaboration will ensure that all parties' interests are safeguarded and a unified solution is reached.</li> <li>• Welcome ongoing dialogue with South Derbyshire District Council to support the sustainable delivery of planned growth.</li> </ul> |                                                                                                                                                                                    |
| <p>National Trust:</p> <ul style="list-style-type: none"> <li>• The Council should produce a Part 2 under the current system.</li> <li>• Considerations should be given to the emerging National Decision Making Policies.</li> <li>• The National Decision Making Policies do not protect trees, woodland and hedgerows and it is considered that this is still needed (through BNE7). This should also be updated to reflect the updated BNG requirements.</li> <li>• The National Trust recognise that BNE10 has been superseded by BNE2 in Part 1.</li> </ul>                                                                                                                                                                                                                                | <p>Noted.</p> <p>The Council will ensure that trees, woodland and hedgerows are given appropriate protection.</p>                                                                  |
| <p>Natural England.</p> <ul style="list-style-type: none"> <li>• No specific comments on the location of development but should allocate land with the least environmental or amenity value. Sufficient evidence should be</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Noted.</p> <p>The Local Plan would be supported by an appropriate Sustainability Appraisal and Habitats Regulation Assessment which will inform the site selection process.</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>provided through the Sustainability Appraisal and Habitats Regulations Assessment to justify the site selection process, and the Derbyshire Nature Recovery Strategy should be given full consideration.</p> <ul style="list-style-type: none"> <li>• Provision of Green Infrastructure should be considered at the outset of development.</li> <li>• Identifying areas as Grey Belt would be useful. Consideration should be given to using the Green Belt for habitat banks for Biodiversity Net Gain.</li> <li>• There should be agreement on how infrastructure is to be managed at the earliest stages of the plan making process.</li> </ul>           | <p>Provision and management of infrastructure will be undertaken at the outset of development.</p> <p>The Council will consider whether Green habitat banks can be provided in the Green Belt.</p>                                                                                                                                                                                   |
| <p>The Coal Authority</p> <ul style="list-style-type: none"> <li>• within the South Derbyshire area there are recorded coal mining features present at surface and shallow depth including; mine entries, coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.</li> <li>• The Coal Authority have no specific comments to make to the questions asked. However, in light of the coal mining legacy recorded in the area we do recommend that a relevant policy, in respect of land instability and addressing risks posed to new development, is included in the Local Plan.</li> </ul> | <p>Noted.</p> <p>The Council agrees that mining legacy can pose a potential risk to safety and as such this is considered to be a strategic issue which is addressed in Policy SD4 in the Part 1 Local Plan. Notwithstanding that, the Council will engage further with the Coal Authority to ensure that the proposed strategic policy is sufficient to alleviate any concerns.</p> |

### Approach to Local Plan production

The Council considers that the most appropriate approach to ensure that the development requirements of the District are met in the most sustainable plan-led manner, is to produce a Local Plan Part 2. It is acknowledged that to achieve this, the Council must follow an ambitious timetable which is set out in the Local Development Scheme.

The Council is preparing the Local Plan Part 2 Review under the legacy system set out in the 2024 NPPF transitional arrangements.

In terms of comments that the Local Plan timescale should be extended, the Council undertook a Regulation 19 Addendum: proposed modifications to the Publication Local Plan Part 1 Review between 5<sup>th</sup> May -16<sup>th</sup> June 2026. The addendum consultation proposed the modification of the Plan period from 2041, to 2042 to ensure that the Local Plan covers a 15-year period from adoption. It is considered that the housing requirement within the Local Plan Part 1 Review meets the transitional arrangements.

The Council considers that a full Local Plan review has been undertaken and that the Local Plan Part 1 and Part 2 in combination set a District wide strategy for development. Criticism of the Part 1 Local Plan Sustainability Appraisal (SA) have been addressed through the SA which accompanied the Regulation 19 Addendum Proposed Modification consultation and will be considered further through the Local Plan Part 1 Examination.

### Housing needs, delivery and location

There is a shortfall in housing supply against the Local Plan requirement set out in the Part 1 Review. The Council considers that further housing allocations will be required in the Local Plan Part 2 Review, to provide a buffer to the housing requirement, to ensure a diverse portfolio of sites (in terms of scale and distribution) and to ensure delivery against a rolling five-year land supply requirement.

In regard to comments that the plan should set out requirements for wheelchair users and accessible and adoptable dwellings M4(3) and M4 (2) of the building regulations respectively. Policy H20 Housing Balance and Custom Self Build, of the Pre Submission Local Plan Part 1 Review does contain requirements regarding M4(3)(a) and and M4 (3)(b). In terms of M4(2). At the time of producing the Local Plan Part 1 Review, it was understood that the Government intended to make M4(2) Building Regulations mandatory, hence the absence of a reference to this category in Policy H20. It is not considered appropriate to include requirements for M4(2) dwellings within the Local Plan Part 2.

In reference to the comments about the Council understanding delivery challenges. The Local Plan Part 1 is supported by a plan-wide viability assessment. The Council is also in dialogue with landowners and developers on a regular basis through the planning application process, through Council run developer forums and on a site specific basis through the use of delivery proformas to inform the delivery assumptions in the Housing Trajectory and 5-year land supply. In terms of fast-tracking planning application process for smaller, policy compliant sites. The District Council seeks to determine planning applications within statutory timescales, and it is not considered appropriate to establish a new system for such sites.

### Speeding up delivery on Strategic Allocations

Landowners of the strategic allocations in the Part 1 Local Plan consider that there may be opportunities to accelerate delivery through phased development in line with coordinated frameworks. These Strategic Allocation issues have been considered through the production of the Local Plan Part 1. The Council, in partnership with Homes England and East Midlands Combined County Authority (EMCCA), are advancing the production of Development Framework Documents (DFD) to include a strategic masterplan for the sites which will consider the potential for accelerated housing delivery in the context of comprehensive delivery of the sites as a whole. Consultants have been appointed to undertake the DFD work with the project to be concluded at the end of the 26/27 financial year. This will be considered further through the Local Plan Part 1 Examination.

### Settlement boundaries

The District Council will continue with the principle of Settlement Boundaries within the Local Plan Part 2 Review. The Settlement Boundaries will be reviewed using a methodology to ensure that settlement boundaries are reviewed or established in a consistent manner.

### Retail

It is considered that the Retail Hierarchy should include the centres which will be created as part of the Strategic Allocations. The Adopted Local Plan Part 2 included the centres created through allocations within the Adopted Local Plan Part 1 and it is considered appropriate to continue this within the Local Plan Part 2 Review.

The Council will consider the need to establish retail boundaries for all local centres.

### Green Belt

The Council does not consider that a Green Belt Review (including a Grey Belt Review) is required. There is not considered to be exceptional circumstances within the District for releasing Green Belt..

Not setting definitions of infilling and disproportionate within Policy, allows the Council to determine the impact on a case-by-case basis, based on the existing situation and the proposed development.

### Gypsy and Traveller provision

The Derby, Derbyshire, Peak District National Park and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA) sets out the Council Gypsy and Traveller need between 2020-40 (59 pitches). The GTAA provides a robust evidence base for the District's need. The GTAA was examined during Amber Valley Borough Council Local Plan Examination and found sound<sup>8</sup>. Paragraph 173 of the Inspectors Report on the Examination of the Amber Valley Borough Local Plan 2022-2040 states “...*We are satisfied that the GTAA provides a robust evidence base and accords with national policy*”.

The requirement for Gypsy and Traveller pitches within Strategic Allocations STRA1 and STRA2 is considered appropriate, further information can be found in the [Gypsy and Traveller Topic Paper](#).

The Council has undertaken additional work since the Pre Submission Local Plan Part 1 Review, regarding Gypsy and Traveller provision. Further information can be found in the .

### Development Management Policies

The Draft National Planning Policy Framework (NPPF) was consulted upon from 16<sup>th</sup> December 2025-10<sup>th</sup> March 2026 with the updated NPPF released in August 2026. The updated NPPF provides transitional arrangements and the Part 2 Plan will be produced in accordance with the December 2024 NPPF.

It is acknowledged that Policy STRA3: Former Drakelow Power Station, is the same site as within Policy BNE12 of the Adopted Local Plan Part 2. Policy BNE12 will be updated to reflect this.

In terms of the comment that the dwelling limit as rural exception sties would be removed. This is in regard to Policy H1: Settlement Hierarchy of the Pre Submission Local Plan Part 1, and consequently cannot be considered through the Local Plan Part 2.

### Infrastructure

The Council will consider the infrastructure requirements of any future allocations, within the Local Plan Part 2 Review. The Council will look to ensure that any proposed policy requirements do not render a site undeliverable and will look to deliver infrastructure in a timely manner.

In terms of whether the Council should introduce a policy requiring the adoption of open space, SUDS or other infrastructure, the Council will need to consider this further.

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<sup>8</sup> [Amber Valleys Inspectors Final Report](#) was published on 10<sup>th</sup> February 2026.

In regard to concern raised regarding existing sewerage and flooding infrastructure. The Council will continue to consult with Severn Trent, the Environment Agency and Local Lead Flood Authority regarding the Local Plan, and that potential impacts are considered. It should be noted that Severn Trent have an obligation to provide such additional capacity as may be required to treat additional flows and loads arising from new domestic development and have legal duty to comply with its sewerage treatment works discharge permits issued by the Environment Agency.

### Other

It is not considered that the Local Plan Part 2 Review needs to allocate additional employment allocations, in addition to those within the Pre Submission Local Plan Part 1 Review. Nor does the Council consider it necessary to include additional employment policies within the Part 2 Plan. The employment land allocated in the Local Plan under Policy 1 exceeds the quantum identified in the Employment Land Review, to ensure that locational and qualitative employment land needs of the District, as well as national and regional needs, are fully addressed. This will be considered further through the Local Plan Part 1 Examination.

Furthermore, the Council considers that Employment Land Review has been undertaken in a robust, exhaustive manor and the updated Sustainability Appraisal Regulation 19 Addendum (May 2026), did consider employment site options.

In regard to Mercia Marina's request for a settlement boundary, the identification as a retail centre, allocation for future mixed use development and have a site specific policy to support future development. The Council will consider these requests during the preparation of the Local Plan Part 2 Review.

In terms of the comments regarding certain settlements positions within the Settlement Hierarchy, Policy H1: Settlement Hierarchy is a policy contained within the Local Plan Part 1 Review and cannot be considered through the Local Plan Part 2.

Section 106 Agreements assist in mitigating the impact of development to make it acceptable in planning terms. They must be:

- Necessary to make the development acceptable in planning terms;
- Directly relate to the development; and
- Fairly and reasonably related to in scale and kind to the development

In some instances, contributions collected may not be used within the settlement the development took place in. This might for example be due to improvements required to a service/facility which is not located within that settlement, which will be used by

residents of the development, e.g. contributions for a doctor's surgery. Providing the contributions collected meet the above 'test' this can be considered appropriate.

The Council will consider the infrastructure requirements of any future allocations, within the Local Plan Part 2 Review

Policy INF8: The National Forest of the Pre Submission local Plan Part 1 Review, requires National Forest Planting from all residential schemes over 0.5ha and industrial, commercial and leisure developments over 1ha in accordance with National Forest Planting Guidelines. The Policy seeks to protect trees within the National Forest where practicable.

In response to the comment that the consultation should simplify language, the consultation was written with communities in mind. However, it is noted that planning is not always the easiest subject to understand. The Council held drop in events during the consultation period, where members of the public could 'drop in' and discuss any element of the consultation with members of staff.

### Sustainability Appraisal

Very few respondents commented on the SA scoping report, responses related to the need to update the baseline data. These comments were noted and will form part of the SA process going forward.



**Steffan Saunders**  
**Head of Planning and Strategic Housing**  
 South Derbyshire District Council,  
 Civic Offices, Civic Way,  
 Swadlincote, Derbyshire DE11 0AH.

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

@SDDC on Twitter

@southderbyshiredc on Facebook

**Please ask for Steffan Saunders**

Phone 01283 228706

Typetalk 18001

DX 23912 Swadlincote

local.plan@southderbyshire.gov.uk

Our Ref: Issues and Options

Your Ref:

07 October 2022

Dear Consultee

## Local Plan Review – Issues and Options Consultation

I am writing to keep you informed of work regarding South Derbyshire Local Plan Review.

South Derbyshire has an adopted Local Plan which sets out where new housing, employment, retail, and other development should go, up to 2028. The Local Plan also includes policies that are used to determine planning applications.

Government policy requires that Local Plans are reviewed every five years to see if they need updating and the Council has decided that the time is right to update the Local Plan.

This 'Issues and Options' consultation, is the first formal consultation as part of this update to the Local Plan. Its purpose is to ensure that the Emerging Local Plan covers all the right issues including housing, jobs, infrastructure, health, climate change and the built and natural environment. We would like to hear your views and ideas on the issues and options we will need to take into account.

## How you can have your say ...

The consultation commences on 10<sup>th</sup> October 2022. Information regarding the consultation can be found on our website at: [www.southderbyshire.gov.uk/issuesandoptions](http://www.southderbyshire.gov.uk/issuesandoptions)

Reference copies of the consultation document and paper copies of the questionnaire can be found at the following locations (during opening hours) from **10<sup>th</sup> October 2022**:

- South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote DE11 0AH
- All South Derbyshire libraries and the following libraries outside of the District: Burton on Trent, Chellaston, Mickleover and Sinfin

A series of **drop-in events** are to be held around the District throughout October and the beginning of November as listed below. The events are open to all, and you don't have to



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attend your nearest one. As always, we would like you to extend the invitation far and wide. Please do tell your family, friends and neighbours about this consultation and the opportunity to respond to shaping the District.

| Venue                                                                    | Date                               | Time            |
|--------------------------------------------------------------------------|------------------------------------|-----------------|
| Findern Village Hall, Castle Hill, Findern, DE65 6AL                     | Tuesday 11 <sup>th</sup> October   | 3.30pm - 6.45pm |
| Rosliston and Caudwell Village Hall, Main Street, Rosliston, DE12 8JW    | Friday 14 <sup>th</sup> October    | 3.30pm – 6.45pm |
| Frank Wickham Hall, Portland Street, Etwall, DE65 6JF                    | Wednesday 26 <sup>th</sup> October | 3.30pm – 6.45pm |
| Sharpe's Pottery Museum, 23 West St, Swadlincote DE11 9DG                | Thursday 27 <sup>th</sup> October  | 3.30pm - 6.45pm |
| Stenson Fields Community Centre, Chartley Road, Stenson Fields, DE24 3BT | Monday 31 <sup>st</sup> October    | 3.30pm – 6.45pm |
| Melbourne Sporting Partnership, Cockshut Lane, Melbourne, DE73 8DG       | Wednesday 2 <sup>nd</sup> November | 3.30pm – 6.45pm |

Furthermore, drop-in sessions will take place on Tuesdays and Wednesdays, 10am – 4pm at the Council Offices throughout the consultation.

Comments made in response to this consultation need to be made in writing. We encourage you to submit your responses online (through the Councils website), where you can register and submit your comments.

Alternatively, you can submit your completed questionnaires by email to [local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk) : or

Post to: South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH

If you would like to find out more about this consultation before responding, please email the planning policy team on [local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk) and will contact you.

We welcome your comments on the consultation document and on the Local Plan Sustainability Appraisal Draft Scoping Report until 5pm on **5<sup>th</sup> December 2022**.

Yours sincerely,



Steffan Saunders  
Head of Planning and Strategic Housing



**Steffan Saunders**  
**Head of Planning and Strategic Housing**  
 South Derbyshire District Council,  
 Civic Offices, Civic Way,  
 Swadlincote, Derbyshire DE11 0AH.

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**Please ask for Steffan Saunders**

Phone 07971604326

Typetalk 18001

DX 23912 Swadlincote

local.plan@southderbyshire.gov.uk

Our Ref: Issues and Options

Your Ref:

27 November 2024

Dear Consultee

### **Local Plan Review Issues and Options Consultation**

As you are aware South Derbyshire District Council is currently consulting on its Issues and Options document and the Local Plan Sustainability Appraisal Draft Scoping Report.

A further drop-in event is to take place on Wednesday 23rd November 2022 at All Saints Heritage Centre, Aston on Trent between 3.30pm - 6.45pm.

Further information on the consultation can be found at  
[www.southderbyshire.gov.uk/issuesandoptions](http://www.southderbyshire.gov.uk/issuesandoptions)

We welcome your comments on the consultation document and on the Local Plan Sustainability Appraisal Draft Scoping Report until 5pm on **5<sup>th</sup> December 2022**.

Yours sincerely,

Steffan Saunders  
 Head of Planning and Strategic Housing



# Local Plan Consultation

The Council is holding a series of 'drop-in' events this Autumn to hear your views and ideas, to ensure the Emerging Local Plan covers the right issues.

