

# SOUTH DERBYSHIRE DISTRICT COUNCIL CONSULTATION STATEMENT

March 2025

## 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 1 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. This statement also comprises the Council's evidence of the compliance with the Duty to Cooperate.

## 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>

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

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.

<b>Method</b>	<b>Detail</b>	<b>Requirement Level</b>
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
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

## 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>2</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.

<sup>2</sup> Public Item Number 8 of the following webpage contains the EDS Committee Report and Appendix regarding the Local Plan Review: [CMIS > Meetings](#)

The Consultation documents and responses can be found on the Councils website at: [www.southderbyshire.gov.uk/issuesandoptions](http://www.southderbyshire.gov.uk/issuesandoptions)

## 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 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.

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 code was created for the District Councils website, which set out information on the consultation:  
[www.southderbyshire.gov.uk/issuesandoptions](http://www.southderbyshire.gov.uk/issuesandoptions)
- 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 Sinfin.
- 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 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.

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 methodology 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](#)

### **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 at the end of June 2025. 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 undertake a Review of the Draft Local Plan Part 1. Reviewing both parts of the Plan within the timescale available was not considered practical, however reviewing part 1 of the Plan could be met 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 was 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>3</sup>*

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<sup>3</sup> This requirement is worded slightly differently for Policy STRA3, as the allocation does not include housing development

Further evidence base work will be produced to inform infrastructure requirements within the Local Plan such as, Transport Modelling and the Infrastructure Delivery Plan, which will identify 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.

### **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 Inspectorate recommends the application to the Secretary of State whom in term 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 Draft 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 Plan Wide Viability will be required 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 Draft Local Plan Part 1 Review will not repeat the requirements set out in Building Regulations.

In terms of comments regarding recognising the importance of agricultural land for food production, the Draft 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 Draft 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 will be 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 role in development within the district, by including an appropriate Design Policy and requirements within the Plan (Policy BNE1). The proposed strategic allocations within the Draft Local Plan Part 1 Review are 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.

## Draft Local Plan Part 1 Review (7<sup>th</sup> October - 6<sup>th</sup> December 2024)

### Introduction

In October 2024 the District Council published its second regulation 18 consultation on the Local Plan Review. The Draft Local Plan Part 1 Review ran for over 8 weeks from 7<sup>th</sup> October – 6<sup>th</sup> December 2024.

The consultation sought views on two consultation documents:

- The Draft Local Plan Part 1 Review. The Draft Part 1 Review updates the existing Part 1 Policies to reflect National Planning Policy, helps to address Derby City's unmet housing need and South Derbyshire's housing and employment needs.
- The South Derbyshire Local Plan Part 1 Review Sustainability Appraisal. The Sustainability Appraisal assesses the environmental, economic and social impacts of the Plan.

The South Derbyshire Local Plan Part 1 Review Sustainability Appraisal was available on the District Councils website from Friday 25<sup>th</sup> October 2024, giving six weeks of consultation on the document. The letters/emails discussed below along with the Councils website wording and Display Boards informed consultees that the Sustainability Appraisal, would be available on the Council website from Friday 25<sup>th</sup> October 2024.

The Consultation documents and responses can be found on the Councils website at: <https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome>

### 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 by letter or email (where provided), informing consultees of the purpose of the of the consultation, how to find further information and how to make representations (Appendix B1). In total 1033 emails and 130 letters were sent.
- Part way through the consultation on the 8<sup>th</sup> November 2024 all organisation and individuals on the Local Plan database were contacted by letter or email

(where provided), to remind consultees of the consultation and its closing date. (Appendix B2). In total 1088 emails and 146 letters were sent.

On the 20<sup>th</sup> November 2024 an email was sent to 22 consultees who had responded to question 9 through the Councils consultation software. It had come to the Council's attention that question 9 of the consultation software had a limited word capacity. Consultees who responded to question 9 were informed that the word capacity had been updated and they could expand their original submission, if they so wished. Step by step instructions of how to do this was provided (Appendix B3). No time extension was required as there was sufficient time for consultees to amend their comments if they so wished to.

- The Councils Draft Local Plan Part 1 Review 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 code was created for the District Councils website, which set out information on the consultation: [www.southderbyshire.gov.uk/draftLPP1review](http://www.southderbyshire.gov.uk/draftLPP1review)
- Posters advertising the consultation and drop in events were emailed to all Parish Councils/Meetings (Appendix B4).
- The Council website and letter emailed to consultees initially stated that the Aston on Trent consultation event was on the 7<sup>th</sup> October rather than the 7<sup>th</sup> November. Details of the Aston event were updated on the Council's website and an additional poster advertising the date of the consultation was emailed on 17/10/2024 to Aston on Trent Parish Council, Shardlow and Great Wilne Parish Council, Elvaston Parish Council, Weston on Trent Parish Council and Barrow on Trent Parish Council to display within the Parish's (Appendix B5). A further poster advertising the drop in event as Barrow on Trent was also emailed to the above Parishes within the same email, although the date of the Barrow on Trent consultation event was correct on the website.

It should be noted that the poster referred to in Appendix B4 contains the correct date for the Aston on Trent drop in event.

- A reference copy of the Draft Local Plan Part 1 Review was available to view in South Derbyshire District Council Offices, along with summary leaflets and paper questionnaires to take away.
- A reference copy of the Draft Local Plan Part 1 Review, copies of the summary leaflet (Appendix B6) 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 Sinfin.

- During the consultation period the consultation was advertised as part of a rolling presentation on screens in the Councils Office Main Reception (Appendix B7).
- 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 Questionnaire was also available to download from the council's website (Appendix B8). In addition consultees could submit their comments online directly into the Councils consultation software.
- Eleven 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 including display boards providing a brief summary of the consultation (Appendix B9), reference copies of the consultation documents, along with copies of the summary leaflet and questionnaire 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:

- Monday 14<sup>th</sup> October, 4pm to 7.45pm at Derby Mickleover Hotel, Mickleover
- Thursday 17<sup>th</sup> October, 4pm to 7.45pm at Sharpes Pottery, Swadlincote
- Wednesday 23<sup>rd</sup> October, 4.30pm to 7.45pm at Stenson Fields Primary Community School
- Friday 25<sup>th</sup> October, 4pm-7.45pm at Findern Village Hall, Findern
- Tuesday 5<sup>th</sup> November, 4.15pm to 7.45pm at Frank Wickham Hall, Etwall
- Thursday 7<sup>th</sup> November, 4pm to 7.45pm at All Saints Heritage Centre, Aston on Trent
- Tuesday 12<sup>th</sup> November, 4pm to 7.45pm at Hilton Village Hall, Hilton
- Thursday 14<sup>th</sup> November, 4pm to 7.45pm at Melbourne Assembly Rooms, Melbourne
- Friday 15<sup>th</sup> November, 4.30pm – 7.45pm at Rosliston and Cauldwell Village Hall, Rosliston
- Monday 18<sup>th</sup> November 4pm -7.45pm at Barrow on Trent Village Hall, Barrow on Trent
- Wednesday 20<sup>th</sup> November 4pm- 7.45pm at Willington Old School, Willington

Attendance of the drop in sessions can be found in Appendix B10.

- 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 B11). The press release was issued to local media and local publications (newsletters). This included: Buton Mail, Derby Telegraph, Swadlincote Times, Swadlincote Post, Etwall Express, Swadlincote Style, Hub News, Melbourne Village Voice, Willington Village News, Etwall, Egginton & Burnaston Express, Mercia Marina news, Walton newsletter, BBC Radio Derby, GEM 106, Touch FM Newsdesk.
- Local Plan Working Group was held on various dates within 2024 including 21<sup>st</sup> June 2024, 19<sup>th</sup> July 2024 and 30<sup>th</sup> August 2024. Local Plan Working Group is a cross party member meeting, with Planning Policy Officers in attendance to discuss the Emerging Local Plan, in particular the context of the Draft Local Plan Part 1 Review consultation document.
- An online presentation was given by a Planning Policy Officer to the Sustainable Development Group on 24/10/2024. The presentation provided a summary of the Draft Local Plan Part 1 Review document and provided a question and answer session at the end of the presentation.
- Two emails were sent to secondary schools within the District, to try and arrange a focus group with the pupils and the planning team. Two identical emails were sent but no response was received (Appendix B12).

## Summary of the main issues raised

291 responses were received to the Draft Local Plan Part 1 Review Consultation.

The below section provides a summary of the main issues raised. Not every consultee response has been summarised below, however the main issues raised have been grouped together. The responses received per question, can be found on the following webpage under ‘Summary of Results’

<https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome>

### Plan Period

One of the main issues raised was that the plan period for the Local Plan Part 1 Review should be extended to comply with paragraph 22 of the NPPF (December 2023), which states that “Strategic policies should look ahead over a minimum 15-year period from adoption”.

## **Two Part Plan**

Concerns were raised regarding a two-part plan approach, reasons for this include:

- The use of a Part 1 and Part 2 Plan is likely to be abolished, meaning that a comprehensive Local Plan will need to be pursued immediately upon the introduction of the new act
- Undertaking a two-part review does not allow for smaller sites to be brought forward
- The Part 2 Plan is 7 years old and Paragraph 33 of the NPPF requires that policies within local plan should be “reviewed to assess whether they need updating at least once every five years and should then be updated as necessary”.
- Only reviewing Part 1 is not sound, as both Part 1 and 2 are essential to delivering sustainable development
- A one-part plan is the most simplistic and transparent to provide certainty and demonstrable deliverable allocation and land supply requirements.

