About the Local Plan Part 2 Review 2022-2042 (Publication version) …

The Local Plan is being prepared in two parts. The Local Plan Part 1 Review contains strategic housing and employment allocations and other policies. Part 2 contains further housing allocations, more detailed Development Management Policies and defines Settlement Boundaries.

Representations made at this stage should only be made in regard to soundness, legal and procedural compliance. The representations received will be considered by an independent Planning Inspector at a Local Plan Examination in Public.

Soundness...

The National Planning Policy Framework says that in order to be sound the Local Plan should be:

- **Positively prepared** — providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development
- **Justified** — an appropriate strategy, taking into account the reasonable alternatives and based on proportionate evidence;
- **Effective** — deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** — enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

Legal and Procedural Requirements...

Representations in relation to the legal compliance of the Local plan should consider: whether it has been prepared in accordance with relevant national policies, Local Plan Regulations, Statement of Community Involvement and subjected to Sustainability Appraisal.

Housing Allocations …

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

Additional allocations have been made in the Local Plan Part 2 Review to provide a range of size and geographical location of sites across the district, which should support the delivery of the housing requirement (a minimum of 763 homes a year) and the five year housing land supply.

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

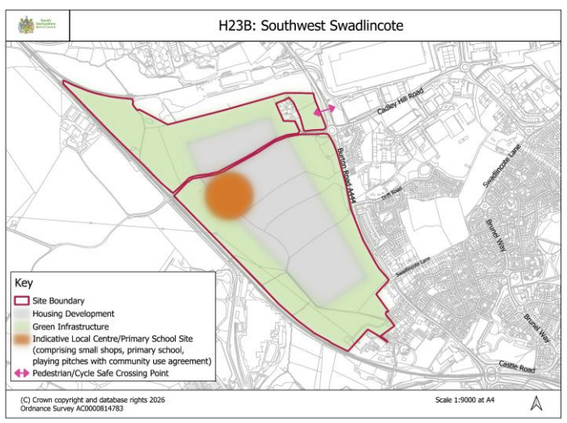
Policy Number		Number of dwellings
H23A	North of Linton Road, Castle Gresley	75 dwellings*
H23B	Southwest Swadlincote	800 dwellings
H23C	Swadlincote Lane, Church Gresley	187 dwellings*
H23D	Land south of Walton Road, Drakelow	250 dwellings
H23E	Land off Peregrine Avenue and Willington Road, Etwall	91 dwellings*
H23F	Land south of Etwall	120 dwellings
H23G	Land East of Hatton	80 dwellings
H23H	Land East of Hilton	550 dwellings
H23I	Land South of Primula Way, Littleover	200 dwellings
H23J	Jawbone Lane, Melbourne	66 dwellings*
H23K	Kings Newton Lane, Melbourne	140 dwellings*
H23L	Land off Old Etwall Road, Mickleover	17 dwellings
H23M	Land off Mount Pleasant Road, Repton	75 dwellings
H23N	William Nadin Way, Swadlincote, Site D	150 dwellings*
H23O	Land north of Willington	100 dwellings
H23P	Land off Kingfisher Way, Willington	50 dwellings

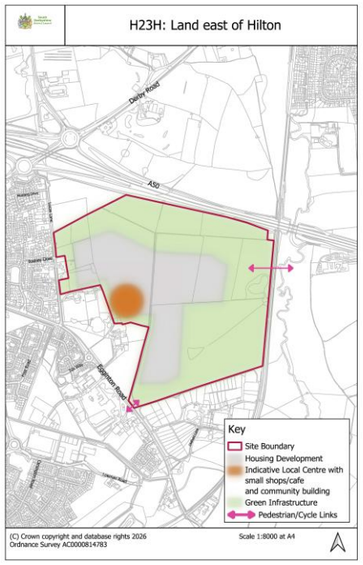
** Sites that have planning permission or pending planning permission subject to the signing of a Section 106 Agreement.*

Policy H23 provides a list of key considerations for each of the sites and sets site specific requirements for each of the allocations.

Maps of the allocations are set out on the Pre-Submission Local Plan Part 2 from page 9 onwards.

The proposed indicative layout of Policy H23B: Land southwest of Swadlincote and H23G Land East of Hatton can be seen below.