**Wednesday 26 October**  
3.30pm to 6.45pm  
Frank Wickham Hall,  
Etwell

**Tuesday 11 October**  
3.30pm to 6.45pm  
Findern Village Hall

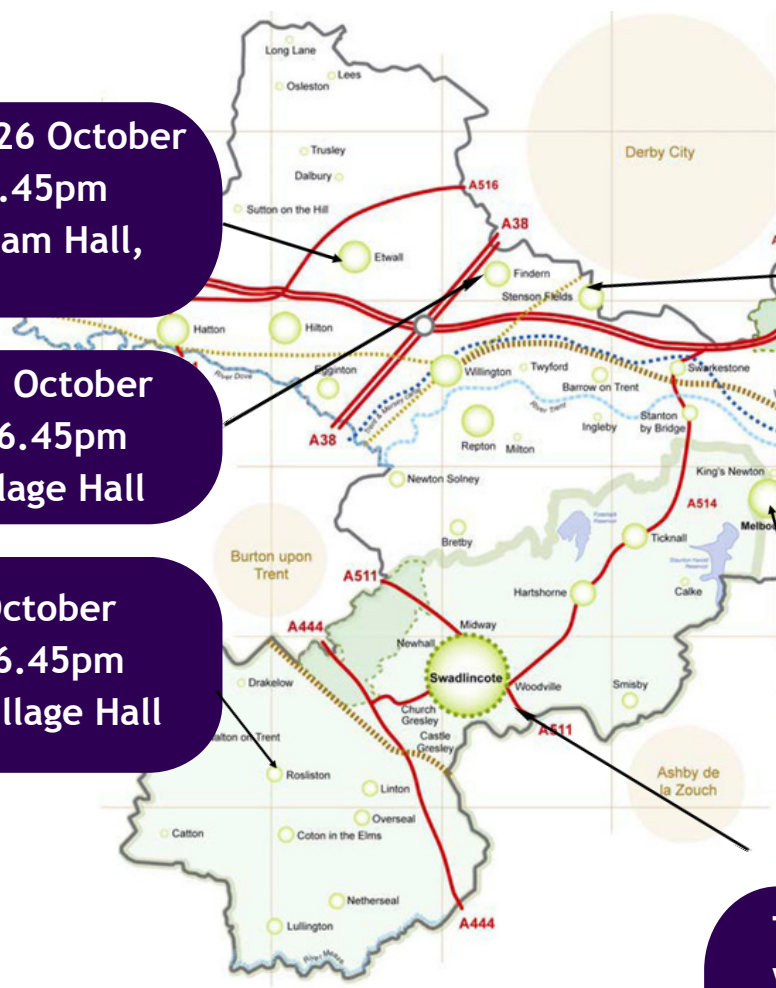
**Friday 14 October**  
3.30pm to 6.45pm  
Rosliston Village Hall

**Monday 31 October**  
3.30pm to 6.45pm  
Stenson Community  
Centre

**Wednesday 2  
November**  
3.30pm to 6.45pm  
Melbourne Sporting  
Partnership

**Thursday 27 October**  
3.30pm to 6.45pm  
Sharpes Pottery  
Museum, Swadlincote

**Tuesdays and  
Wednesdays 10am -  
4pm Civic Offices,  
Swadlincote**



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Scan the QR code above and give your views by  
**Monday 5 December 2022**  
[www.southderbyshire.gov.uk/issuesandoptions](http://www.southderbyshire.gov.uk/issuesandoptions)



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**South  
Derbyshire**  
District Council

## We would like to hear your comments

This leaflet provides a brief summary of the Issues and Options. Please take time to read the 'Issues and Options' document and tell us your views. The consultation document includes many questions, but you don't have to answer them all. Feel free to pick and choose – you can just answer the questions on the subjects that mean the most to you, on the other hand you might want to answer them all.

The consultation document can be viewed on the Council's website:

[www.southderbyshire.gov.uk/issuesandoptions](http://www.southderbyshire.gov.uk/issuesandoptions)

Reference copies of the consultation document and paper copies of the questionnaire can be found at the following locations during opening hours:

- South Derbyshire District Council
- All South Derbyshire libraries and the following libraries outside of the District:  
Burton on Trent, Chellaston, Mickleover and Sinfyn

We encourage you to submit your responses online. Simply follow the instructions on the above webpage.

Alternatively, comments can be emailed to: [local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk)

Or you can write to: Planning Policy, South Derbyshire District Council, Civic Offices, Civic Offices, Civic Way, Swadlincote, DE11 0AH



Please submit your comments  
by 5pm on 5<sup>th</sup> December 2022

## What happens next...

The Council will review all the comments received and publish a Consultation Statement on the Council's website. The comments, along with technical evidence the Council is collecting, will help to prepare a Draft Local Plan, which will be published for further consultation.



# South Derbyshire Issues and Options October 2022



South Derbyshire has a Local Plan to set out where new housing, employment, retail, and other development should go, up to 2028. The Local Plan also includes policies that are used to determine planning applications.

Government policy requires that Local Plans are reviewed every five years to see if they need updating and the Council has decided that the time is right to update the Local Plan.

The 'Issues and Options' consultation is the first formal consultation as part of this update to the Local Plan. Its purpose is to ensure that the Emerging Local Plan covers all the right issues including housing, roads, infrastructure, health, climate change and the environment.



## □ Vision and Objectives for South Derbyshire

The vision and objectives are important because it is the starting point for agreeing what sort of place we should be aiming to achieve.

## Composition of the □ Emerging Local Plan

The adopted Local Plan is primarily written in two parts. It is anticipated that a two-part approach will continue in the Emerging Local Plan and will cover the period of 2022-2039.

## Housing □ umbers

The Government has published a standard method for each Council to calculate its housing need. This method does not take into account any unmet need from neighbouring areas. When applying this method South Derbyshire's minimum housing need is currently 536 net additional homes per annum.

The Council however works with Amber Valley Borough Council and Derby City (the Derby Housing Market Area Authorities) on plan preparation.

It is unlikely that Derby City can fully accommodate its housing need within its boundary. It is anticipated that Derby City Council will make a request to accommodate some of its housing need within South Derbyshire and Amber Valley.

This consultation asks questions on how the District Council should address Derby City's unmet met housing need.

## Housing Strategy and Distribution

The emerging Local Plan must allocate enough sites to meet South Derbyshire's housing need. At this stage four broad options for the distribution of housing growth have been identified.

- Option 1: **Urban Extensions** – focus development adjoining existing urban areas
- Option 2: **Key Service Villages** – focus development on these ten villages
- Option 3: **Dispersed development** – focusing on both **Key** and **Local Service Villages**
- Option 4: **Create a new settlement or significant urban extension**

Broad options have also identified for the potential distribution of Derby City's unmet need within South Derbyshire:

- Option 1: **Edge of Derby City**
- Option 2: **Edge of Derby and Key Service Villages accessible to Derby City**
- Option 3: **Other** – are there any other options for the location of Derby City's unmet need?

## Providing the right homes for everyone

In order to create and maintain sustainable communities, it is essential that a range of homes (sites, types, and tenures) are provided for different groups of the community (e.g., older people, people with disabilities, people who wish to build their own homes, students, families with children and so on) to meet identified needs. This consultation puts forward a number of ideas and options to help achieve this and asks a number of questions regarding your housing needs.

### **Cultural and Historic Environment**

The district has a range of important natural and historic assets from designated Wildlife Sites to Listed Buildings and Scheduled Ancient Monuments. Adopted Local Plan Policies are generally performing well in protecting the natural and historic environment. However, the Emerging Local Plan provides opportunities to introduce new ideas and to reflect national policy changes and the Environment Act. This consultation includes:

- Ideas of how to incorporate Green Infrastructure into the Emerging Local Plan
- Questions regarding the introduction of Green Wedges (*"Green wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built-up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities"*)
- Your opinion on whether existing Local Plan policies do enough to protect the countryside and rural villages.

## Infrastructure

In planning for future growth, the Council understands how important the delivery of infrastructure (such as roads, health, education, leisure, other community needs for example local centres and the delivery of utilities) alongside housing and economic growth is to create sustainable communities.

The consultation asks a number of questions around requirements for infrastructure provision, including:

- Whether there are any issues within the settlement you live
- How the pandemic has altered your use of local open space
- Whether you agree with the current policy approach regarding the protection of existing community facilities and open space, sport and recreation

## Tackling climate change

After a summer of heat waves and droughts, the effects of climate change are self-evident, and the Emerging Local Plan must play its part in securing radical reduction in carbon dioxide emissions and encouraging renewable energy generation. This consultation puts forward various ideas/options regarding climate change, which the Emerging Local Plan could introduce. Including:

- Setting a 10% tree planting requirement for new developments outside of the National Forest,
- Allocating sites for renewable energy,
- Requiring all new development to include small scale renewable energy,
- Introducing an Electric Vehicle Charging Point Policy.

## Health and Wellbeing

There is a close relationship between planning and health. The Emerging Local Plan gives an opportunity to further embed health and wellbeing into the Plan, which will contribute towards healthy places and support and enable healthy lifestyles. The consultation asks what you feel your community needs and what you consider is required to make healthy places and enable healthy lifestyles. Along with putting forward various ideas/options regarding health and wellbeing, including introducing a policy to support 'grow your own' foods and restricting new takeaways within a particular distance of schools

### **Employment Strategy**

The amount of employment land and types of sites required in the Emerging Local Plan has not yet been identified. Nevertheless, the Emerging Local Plan must allocate enough sites to meet South Derbyshire's employment need. At this stage broad options for the distribution of the District's employment need have been identified.

- Option 1: **Focus on A50 corridor**
- Option 2: **Focus on sites in/or adjoining urban areas**
- Option 3: **Swadlincote focus**
- Option 4: **Drakelow focus**

## The Economy

The district is centrally located and well connected, with the main employment centre being located in Swadlincote with other employment centres distributed throughout the remainder of the district. The consultation asks questions about various aspects of the district economy, including the type of employment space required, rural businesses, tourism, and retail, including Swadlincote Town Centre.

# Have your say on options for new Local Plan

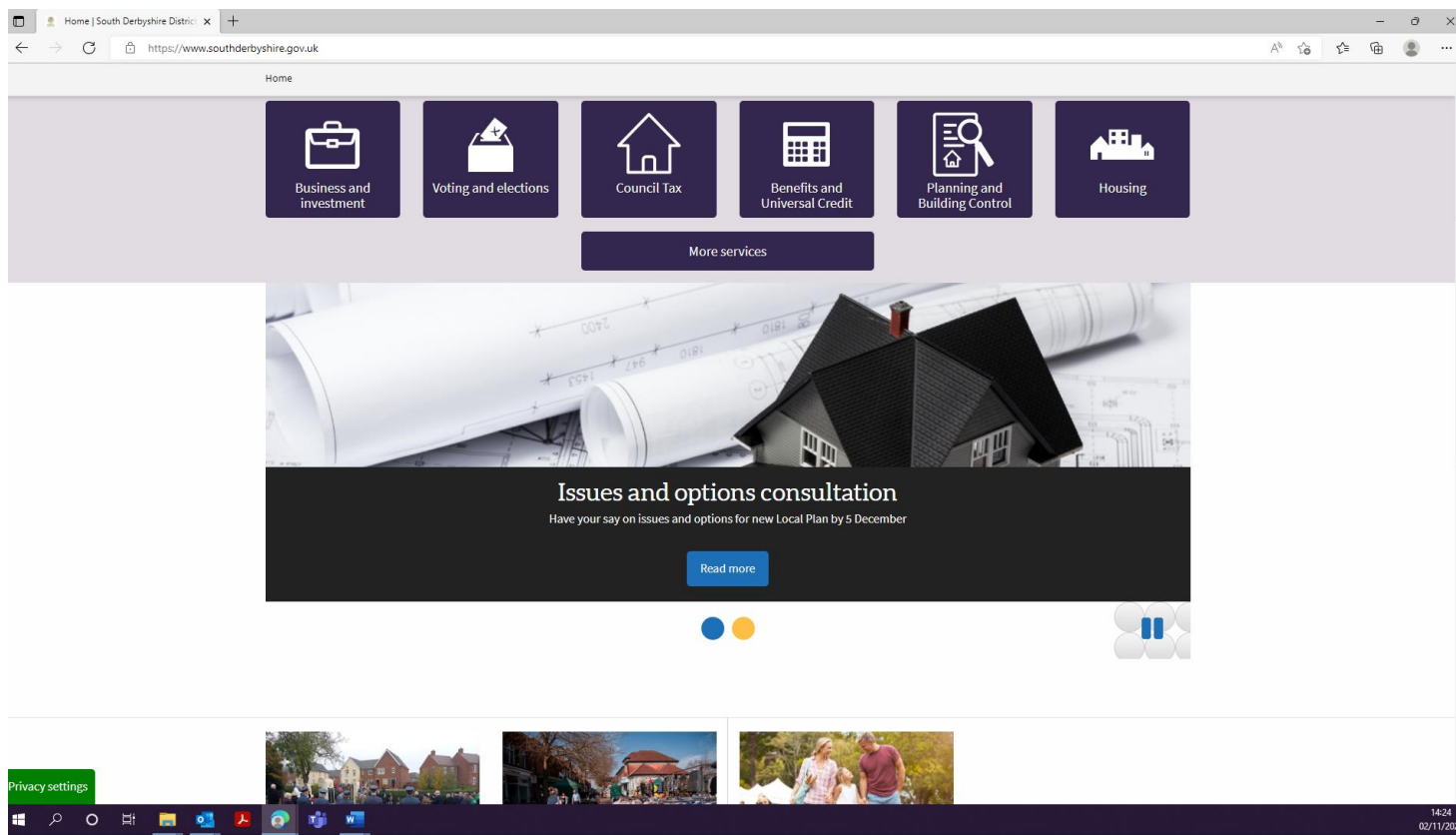
Consultation open until Monday 5 December 2022



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# South Derbyshire Issues and Options Paper Response Form



Your reviews are being sought on the South Derbyshire Local Plan Review Issues and Options Consultation which is open from 10 October to 5 December 2022.

The issues and options consultation document can be viewed at [www.southderbyshire.gov.uk/issuesandoptions](http://www.southderbyshire.gov.uk/issuesandoptions) along with other supporting information.

Please take time to read the 'Issues and Options' document and tell us your views. The consultation document includes many questions, but you don't have to answer them all. Feel free to pick and choose – you can just answer the questions on the subjects that mean the most to you, on the other hand you might want to answer them all.

This form can be used as an alternative to the online questionnaire. Responses should be submitted to the Planning Policy Team by email at [local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk) or via post to Planning Policy, Planning Services, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH

**Comments must be received by 5pm on 5 December 2022, late comments will not be accepted.**

## Part 1 Your Details

| Respondent details                 | Agent details (where applicable)   |
|------------------------------------|------------------------------------|
| Name <input type="text"/>          | Name <input type="text"/>          |
| Organisation: <input type="text"/> | Organisation: <input type="text"/> |
| Address <input type="text"/>       | Address <input type="text"/>       |
| Email: <input type="text"/>        | Email: <input type="text"/>        |

indicates required field

## Future notification

The District Council will retain your contact details to inform you of future consultations on the Local Plan. If you do not wish for your contact details to be added to the consultation database, please email [local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk)

## Privacy Notice How is your information used

**Representations will be made publicly available following the close of the consultation however personal details (personal address, signature and contact details) will NOT be made publicly available but will be kept in a secure database and used to notify you of the Plan's progress.**

## Who has access to your information

South Derbyshire District Council Planning Services. Personal information is not shared with any other department or agency, will not be sold and will not be used for any other purpose.

For further information, please visit our Privacy section of our website at [www.southderbyshire.gov.uk/privacy](http://www.southderbyshire.gov.uk/privacy) where you can see a full copy of our privacy notice. Alternatively, you can request a hard copy by emailing [local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk)



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## Chapter 2: Scope of the Emerging Local Plan

### Key Question 1

**Do you have any comments on what should be contained within the Emerging Local Plan's Vision and Objectives?**

### Key Question 2

**Does the spatial portrait of the District need further updating and if so, how?**

☐ Yes

☐ No

### Key Question 3

**Should the Emerging Local Plan be split into two parts?**

☐ Yes

☐ No

### Key Question 4

**What should be classed as 'strategic' in terms of housing development within the Emerging Local Plan, for example what size of housing/employment site or impact on infrastructure?**

### Key Question 5

**Have we identified the correct issues and is our methodology for assessing them, correct?**

☐ Yes

☐ No

### Key Question 6

**What additional evidence does the Council need to obtain to inform the Emerging Local Plan?**

## Chapter 3: Housing Needs and Strategy

### Key Question 7

**Which option for establishing South Derbyshire's housing requirement do you support and why?**

☐ Option 1: Base the housing requirement on meeting the minimum requirement using the standard methodology in national planning guidance (currently 536 net additional homes per annum).