## **Plan Production Timetable and Partial Review**

It was raised that the Local Development Scheme is out of date. However, the timetable put forward for submission and adoption of the Local Plan is ambitious and potentially not achievable and likely to be impacted by delays. It was raised that the Government have stated that Local Plans should not be rushed to examination to pre-empt changes to national policy and legislation and plans which require time-consuming fixing at examination should not be submitted.

It was suggested by some consultees that a full plan review should be undertaken.

In terms of partial review comments were raised that there is ambiguity over whether the Draft Plan is a full review of the Part 1, or whether it is a partial review. It was raised that a partial review excludes a number of important areas and policies such as the Settlement Hierarchy, wider development options and opportunities in South Derbyshire, development needs elsewhere in the District (including Swadlincote), retail policies and excludes the Part 2 in its entirety.

## **Housing Requirement and meeting Derby's unmet need**

The Draft Local Plan Part 1 Review proposed a housing requirement of 14,483 (851 dpa) over the plan period (2022-2039). This includes 5,609 dwellings (or 329 dpa) towards Derby's unmet housing need, and a local need for South Derbyshire of 8,874 dwellings (or 522 dpa), based on the current standard method.

It was raised that the housing requirement should be increased for various reasons including:

- There is no buffer in the housing provision as a safeguard against failing to meet the housing requirements. A buffer should be included.

- The Council should propose uplift to the minimum local housing needs figure to help deliver affordable homes.
- The Council should incorporate an economic uplift in their there housing requirement, which will help facilitate growth
- The Draft Plan has not accounted for the forthcoming reforms to the NPPF, which will likely confirm an increase in housing number for South Derbyshire.
- Derby City's unmet need should be met in full. There are questions over the deliverability of the Amber Valley's proposed allocation at Brun Lane, Mackworth and whether Amber Valley would be able to accommodate its own Housing Need in relation to the updated Local Housing Need. South Derbyshire could accommodate more, if not all of Derby City's unmet need.

## Housing Strategy

The Draft Local Plan Part 1 Review carries forward outstanding Adopted Local Plan Part 1 Housing allocations and allocates two strategic scale housing led mixed use sites at the edge of Derby City. Concerns/objectives were raised regarding the Draft Local Plan Part 1 Review strategy for housing. The reasons given for this include:

- Larger sites take longer to deliver. Delivering infrastructure can increase sites delivery timelines and securing funding can be challenging. Smaller scale sites deliver quicker and the provision of smaller sites would be better placed to deliver dwellings within the plan period. Concentrating on strategic sites could cause deliverability and five year housing supply issues. No trajectory was submitted as part of the Draft Local Plan Part 1 Review and therefore the Draft does not comply with the requirements of paragraph 75 of the NPPF. Without a trajectory it is uncertain whether the Draft plan will establish a five year housing land supply on adoption or throughout the Plan period.
- Paragraph 70 of the NPPF states that "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built of relatively quickly". The NPPF requires that 10% of a Local Authorities "housing requirement should be on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved". And Paragraph 60 of the NPPF states "it is important that a sufficient amount and variety of land can come forward where it is needed" Comments were received that the Draft Local Plan Part 1 Review does not meet these requirements with its proposed housing strategy.
- Delivery should be more focused across the District. Paragraph 83 of the NPPF was quoted which states "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities." It was mentioned that Key Service Villages should be distributed to, as well a smaller sites which are well connected to Derby within or outside of the Derby Urban Area and Swadlincote.
- Sites have been carried forward within the Draft Plan which have not commenced, which adds to the risk of the proposed strategy. It was raised



that rolling forward allocations does not address why sites have not been developed.

- Focusing on the Derby Urban Fringe does not align with the Settlement Hierarchy, not the logical distribution of allocations in various sustainable locations around the district. Focusing on the Derby Urban Fringe would lead to an unsustainable strain on local infrastructure.
- The revised Framework and standard method will have implications for South Derbyshire’s housing distribution. With South Derbyshire’s housing need likely to increase and Derby City’s to decrease, the needs of South Derbyshire should be met within and adjoining settlements, not through strategic sites on the edge of Derby.
- There was criticism of the evidence in terms of the assessment of reasonable alternative strategies / sites.

### Proposed Strategic Allocations

Question 5 of the consultation asked whether consultees agreed that the three proposed strategic sites should be allocated for development. The following table sets out how many consultees ticked yes and no to each proposed allocation. It should be noted however that additional consultees commented on this question, although did not tick yes or no.

<b>Do you agree that the following strategic sites should be allocated for development?</b>		
	<b>Yes</b>	<b>No</b>
STRA1: Infinity Garden Village	44	43
STRA 2: Land South of Mickleover	23	159
STRA3: Former Drakelow Power Station	68	20

#### STRA1: Infinity Garden Village

The reasons given for supporting the allocation include:

- Building where there is infrastructure to support development to meet Derby’s unmet need
- Appears to give greater opportunities for employment in an area of high housing density
- The proposal has plans for improved transport links and has access to trunk roads
- Central Government Infinity approval close to existing employment and with key infrastructure improvements
- Better Infrastructure/infrastructure able to cope with proposed increased demands
- The area is not over developed

The reasons given for disagreeing with the allocation include:

- Evidence will need to be submitted that 2000 homes can be provided within the allocation alongside other uses and policy requirements including the deliverability of a new junction without harming viability and deliverability of affordable housing
- Concern that the Plan shows a big increase in the number of residential buildings within the Parish
- Car dependent housing estates will increase carbon emissions, pollution and noise as well contributing to the declined of biodiversity
- Local Infrastructure already overloaded. The development would impact on the services at Sinfin District Centre.
- Local roads unable to cope and development would cause in increased in traffic congestion
- Heavy congestion causing increasing air and noise pollution, danger to pedestrians, cyclists and children and time delays for journeys,
- Parking is inadequate
- Enough consideration has not been given to brownfield sites in the city
- Increased environmental strain
- Too close to the A50
- The proposals do not offer infrastructure to support new development. Not enough school places and primary care facilities.
- Greenfield site
- Any flooding in and around the area will in many cases affect the areas where building development is taking place.

#### STRA2: Land South of Mickleover

Few reasons were given to support the allocation in Question 5, however those given include:

- Close to infrastructure and employment
- Building where there is infrastructure to support development to meet Derby's unmet need. The site offers the opportunity to deliver strategic development in a non-Green Belt location situated on the edge of Derby City, which is capable of accommodating the District and the unmet need of Derby City. Development of this scale can deliver associated services and facilities to support housing growth. The location of the scale of development for STRA2 has been justified in several evidence base documents; AECOM study, HMA Sustainability Appraisal, South Derbyshire Sustainability Appraisal

As seen from the table above STRA2 received the most objections. The majority of respondents disagreed with the allocation due to the impact on local infrastructure. It was stated that existing infrastructure is already overstretched including schools (including secondary provision), services in Littleover and Mickleover including shops

and GP's and dentists are at capacity. New housing risks increasing pressure on existing infrastructure.

Furthermore, it was raised that the existing road network will not be able to cope with the proposed allocation. It was stated that the development would lead to increased traffic across the City which is already congested and Mickleover already has traffic. Specific roads were also mentioned including the following; Staker Lane is a rural lane unsuitable for the development proposed and is congested; The Hollow and Have Baulk Lane and Brierheld Way/Hedingham Way, are congested already. It was stated that a traffic impact assessment has not been undertaken for the site.

Other reasons given for disagreeing with the allocation include:

- Enough housing has been built near Mickleover/City boundary. Mickleover has been overdeveloped.
- The scale of the development would overwhelm the existing local community
- Development of the site would lead to the loss of agricultural land, hedgerows and green space
- Development of the site would lead to the loss of existing habitats for wildlife
- Government is currently reviewing the future of the A38 Scheme and South Derbyshire District Council should wait for clarity on this
- The Sustainability Appraisal was not published until the consultation began
- Increased traffic would lead to poor air quality
- 40% of dwellings are proposed as social housing yet the local council offices and support are within Swadlincote
- Development could take 10 years leaving the quality of life of the current residents blighted
- Existing parking issues in Mickleover Village, the Market Place, the Parade and Tesco's car park
- The rationale for the creation of large developments has not been explained
- Opposition to proposed gypsy pitches on the site
- Evidence is required that 2500 homes can be accommodated along with the other uses and policy requirements
- It was raised that there is surface water flooding problems on Grassy Lane and surface water lies on A38, A516, within Burnaston Village, Staker Lane, and on fields around Burmaston, Mickleover, Littleover and Findern
- A number of issues at Grassy Lane were raised including, litter on the Lane and surrounding area, crime, antisocial behaviour, dog waste and the land is currently unadopted with repairs failing to residents.
- Heavy congestion causing air and noise pollution

In terms of the site boundary of STRA2, alterations to the boundary were suggested by landowners/developers. The suggested alterations include:

- The boundary should be extended to include the full extent of SHELAA site 158 and the following SHELAA sites should be included within the allocation: 153, 154, 155, 156 and 159
- The full extent of SHELAA site 84 should be included within the allocation

- SHELAA site 123 should be removed from the allocation. Inclusion of the land within STRA2 is not supported by the landowner

### STRA 3: Former Drakelow Power Station

Many of the responses to this question did not specifically provide a written response regarding support or objection to STRA 3. However, the reasons given for supporting the allocation include:

- The site is Brownfield
- The site is close to Burton on Trent for amenities
- The proposed allocation would be proximity to the housing development at Drakelow Park
- The area is not overwhelmed
- Little impact on the surrounding area (minimal traffic impact as area not over congested as no nearby homes)

The reasons given for disagreeing with the allocation include:

- The Drakelow estate is large and we aware of recent issues with local footpaths and poor drainage causing flooding
- The proposal does not offer additional services such as GP's, schools to support new developments
- Lack of a new bridge at Walton
- Large area of natural beauty
- Why is STRA3 proposed for employment when it could be housing
- Proposed scale of development will overwhelm local infrastructure and lead to environmental concerns

It should be noted that no dwellings are proposed at STRA3. It would appear some consultees thought that the site was proposed for housing development.