Local Green Spaces ...

The designation of Local Green Spaces safeguards green areas of particular value to the local community.

The District Council allocated Local Green Spaces within the 2020 Local Green Spaces Development Plan Document (DPD). This Local Plan carries forward these Local Green Space allocations and those sites allocated as Local Green Spaces within the Repton and Melbourne 'made' Neighbourhood Plans.

One adopted the Local Plan Part 2 Review will supersede the 2020 Local Green Spaces DPD.

Settlement Boundaries ...

Settlement Boundaries define the built limits of a settlement and distinguish between it and the Rural Area. Areas outside of settlement boundaries are considered to be Rural Area.

Boundaries are defined for Swadlincote (including Woodville) and those settlements identified (in Policy H1: Settlement Hierarchy of the Local Plan Part 1 Review), as Key Service Villages, Local service Villages and some Rural Villages (where a compact group of dwellings exist).

Settlement boundaries have been reviewed to ensure that they are logical and reflect what is on the ground and incorporate allocations.

New settlement boundaries have been proposed for the Edge of Derby Urban Area, Edge of Burton on Trent Urban Area, Drakelow and Foston.

Local Plan Policies ...

The Local Plan Part 2 Review contains Development Management policies, which once adopted will be used alongside those in the Local Plan Part 1 Review, to guide the Council in make decisions on planning applications. Where the same policy chapter headings exist in both parts of the plan, the policy numbering within Part 2 continues on from those within the Local Plan Part 1 Review.

SETTLEMENT DEVELOPMENT

SDT1: Settlement Boundaries and Development

HOUSING

H23: Non-Strategic Housing Allocations
H24: Replacement Dwellings in Rural Areas
H25: Rural Workers Dwellings
H26: Residential Gardens within Rural Areas
H27: Residential Extensions and other Householder Development
H28: Residential Conversions
H29: Extensions to and intensification of authorised Gypsy and Traveller Sites

BUILT AND NATURAL ENVIRONMENT

BNE5: Development in Rural Areas
BNE6: Agricultural Development
BNE7: Trees, Woodland and Hedgerows
BNE8: Local Green Spaces
BNE9: Enhancement of Local Green Spaces
BNE10: Advertisements and Visual Pollution
BNE11: Shopfronts
BNE12: Former Power Station Land

RETAIL

RTL1: Retail Hierarchy
RLT2: Swadlincote Town Centre Potential Redevelopment Locations

INFRASTRUCTURE

INF11: Telecommunications
INF12: Provision of Secondary Education Facilities
INF13: Infinity Garden Village
INF14: Burial Grounds
INF15: Public Art
INF16: Mercia Marina
INF17: Toyota

Consultation Statement ...

The Consultation Statement sets out how the District Council has undertaken community consultation and stakeholder preparation of the Local Plan Part 2. The document describes the consultations undertaken, outlines who was consulted and how, presents a summary of the main issues raised and explains how they have shaped the Local Plan Part 2.

Sustainability Appraisal ...

A Sustainability Appraisal has been prepared to accompany the Local Plan Part 2 Review 2022-2042. It assesses the environmental economic and social impacts of the Plan.

Responding to the consultation ...

Representation should be made using the prescribed form.

Representation can be submitted as follows:

- Online at https://www.southderbyshire.gov.uk/part2reg19
- By email to local.plan@southderbyshire.gov.uk
- By post to Planning Policy, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH

All comments received will be submitted to the Secretary of State and considered as part of a public examination by an independent Planning Inspector.

What happens next...

The stages in drawing up a Local Plan are summarised below. Any responses received will be submitted to the Government and an independent inspector will hold an Examination in Public to consider whether the preparation of the Local Plan and consultation procedures undertaken meet the requirements of national legislation and therefore whether the plan is 'sound'.

Issues and Options October 2022	**Issues and Options Local Plan Part 2 Review** November 2025	**Publication Plan** October 2026	**Submission to Secretary of State** Winter 2026	**Public Examination** Spring 2027	**Adoption** Summer 2027

South Derbyshire District Council








SOUTH DERBYSHIRE LOCAL PLAN PART 2 REVIEW 2022 - 2042 (PUBLICATION VERSION)

October 2026

Please submit your comments by **5pm on 30th November 2026**

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