☐ Option 2: Base the housing requirement on ensuring that Derby's unmet need is completely accommodated within the Derby HMA.

☐ Option 3: Base the housing requirement on a wider range of evidence, acknowledging that it may not be appropriate for all of Derby's unmet need to be accommodated within the Derby HMA.

### Key Question 8

**Do you have a view on the proportion of Derby City's unmet need that South Derbyshire should take?** Please provide comments and justification

### Key Question 9

**Do you have any comments on the prioritisation of new infrastructure in this location as set out in the DFD including the new link road, school, health provision, and green and blue infrastructure?**

### Key Question 10

**Do you have any suggestions as to how new employment and/or housing development, above that already allocated in existing Local Plans, can assist in the delivery of this infrastructure?**

### Key Question 11

**Do you have any suggestions as to the quantity and location of new employment and housing land in this location?**

### Key Question 12

**Are there any key locations to provide new, or enhance existing, green and blue infrastructure?**

### Key Question 13

**Should the Infinity Garden Village development parameters be expanded beyond the area defined in Policy INF13 of the adopted Local Plan? If yes, what further development should the emerging Local Plan include in this expanded location?**

☐ Yes

☐ No

### Key Question 14

**Do you have any suggestions on priorities the emerging Local Plan should set out to complement the Freeport development?** This could include new green and blue infrastructure, energy production, sewerage infrastructure, new cycling and walking routes, new publicly accessible open space, lighting, drainage, flood and/or noise mitigation measures, particularly to the south of the site.

### Key Question 15

**Do you have any suggestions as to how new employment development at the Freeport site can assist in the delivery of any new infrastructure suggested in the previous question and/or an improvement to the rail infrastructure?**

### Key Question 16

**Should any complementary uses be allocated adjacent to, or in the proximity of, the Freeport and if so, what?**

☐ Yes

☐ No

### Key Question 17

**Should the Merging Local Plan include a policy setting out expectations of local implications of the Freeport? If so, what should the policy include?**

☐ Yes

☐ No

### Key Question 18

**Do you have any comments on the methodology used to establish the existing Settlement Hierarchy?**

### Key Question 19

**What is your preferred option for housing distribution to meet South Derbyshire's housing need? Please provide comments and justification.**

☐ Option 1: Urban Extensions – focus development adjoining existing urban areas

☐ Option 2: Key Service Villages – focus development on these ten villages

☐ Option 3: Dispersed development – focusing on both Key and Local Service Villages

☐ Option 4: Create a new settlement or significant urban extension

### Key Question 20

**Which locations within the District do you consider are best equipped to benefit from infrastructure that is already in place?**

### Key Question 21

**What is your preferred option for the distribution of Derby City's unmet need within the District?**

☐ Option 1: Edge of Derby City

☐ Option 2: Edge of Derby and Key Service Villages accessible to Derby City

☐ Option 3: Other – are there any other options for the location of Derby City's unmet need?

**Please provide comments and justification, especially if you think option 3 is appropriate.**

### Key Question 22

**Do you agree that the appropriate plan period for the Merging Local Plan is 2022 – 2039?**

☐ Yes

☐ No

### Key Question 23

**Do you think the Merging Local Plan should set a vision for the District beyond the plan period? If so, what should it include?**

☐ Yes

☐ No

### Key Question 24

**Do you think the Council needs to undertake a Green Belt review to accommodate housing need within the District?**

☐ Yes

☐ No

### Key Question 25

**What is your preferred option regarding the percentage of new homes to be built on small sites**

- ☐ Option 1: Allocate land for 10% of homes to be built on small sites – this approach is in line with the minimum Government requirement.
- ☐ Option 2: Allocate land for more than 10% of homes to be built on small sites – this approach is above the minimum Government requirement
- ☐ Option 3: Allocate land for less than 10% of homes to be built on small sites – this approach is below the minimum Government requirement and would need justification.

**Please provide your reasons and justification.**

### Extra Question 1

**Do you have any evidence to contradict the Derby HMA Boundary Study's conclusion that the Derby HMA comprises Derby, South Derbyshire and Amber Valley**

☐ Yes

☐ No

### Extra Question 2

**What should a 30-year vision for the District include** Please bear in mind your selected options for housing distribution and provide comments and justification

### Extra Question 3

**What should the emerging Local Plan include regarding Infinity Garden Village**

### Extra Question 4

**Are there any other housing need strategy issues and options that should be considered within the emerging Local Plan**

☐ Yes

☐ No

## Chapter 4: Providing the right homes for everyone

### Key Question 26

**What is your preferred option regarding the affordable housing requirement on sites of 10 homes or more?**

- ☐ Option 1: 30% as this remains a realistic requirement for affordable housing.
- ☐ Option 2: The affordable housing requirement should be higher than 30%.
- ☐ Option 3: A policy range, determined by set criteria, with a minimum of 30%.
- ☐ Option 4: An alternative suggestion – please provide details.

**Please provide reasons and justifications**

### Key Question 27

**Is there any reason why the threshold for affordable housing provision should not be lowered to 10 homes or more in the emerging Local Plan?**

- ☐ Yes ☐ No

### Key Question 28

**Do you have any evidence of affordable housing need in rural areas and/or a view on whether the threshold for contributions should differ?**

### Key Question 29

**Should the affordable housing tenure breakdown be specified in emerging Local Plan policy, or should a degree of flexibility be retained?**

- ☐ Yes ☐ No

### Key Question 30

**Should a local exception policy be introduced to effectively reserve some affordable housing for those with family ties to an area? If so, what restrictions should the policy contain?**

☐ Yes

☐ No

Please enter any comments in response to the question

### Key Question 31

**How should extra care and independent living schemes be provided through the merging Local Plan?**

### Key Question 32

**How can the merging Local Plan provide for those of working age needing other specialist or supported housing?**

### Key Question 33

**Should the merging Local Plan ensure that at least a proportion of new homes are accessible and adaptable 4.2 and are wheelchair user dwellings 4.3?**

☐ Yes

☐ No

### Key Question 34

**Do you feel there is a need for more bungalows or single storey dwellings particularly designed to enable the elderly to live independently at home?**

☐ Yes

☐ No

### Key Question 35

**What is your preferred option regarding self build and custom house building and why**

☐ Option 1: Require a proportion of homes on all larger development sites to be self-build and custom housebuilding.

☐ Option 2: Allocate sites specifically for self-build and custom housebuilding

☐ Option 3: Continue current policy stance

### Key Question 36

**Should the ☐merging Local Plan require all new homes to meet ☐ationally Described Space Standards ☐ If not, why not**

☐ Yes

☐ No

### Key Question 37

**Should the ☐merging Local Plan include a policy on housing density**

☐ Yes

☐ No

### Key Question 38

**If it is determined that a housing density policy is required, should the ☐merging Local Plan set different minimum density standards for urban areas ☐Swadlincote, edge of Derby and ☐urton on Trent ☐and ☐ey Service Villages**

☐ Yes

☐ No

### Key Question 39

Should the ☐merging Local Plan include a specific infill policy and if so, what should it contain – for example should infill be restricted to meeting proven local need or by dwelling size ☐

☐ Yes

☐ No

### Key Question 40

Should the ☐merging Local Plan develop a policy that brings local flexibility to determining road widths on new developments ☐

☐ Yes

☐ No

### Extra Question 5

What types of homes do you think South Derbyshire needs ☐

### Extra Question 6

How do you feel the housing market is working for you ☐

### Extra Question 7

How has working from home changed the requirements in homes ☐

### Extra Question 8

Is there a necessity for certain housing types to meet specific needs ☐

☐ Yes

☐ No

### Extra Question 9

Should the ☐merging Local Plan set a local eligibility criterion for First Homes ☐applicable for first three months of marketing☐in addition to the national criteria☐ If so, what criteria should be included☐

☐ Yes

☐ No

### Extra Question 10

What approach should the Local ☐authority take in determining how proportionate a First Homes exception site is to the size of the settlement it is next to, for settlements both with and without a settlement boundary☐ What evidence should be required☐

### Extra Question 11

Should space standards be set for private outdoor space☐

☐ Yes

☐ No

### Extra Question 12

Are there any other issues or options relating to providing the right homes for everyone that the Council should consider☐

## Chapter 5 Economy

### Key Question 41

What type of employment space should the ☐merging Local Plan prioritise☐

### Key Question 42

**How can policies be made flexible enough to accommodate needs not anticipated, particularly as economic implications of the Covid 19 pandemic are still developing**

### Key Question 43

**What is your preferred strategy for employment distribution and why**

- ☐ Option 1: Focus on A50 corridor
- ☐ Option 2: Focus on sites in/or adjoining urban areas
- ☐ Option 3: Swadlincote focus
- ☐ Option 4: Drakelow focus

### Key Question 44

**What, if any, circumstances should lead to South Derbyshire's employment need being met outside of the District**

### Key Question 45

**Is the current approach set out in Policy 11 Rural Development of the adopted Local Plan still the correct one**

- ☐ Yes ☐ No

### Key Question 46

**What are the barriers to working within rural areas**

### Key Question 47

Should the ☐merging Local Plan include a policy regarding best and most versatile agricultural land ☐ If so, what should it contain ☐

☐ Yes

☐ No

### Key Question 48

Should the ☐merging Local Plan be more encouraging of tourism accommodation and tourist attraction development within the District ☐ If so, how ☐

☐ Yes

☐ No

### Key Question 49

Should the ☐merging Local Plan seek to protect e☐isting employment sites from alternative uses ☐

☐ Yes

☐ No

### Key Question 50

Should the ☐merging Local Plan remove the permitted development rights and apply conditions on new employment permissions for both allocated and non☐allocated sites to prevent their loss to other uses ☐i.e. to ☐g, ☐2 or ☐ ☐ ☐ ☐

☐ Yes

☐ No

### Key Question 51

What types of uses should be promoted in Swadlincote's town centre?

### Key Question 52

**If you think Swadlincote town centre boundary should be amended** ☐

☐ Yes

☐ No

**Please explain why and show your proposed changes on a map.**

*Please attach an amended boundary map to this questionnaire*

### Key Question 53

**If you think the primary frontages should be amended** ☐

☐ Yes

☐ No

**Please explain why, and show your proposed changes on a map.**

*Please attach an amended primary frontages map to this questionnaire*

### Key Question 54

**What do you consider to be the main regeneration challenges facing the District** ☐

### Key Question 55

**Are regeneration challenges located in a particular area and if so where** ☐

☐ Yes

☐ No

### Key Question 56

**Do you have any suggestions as to the policies or allocations that would address these regeneration challenges** ☐

☐ Yes

☐ No

### Extra Question 13

**Has the Covid 19 pandemic impacted on any changes in employment need**

☐ Yes

☐ No

### Extra Question 14

**Should the merging Local Plan repeat the Retail Hierarchy within the adopted Local Plan**

☐ Yes

☐ No

### Extra Question 15

**What type of retail space should the merging Local Plan prioritise within new strategic allocations**

### Extra Question 16

**Should the merging Local Plan retain the lower threshold for when a Retail Impact assessment for out of centre retail is required If not, what should the threshold be**

☐ Yes

☐ No

### Extra Question 17

**How can the merging Local Plan provide a positive strategy for retail**

### Extra Question 18

**How can the merging Local Plan support the vitality and viability of Swadlincote town centre and other retail centres considering changes to the use Class Order and Permitted Development**

### Extra Question 19

Should the ☐merging Local Plan seek to protect the loss of retail, despite the changes to the ☐se Class Order☐

☐ Yes

☐ No

### Extra Question 20

Should similar retail policies to that of Swadlincote's be applied to Key Service Villages?

☐ Yes

☐ No

### Extra Question 21

Is there sufficient car parking within Swadlincote, ☐ey Service Villages and Local Centres☐

☐ Yes

☐ No

### Extra Question 22

☐re there any other economy issues and options that should be considered within the ☐merging Local Plan☐

## Chapter 6: Tackling the Climate Change Emergency

### Key Question 57

**Do you support the development of the following renewable energy/low carbon technologies in the District?**

- ☐ 1. Electricity Generation (Wind turbines , Solar photovoltaics, including ground-mounted and roof-mounted, Hydroelectric power)
- ☐ 2. Heat Generation (Solar thermal , Heat pumps , Energy from waste , bioenergy)
- ☐ 3. Energy Storage
- ☐ 4. Energy networks (Electricity networks , Heat networks)
- ☐ 5. Low-Carbon Mobility (Electric vehicles , Electric charging network)

**Please elaborate on any opportunities/constraints you can identify for such projects.**

### Key Question 58

**Should the emerging Local Plan allocate sites for renewable energy production, for example solar or wind energy? If so, what types of locations would be appropriate?**

☐ Yes

☐ No

### Key Question 59

**Should the emerging Local Plan require all new development to include small scale renewable energy generation on site?**

☐ Yes

☐ No

### Key Question 60

**Should the emerging Local Plan introduce a policy based on the Energy Hierarchy?**

☐ Yes

☐ No

### Key Question 61

How can the ☐merging Local Plan best facilitate energy saving homes by including passive design measures ☐

### Key Question 62

Do you agree that the ☐merging Local Plan set out specific requirements for tree planting in new developments outside of the ☐ational Forest ☐ If so, is 10 ☐ sufficient and should there be a minimum site size threshold to which the policy applies ☐

### Key Question 63

Should the ☐merging Local Plan require a greater target than the statutory 10 ☐ biodiversity ☐et ☐ain ☐ If yes, what percentage and why ☐

☐ Yes

☐ No

### Key Question 64

☐re you aware of any sites or land within South Derbyshire that may be available for habitat creation/enhancement to support biodiversity ☐et ☐ain off-site provision ☐

### Key Question 65

Should a policy be included in the ☐merging Local Plan to ensure that biodiversity ☐et ☐ain is delivered on sites within the District ☐

☐ Yes

☐ No

### Key Question 66

**Do you support the inclusion of an active travel policy and what should the policy ensure as a minimum** ☐

☐ Yes

☐ No

### Key Question 67

**Should planning applications for new buildings require access to low carbon transport i.e. the provision of walking infrastructure, cycle paths and lanes, public transport and charging infrastructure, etc. If so, what should the threshold be for such a requirement** ☐

☐ Yes

☐ No

### Key Question 68

**Should the emerging Local Plan include an electric Vehicle Charging Point Policy** ☐

☐ Yes

☐ No

### Key Question 69

**Do you support the existing requirements for providing electric Vehicle Charging Points used by the Council. If not, what requirements do you suggest and why** ☐

☐ Yes

☐ No

### Key Question 70

**Should the provision of charging devices and spaces for ultra low emission vehicles be required for new developments of a certain size. If so, what should this threshold be** ☐

☐ Yes

☐ No

### Key Question 71

**Should the provision of charging devices and spaces for ultra-low emission vehicles be considered at the following locations throughout the District? If not, please elaborate.**

- ☐ Major travel corridors, including A roads, motorways, and routes into Derbyshire from neighbouring population centres
- ☐ Existing transport infrastructure, such as petrol stations.
- ☐ High population density areas where electric vehicle uptake and charging demand are expected to be consistently high.
- ☐ Tourist locations and travel corridors.
- ☐ Locations with high or long-term parking requirements, such as airports, retail, and business parks.

### Key Question 72

**How can the emerging Local Plan go further to minimise losses through flooding?**

### Extra Question 23

**Are there other mechanisms to increase tree planting both inside and outside of the National Forest?**

### Extra Question 24

**Should the emerging Local Plan include a policy to encourage the installation of solar panels on existing buildings?**

☐ Yes

☐ No

### Extra Question 25

Should solar power infrastructure (either ground mount or rooftop) be mandated for new developments where deemed appropriate? If so, for what size of development?

☐ Yes

☐ No

### Extra Question 26

How can community scale renewable energy generation be facilitated through the merging Local Plan?

### Extra Question 27

Should the District adopt energy efficiency standards over and above Building Regulations?

☐ Yes

☐ No

### Extra Question 28

Should larger developments be required to meet energy consumption and emission targets? If so, what should the thresholds be for such a requirement?

☐ Yes

☐ No

### Extra Question 29

Should the merging Local Plan set lower carbon emissions targets for new homes than set out by Building Regulations? If so, what target do you propose and why?