Furthermore, it should be noted that comments related to the Draft Plans housing strategy were raised in relation to the support or objection to the proposed strategic allocation (within question 5 responses). These comments have not been summarised again under this section of the Consultation Statement, a summary of main issues raised relating to the proposed housing strategy can be found under the heading 'Housing Strategy'.

Alternative sites for allocation (housing and employment) were suggested through the consultation, please see question 13 of Summary to Response, which provides further details on the sites.

## Employment (including the Freeport)

The Draft Local Plan Part 1 Review carries forwards a number of employment allocations from the 2016 Local Plan. It also allocates up to 148ha of new employment land on the three strategic allocations. The plan also includes policies to guide other new employment development, control the redevelopment of existing employment areas and support appropriate rural development. As part of the consultation the Council received the following feedback;

- need to include protection and redevelopment of existing employment sites.
- Unclear what the expectation for the scale of employment on the new strategic allocations was meant to be.
- Concern about the absence within the policy of an employment land requirement figure.
- Concern regarding the approach to rolling forward allocations from 2016.
- Objections to the use of conditions to restrict change of use from development within Use Class E(g).
- Define small and 'grow on' employment accommodation.
- Policy did not provide a sufficient range of employment site to meet the diversity of need.
- Concern about the requirement to make provision for small and grow on units as part of the STRA1 allocation
- Remaining plots within the allocations identified in the adopted Local Plan Part 1 and rolled forward as part of the review were not delivering development at a sufficient rate.
- Part of allocated site E1C be deallocated to allow access to adjoining land in respect of which it was intended to submit a planning application for housing development.
- Methodology used in the Employment Land Review and Growth Options Study critiqued.
- Object to the absence of a sustainability appraisal of potential alternative employment sites to those proposed for allocation.
- Policy should go further by allowing for the development of employment clusters.
- Policy in the adopted Local Plan allowed for development on the edges of settlements and that the new policy was overly restrictive in this respect.
- the marketing period to demonstrate that a site was no longer needed for employment purposes should be extended from 6 months to 12.
- Policy E6 should include a reference to National Forest planting requirements
- Query relating to the extent of evidence needed to demonstrate that a proposal would meet economic and social needs.
- Freeport needed Heritage Impact Assessment evidence
- Freeport should be identified in the Local Plan as the East Midlands Intermodal Park, rather than Egginton Common, although others said it should be identified at Etwall Common.
- Freeport should be allocated, rather than safeguarded

- Provision of rail connections and rail connected or rail accessible buildings prior to the occupancy of buildings, and to the provision of flexibility as to whether the site should come forward as a Nationally Significant Infrastructure Project.
- Increased use of the Derby Crewe railway line should not increase waiting times at Egginton Level Crossing.
- Consideration should be given to the reopening of Egginton Station with appropriate connections to the Freeport and that walking routes should be to and within the recreation area.
- Points concerning transport impacts of the development were raised by members of the public.

## **Evidence Base**

Appendix 4 of the Draft Local Plan Part 1 Review provided a list of evidence base documents collected and those still to be completed. Consultees provided details of other evidence base documents which should be collected by the Local Authority. These included:

- Up to date Green Infrastructure Strategy
- Up to date assessments of need for open space, sport and recreation facilities and Built Facilities Strategy
- Information on the delivery of proposed allocations (Housing Supply Statement)
- Green Belt Review
- Water Cycle Study
- Strategic Land Visual Appraisals
- Strategic Flood Risk Assessment Level 2
- Statement of Common Ground/ Duty to Cooperate Statement
- Policies Map
- Local Development Scheme
- Statement of Community Involvement
- Heritage Impact Assessment
- Annual Monitoring Reports
- Update to the Landscape Character of Derbyshire (2014)
- Other housing needs surveys or assessments that have been undertaken in the District, particularly in rural areas, that would assist in identifying rural needs
- Environmental Impact Assessments
- Environmental Surveys
- Flood Risk Mitigation Strategies
- Community Impact Assessment
- Climate Resilience Strategies
- Extensive list of Brownfield Sites
- Survey of the residents of the affected areas

- Information on promoting biodiversity on Solar Farm sites

Although it was stated within Appendix 4 of the Draft Local Plan that an Infrastructure Delivery Plan is to be provided, comments were received during the consultation that impact on infrastructure and evidence of infrastructure requirements (including transport impacts) should be undertaken. Along with the need to produce a Flood Risk Assessment.

It was also raised by some consultees that the Derby City Capacity Study had not yet been published by Derby City Council.

## **Local Plan Policies**

Consultees were invited to provide comments on the proposed policies within the Draft Plan. These comments and the Council response to them can be found on the following webpage, under question 9.

<https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome>

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

The Council's response to the consultee comments can be found on the following webpage under 'Summary of Results'

<https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome>

## **Plan Period**

The Plan Period within the Pre-Submission Local Plan has been extended from 2039 to 2041, to enable a 15-year plan post adoption, in line with paragraph 22 of the NPPF.

## **Two Part Plan, Plan Production Timetable and Partial Review**

The District Council is to continue with a two-part plan approach and will work under the transitional arrangements set out within the new NPPF, which requires that Councils need to commence their Regulation 19 consultation by the 12 March 2025 to have the plan examined in line with the 2023 NPPF.

The Council's Local Development Scheme has been updated setting out a timeline for production of Local Plan documents, with the regulation 19 consultation of the Local Plan Part 1 to commence in March 2025 and submission expected in Autumn 2025.

Undertaking the regulation 19 consultation by the 12th March 2025 will keep a realistic possibility of undertaking a Local Plan Part 2, to be submitted for examination by 31 December 2026 and by doing so ensuring a comprehensive and

up to date Local Plan coverage is place within the next two years, comprising a full review of the Local Plan Part 2 with consideration given to the need to review the full Local Plan comprehensively.

The Local Plan has been updated to make clear that the Publication Version of the Local Plan is a full review of the adopted Local Plan Part 1, not a partial review. Every policy has been reviewed, and changes have been made to policies where deemed necessary.

### **Housing Requirement, and meeting Derby’s unmet need**

Following the close of the Local Plan consultation a new draft of the NPPF was published (12<sup>th</sup> December 2024) which has implications for how housing requirements are calculated.

The new Standard Method for calculating housing need, which came into being in December 2024, changes the needs of the three authorities significantly, substantially reducing Derby City’s overall minimum need, whilst increasing South Derbyshire’s, albeit to a much lesser degree and significantly increasing Amber Valleys.

The position now, showing the NPPF standard method (SM) housing need figures from 2023 and 2024, is given in the table below. The Standard Method figures are the starting point for housing provision in Local Plans and do not take into account unmet need within the HMA.

	Previous NPPF Annual Need (December 2023)	Previous NPPF Plan Need (2022 to 2039)	New NPPF Annual Need (December 2024)	New NPPF Plan Need (2022 to 2039)
Amber Valley Borough Council	351	6,188	615	10,455
Derby City Council	1244	21,522	906	15,402
South Derbyshire District Council	507	8,874	581	9,877
<b>Total</b>	<b>2102</b>	<b>35,734</b>	<b>2102</b>	<b>35,734</b>

\*The 2024 figures have been updated further with the new annual household growth forecast and this gives an annual figure of 498 homes in South Derbyshire. These are not included in the table above as these will need to be updated again when the annual affordability ratio is published in the spring, and this is expected to result in an increase in the numbers. This won't be in time for the publication of the Local Plan by the 12 March 2025.



However, under the NPPF transitional arrangements, because the Publication Version of the Plan was consulted upon prior to the 12<sup>th</sup> March 2025 and the Publication of the Plan meets at least 80% of the new housing requirements, South Derbyshire District Council will have its Local Plan examined under the 2023 NPPF figures and will be examined against the policies within the 2023 NPPF, as long as it is submitted for examination by December 2026.

The Council has a Duty to Cooperate with Neighbouring Authorities. Derby City Council has identified a shortfall due to capacity constraints within its own authority area and has formally requested that South Derbyshire and Amber Valley Borough Council consider meeting some of its unmet need.

Amber Valley Borough Council Local Plan runs to 2040 and the 2023 NPPF figures are 'locked in' as they are under examination. At the point of writing this Consultation Statement Amber Valley Borough Council have received their Inspectors letter. This has confirmed that the Inspectors consider it appropriate for the AVBC Local Plan to include the AVBC housing need at 351 per annum together with the uplift that Amber Valley were promoting at Mackworth, to help to meet Derby's need. The Inspectors have advised AVBC that 1,300 over the plan period should be added to the 351 annual total (to contribute to Derby's need) giving an annual total figure of 424 and a total 18 year plan period figure of 7,632

In terms of Derby City, they are expected to publish their Local Development Scheme soon with a plan period of 2023-2042. They have indicated to their HMA colleagues that their updated unmet need taking into account the reduced 2024 NPPF figures but factoring in their extended plan period is 5,620. This rolls forward the 2024 NPPF figures by 4 years, but does not factor in any additional supply for these 4 years as they remain of the view that the assumptions regarding delivery for the period up to 2039 also applies to these 4 years from 2039 (effectively capping their housing figures at 12,500).

Despite changes to the individual HMA Councils requirement the overall need across the HMA remains substantially unchanged.

The Publication Version of the plan proposes a plan target figure of 14,500 dwellings of which 4867 dwellings contribute towards Derby's unmet need.

The HMA position as it currently stands is given in the table below.

	Annual target	Expected Plan provision for each Councils end date	NPPF total plan requirements based in 2023 NPPF for AVBC and SDDC and the 2024 NPPF for DCC following each	Total over or under-provision based on 2023 NPPF for AVBC and SDDC and 2024 NPPF for DCC

			Council's Plan end date	
Amber Valley	424	7,632	6,318	+1314
Derby		12,500 (capacity cap)	18,120	-5620
SDDC	763	14,500	9,633	+4,867
		34,632	34,071	+561

Although Derby's City's unmet need has reduced since the regulation 18 consultation was undertaken, South Derbyshire has increased moderately, and Amber Valley's has increased significantly. Notwithstanding this there are a number of reasons why the District Council is to retain the overall supply in its Publication Plan. These include the need to extend the plan period (to ensure 15 years at adoption as per the NPPF requirement), the possibility that the Councils requirement will increase again due to the annual adjustment factors prior to submission, to allow flexibility in the supply to accommodate unforeseen delays to delivery, to ensure that the HMA need will be met and it is not expected that the housing-led strategic allocations (STRA1 & STRA2) will deliver in full during the local plan period.

There remains a close link between the housing provision figures within the publication version of the Part 1 Plan and meeting a proportion of unmet need arising from Derby. In percentage terms this is an increase from the Draft Local Plan, but in broad terms the recommended approach remains consistent with the SA findings that accommodating unmet need from Derby on the Derby urban fringe amounts to Sustainable Development. The approach within the Publication Draft results in a reduction of the annual housing requirement in the SDDC Local Plan from 852 a year at consultation stage in October 2024, to 763 now, taking into account the reduced housing need from Derby.

In terms of comments that the Council should plan for an uplift to the minimum local housing needs figure, this was considered as part of the Derby and South Derbyshire Local Housing Needs Assessment (2023). The assessment does not recommend raising provision above the level identified through the Standard Method.

### **Housing Strategy and Proposed Strategic Allocations**

The District Councils proposed housing strategy within the Local Plan Part 1 Publication Version remains largely the same as that within the Draft Plan. The Publication Version continues to carry 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). Albeit a future location for growth is proposed within Policy FLG1 which is discussed further below.

The proposed new strategic housing led mixed use allocations are inline with the Councils evidence base. 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 Fiels was not progressed as there was 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.

In relation to the comment that the proposed strategy does not align with the Hierarchy, it is considered that the Settlement Hierarchy is in line with the Publication Version Local Plan Part 1 strategy and the proposed strategic allocations. Tier 1 Urban Area states "the urban areas adjoining Derby...", and the mixed-use strategic allocations are adjoining Derby City's administrative boundary.

Regarding the NPPF requirement to identify in the Local Plan a proportion of sites of less than 1ha, the Local Plan Part 1 Publication Version is concerned with strategic growth. Any need for additional non-strategic allocations will be taken into account as part of a subsequent review of policies contained in the Part 2 Local Plan. Although it should be noted in terms of smaller scale housing schemes, outstanding allocations within the Local Plan Part 1 have been carried forward, Part 2 allocations remain and there are outstanding non-strategic sites within the Districts housing supply. It is not considered that there is a shortage of variety of housing sites within the District. This can be seen within the Plans Housing Trajectory.

A Housing trajectory setting out expected delivery of the sites over the plan period is provided as part of the Publication Version of the Plan. It is acknowledged that the strategic housing sites will not deliver in full during the Local Plan Period. However, flexibility has been added to the Council's supply to accommodate unforeseen delays to delivery. In terms of sites carried forward from the adopted Local Plan Part 1 within the Publication Version of the Plan, it is considered that the sites are deliverable, and proposed delivery is set out within the trajectory.

Concerns/objections to proposed allocations STRA1 and STRA2 have been noted. Strategic allocations on the edge of Derby will provide the critical mass of development needed to deliver essential infrastructure. The Policies within the publication draft seek to provide the necessary infrastructure on site or seek financial contributions towards infrastructure provision.

In addition a requirements within Policy STRA1 and STRA2 requires that no dwelling/phase of dwelling shall be occupied until *“The necessary green infrastructure including open space, active travel provision, connectivity, community facilities including education and health provision, public transport provision, hard infrastructure including access points and highway improvements where required is provided to service that dwelling/phase..”*

The local plan will be supported by an updated Infrastructure Delivery Plan, which will (in consultation with service providers) assess and identify the infrastructure needed for new development and considers how this will be delivered.

In terms on the road network/transport impacts and comments about potential flood risk problems of STRA1 and STRA2, the District Council is undertaking Transport Modelling and a Strategic 1 Flood Risk Assessment (which at the time of writing this Consultation Statement is underway). It should also be noted that Policy STRA1 and STRA2 requires appropriate flood risk management in accordance with policy SD2 and ensure that all more vulnerable development is located wholly within flood zone 1.

In relation to the potential provision of Gypsy and Traveller pitches on STRA1 and STRA2 as set out policy H22. South Derbyshire Gypsy and Traveller pitch need is high, with a need of 59 pitches between 2020-2040 (as set out within the Derby, Derbyshire, Peak District National Park and East Staffordshire Gypsy and Traveller Accommodation Assessment. The District Council is taking a proactive approach to secure provision. This involves providing gypsy and traveller pitches on strategic mixed-use allocations (or the developers of these sites providing alternative land (as set out within Policy H22)), making future Local Plan allocations and determining planning applications for Gypsy and Traveller pitches.

Securing Gypsy and Traveller provision on strategic allocations or providing developers with an option to find suitable alternative land has been assessed by the Sustainability Appraisal and found to be sustainable development.

#### STRA1 Alterations to the proposed allocation boundary

Alterations to the proposed allocation boundary of STRA1 have been made. This is to remove overlap between the existing Wragley Way allocation (H15) and the new allocation at Infinity Garden Village and to ensure that the new A50 junction is showing within the STRA1 allocation boundary.

#### STRA2 Alterations to the proposed allocation boundary

Alterations to the proposed allocation boundary of STRA2 have been made. SHELAA site 123 has been removed from the proposed boundary and some areas to the south of the site have been added, without reducing the distances between

built development a nearby communities at either the Pastures Hospital estate or Burnaston Village. It should be noted that not all the additional land suggested for inclusion with the allocation by the developers/landowners has been included within the amendment.

### Mackworth allocation

As previously mentioned, the Amber Valley Local Plan Inspectors have issued a letter to Amber Valley which amongst other things casts some doubt on the delivery of the Mackworth allocation, due to ownership issues. The Amber Valley Borough Council's Inspectors have suggested the Amber Valley Mackworth site may be appropriate as a future growth option. It is considered to be good planning to identify the area adjacent to Mackworth as a future location for growth in South Derbyshire, only in the event of Amber Valley proceeding with the allocation at Mackworth, as set out in Policy FLG1 of the Publication Version of the Part 1 Plan. This would add 250 homes to South Derbyshire's housing supply post 2041 and provides Amber Valley's allocation with additional road frontage to support the delivery of the site as a whole

### **Employment (including the Freeport)**

Policy wording has been amended to provide clarity with regards to protecting existing employment sites. STRA1 & STRA2 were amended to clarify that the employment provision is intended to be small and grow on. The Plan has also been amended to identify in the Policy a South Derbyshire requirement (178-183ha) and a national and regional needs (173ha).

It was not considered unsound to roll forward allocations from the previous iteration of the Plan, all these had been subject to assessment in the Employment Land Review and considered suitable for allocation and that almost all had already been granted planning permission. It is considered necessary to restrict change of use from development within Use Class E(g) to protect the vitality and viability of town centres, by providing the means to require that a sequential test be undertaken as part of a planning application, however the policy wording was changed for clarification.

The Plan has been amended to identify the respective floorspace ranges for small and grow on types of accommodation. It was considered that the plan provided a sufficient range of employment space and that the sites identified represented a range of sizes in a range of locations and that the policy required small and grow on accommodation provision within the new strategic allocation sites. Completion rates on these allocated sites had been satisfactory to date and were expected to continue, also noting that the sites had been assessed as part of the Employment Land Review and found to be suitable.