☐ Yes

☐ No

### Extra Question 30

Should the ☐merging Local Plan include local energy standards for non-residential buildings and/or introduce a ☐R☐☐☐☐ assessment ☐

☐ Yes

☐ No

### Extra Question 31

In response to the ☐nvironment ☐ct 2021, what low carbon heating requirements should be included in the ☐merging Local Plan ☐

### Extra Question 32

Do you support the continuation of the water consumption requirement ☐110 litres per person per day ☐within the ☐merging Local Plan ☐

☐ Yes

☐ No

### Extra Question 33

Do you have any other comments regarding ☐iodiversity ☐et ☐ain and the ☐merging Local Plan ☐

### Extra Question 34

What else can be done through the ☐merging Local Plan to encourage a modal shift towards more sustainable modes of transport ☐

### Extra Question 35

☐re there any other climate change issues and options that should be considered within the ☐merging Local Plan ☐

## Chapter 7: Built, Natural and Historic Environment

### Key Question 73

Should the provision of allotments be required for larger developments or payments in lieu where appropriate? If so, what should the threshold be for such a requirement?

☐ Yes

☐ No

### Key Question 74

Should green roofs and/or walls be required where appropriate? If so, what size of development should require such landscaping?

☐ Yes

☐ No

### Key Question 75

Where appropriate, should development be required to consider urban cooling techniques/design? If so, what should the threshold be for such a requirement? Should this be considered primarily in Swadlincote or in other population centres?

☐ Yes

☐ No

### Key Question 76

Should the Council adopt a policy relating to Blue Infrastructure? If so, please list the various features including the River Ouse that may benefit from such a policy

☐ Yes

☐ No

### Key Question 77

**Should the Council use developer contributions for Green Infrastructure? If so, do you have any specific suggestions as to what Green Infrastructure projects the Council should pursue?**

☐ Yes

☐ No

### Key Question 78

**How should off-site biodiversity gain compensation measures be coordinated, located and inspected?**

### Key Question 79

**Do you have any other comments regarding biodiversity net gain and the emerging Local Plan?**

### Key Question 80

**Are there any sites or areas of land within South Derbyshire which you are aware of that would be important for inclusion within the Local Nature Recovery Strategy for Derbyshire? If yes, please list and provide reasoning where relevant**

☐ Yes

☐ No

### Key Question 81

**Are there any private or voluntary organisations who you believe would be important as collaborators within the Local Nature Recovery Strategy for Derbyshire? If yes, please list and provide reasoning where relevant**

☐ Yes

☐ No

### Key Question 82

**Do you have any comments on the Local Authority's approach to Flood Risk as set out in the adopted Local Plan Policy SD2**

### Key Question 83

**What approach should be taken to development proposed within Flood Zone 3**

### Key Question 84

**Do you have any comments on the current approach to the National Forest**

### Key Question 85

**Could the National Forest policy be strengthened in any way**

☐ Yes

☐ No

### Key Question 86

**Do you consider that Green Wedges should be introduced in South Derbyshire**

☐ Yes

☐ No

### Key Question 87

**If so, where do you suggest Green Wedges should be located**

### Key Question 88

**Does the existing Local Plan Policy 5 Development in Rural Areas do enough to protect the countryside for its own sake?**

☐ Yes

☐ No

### Key Question 89

**Do you have any comments on the approach to Heritage assets in the adopted Local Plan?**

### Key Question 90

**Should a Design Guide and/or Codes be prepared at an area wide, neighbourhood wide or site-specific scale?**

☐ Area wide scale

☐ Neighbourhood wide scale

☐ Site-specific scale

### Key Question 91

**Should the emerging Local Plan stipulate a minimum size for residential outdoor amenity space and if so, what should that be?**

☐ Yes

☐ No

### Key Question 92

**What measures should be used to determine whether the design of the isolated dwelling is of exceptional quality?**

### Extra Question 36

Should the ☐merging Local Plan or a subsequent SPD require developers to install the following ‘habitat bricks’ in all new housing developments:

☐ Small cavity nesting birds ☐ (i.e. swift, house martins and sparrows)

☐ Bats

☐ Invertebrates

If ☐es, what ratio or percentage per total housing units and why ☐

### Extra Question 37

Should there be a minimum housing unit number per development for when the installation of ‘habitat bricks’ would be required? If yes, what should that minimum number be and why ☐

☐ Yes

☐ No

### Extra Question 38

Should ‘habitat bricks’ be required as standard in any other development types?

☐ Yes

☐ No

Please list and provide reasoning where appropriate

### Extra Question 39

Should the ☐merging Local Plan or a subsequent SPD require developers to install ‘hedgehog highways’ in all new housing developments?

☐ Yes

☐ No

#### Extra Question 40

Should there be a minimum housing unit number per development for when the installation of 'hedgehog highways' would be required? If yes, what should that minimum number be and why?

☐ Yes

☐ No

#### Extra Question 41

Should 'hedgehog highways' be required as standard in any other development types? Please list and provide reasoning where appropriate

☐ Yes

☐ No

#### Extra Question 42

Are you aware of any sites or land that may be available for habitat creation/restoration to support any biodiversity net gain off site provision?

#### Extra Question 43

Do you consider Policies 2 and 10 provide a positive strategy for the conservation and enjoyment of heritage assets as required by the PPF?

☐ Yes

☐ No

#### Extra Question 44

Could Policies 2 or 10 be strengthened in any way?

☐ Yes

☐ No

### Extra Question 45

**How can the Council effectively engage with your community regarding design for your area? Please state where you are from.**

### Extra Question 46

**Are there any other Built, Natural and Historic Environment issues and options that should be considered within the Merging Local Plan?**

## Chapter 8: Infrastructure

### Key Question 93

**Are there specific infrastructure issues, including in your local area, which we should be aware of, for example regarding health services, schools or road capacity? Please state which settlement your comments refer to.**

### Key Question 94

**Do you agree with the current policy approach regarding the protection of existing community facilities and open space, sport and recreation?**

☐ Yes

☐ No

### Key Question 95

**How has the pandemic altered your use of local open spaces?**

### Key Question 96

**What type of outdoor open space and recreation facilities do you consider are most needed in the District** ☐

### Key Question 97

**How can local centres be provided within strategic development in a way that also accommodates future change and population growth** ☐

### Extra Question 47

**Are the current protections for community facilities strong enough** ☐ **Could the merging Local Plan go further and if so, how** ☐

### Extra Question 48

**Are there any other infrastructure issues and options that should be considered within the merging Local Plan** ☐

## Chapter 9: Health and Wellbeing

### Key Question 98

**What do you feel your local community needs** ☐

### Key Question 99

**What do you consider is required to make healthy places and enable healthy lifestyles** ☐

### Key Question 100

How can the ☐merging Local Plan influence the wider determinants of health to improve health and reduce health inequalities☐

### Key Question 101

Should the ☐merging Local Plan include a specific Health and Wellbeing Policy☐ Please provide reasoning.

☐ Yes

☐ No

### Key Question 102

What do you think a Health and Wellbeing policy should include☐

### Key Question 103

Should the ☐merging Local Plan require Health Impact ☐ssessment for larger development proposals☐

☐ Yes

☐ No

### Key Question 104

What should the trigger for the requirement of Health Impact ☐ssessment be☐

### Key Question 105

Should the Emerging Local Plan introduce a policy supporting 'grow your own' either on allotments or by another means☐ Please specify.

☐ Yes

☐ No

### Key Question 106

Should the ☐merging Local Plan require all major housing developments to provide allotments/food growing space☐

☐ Yes

☐ No

### Key Question 107

Would you support a policy which restricts takeaway uses within a particular distance of schools☐

☐ Yes

☐ No

### Key Question 108

If yes to question 10☐, what distance do you suggest for restricting takeaways☐

### Key Question 109

What evidence do you think should be provided to support a controlling takeaway policy☐

### Key Question 110

Do you think the ☐merging Local Plan should incorporate ☐Active Design Principles☐

☐ Yes

☐ No

### Key Question 111

Is there a development site trigger in which the Active Design principles should be implemented?

### Extra Question 49

Are there any health and wellbeing issues for the District which you consider this document has not identified?

### Extra Question 50

Are there any other Health and Wellbeing issues and options that should be considered within the Emerging Local Plan?

### Key Question 112

Are there any planning issues and options that you think we have missed in this consultation or are there any further comments you would like to make?

# South Derbyshire Issues and Options

South Derbyshire has a Local Plan to set out where new housing, employment, retail and other development should go, up to 2028. The Local Plan also includes policies that are used to determine planning applications.

Government policy requires that Local Plans are reviewed every five years to see if they need updating and the Council has decided that the time is right to update the Local Plan.

This 'Issues and Options' consultation is the first formal consultation as part of this update to the Local Plan. Its purpose is to ensure that the Emerging Local Plan covers all the right issues including housing, jobs, infrastructure, health, climate change and the environment.

We would like to hear your views on the issues and options we will need to take into account.

What's in the room?

- Exhibition boards
- Reference copies of the full documents
- Summary leaflet
- Questionnaires

We have more work to do before we can publish a Draft Local Plan and hearing your views is part of the process as we develop the Emerging Local Plan.

**Please submit your  
comments by 5pm on  
5th December 2022**

# Composition of the Emerging Local Plan

The adopted Local Plan is primarily written in two parts. It is anticipated that a two-part approach will continue in the Emerging Local Plan and will cover the period of 2022-2039.

## Housing Numbers

The Government has published a standard method for each Council to calculate its housing need. This method does not take into account any unmet need from neighbouring areas. When applying this method South Derbyshire's minimum housing need is currently 536 net additional homes per annum.

The Council however works with Amber Valley Borough Council and Derby City (the Derby Housing Market Area Authorities) on plan preparation.

It is unlikely that Derby City can fully accommodate its housing need within its boundary. It is anticipated that Derby City Council will make a request to accommodate some of its housing need within South Derbyshire and Amber Valley .

**Questions include:**

- Do you have a view on the proportion of Derby City's unmet need that South Derbyshire should take?

## Housing Strategy and Distribution

The emerging Local Plan must allocate enough sites to meet South Derbyshire's housing need. At this stage four broad options for the distribution of housing growth have been identified.

- Option 1: Urban Extensions – focus development adjoining existing urban areas
- Option 2: Key Service Villages – focus development on these ten villages
- Option 3: Dispersed development – focusing on both Key and Local Service Villages
- Option 4: Create a new settlement or significant urban extension

Broad options have also identified for the distribution of Derby City's unmet need within South Derbyshire:

- Option 1: Edge of Derby
- Option 2: Edge of Derby and Key Service Villages accessible to Derby City
- Option 3: Other - are there any other options for the location of Derby City unmet need?

**Questions include:**

- What is your preferred option for housing distribution to meet South Derbyshire's housing need?
- What is your preferred option for the distribution of Derby City's unmet need within the District?

# Providing the right homes for everyone

In order to create and maintain sustainable communities, it is essential that a range of homes (sizes, types, and tenures) are provided for different groups of the community (e.g., older people, people with disabilities, people who wish to build their own homes, students, families with children and so on) to meet identified needs. This consultation puts forward a number of ideas and options to help achieve this and asks a number of questions regarding your housing needs.

## Questions include:

- What types of homes do you think South Derbyshire needs?
- How has working from home changed the requirements in homes?
- Is there a necessity for certain housing types to meet specific needs?
- How do you feel the housing market is working for you?

## Employment Strategy

The amount of employment land and types of sites required in the Emerging Local Plan has not yet been identified. Nevertheless, the Emerging Local Plan must allocate enough sites to meet South Derbyshire's employment need. At this stage broad options for the distribution of the District's employment need have been identified.

- Option 1: Focus on A50 Corridor
- Option 2: Focus on sites in/adjoining urban areas
- Option 3: Swadlincote Focus
- Option 4: Drakelow Focus

## Question:

What is your preferred option for employment distribution?

## The Economy

The district is centrally located and well connected, with the main employment centre being located in Swadlincote with other employment centres distributed throughout the remainder of the district. The consultation asks questions about various aspects of the district economy, including the type of employment space required, rural businesses, tourism, and retail, including Swadlincote Town Centre.

## Questions include:

- What are the barriers to working within rural areas?
- Has the Covid 19 Pandemic impacted on any changes in employment need?
- What types of uses should be promoted in Swadlincote Town Centre?

# Tackling Climate Change

After a summer of heat waves and droughts, the effects of climate change are self-evident, and the Emerging Local Plan must play its part in securing radical reduction in carbon dioxide emissions and encouraging renewable energy generation. This consultation puts forward various ideas/options regarding climate change, which the Emerging Local Plan could introduce. Including:

- Setting a 10% tree planting requirement for new development outside of the National Forest;
- Allocating sites for renewable energy;
- Requiring all new development to include small scale renewable energy;
- Introducing an Electric Charging Point Policy
- Introducing an Active Travel Policy (*Active Travel refers to modes of travel that involve a level of activity*).

## Questions include:

- Do you agree that the Emerging Local Plan should set specific requirements for tree planting in new developments outside of the National Forest?
- Should the Emerging Local Plan include an Electric Vehicle Charging Point Policy?
- What else can be done through the Emerging Local Plan to encourage a model shift towards more sustainable modes of transport?

# Health and Wellbeing

There is a close relationship between planning and health. The Emerging Local Plan gives an opportunity to further embed health and wellbeing into the Plan, which will contribute towards healthy places and support and enable healthy lifestyles. The consultation puts forward various ideas/options regarding health and wellbeing, including:

- Introducing a policy to support 'grow your own' foods
- Restricting new takeaways within a particular distance to school
- Introducing a strategic Health and Wellbeing Policy
- Introducing Active Design Principles into policy



## Questions include:

- What do you consider is required to make healthy places and enable healthy lifestyles?
- What do you feel your local community needs?

# Infrastructure

In planning for future growth, the Council understands how important the delivery of infrastructure (such as roads, health, education, leisure, other community needs for example local centres and the delivery of utilities) alongside housing and economic growth is to create sustainable communities.

The consultation asks a number of questions around requirements for infrastructure provision, including whether there are any issues within the settlement you live.

## Questions include:

- Are there specific infrastructure issues, including in your local area, which we should be aware of, for example regarding health services, schools or road capacity?
- How has the pandemic altered your use of local open spaces?
- What type of outdoor open space and recreation facilities do you consider are most needed in the District?
- Do you agree with the current policy approach regarding the protection of existing community facilities and open space, sport and recreation?

# Built, Natural and Historic Environment

The district has a range of important natural and historic assets from designated Wildlife Sites to Listed Buildings and Scheduled Ancient Monuments. Adopted Local Plan Policies are generally performing well in protecting the natural and historic environment. However, the Emerging Local Plan provides opportunities to introduce new ideas and to reflect national policy changes and the Environment Act. The consultation includes:

- Ideas of how to incorporate Green Infrastructure in the Emerging Local Plan
- Introducing the requirement of Biodiversity Net Gain
- The introduction of Green Wedges (*“Green Wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent coalescence (merging) of adjacent places and can also provide recreational opportunities”*).
- Your opinion on whether existing Local Plan policies do enough to protect the countryside and rural villages.

## Questions include:

- Should the provision of allotments be required for larger developments (or payments in lieu if appropriate)? If so, what should the threshold be for such a requirement?
- Do you consider that Green Wedges should be introduced in South Derbyshire?
- Does the existing Local Plan Policy BNE5 (Development in Rural Areas) do enough to protect the countryside for its own sake?

# Timetable and how to respond

The display boards and summary leaflet provides a brief summary of the Issues and Options. Please take time to read the 'Issues and Options' document and tell us your views. The consultation document includes many questions, but you don't have to answer them all. Feel free to pick and choose – you can just answer the questions on the subjects that mean the most to you, on the other hand you might want to answer them all.

Comments made in response to this consultation need to be made in writing. We encourage you to submit your responses online (through the Councils website), where you can register and submit your comments.

Alternatively you can submit your completed questionnaires, which are available at this event; on our website; at the Council Offices and at all South Derbyshire libraries and Burton on Trent, Chellaston, Mickleover and Sinfin Libraries.

Website: [www.southderbyshire.gov.uk/issuesandoptions](http://www.southderbyshire.gov.uk/issuesandoptions)



Email: [local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk)



Postal Address:

**Planning Policy**  
**South Derbyshire District Council**  
**Civic Offices, Civic Way**  
**Swadlincote**  
**DE11 0AH**



## What happens next...

The Council will review all the comments received and publish a Consultation Statement on the Council's website. The comments, along with technical evidence the Council is collecting, will help to prepare a Draft Local Plan, which will be published for further consultation.

The below image summarises the preparation stages for the Emerging Local Plan.