The Growth Options Study informed the findings of the HMA Sustainability Appraisal, which in turn informed the findings of the Interim South Derbyshire Sustainability Appraisal, at all times considering a full range of reasonable alternatives. It was

however agreed to undertake a sustainability appraisal of potential alternative employment sites to those proposed for allocation.

The policy was amended to reflect the requested change in relation to the marketing period for employment premises no longer needed for that purpose. Reference to the National Forest was included in Policy E6.

A Heritage Impact Assessment is being prepared for the Freeport Site. The name of the policy allocation has been amended, however this does not remove/amend the reference to Eggington Common as this was considered unnecessary.

## Evidence Base

The updated Local Development Framework<sup>4</sup> sets out information regarding the research/study of evidence base documents to be completed. The Councils responses to question 13, provides a reply to consultees suggestions for additional evidence base documents. The table below provides a summary of whether the Council considers the suggested evidence base documents are required

<b>Suggested evidence base documents</b>	<b>Council response</b>
Up to date Green Infrastructure Strategy	The Council is developing its 2025-2035 Green Infrastructure strategy
Up to date assessments of need for open space, sport and recreation facilities and Built Facilities Strategy	The Council is currently updating its Built Facilities Strategy and Playing Pitch Strategy.
Information on the delivery of proposed allocations (Housing Supply Statement)	Housing Trajectory is included within Appendix 5 of the Publication Version.
Green Belt Review	Not considered necessary at this stage.
Water Cycle Study	The Council acknowledges that it may be necessary to produce a Water Cycle Study, though Amber Valley cited the Derby Housing Market Area Water Cycle Study (2010) in their recent Local Plan examination.
Strategic Land Visual Appraisals	Existing evidence base work such as the Growth Options Study and Sustainability Appraisal work, at both an HMA and District-wide level, have informed considerations such as implications on green wedges. A design review of the proposed strategic allocations has also assessed such opportunities and constraints. The Landscape Character of Derbyshire is still relevant in this regard.

<sup>4</sup> The Local Development Framework can be found on the following webpage:  
[www.southderbyshire.gov.uk/local-plan-part-1](http://www.southderbyshire.gov.uk/local-plan-part-1)

Strategic Flood Risk Assessment Level 2	The Council has undertaken an SFRA level 1 and will consider if an SFRA Level 2 is required.
Statement of Common Ground/ Duty to Cooperate Statement	A Statement of Common Ground and Duty to Cooperate Statement will be updated in accordance with Regulation 19 requirements.
Policies Map	Provided as part of the Regulation 19 consultation
Local Development Scheme	Updated
Statement of Community Involvement	Provided as part of the Regulation 19 consultation
Heritage Impact Assessment	A Heritage impact Assessment has been undertaken for the new proposed Strategic Allocations.
Annual Monitoring Reports	The Authority Monitoring Report will be published in accordance with annual requirements.
Update to the Landscape Character of Derbyshire (2014)	The Landscape Character of Derbyshire is still relevant.
Other housing needs surveys or assessments that have been undertaken in the District, particularly in rural areas, that would assist in identifying rural needs	Existing documents and evidence such as the Authority Monitoring Report, the Housing Position Paper, the SHELAA and the Settlement Growth Study provide further insight in this subject area
Environmental Impact Assessments	As is required by law, the Sustainability Appraisal will be progressed as well as the Habitats Regulations Assessments. EIA may be sought on a site-by-site basis where appropriate
Environmental Surveys	A Strategic Flood Risk Assessment Level 1 has been produced. Further environmental work, including in relation to Biodiversity Net Gain, will be considered at the planning application stage.
Flood Risk Mitigation Strategies	A Strategic Flood Risk Assessment Level 1 is has been produced.
Community Impact Assessment	Community-related impacts is considered within the Sustainability Appraisal process
Climate Resilience Strategies	Climate resilience is considered within the Sustainability Appraisal process.
Extensive list of Brownfield Site	There is a District-wide Brownfield Land Register available on the Council's website.
Survey of the residents of the affected areas	The Council undertook a consultation on the Draft Local Plan, which sought to

	seek views of the residents of the District and neighbouring Local Authority residents.
Information on promoting biodiversity on Solar Farm sites	The promotion of biodiversity on solar farm sites will be supported by policy wherever appropriate, as determined by the NPPF. Mandatory Biodiversity Net Gain will be implemented and assessed on a site-by-site basis.

In regard to comments about infrastructure and the need of a Flood Risk Assessment, the District Council has produced a Infrastructure Delivery Plan which assesses and identifies the infrastructure needed for new development and considers how this will be delivered. A Level 1 Strategic Flood Risk Assessment for South Derbyshire has been produced.

In terms of the comments that The Derby City Capacity Study has not been published. The Derby City Capacity Study will be released by Derby City. It is not within the scope of South Derbyshire District Council to do so. However, the figures discussed in the report are referenced in the Statement of Common Ground.

To meet the 12<sup>th</sup> March 2025 deadline for commencing the Regulation 19 consultation there are a number of evidence base documents that could impact on the content of the final plan that won't be finalised prior to consultation, including transport modelling, plan wide viability which will indicate whether a Section 106 or levy based system is most effective at securing the necessary infrastructure, and Strategic Flood Risk Assessment Level 2. The Council will be able to consider the implications of these at a later date and it is not anticipated that any of these evidence base documents will require an amended strategy.

### **Local Plan Policies**

The publication version of the plan makes a number of changes to the wording of the policies. The changes are in response to comments from various consultees and amount to good points of clarification or sometime avoiding unnecessary repetition.

Consultees were also invited to provide comments on the proposed policies within the Draft Plan. These comments and the Council response to them can be found on the following webpage under question 9.

<https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome>



## **Appendix A: Issues and Options**

Appendix A1: Letter posted and emailed to consultees

Appendix A2: Additional letter posted and emailed to consultees

Appendix A3: Poster

Appendix A4: Summary Leaflet

Appendix A5: Advertisement in Council Officers; Screen in Reception

Appendix A6: Council Website; Issues and Options Banner

Appendix A7: Questionnaire

Appendix A8: Display Boards

Appendix A9: Attendance of drop in events

Appendix A10: Press Release



**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



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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**@SDDC on Twitter**

**@southderbyshiredc on Facebook**

**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

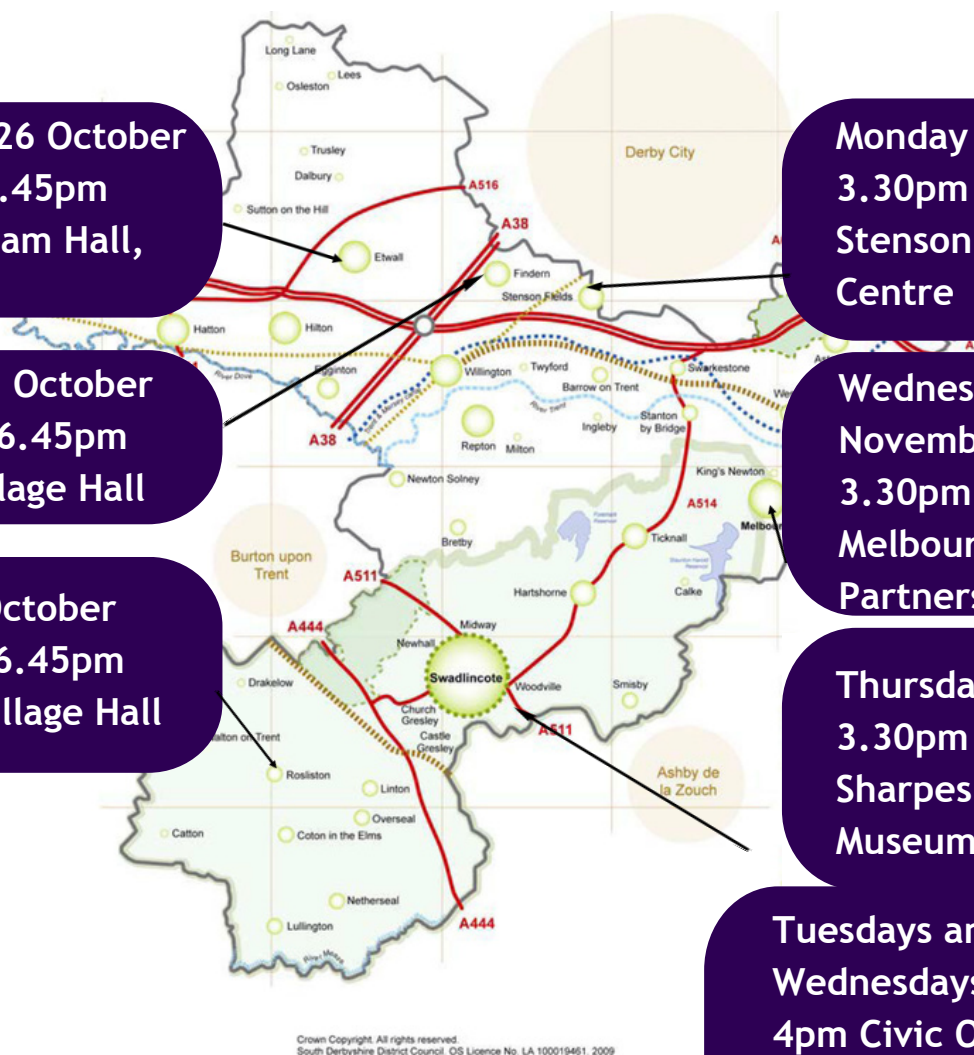
**Friday 14 October**  
3.30pm to 6.45pm  
Rosliston Village Hall

**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**



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)



Our Environment | Our People | Our Future  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)



**South  
Derbyshire**  
District Council

# 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 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.

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

## 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 Councils 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)

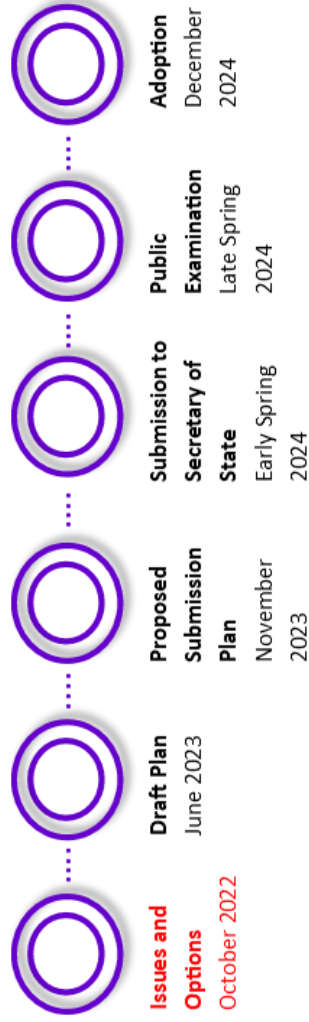
Or you can write to: Planning Policy, South Derbyshire District Council, Civic Offices, Civic Offices, Civic Way, Swadlincote, DE11 0AH



Please submit your comments by 5pm on 5th 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.



## 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.

### 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. 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

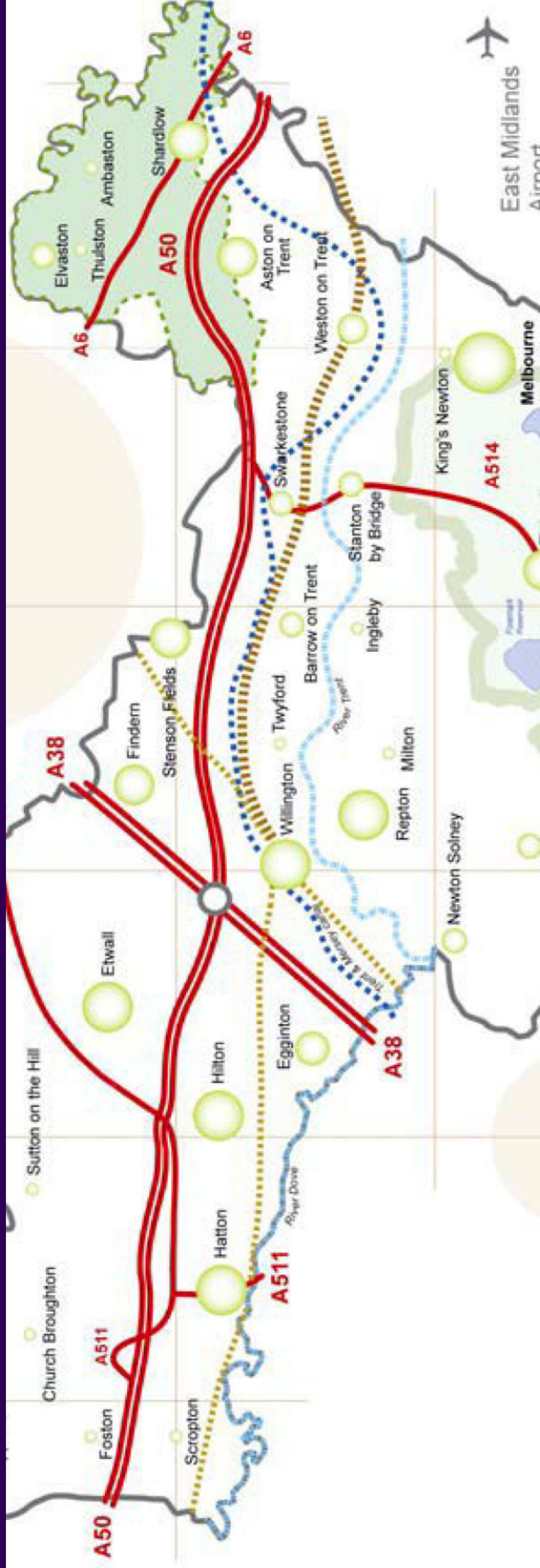
### The Economy

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

35

## Consultation open until Monday 5 December 2022



South  
Derbyshire  
District Council

Our Environment | Our People | Our Future

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Home

- Business and investment
- Voting and elections
- Council Tax
- Benefits and Universal Credit
- Planning and Building Control
- Housing

More services

### Issues and options consultation

Have your say on issues and options for new Local Plan by 5 December

[Read more](#)

Privacy settings

14:24 02/11/2022

# 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)



## 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 I/F13 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 emerging 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 emerging Local Plan is 2022 – 2039?**

- Yes  No

### Key Question 23

**Do you think the emerging 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 Merging 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 Merging 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 and are wheelchair user dwellings?

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 Nationally 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 Burton on Trent and Key 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 eample should infill be restricted to meeting proven local need or by dwelling sie

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 e<sub>s</sub>ception site is to the si<sub>e</sub> of the settlement it is ne<sub>t</sub> 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

re 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 Option 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 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 existing 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 G2 or G3)?**

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 se 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 emerging Local Plan best facilitate energy saving homes by including passive design measures?**

**Key Question 62**

**Do you agree that the emerging Local Plan set out specific requirements for tree planting in new developments outside of the National 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 emerging Local Plan require a greater target than the statutory 10% biodiversity net gain? If yes, what percentage and why?**

Yes

No

**Key Question 64**

**Are you aware of any sites or land within South Derbyshire that may be available for habitat creation/enhancement to support biodiversity net gain off-site provision?**

**Key Question 65**

**Should a policy be included in the emerging Local Plan to ensure that biodiversity net gain 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<sup>100</sup> assessment?

Yes

No

Extra Question 31

In response to the environment 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

Are 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 cultural, natural and Historic environment issues and options that should be considered within the emerging 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 107, 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



Achieving as many of the Ten Principles of Active Design as possible, where relevant, will optimise opportunities for active and healthy lifestyles.

## 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**

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

**Beth Holmes**

---

**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:

## **Appendix B: Draft Local Plan Part 1 Review**

Appendix B1: First letter posted and emailed to consultees

Appendix B2: Second letter posted and emailed to consultees

Appendix B3: Email sent on 20<sup>th</sup> November 2024

Appendix B4: Poster

Appendix B5: Additional posters

Appendix B6: Summary Leaflet

Appendix B7: PowerPoint Reception screen

Appendix B8: Questionnaire

Appendix B9: Display Boards

Appendix B10: Drop in events attendance

Appendix B11: Press release

Appendix B12: Email to schools



**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)  
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 @southderbyshiredc on Facebook

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

Date: 04/10/2024

Dear Consultee

### South Derbyshire Draft Local Plan Review Part 1

The current Local Plan part 1 was adopted in 2016. Since this was some time ago, we have revised the plan to consider changes in housing and employment requirements and improve the plan's protections for the natural environment.

We will soon be consulting on a revised draft of the Local Plan Part 1 for South Derbyshire which sets out a strategy updating how much, where and which types of larger development will take place across the area up to 2039. It will provide planning policies and site allocations to guide change and enhance new development proposals.

You may recall that the Council consulted on the Issues and Options for this Local Plan review between October and December 2022. We have considered the representations received and used them to develop this Plan.

The purpose of this consultation is to provide an opportunity for representations to be made on the Draft Local Plan Part 1 and to shape it through feedback. This is an important stage of consultation before the plan is finalised.

#### We are asking your views on...

The Council's Draft Local Plan Part 1. This is an update to the currently adopted Part 1 Local Plan.

The Plan's Sustainability Appraisal, this is an ongoing process to assess the social, environmental and economic effects of the plan. The South Derbyshire Local Plan Part 1 Draft Sustainability Appraisal **will be available on the Council website from Friday 25th October 2024.**

You can also comment on other matters such as the Plan's evidence base or things that you think are relevant to the local plan as it develops.

To assist with your comments, we have highlighted key areas of the plan which have been updated as part of this Draft in [Blue](#).

#### How you can have your say...

The consultation commences on 7<sup>th</sup> October 2024. Information regarding the consultation can be found on the following webpage at: [www.southderbyshire.gov.uk/draftLPP1review](http://www.southderbyshire.gov.uk/draftLPP1review)

Reference copies of the consultation document and paper copies of the questionnaire can be found at the following locations (during opening hours) from 7<sup>th</sup> October 2024:

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

A series of drop in events are to be held around the District throughout October and November as listed below. The events are open to all, and you do not have to attend your nearest one. You may also attend more than one if you wish. As always, we would like to extend the invitation far and wide. Please do tell your family, friends and neighbours about this consultation and the opportunity to shape the district's future growth.