### Attendance at Drop in Events

| Date                                                   | Venue                                         | Number of consultees who attended drop in events |
|--------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|
| Tuesday 11 <sup>th</sup> October 2022,<br>3.30-6.45    | Findern Village Hall                          | 40                                               |
| Friday 14 <sup>th</sup> October 2022,<br>3.30-6.45     | Rosliston Village Hall                        | 9                                                |
| Wednesday 26 <sup>th</sup> October 2022,<br>3.30-6.45  | Frank Wickham Hall,<br>Etwall                 | 150                                              |
| Thursday 27 <sup>th</sup> October 2022,<br>3.30-6.45   | Sharpes Pottery<br>Museum, Swadlincote        | 26                                               |
| Monday 31 <sup>st</sup> October 2022,<br>3.30-6.45     | Stenson Community<br>Centre                   | 16                                               |
| Wednesday 2 <sup>nd</sup> November 2022,<br>3.30-6.45  | Melbourne Sporting<br>Partnership             | 30                                               |
| Wednesday 23 <sup>rd</sup> November 2022,<br>2.20-6.45 | All Saints Heritage<br>Centre, Aston on Trent | 60                                               |

**Beth Holmes**

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**From:** James Taylor  
**Sent:** 10 October 2022 15:10  
**Subject:** South Derbyshire District Council press release: Have your say on issues and options for new Local Plan



# Press release

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)



southderbyshiredc



@SDDC

**Monday 10 October 2022**

## **Have your say on issues and options for new Local Plan**

South Derbyshire residents can have their say on the first consultation on the issues and options for a new Local Plan, which is currently being developed by South Derbyshire District Council.

The Local Plan sets the long-term vision, objectives and development strategy for South Derbyshire.

The council is asking residents, business, and anyone else with an interest in the future of the area, for their views on issues such as housing, jobs, infrastructure, health, climate change and the environment.

All responses will help the council to draw up more detailed proposals, which people will be able to comment on in the future.

The consultation runs from Monday 10 October until 5pm on Monday 5 December 2022.

People can attend drop-in sessions at the following dates and times:

- Tuesday 11 October, 3.30pm to 6.45pm at Findern Village Hall
- Friday 14 October, 3.30pm to 6.45pm at Rosliston Village Hall
- Wednesday 26 October, 3.30pm to 6.45pm at Frank Wickham Hall, Etwall
- Thursday 27 October, 3.30pm to 6.45pm at Sharpes Pottery Museum, Swadlincote
- Monday 31 October, 3.30pm to 6.45pm at Stenson Community Centre
- Wednesday 2 November, 3.30pm to 6.45pm at Melbourne Sporting Partnership

Information on the proposals and how to comment is available on the council website: [www.southderbyshire.gov.uk/issuesandoptions](http://www.southderbyshire.gov.uk/issuesandoptions)

For media enquiries, please contact:



**Steffan Saunders**  
**Planning and Strategic Housing**  
 South Derbyshire District Council,  
 Civic Offices, Civic Way,  
 Swadlincote, Derbyshire DE11 0AH

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)  
 @SDDC on Twitter  
 @southderbyshiredc on Facebook

**Please ask for Planning Policy**  
 Typetalk 18001  
[local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk)

Date: 21/11/2025

Dear Consultee

## Local Plan Part 2 Review Issues and Options

South Derbyshire District Council has begun work on reviewing the adopted Local Plan Part 2, which sets out non-strategic policies and allocations against which future planning applications will be determined.

Consultation is a key part of the local plan process, and this Issues and Options (Regulation 18) consultation is the first public consultation on what the Local Plan Part 2 Review should include.

### How to have your say...

The consultation commences on 24th November 2025. Information regarding the consultation can be found on our website at: [www.southderbyshire.gov.uk/issuesandoptionsPart2Review](http://www.southderbyshire.gov.uk/issuesandoptionsPart2Review)

Reference copies of the consultation documents and paper copies of the questionnaire can be found at the following locations (during opening hours) as reasonably practical following the start of the consultation.

- South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH
- All South Derbyshire libraries and the following libraries outside of the District: Burton on Trent, Chellaston, Mickleover and Sinfen

A series of drop in events are to be held around the District throughout December and January, as listed below. The events are open to all, and you do not have to attend your nearest one. As always, we would like you to extend the invitation far and wide. Please do tell your family, friends and neighbours about this consultation and the opportunity to respond to shaping the District.

| Venue                                                              | Date                                  | Time      |
|--------------------------------------------------------------------|---------------------------------------|-----------|
| Frank Wickham Hall, Portland Street, Etwall, DE65 6JF              | Monday 8 <sup>th</sup> December 2025  | 4pm – 7pm |
| Melbourne Sporting Partnership, Cockshut Lane, Melbourne, DE73 8DG | Tuesday 9 <sup>th</sup> December 2025 | 4pm – 7pm |
| Sharpes Pottery Museum, 23 West Street, Swadlincote, DE11 9DG      | Friday 19 <sup>th</sup> December 2025 | 4pm – 7pm |
| Hilton Village Hall, Peacroft Lane, Hilton, DE65 5GH               | Friday 9 <sup>th</sup> January 2026   | 4pm – 7pm |
| All Saints Heritage Centre, Shardlow Road, Aston on Trent          | Wednesday 14 <sup>th</sup>            | 4pm – 7pm |



|                                                                        |                                      |           |
|------------------------------------------------------------------------|--------------------------------------|-----------|
|                                                                        | January 2026                         |           |
| Rosliston and Cauldwell Village Hall, Main Street, Rosliston, DE12 8JW | Friday 16 <sup>th</sup> January 2026 | 4pm - 7pm |
| Findern Village Hall, Castle Hill, Findern, DE65 6AL                   | Friday 23 <sup>rd</sup> January 2026 | 4pm - 7pm |

Comments made in response to this consultation need to be made in writing. We encourage you to submit your responses online (through the Councils website), where you can register and submit your comments.

If you have received this notification via email, your address can be used to login and submit a response online. If you have not used the consultation software previously, you will need to create a password. You can do so by clicking on the "I forgot my password" on the consultation website.

Alternatively, you can submit your completed questionnaires by email to [local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk) or

Post to: South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH

We welcome your comments on the consultation document and the Local Plan Part 2 Review Scoping Report until **5pm on 30<sup>th</sup> January 2026**.

Yours faithfully

*A.Hammond*

Amanda Hammond

Planning Policy Team Leader



**Steffan Saunders**  
**Planning and Strategic Housing**  
 South Derbyshire District Council,  
 Civic Offices, Civic Way,  
 Swadlincote, Derbyshire DE11 0AH

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**Please ask for Planning Policy**  
 Typetalk 18001  
[local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk)

Date: 10/12/2025

Dear Consultee

### Local Plan Part 2 Review Issues and Options

Further to our previous correspondence regarding the Local Plan Part 2 Review Issues and Options consultation, the Council has added an additional consultation event in Repton, on Thursday 18<sup>th</sup> December 2025. Details of this and the remaining events can be found in the below table.

| Venue                                                                                 | Date                                    | Time      |
|---------------------------------------------------------------------------------------|-----------------------------------------|-----------|
| Repton School (Hospitality Suite in Sports Centre), Willington Road, Repton, DE65 6FH | Thursday 18 <sup>th</sup> December 2025 | 4pm – 7pm |
| Sharpes Pottery Museum, 23 West Street , Swadlincote, DE11 9DG                        | Friday 19 <sup>th</sup> December 2025   | 4pm – 7pm |
| Hilton Village Hall, Peacroft Lane, Hilton, DE65 5GH                                  | Friday 9 <sup>th</sup> January 2026     | 4pm – 7pm |
| All Saints Heritage Centre, Shardlow Road, Aston on Trent                             | Wednesday 14 <sup>th</sup> January 2026 | 4pm – 7pm |
| Rosliston and Cauldwell Village Hall, Main Street, Rosliston, DE12 8JW                | Friday 16 <sup>th</sup> January 2026    | 4pm – 7pm |
| Findern Village Hall, Castle Hill, Findern, DE65 6AL                                  | Friday 23 <sup>rd</sup> January 2026    | 4pm – 7pm |

The events are open to all, and you do not have to attend your nearest one. As always, we would like you to extend the invitation far and wide. Please do tell your family, friends and neighbours about this consultation and the opportunity to respond to shaping the District.

We welcome your comments on the consultation until **5pm on 30<sup>th</sup> January 2026**.

Yours faithfully

*A.Hammond*

Amanda Hammond

Planning Policy Team Leader





**Steffan Saunders**  
**Planning and Strategic Housing**  
South Derbyshire District Council,  
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**Please ask for Planning Policy**  
Typetalk 18001  
[local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk)

Date: 08/01/2026

Dear Consultee

Due to the severe snow and ice weather warning South Derbyshire District Council has cancelled the Local Plan Part 2 Review: Issues and Options consultation drop-in event that was scheduled for Hilton Village Hall tomorrow (Friday 9<sup>th</sup> January 4pm – 7pm).

The drop-in event will now take place at Hilton Village Hall on **Tuesday 20<sup>th</sup> January 4pm – 7pm.**

Further details of the consultation can be found on the Council's website: [www.southderbyshire.gov.uk/issuesandoptionsPart2Review](http://www.southderbyshire.gov.uk/issuesandoptionsPart2Review)

Yours faithfully

*A.Hammond*

Amanda Hammond

Planning Policy Team Leader





**South  
Derbyshire  
District Council**

# Local Planning Consultation

The District Council is holding a series of 'drop in' events during December and January to talk to people about the Issues and Options Local Plan Part 2 Review consultation.

Venue: **Frank Wickham F\_ jj, Etwall**

Date: 6th December 2023  
Time: 2pm - 7pm

Venue: **Hilton Village Hall**

Date: 9th January 2026  
Time: 4pm - 7pm

Venue: **Findern Village Hall**

Date: 23rd January 2026  
Time: 4pm - 7pm

Venue: **Aston Heritage Centre, Aston on Trent**

Date: 14th January 2026  
Time: 4pm - 7pm

Venue: **Melbourne Quernprile N\_pr lcpq fgn & K\_g l F\_ jj'**

Date: 7th December 2023  
Time: 4pm - 7pm

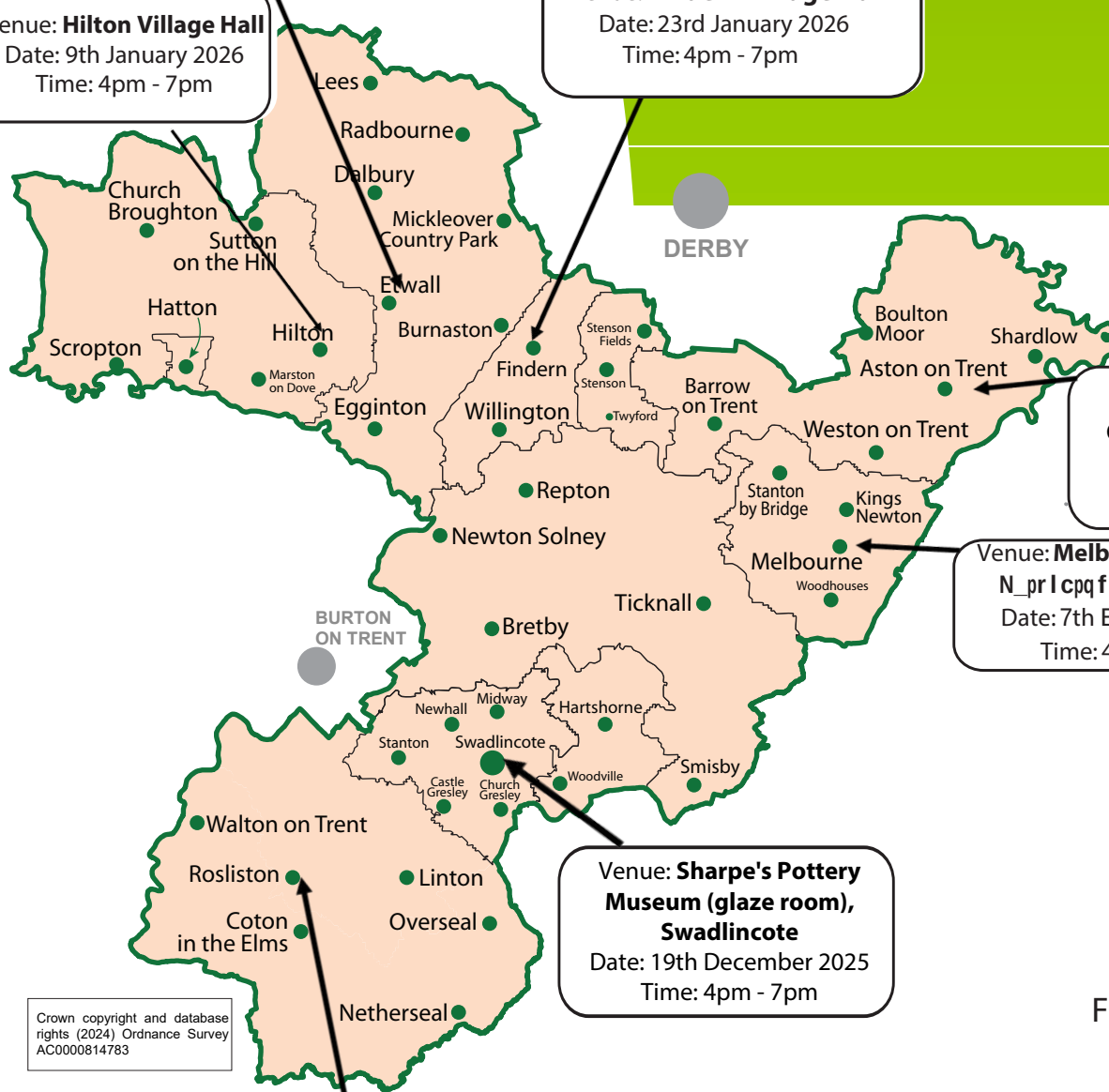
Venue: **Sharpe's Pottery Museum (glaze room), Swadlincote**

Date: 19th December 2023  
Time: 4pm - 7pm

Venue: **Rosliston Village Hall**

Date: 16th January 2026  
Time: 4pm - 7pm

Crown copyright and database rights (2024) Ordnance Survey AC0000814783



Further information  
can be found on  
our website at

[www.southderbyshire.gov.uk/  
issuesandoptionsPart2Review](http://www.southderbyshire.gov.uk/issuesandoptionsPart2Review)

Consultation closes 5pm 30th January 2026



**South  
Derbyshire  
District Council**

# Local Planning Consultation

The District Council is holding a series of 'drop in' events during December and January to talk to people about the Issues and Options Local Plan Part 2 Review consultation.

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Venue: **Findern Village Hall**

Date: 23rd January 2026  
Time: 4pm - 7pm

Venue: **Aston Heritage Centre, Aston on Trent**

Date: 14th January 2026  
Time: 4pm - 7pm

Venue: **Repton School (hospitality suite in sport centre)**

Date: 18th December 2025  
Time: 4pm - 7pm

Venue: **Melbourne Qnmprg l e N\_ pr l cpq fgn & K\_ g l F\_ jj'**

Date: 7th December 2023  
Time: 4pm - 7pm

Venue: **Sharpe's Pottery Museum (glaze room), Swadlincote**

Date: 19th December 2025  
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Crown copyright and database rights (2024) Ordnance Survey AC0000814783

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Further information can be found on our website at

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issuesandoptionsPart2Review](http://www.southderbyshire.gov.uk/issuesandoptionsPart2Review)

Consultation closes 5pm 30th January 2026



**South  
Derbyshire**  
District Council

# Local Planning Consultation

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Venue: **Frank Wickham Hall, Etwall**

Date: 8th December 2025  
Time: 4pm - 7pm

Venue: **Hilton Village Hall**

Date: 20th January 2026  
Time: 4pm - 7pm

Venue: **Findern Village Hall**

Date: 23rd January 2026  
Time: 4pm - 7pm

Venue: **Aston Heritage Centre, Aston on Trent**

Date: 14th January 2026  
Time: 4pm - 7pm

Venue: **Repton School (hospitality suite in sport centre)**

Date: 18th December 2025  
Time: 4pm - 7pm

Venue: **Melbourne Sporting Partnership (Main Hall)**

Date: 9th December 2025  
Time: 4pm - 7pm

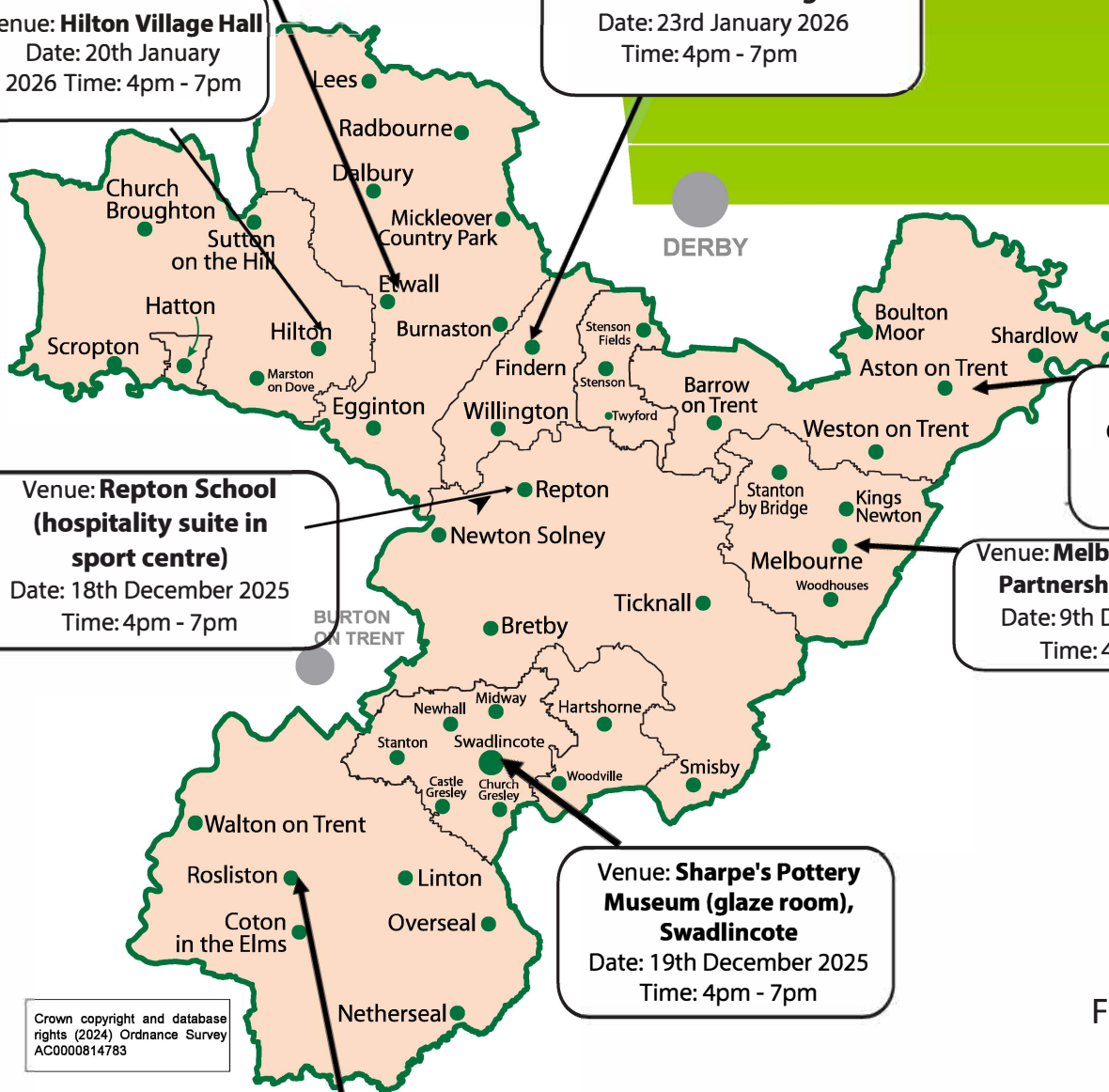
Venue: **Sharpe's Pottery Museum (glaze room), Swadlincote**

Date: 19th December 2025  
Time: 4pm - 7pm

Venue: **Rosliston Village Hall**

Date: 16th January 2026  
Time: 4pm - 7pm

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Further information can be found on our website at

[www.southderbyshire.gov.uk/  
issuesandoptionsPart2Review](http://www.southderbyshire.gov.uk/issuesandoptionsPart2Review)

Consultation closes 5pm 30th January 2026

Issues and Options...

South Derbyshire District Council has begun work on reviewing the adopted Local Plan Part 2 (LPP2), which sets the non-strategic policies and allocations against which future planning applications will be determined.

Consultation is a key part of the local plan process, and this Issues and Options (Regulation 18) consultation is the first public consultation on what the Local Plan Part 2 Review should include.

Approach to the LPP2 Review

- The planning system and the organisation of the Council is in a state of flux with recent and expected changes including:
- A new system of Local Plan making is being introduced for plans that have not been submitted for Examination by December 2026;
  - An updated National Planning Policy Framework (NPPF);
  - National Development Management policies;
  - Reforms to the Sustainability Appraisal process;
  - Proposed Spatial Development Strategy requirements for Combined Authorities; and
  - Proposed changes to the governance structure of Councils in Derbyshire.

Due to these changes the Council is asking whether it should produce a LPP2 Review under the existing planning system, a single full Local Plan Review (which would review Part 1 and Part 2 policies) under the new planning system or whether there is an alternative option.

Option 1: Produce a LPP2 Review under the existing planning system

- This option would give full Local Plan coverage prior to Council reorganisation
- Help secure robust long term housing supply by significantly exceeding minimum requirements and as such would help to resist un-planned speculative development
- This Option would need to follow an ambitious timetable

Option 2: Produce a single full local plan under the new local plan system

- This option allows focus resources on the adoption of the Local Plan Part 1 Review
- The Local Plan would be reflective of emerging changes
- This option would likely lead to delays in production and leave the District more vulnerable to unplanned speculative development

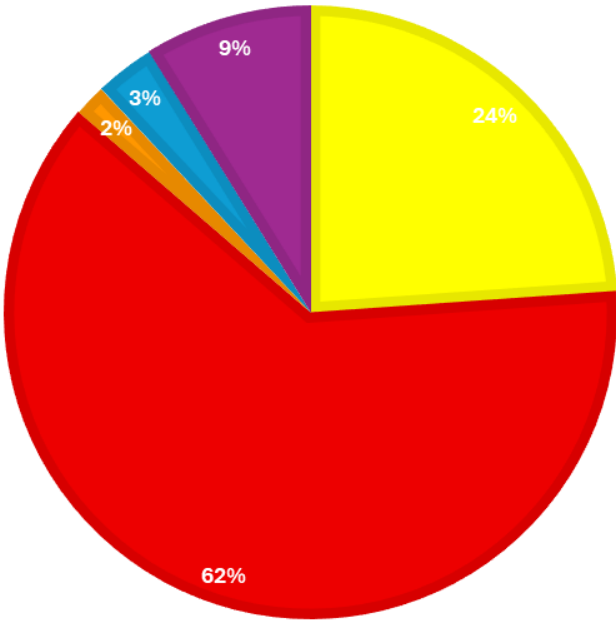
Option 3: Other

Housing

The Local Plan Part 1 (LPP1) Review sets a requirement to deliver at least 14,500 dwellings over the plan period (2022-2041). 9633 dwellings will meet the needs of SDDC and the remainder will be to help to meet Derby City’s unmet need, to reflect the high level of housing delivery experienced in South Derbyshire in recent years, to provide flexibility in regard to site delivery and to help match affordable housing need with delivery as closely as possible . The majority of this requirement will be delivered through:

- proposed LPP1 Review strategic allocations (3450 homes by 2041);
- sites which were previously allocated in the adopted LPP1 which are being carried forward (9020 homes);
- remaining homes to be built on allocation in the adopted LPP2 (242 homes);
- homes on unallocated sites within planning permission (458 homes); and
- an allowance of 1273 homes over the plan period for sites that are currently not identified but will come forward during the plan period (known as windfall sites)\*.

Strategic Allocations (STRA1 & STRA2) Local Plan Part 1 Allocations  
Local Plan Part 2 Allocations Other sites with planning permission  
Windfall Allowance



Composition of housing supply

There is a current shortfall of 57 dwellings over the plan period to meet this minimum requirement. The requirement figure is a minimum amount and so the Local Plan should allocate enough sites to ensure flexibility in the supply so that if some sites don’t deliver at the time expected or there are unforeseen reasons why a site cannot be delivered as expected the overall requirement will still be met. The shortfall will need to be addressed through new allocations and/or other policies.

Accelerating Housing Delivery

The LPP1 Review strategic allocations are expected to deliver housing beyond the plan period. The consultation asks questions regarding what the Council could do to speed up housing delivery and whether the Council should allocate Land South of Mackworth (Policy FLG1 within LPP1 Review) within this plan period.

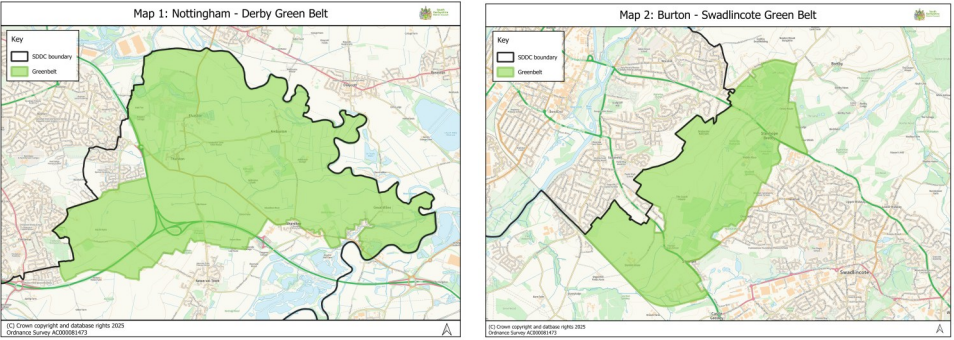
Settlement Boundaries

Settlement Boundaries define the built limits of a settlement and distinguish between the built form and the countryside. This consultation asks a number of questions around settlement boundaries including whether you agree with a set of principle for assessing settlement boundaries to ensure the boundaries are logical and reflect what is on the ground. And whether settlement boundaries should be drawn around the edge of Derby, Drakelow and Stanton and any new allocations.

Green Belt

There are two areas of Green Belt within the District, the Nottingham-Derby Green Belt and the Burton-Swadlincote Green Belt. Planning applications within the Green Belt are determined inline with Green Belt Policy within the NPPF, which sets out there are exceptions to development which is considered inappropriate in the Green Belt. These include extensions or alterations to a building providing that it is not disproportionate to the original building, the replacement of a building providing that it is the same use and not materially larger than the one it replaces, limited infilling in villages and ‘Grey Belt’\*\* (subject to certain criteria).

The consultation asks questions regarding whether the Council should undertake a Green Belt review to establish whether Grey Belt exists within the District and whether the Council should define ‘disproportionate’ and ‘limited infilling’ in the context of Green Belt.



*\*\*The December 2024 NPPF defines Grey Belt as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of the purposes of checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns merging into one another, or preserving the setting and special character of historic towns. Grey belt\* excludes land where the application of the policies relating to habitats sites and/or designated as Sites of Special Scientific Interest, Local Green Space, a National Landscape, a National Park, irreplaceable habitats, designated heritage assets, non-designated heritage assets of archaeological interest and areas at risk of flooding would provide a strong reason for refusing or restricting development.*

Retail and Economic Development

The consultation asks various questions regarding retail and economic development. This includes whether the Council should define boundaries for all retail areas within the District, as currently only Swadlincote Town Centre has a boundary, and whether you agree with the Adopted LPP2 Retail Hierarchy, which establishes where new shopping development should be directed to maintain and improve the range of goods and services offered.

| Existing Retail Hierarchy                          |                   |            |                        |            |
|----------------------------------------------------|-------------------|------------|------------------------|------------|
| 1. Town Centre    Swadlincote                      |                   |            |                        |            |
| 2. Local Centres                                   |                   |            |                        |            |
| <u>Existing</u>                                    |                   |            |                        |            |
| Castleton Park                                     | Church Gresley    | Newhall    | High Street, Woodville |            |
| <u>Proposed</u>                                    |                   |            |                        |            |
| Boulton Moor                                       | Chellaston Fields | Drakelow   | West of Mickleover     |            |
| Wragley Way                                        | Highfields Farm   |            |                        |            |
| 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        |            |

Gypsy and Travellers

The Council has an identified need of 59 new gypsy and traveller pitches between 2020-2040. The Pre-Submission Local Plan Part 1 (LPP1) Review proposes to deliver gypsy and traveller pitches through strategic allocations at Infinity Graden Village (STRA1) and Land South of Mickleover (STRA2), at a ratio of 5 serviced pitches per 1000 dwellings up to a maximum of 15 pitches per site. Despite this, the Council cannot demonstrate a 5 year supply of Gypsy and Traveller pitches. The consultation includes questions regarding this matter, such as what other sites and/or options should the Council consider for providing Gypsy and Traveller accommodation.

Infrastructure

The LPP1 Review requires site specific infrastructure requirements on strategic allocations. In addition, the Council has an adopted Supplementary Planning Document which sets out the type of contributions the Council intends to seek from development. The Levelling Up and Regeneration Act 2023 has introduced new Supplementary Plans as a replacement for Supplementary Planning Documents. The consultation asks what mechanisms the Council should use to secure the required infrastructure from development?

In addition, the consultation asks whether the Council should introduce a policy requiring the Council to adopt open space, SUDS or other infrastructure unless there is clear evidence this is not feasible?

Development Management Policies

The LPP2 contains policies used in the determination of planning applications. This consultation does not consider in detail all of the policies contained within the adopted LPP2. However, the consultation does ask questions about whether changes to the policies are required or whether there is a need for additional policies.

Local Plan Part 2 Review Scoping Report

The Council is also consulting on the LPP2 Review Sustainability Appraisal Scoping Report. The Scoping Report proposes a framework against which the sustainability credentials of any future LPP2 Review will be assessed.

Responding to the consultation

The consultation document can be viewed on the Councils website: [www.southderbyshire.gov.uk/issuesandoptionsPart2Review](http://www.southderbyshire.gov.uk/issuesandoptionsPart2Review)

Reference copies of the consultation document and paper copies of the questionnaire can be found at the following locations during opening hours:

- South Derbyshire District Council
- All South Derbyshire libraries and the following libraries outside of the District: Burton on Trent, Chellaston, Mickleover and Sinfin

We encourage you to submit your responses online. Simply follow the instructions on the above webpage

Alternatively, comments can be emailed to: [local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk)

Or you can write to: Planning Policy,  
South Derbyshire District Council,  
Civic Offices,  
Civic Way,  
Swadlincote,  
DE11 0AH

What happens next...

Following the close of the consultation the Council will review all the comments received and publish a Consultation Statement on the Council's website. The Council will need to decide whether to produce a LPP2 Review or undertake a future full single Local Plan Review under the new system. If the Council decides to produce a LPP2 Review, the comments along with technical evidence the Council collects will help prepare a Proposed Submission LPP2 Review, which will be published for further consultation.



SOUTH DERBYSHIRE  
ISSUES AND OPTIONS  
LOCAL PLAN PART 2 REVIEW

November 2025

Please submit your comments  
by 5pm on 30th January 2026

*This is only a summary, please refer to the main documents for further information.*

# South Derbyshire

## Issues and Options Part 2 Local Plan Review

### Paper Response Form

Your reviews are being sought on the South Derbyshire Issues and Options Part 2 Local Plan Review and the Local Plan Part 2 Review Scoping Report.

The consultation documents can be viewed at

[www.southderbyshire.gov.uk/issuesandoptionsPart2Review](http://www.southderbyshire.gov.uk/issuesandoptionsPart2Review)

This form can be used as an alternative to the online questionnaire. Responses should be submitted to the Planning Policy Team by email at [local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk) or via post to Planning Policy, Planning Services, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH

**Comments must be received by 5pm on 30<sup>th</sup> January 2026, late comments will not be accepted.**

#### Part A: Your Details

##### Respondent details

Name\*:

Organisation:

Address\*:

Email:

##### Agent details (where applicable)

Name\*:

Organisation:

Address\*:

Email:

\*indicates required field

#### Future notification

The District Council will retain your contact details to inform you of future consultations on the Local Plan. If you do not wish for your contact details to be added to the consultation database, please email [local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk)

#### Privacy Notice - How is your information used?

**Representations will be made publicly available following the close of the consultation however personal details (personal address, signature and contact details) will NOT be made publicly available but will be kept in a secure database and used to notify you of the Plan's progress.**

#### Who has access to your information?

South Derbyshire District Council Planning Services. Personal information is not shared with any other department or agency, will not be sold and will not be used for any other purpose.

*For further information, please visit our Privacy section of our website at*

[www.southderbyshire.gov.uk/privacy](http://www.southderbyshire.gov.uk/privacy) where you can see a full copy of our privacy notice.