Our Environment | Our People | Our Future

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

Venue	Date	Time
Derby Mickleover Hotel, Etwall Road, Mickleover, Derby, DE3 0XX	Monday 14 <sup>th</sup> October	4pm - 7.45 pm
Sharpe's Pottery Museum, 23 West St, Swadlincote, DE11 9DG	Thursday 17 <sup>th</sup> October	4pm - 7.45 pm
Stenson Fields Primary Community School, Goathland Rd, Derby, DE24 3BW	Wednesday 23 <sup>rd</sup> October	4.30pm - 7.45 pm
Findern Village Hall, Castle Hill, Findern, DE65 6AL	Friday 25 <sup>th</sup> October	4pm - 7.45pm
Frank Wickham Hall, Portland Street, Etwall, DE65 6JF	Tuesday 5 <sup>th</sup> November	4.15pm -7.45pm
All Saints Heritage Centre, Shardlow Road, Aston on Trent	Thursday 7 <sup>th</sup> October	4pm - 7.45pm
Hilton Village Hall, Peacroft Lane, Hilton, DE65 5GH	Tuesday 12 <sup>th</sup> November	4pm - 7.45pm
Melbourne Assembly Rooms, High Street, Melbourne, DE73 8GJ	Thursday 14 <sup>th</sup> November	4pm - 7.45pm
Rosliston and Cauldwell Village Hall, Main Street, Rosliston, DE12 8JW	Friday 15 <sup>th</sup> November	4.30pm - 7.45pm
Barrow On Trent Village Hall, 62 Twyford Road, Barrow on Trent, DE73 7HA	Monday 18 <sup>th</sup> November	4pm - 7.45pm
Willington Old School, The Castleway, Willington, DE65 6BT	Wednesday 20 <sup>th</sup> November	4pm - 7.45pm

The best way to get your voice heard is to submit your response online through the Councils website, where you can register and submit your comments. Only written comments will be accepted. If you have difficulty making written comments, please contact the council in person to discuss alternative arrangements before the deadline.

If you have received this notification via email, your email address can be used to login in 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" link on the website.

Alternatively, you can submit your completed questionnaire 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 we will contact you.

**Please respond by 5pm on 6<sup>th</sup> December 2024.**

Yours faithfully

P.S

Philip Stephenson

Planning Policy Team Leader



**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)

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Typetalk 18001  
 DX 23912 Swadlincote  
[local.plan@southderbyshire.gov.uk](mailto:local.plan@southderbyshire.gov.uk)

Our Ref: Draft Local Plan Review Part 1  
 Your Ref

Date here: 08/11/2024

Dear Consultee

### South Derbyshire Draft Local Plan Part 1 Review

We have previously contacted you about the current South Derbyshire Draft Local Plan Part 1 Review and South Derbyshire Local Plan Sustainability Appraisal consultation.

There is still time to get involved in the consultation. There are several remaining drop in events, which can be found in the below table. The events are open to all, and you do not have to attend your nearest one. You may also attend more than one if you wish.

Venue	Date	Time
Hilton Village Hall, Peacroft Lane, Hilton, DE65 5GH	Tuesday 12 <sup>th</sup> November	4pm - 7.45pm
Melbourne Assembly Rooms, High Street, Melbourne, DE73 8GJ	Thursday 14 <sup>th</sup> November	4pm - 7.45pm
Rosliston and Cauldwell Village Hall, Main Street, Rosliston, DE12 8JW	Friday 15 <sup>th</sup> November	4.30pm - 7.45pm
Barrow On Trent Village Hall, 62 Twyford Road, Barrow on Trent, DE73 7HA	Monday 18 <sup>th</sup> November	4pm - 7.45pm
Willington Old School, The Castleway, Willington, DE65 6BT	Wednesday 20 <sup>th</sup> November	4pm - 7.45pm

The consultation documents can be found on the following webpage:

[www.southderbysire.gov.uk/draftLPP1review](http://www.southderbysire.gov.uk/draftLPP1review)

Reference copies of the Draft Local Plan Part 1 and paper copies of the questionnaire can be found at the following locations (during opening hours):

- South Derbyshire District Council 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

The best way to get your voice heard is to submit your response online through the Councils website, where you can register and submit your comments. Only written comments will be accepted. If you have difficulty making written comments, please contact the council in person to discuss alternative arrangements before the deadline.

If you have received this notification via email, your email address can be used to login in 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" link on the website.

Alternatively, you can submit your completed questionnaire 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

**The consultation runs until 5pm on 6<sup>th</sup> December 2024.**

Yours faithfully

*A. Vernon*

Amanda Vernon  
Planning Policy Team Leader



**From:** [Planning Policy](#)  
**To:** [Planning Policy](#)  
**Bcc:**

**Subject:** South Derbyshire Draft Local Plan Part 1 Review  
**Date:** 20 November 2024 10:54:00  
**Attachments:** [Modifying a consultation response.pdf](#)

---

Dear Consultee

It's come to our attention that the textbox relating to question 9, in the Draft Local Plan Part 1 Review consultation software had a limited word capacity. This has now been updated. If you would like to expand your original submission, you can do this by logging into your Inconsult account, using the below webpage. A step-by-step guide on how to modify your response is attached to this email.

<https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome>

The consultation closes 5pm on 6<sup>th</sup> December 2024.

Kind Regards

Planning Policy  
South Derbyshire District Council

## Modifying a consultation response

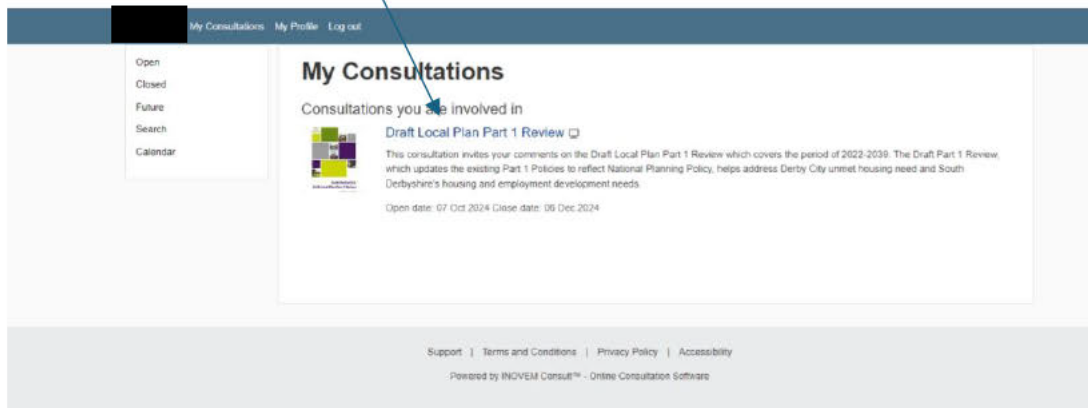
Open the below webpage.

<https://southderbyshire.inconsult.uk/DraftLPP1Review/consultationHome>

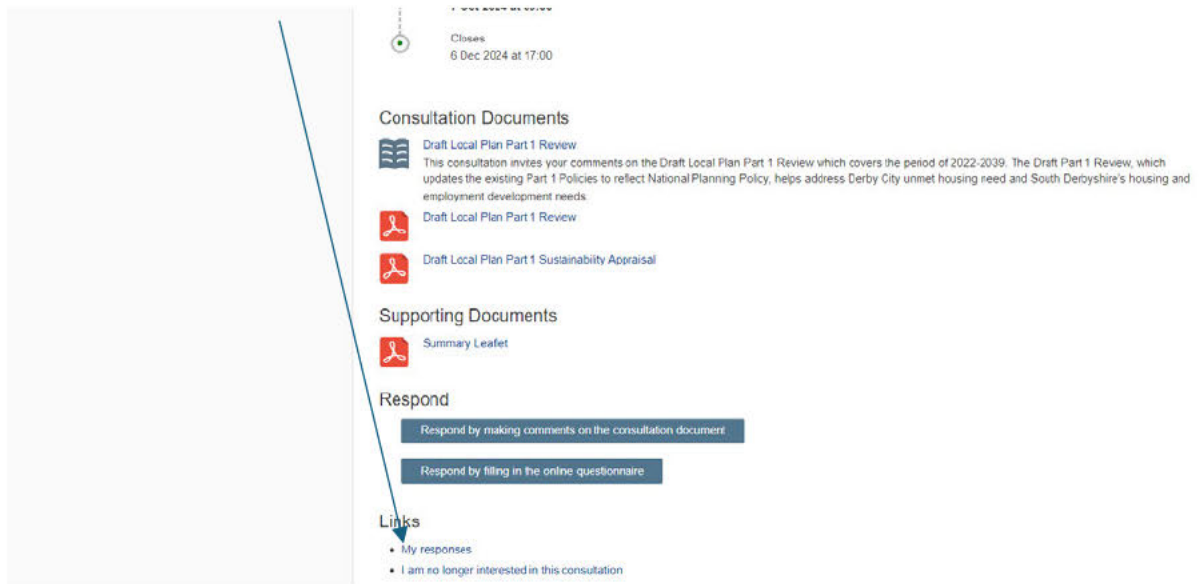
Click on Log in and log in with your email address and password.



Once logged in, click on the Draft Local Plan Part 1 Review.



Then click on **'My responses'** under **'Links'** at the bottom of the webpage.