*Alternatively, you can request a hard copy by emailing [local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk)*

**Question 1: Should the Council produce a Local Plan Part 2 Review under the existing planning system, or should a single full Local Plan Review be undertaken under the new system? (please tick one)**

- ☐ Produce a Local Plan Part 2 Review under the existing system
- ☐ Produce a single Full Local Plan under the new system
- ☐ Other

(Please provide a reason for your answer)

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

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

**Question 3: Are there other mechanisms that the plan should consider to securing housing delivery in addition to allocating specific sites (e.g. identifying indicative broad locations/areas for future growth adjacent to existing settlements, extending settlement boundaries, supporting certain Changes of Use)?**

☐ Yes

☐ No

(Please provide a reason for your answer)

**Question 4: Are there any other issues that the Council should consider when ensuring the timely delivery of the right homes in the right places (e.g. policy criteria for looked after children, re-allocating unimplemented employment allocations)?**

☐ Yes

☐ No

(Please provide a reason for your answer)

**Question 5: What specific accommodation needs should the Local Plan address through allocations (e.g. extra care accommodation for older people, care home provision for looked after children etc.)?**

(Please provide details)

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

(Please provide details)

**Question 7: Should the Council allocate land South of Mackworth for development within the plan period?**

☐ Yes

☐ No

(Please provide a reason for your answer)

**Question 8: Are there other steps that the Council could take to accelerate housing delivery on other sites?**

☐ Yes

☐ No

(Please provide a reason for your answer)

**Question 9: Do you agree that settlement boundaries should be drawn around the urban edge of Derby, Drakelow and Stanton and any new allocations?**

☐Yes

☐No

(Please provide a reason for your answer)

**Question 10: Do you agree with the principles for assessing the settlement boundaries, as set out in Appendix 1?**

☐Yes

☐No

(Please provide a reason for your answer)

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

(Please provide a comment)

**Question 12: Do you agree with the retail hierarchy?**

☐ Yes

☐ No

(Please provide a reason for your answer)

**Question 13: Should the Council redefine the retail centre in Swadlincote as a commercial centre which would allow for a wider range of uses?**

☐ Yes

☐ No

(Please provide a reason for your answer)

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

(Please provide details)

**Question 15: Should the Council define the boundaries of all of the retail areas within the District?**

☐ Yes

☐ No

(Please provide a reason for your answer)

**Question 16: Should the Council include a locally specific Green Belt policy (beyond the NPPF policy) that defines what appropriate development is within the context of 'disproportionate' and 'limited infilling'?**

☐ Yes

☐ No

(Please provide a reason for your answer)

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

**Question 18: Should the Council undertake a Green Belt review with a specific objective of identifying what, if any, Grey Belt exists within the district?**

☐ Yes

☐ No

(Please provide a reason for your answer)

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

(Please provide details)

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

(Please provide details)

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

☐ Yes

☐ No

(Please provide a reason for your answer)

**Question 22: Are there any amendments required to the existing policies to reflect implemented changes to national planning policy, policy guidance or Regulations?**

☐ Yes

☐ No

(Please provide a reason for your answer)

**Question 23: Are there better/alternative mechanisms that the Council should use to secure the required infrastructure?**

☐ Yes

☐ No

(Please provide a reason for your answer)

**Question 24: Where there is the potential need for long-term management / maintenance of open space, SUDS or other infrastructure, should the Council introduce a policy requiring these to be adopted by a public authority unless there is clear evidence that this is not feasible.**

☐ Yes

☐ No

(Please provide a reason for your answer)

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

(Please provide details)

# South Derbyshire Issues and Options

## Local Plan Part 2 Review

Welcome. South Derbyshire District Council has begun work on reviewing the adopted Local Plan Part 2 (LPP2), which sets the non-strategic policies and allocations against which future planning applications will be determined.

Consultation is a key part of the local plan process, and this Issues and Options (Regulation 18) consultation is the first public consultation on what the Local Plan Part 2 Review should include.

## Approach to the LLP2 Review

The planning system and the organisation of the Council is in a state of flux with recent and expected changes including:

- A new system of Local Plan making is being introduced for plans that have not been submitted for Examination by December 2026;
- An updated National Planning Policy Framework (NPPF);
- National Development Management policies;
- Reforms to the Sustainability Appraisal process;
- Proposed Spatial Development Strategy requirements for Combined Authorities; and
- Proposed changes to the governance structure of Councils in Derbyshire.

Due to these recent and expected changes the Council is asking whether it should produce a LPP2 Review under the existing planning system, a single full Local Plan Review (which would review Part 1 and Part 2 policies) under the new planning system or whether there is an alternative option.

### Option 1: Produce a LPP2 Review under the existing planning system

- This option would give full Local Plan coverage prior to Council reorganisation
- Help secure robust long term housing supply by significantly exceeding minimum requirements and as such would help to resist un-planned speculative development
- This option would need to follow an ambitious timetable

# Approach to the LLP2 Review

## Option 2: Produce a single full local plan under the new local plan system

- . This option allows focus resources on the adoption of the Local Plan Part 1 Review
- . The Local Plan would be reflective of emerging changes
- . This option would likely lead to delays in production and leave the District more vulnerable to unplanned speculative development

## Option 3: Other

## Accelerating Housing Delivery

The LPP1 Review strategic allocations are expected to deliver housing beyond the plan period. The consultation asks questions regarding what the Council could do to speed up housing delivery and whether the Council should allocate Land South of Mackworth (Policy FLG1 within LPP1 Review) within this plan period.

## Infrastructure

The LPP1 Review requires site specific infrastructure requirements on strategic allocations. In addition, the Council has an adopted Supplementary Planning Document which sets out the type of contributions the Council intends to seek from development. The Levelling Up and Regeneration Act 2023 has introduced new Supplementary Plans as a replacement for Supplementary Planning Documents. The consultation asks what mechanisms the Council should use to secure the required infrastructure from development?

In addition, the consultation asks whether the Council should introduce a policy requiring the Council to adopt open space, SUDS or other infrastructure unless there is clear evidence this is not feasible?

## Settlement Boundaries

Settlement Boundaries define the built limits of a settlement and distinguish between the built form and the countryside. This consultation asks a number of questions around settlement boundaries including whether you agree with a set of principle for assessing settlement boundaries to ensure the boundaries are logical and reflect what is on the ground. And whether settlement boundaries should be drawn around the edge of Derby, Drakelow and Stanton and any new allocations.

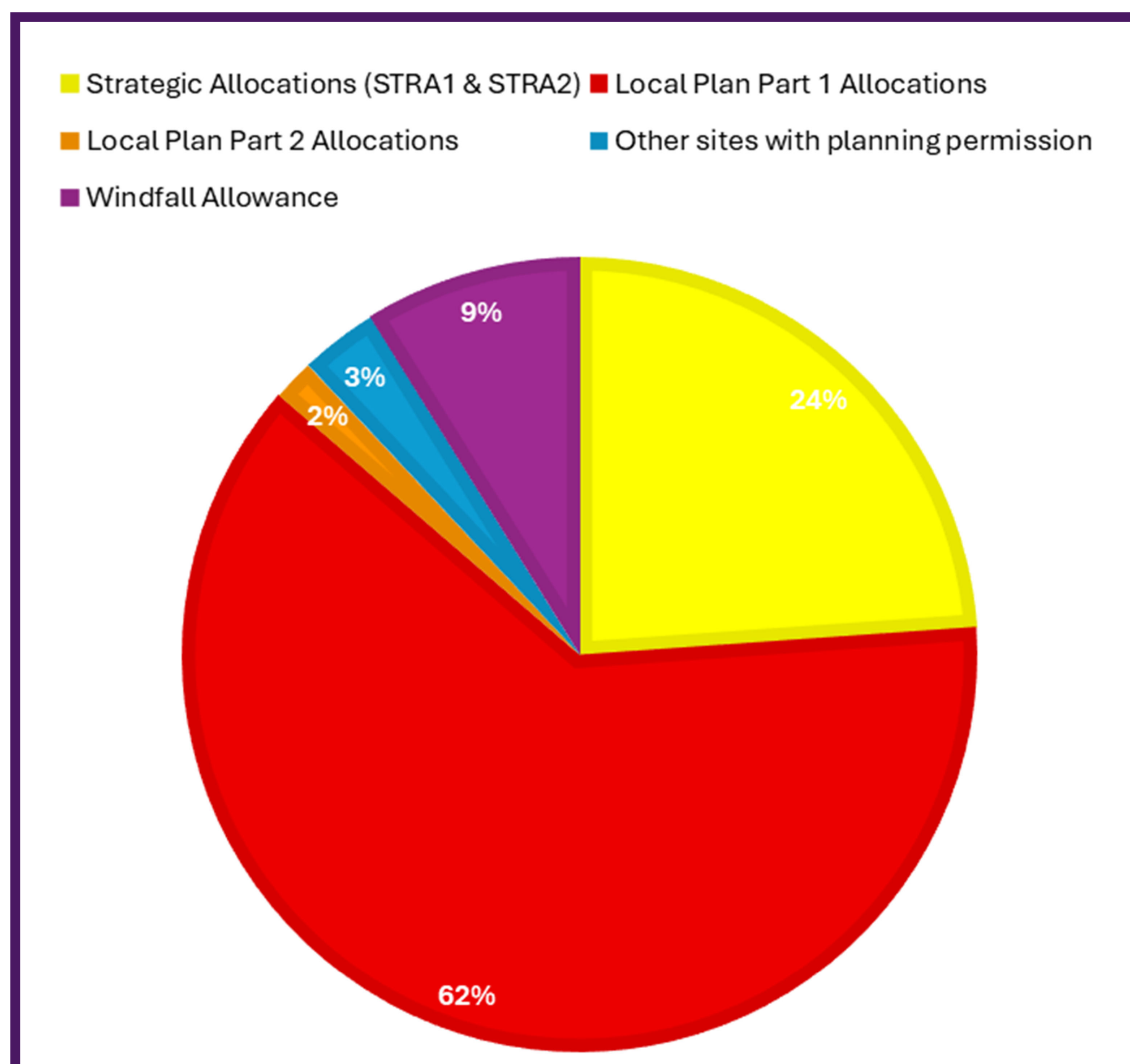
# Housing

The Local Plan Part 1 (LPP1) Review sets a requirement to deliver at least 14,500 dwellings over the plan period (2022-2041). 9633 dwellings will meet the needs of SDDC and the remainder will be to help to meet Derby City's unmet need, to reflect the high level of housing delivery experienced in South Derbyshire in recent years, to provide flexibility in regard to site delivery and to help match affordable housing need with delivery as closely as possible. The majority of this requirement will be delivered through

- proposed LPP1 Review strategic allocations (3450 homes by 2041)
- sites which were previously allocated in the adopted LPP1 which are being carried forward (9020 homes)
- remaining homes to be built on allocation in the adopted LPP2 (242 homes)
- homes on unallocated sites within planning permission (458 homes) and
- an allowance of 1273 homes over the plan period for sites that are currently not identified but will come forward during the plan period (known as windfall sites)

## Composition of housing supply

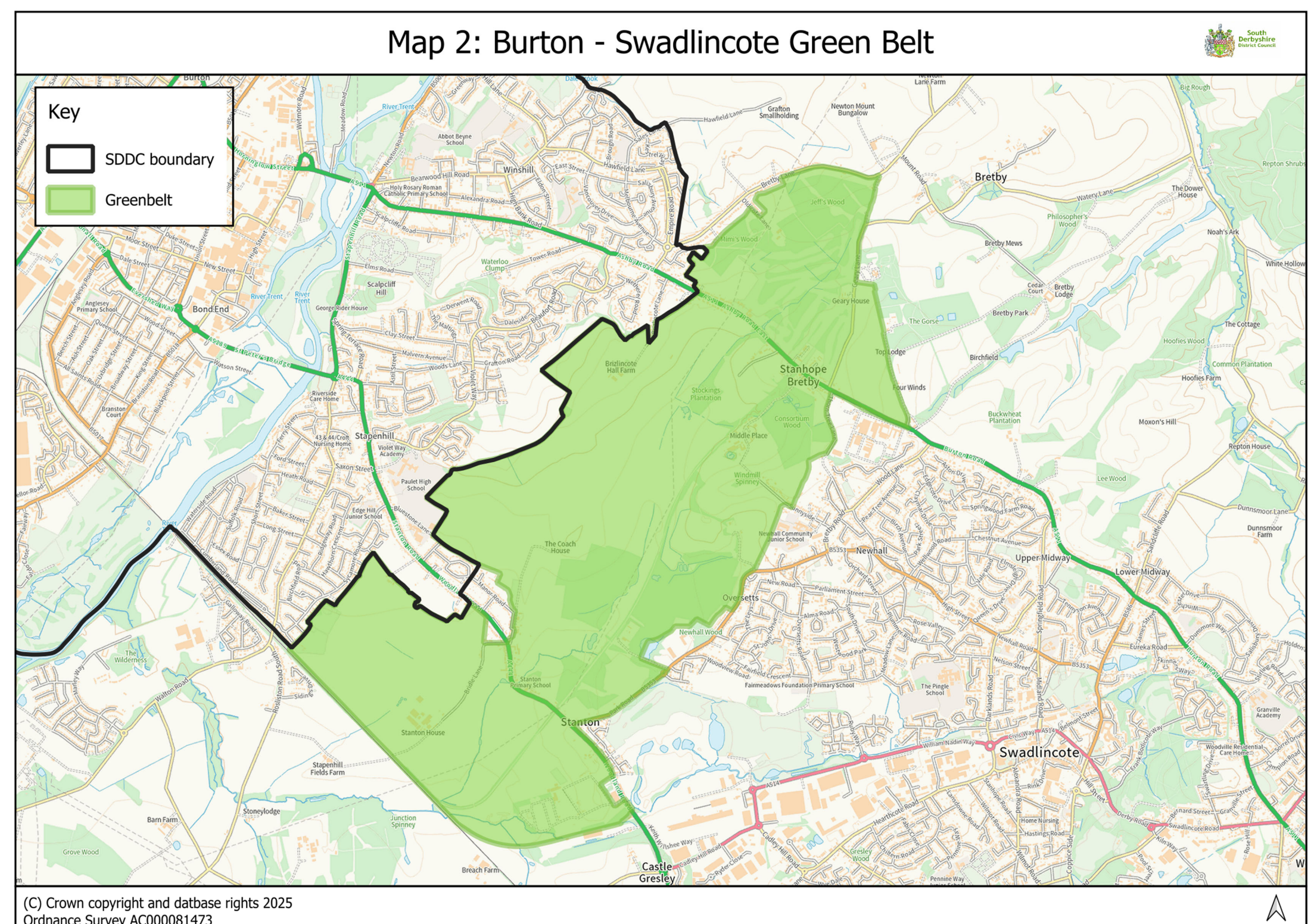
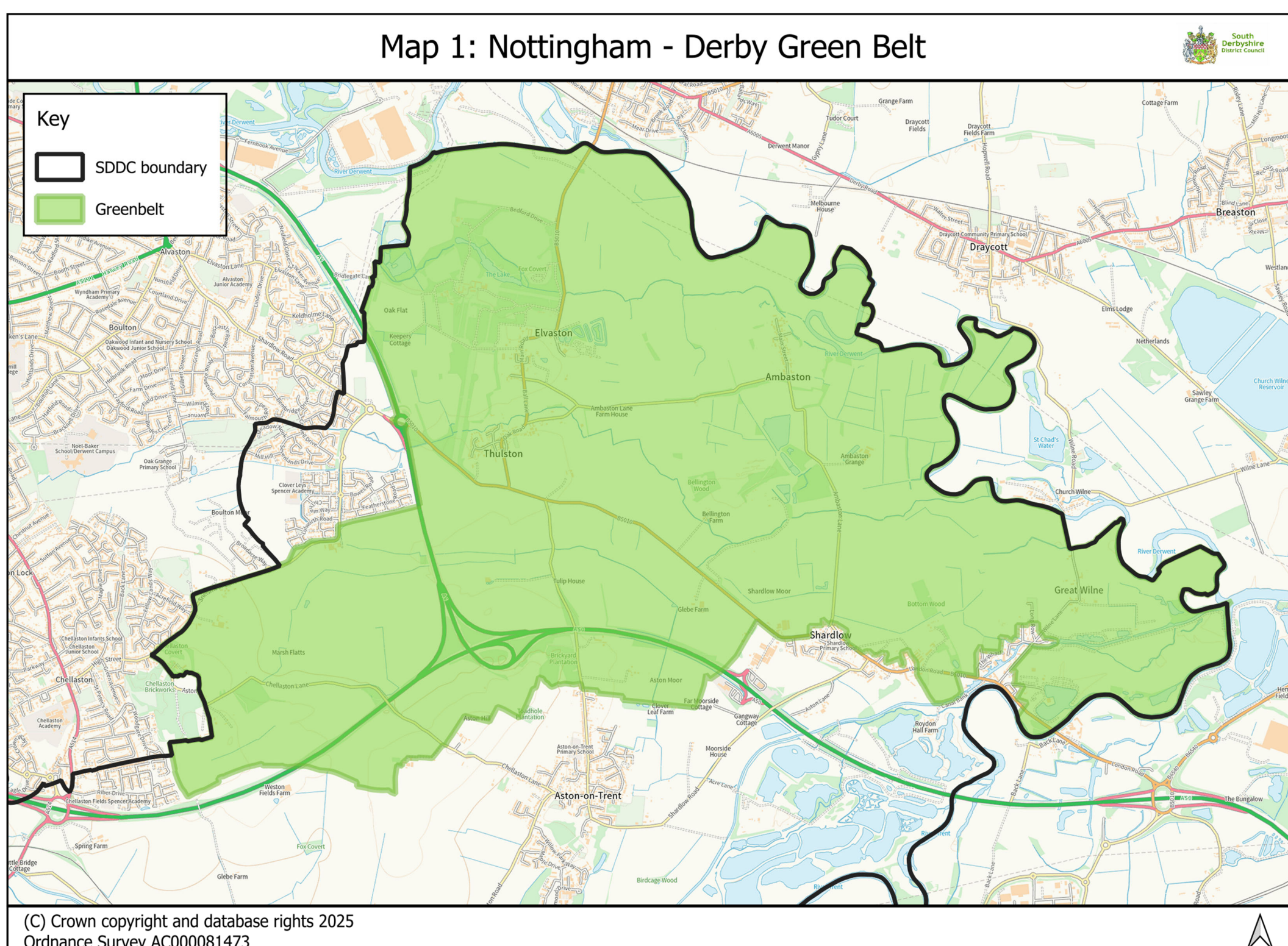
There is a current shortfall of 57 dwellings over the plan period to meet this minimum requirement. The requirement figure is a minimum amount and so the Local Plan should allocate enough sites to ensure flexibility in the supply so that if some sites don't deliver at the time expected or there are unforeseen reasons why a site cannot be delivered as expected the overall requirement will still be met. The shortfall will need to be addressed through new allocations and/or other policies.



# Green Belt

There are two areas of Green Belt within the District, the Nottingham-Derby Green Belt and the Burton-Swadlincote Green Belt. Planning applications within the Green Belt are determined inline with Green Belt Policy within the NPPF, which sets out there are exceptions to development which is considered inappropriate in the Green Belt. These include extensions or alterations to a building providing that it is not disproportionate to the original building, the replacement of a building providing that it is the same use and not materially larger than the one it replaces, limited infilling in villages and ‘Grey Belt’\*\* (subject to certain criteria).

The consultation asks questions regarding whether the Council should undertake a Green Belt review to establish whether Grey Belt exists within the District and whether the Council should define ‘disproportionate’ and ‘limited infilling’ in the context of Green Belt.



*\*\*The December 2024 NPPF defines Grey Belt as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of the purposes of checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns merging into one another, or preserving the setting and special character of historic towns. Grey belt’ excludes land where the application of the policies relating to habitats sites and/or designated as Sites of Special Scientific Interest, Local Green Space, a National Landscape, a National Park, irreplaceable habitats, designated heritage assets, non-designated heritage assets of archaeological interest and areas at risk of flooding would provide a strong reason for refusing or restricting development.*

## Development Management Policies

The LPP2 contains policies used in the determination of planning applications. This consultation does not consider in detail all of the policies contained within the adopted LPP2. However, the consultation does ask questions about whether changes to the policies are required or whether there is a need for additional policies.

# Retail and Economic Development

The consultation asks various questions regarding retail and economic development. This includes whether the Council should define boundaries for all retail areas within the District, as currently only Swadlincote Town Centre has a boundary and whether you agree with the Adopted LPP2 Retail Hierarchy, which establishes where new shopping development should be directed to maintain and improve the range of goods and services offered.

| Existing Retail Hierarchy                          |                   |            |                        |            |
|----------------------------------------------------|-------------------|------------|------------------------|------------|
| 1. Town Centre Swadlincote                         |                   |            |                        |            |
| 2. Local Centres                                   |                   |            |                        |            |
| <u>Existing</u>                                    |                   |            |                        |            |
| Castleton Park                                     | Church Gresley    | Newhall    | High Street, Woodville |            |
| <u>Proposed</u>                                    |                   |            |                        |            |
| Boulton Moor                                       | Chellaston Fields | Drakelow   | West of Mickleover     |            |
| Wragley Way                                        | Highfields Farm   |            |                        |            |
| 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        |            |

## Gypsy and Travellers

The Council has an identified need of 59 new gypsy and traveller pitches between 2020-2040. The Pre-Submission Local Plan Part 1 (LPP1) Review proposes to deliver gypsy and traveller pitches through strategic allocations at Infinity Graden Village (STRA1) and Land South of Mickleover (STRA2), at a ratio of 5 serviced pitches per 1000 dwellings up to a maximum of 15 pitches per site. Despite this the Council cannot demonstrate a 5 year supply of Gypsy and Traveller pitches. The consultation includes questions regarding this matter, such as what other sites and/or options should the Council consider for providing Gypsy and Traveller accommodation.

# Local Plan Part 2 Review Scoping Report

In addition to the Issues and Options, the Council is also consulting on the LPP2 Sustainability Appraisal Review Scoping Report. The Scoping Report proposes a framework against which any future LPP2 Review will be assessed.

## How to respond...

Comments made in response to this consultation need to be made in writing. We encourage you to submit your responses online (through the Council's website), where you can register and submit your comments.

Alternatively you can submit your completed questionnaires, which are available at this event; on our website; at the Council Offices and at all South Derbyshire libraries and Burton on Trent, Chellaston, Mickleover and Sinfyn Libraries.

Website: [www.southderbyshire.gov.uk/issuesandoptionsPart2Review](http://www.southderbyshire.gov.uk/issuesandoptionsPart2Review)

Email: [local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk)

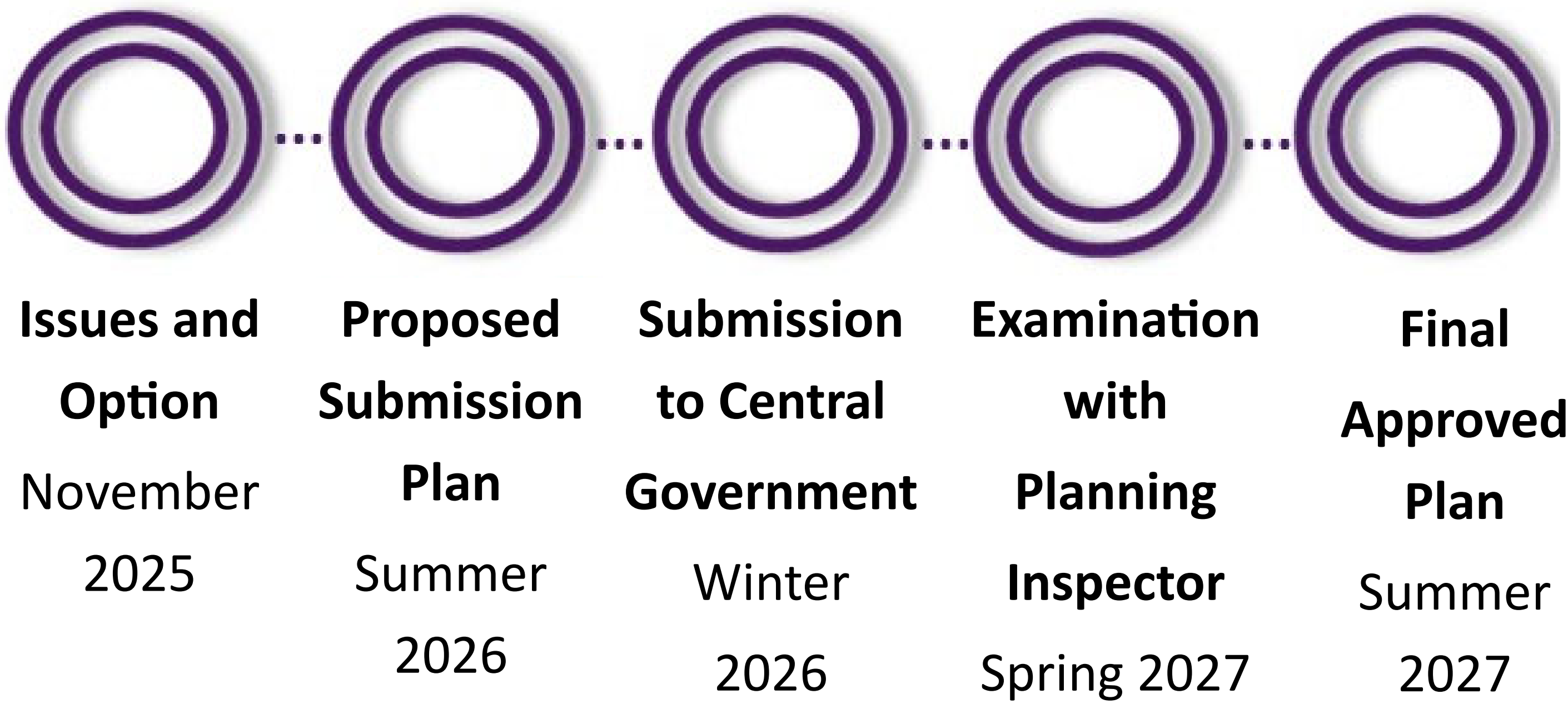
Postal Address:

**Planning Policy**  
**South Derbyshire District Council**  
**Civic Offices, Civic Way**  
**Swadlincote**  
**DE11 0AH**



## What happens next...

Following the close of the consultation the Council will review all the comments received and publish a Consultation Statement on the Council's website. The Council will need to decide whether to produce a LPP2 Review or undertake a future full single Local Plan Review under the new system. If the Council decides to produce a LPP2 Review, the comments along with technical evidence the Council collects will help prepare a Proposed Submission LPP2 Review, which will be published for further consultation.



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Government organisation

services@southderbyshire.gov.uk

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ysshire

ysshire.gov.uk

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South Derbyshire District Council

8 January · 🌐

### 🌐 Event Cancellations due to Weather

Due to the predicted adverse weather conditions, the following events and activities have been cancelled or postponed to help keep everyone safe:

👉 Find Your Way employability event - Postponed - New date and venue tbc

👉 Local Plan drop-in event at Hilton Village Hall - Postponed - New date: Tuesday 20 January, 4–7pm - <https://orlo.uk/ThxBQ>

👉 Volunteer-led walks:

- Heartwood Surgery (10–11am) - cancelled
- Rosliston Forestry Centre (10–11am) - cancelled
- Friday Cycling at Rosliston (10–11am) - cancelled

We'll continue to share updates as soon as new dates are confirmed.

Thank you for your understanding and please take care 🌐 See less



## Facebook posts

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**South Derbyshire District Council**

...

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**Intro**

Official South Derbyshire District Council Facebook page. Also find us on Instagram and LinkedIn

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Page · Government organisation

Civic Way

customer.services@southderbyshire.gov.uk

southderbyshiredc

SouthDerbyshire

southderbyshire.gov.uk

**Photos**
[See All Photos](#)









**South Derbyshire District Council**

8 December 2025 · 🌐

...

👤 Have your say on the Local Plan for South Derbyshire!

The Local Plan sets out where new housing, employment, retail, and other development should go, up to 2028. The Plan also includes policies that are used to determine planning applications. Complete the online survey here: [https://orlo.uk/LocalPalPart2Review\\_vVCOi](https://orlo.uk/LocalPalPart2Review_vVCOi) or drop in at one of our libraries or the SDDC offices at Civic Way, Swadincote to complete a paper copy.

Come down and see us on the following days, from 4pm - 7pm to find out more:

- 📍 Today at Frank Wickham Hall, Portland Street, Etwell, DE65 6JF
- 📍 Tuesday 9 December at Melbourne Sporting Partnership, Melbourne, DE73 8DG
- 📍 Friday 19 December at Sharpe's Pottery Museum, 23 West Street, Swadincote, DE11 9DG [See less](#)



3

7



## PRESS RELEASE

24 November 2025

# Have your say on the Issues and Options for the new Local Plan Part 2

As you may recall South Derbyshire District Council has commenced work on reviewing its adopted Local Plan. The Local Plan Part 1 Review contains strategic policies and allocations and will be submitted for Examination shortly.

The Council is now reviewing the adopted Local Plan Part 2, which sets out non-strategic policies and allocations against which future planning applications will be determined.

As part of the local plan process, public consultation plays a vital role. This Issues and Options consultation is the first opportunity for residents, businesses and stakeholders to help shape what the Local Plan Part 2 Review should include.

The Council is inviting views on a range of matters, including:

- Housing
- Green Belt
- Settlement boundaries
- Infrastructure
- Gypsy and Traveller provision
- Retail and economic development

All the responses will help inform more detailed proposals that will be shared for further public comment at a later stage.

The consultation runs from Monday 24 November until 5pm on Friday 30 January 2026.

Residents can also attend the following drop-in sessions to learn more:

| Venue                                                                    | Date                    | Time      |
|--------------------------------------------------------------------------|-------------------------|-----------|
| Frank Wickham Hall,<br>Portland Street, Etwall, DE65 6JF                 | Monday 8 December 2025  | 4pm – 7pm |
| Melbourne Sporting Partnership,<br>Cockshut Lane, Melbourne,<br>DE73 8DG | Tuesday 9 December 2025 | 4pm – 7pm |

|                                                                        |                           |           |
|------------------------------------------------------------------------|---------------------------|-----------|
| Sharpes Pottery Museum, 23 West Street , Swadlincote, DE11 9DG         | Friday 19 December 2025   | 4pm – 7pm |
| Hilton Village Hall, Peacroft Lane, Hilton, DE65 5GH                   | Friday 9 January 2026     | 4pm – 7pm |
| All Saints Heritage Centre, Shardlow Road, Aston on Trent              | Wednesday 14 January 2026 | 4pm – 7pm |
| Rosliston and Cauldwell Village Hall, Main Street, Rosliston, DE12 8JW | Friday 16 January 2026    | 4pm – 7pm |
| Findern Village Hall, Castle Hill, Findern, DE65 6AL                   | Friday 23 January 2026    | 4pm – 7pm |

Further information is available on the Council website:

[www.southderbyshire.gov.uk/issuesandoptionsPart2Review](http://www.southderbyshire.gov.uk/issuesandoptionsPart2Review)

## Ends

For further information, please contact the Communications team:

[Communications@southderbyshire.gov.uk](mailto:Communications@southderbyshire.gov.uk)

## Appendix C: Main bodies and organisations consulted on the Local Plan Part 2 Review

The Specific Consultation Bodies as set out within the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) were consulted upon during the production of the Local Plan Part 2 Review.

The General bodies contained within the Local Plan database, include the following:

| General Bodies                                         |                                          |                                                |
|--------------------------------------------------------|------------------------------------------|------------------------------------------------|
| Active Travel England                                  | Derbyshire Fire and Rescue               | Mining Remediation Authority                   |
| Adult Education Centre                                 | Derbyshire Police and Crime Commissioner | National Forest Company                        |
| Ancient Monuments Society                              | Derby and Sandiacre Canal Trust          | National Trust                                 |
| Canal and River Trust                                  | Derbyshire Swift Conservation Project    | Network Rail                                   |
| Campaign to Protect Rural England                      | Derbyshire Wildlife Trust                | NHS Property Services                          |
| Citizens Advice                                        | Derwent Valley Trust                     | RSPB                                           |
| Civic Aviation Authority                               | Department for Transport                 | Repton Village Society                         |
| Crime Prevision Design                                 | East Midlands Airport                    | SAVE (Save Aston & Weston Village Environment) |
| Derby Aero Club                                        | East Midlands Combined Authority         | South Derbyshire CVS                           |
| Derby Airfield                                         | East Midlands Freeport                   | Sport England                                  |
| Derbyshire Association of Local Councils               | Etwall Cricket Club                      | Sustrans Walk Wheel Cycle Trust                |
| Derbyshire County Council Adult Health and Social Care | Forestry Commission                      | Swifts Local Network                           |
| Derbyshire Constabulary                                | Hartshorne Residents Association         | Theatres Trust                                 |
| Derbyshire Gypsy Liaison Group                         | Home Builders Federation                 | Woodland Trust                                 |
| Derbyshire Healthcare NHS Foundation Trust             | Homes England                            |                                                |
| Derby and Derbyshire Local Access Forum                | Kings Newton Residents Association       |                                                |
| Derby and Derbyshire Local Access Forum                | Melbourne Civic Society                  |                                                |

Further to the organisations listed above, the Council sought to consultee with the following other parties:

- Members of the Public
- Agents/developers/landowners
- Local Businesses

All consultees who previously made comments to any stage of the Local Plan Part 2 Review, or who have registered on the Council's Local Plan database were informed of the consultation on the Local Plan.