The screenshot shows a webpage interface for a consultation. At the top right, it says "Closed: 6 Dec 2024 at 17:00". Below this are sections for "Consultation Documents", "Supporting Documents", "Respond", and "Links". A blue arrow points from the "My responses" link in the "Links" section to the "My Responses" page shown in the next image.

**Consultation Documents**

- Draft Local Plan Part 1 Review  
This consultation invites your comments on the Draft Local Plan Part 1 Review which covers the period of 2022-2039. The Draft Part 1 Review, which updates the existing Part 1 Policies to reflect National Planning Policy, helps address Derby City unmet housing need and South Derbyshire's housing and employment development needs.
- Draft Local Plan Part 1 Review
- Draft Local Plan Part 1 Sustainability Appraisal

**Supporting Documents**

- Summary Leaflet

**Respond**

- Respond by making comments on the consultation document
- Respond by filling in the online questionnaire

**Links**

- My responses
- I am no longer interested in this consultation

Then click on **'View this response'**

## Draft Local Plan Part 1 Review

### My Responses

This page lists the responses that you have made to this consultation

#### Questionnaires

You submitted a response [redacted] from 20 Nov 2024 09:22

- View this response
- Download as a PDF
- Update this response

Click on 'Modify this response'

## Draft Local Plan Part 1 Review

### View Response

Response [REDACTED]

From [REDACTED]

Date Started: 20 Nov 2024 09:22. Last modified: 20 Nov 2024 09:22

Status Complete

[Modify this Response](#) [Download as a PDF](#)

1

**Question 1: Do you agree with the revised Vision for South Derbyshire?**

Yes  No

Please give reasons

TEST - [REDACTED]

2

**Question 2: Do you agree with South Derbyshire's Objectives?**

Yes  No

Please give reasons

You will then be able to update your consultation response.

Once updated, click '**Finish**' at the bottom of the page.

13

**Question 13: Do you have any other comments you wish to make?**

Yes  No

[REDACTED]

[Finish](#)

Your updated response has now been submitted.



**South Derbyshire District Council**

# Local Planning Consultation

The District Council is holding a series of 'drop in' events during October and November to talk to people about the Draft Local Plan Review Part 1.

Venue: **Frank Wickham Hall, Etwall**

Date: 5th November 2024  
Time 4.15pm - 7.45pm

Venue: **Derby Mickleover Hotel**

Date: 14th October 2024  
Time: 4.00pm - 7.45pm

Venue: **Hilton Village Hall**

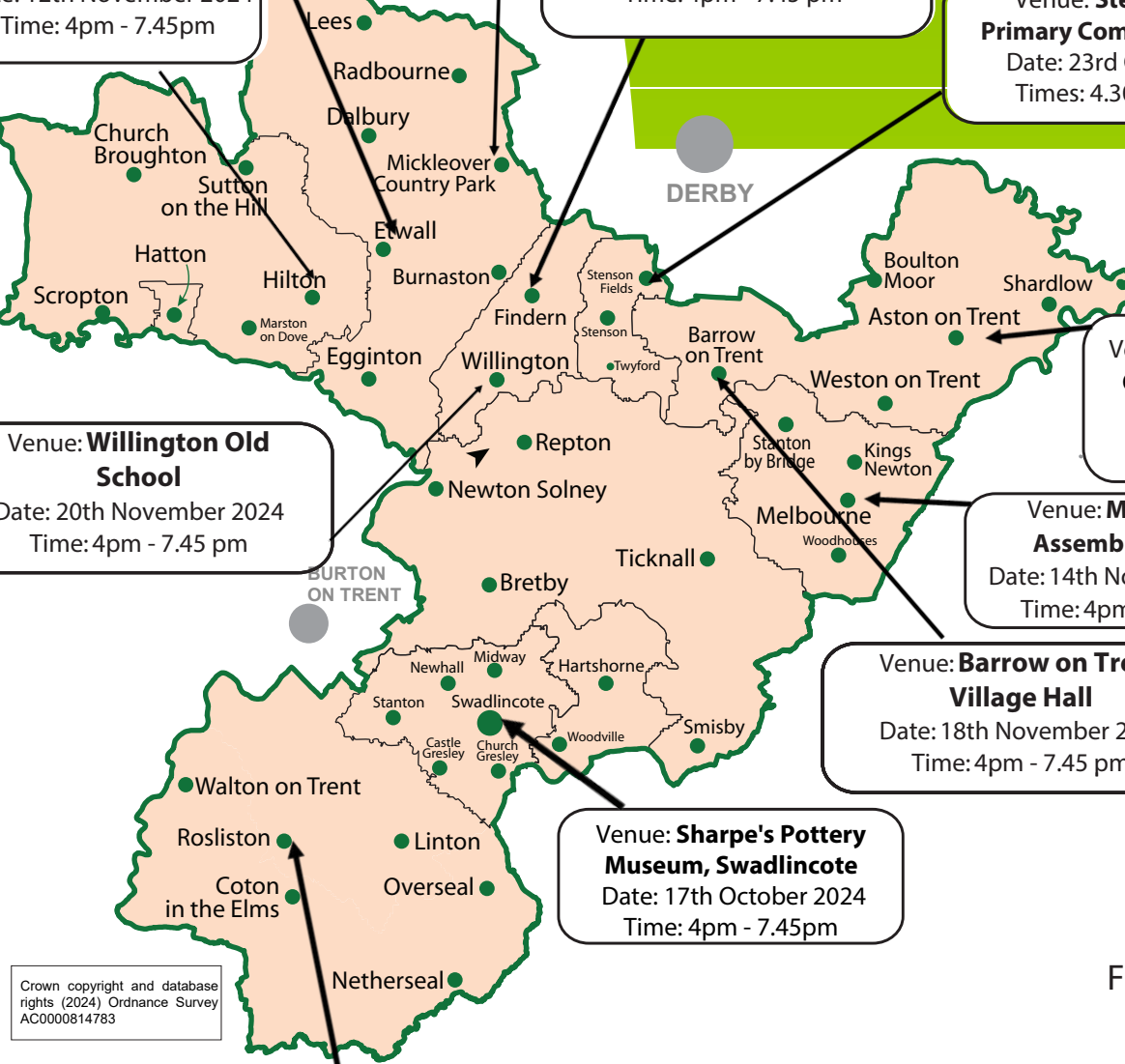
Date: 12th November 2024  
Time: 4pm - 7.45pm

Venue: **Findern Village Hall**

Date: 25th October 2024  
Time: 4pm - 7.45 pm

Venue: **Stenson Fields Primary Community School**

Date: 23rd October 2024  
Times: 4.30pm-7.45pm



Venue: **Willington Old School**

Date: 20th November 2024  
Time: 4pm - 7.45 pm

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

Date: 7th November 2024  
Time: 4pm - 7.45pm

Venue: **Melbourne Assembly Rooms**

Date: 14th November 2024  
Time: 4pm - 7.45 pm

Venue: **Barrow on Trent Village Hall**

Date: 18th November 2024  
Time: 4pm - 7.45 pm

Venue: **Sharpe's Pottery Museum, Swadlincote**

Date: 17th October 2024  
Time: 4pm - 7.45pm

Crown copyright and database rights (2024) Ordnance Survey AC0000814783

Venue: **Rosliston Village Hall**

Date: 15th November 2024  
Time: 4.30pm - 7.45pm

Further information can be found on our website at

[www.southderbyshire.gov.uk/draftLPP1review](http://www.southderbyshire.gov.uk/draftLPP1review)

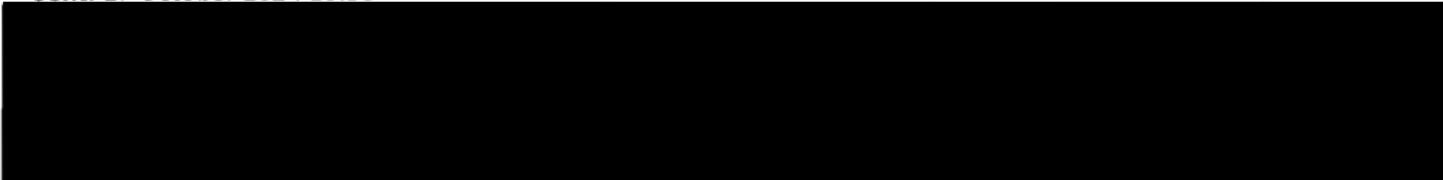
Consultation closes 6th December 2024

**Beth Holmes**

---

**Subject:** FW: South Derbyshire Local Plan Consultation Events Near You  
**Attachments:** poster Barrow.pdf; Poster Aston.pdf

**From:** Philip Stephenson  
**Sent:** 17 October 2024 16:36



**Subject:** South Derbyshire Local Plan Consultation Events Near You

Dear all,

At the suggestion of the councillors copied in, please find enclosed posters of the local plan events being held at Aston and Barrow.

For information on other events being held and the documents themselves, please see: [Draft Local Plan Part 1 Review | South Derbyshire District Council](#)

If you could put a copy of these up on your noticeboards that would be most appreciated. Also do let anyone know that you think would be interested.

With thanks,

Phil

Phil Stephenson MRTPI  
Planning Policy Team Leader  
South Derbyshire District Council

Tel: 07467 994 996



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

***Working together to shape our environment, drive our economy and support our communities.***



# Draft Local Plan Part 1 Review Consultation

**Have your say on how South  
Derbyshire grows and develops  
from now up to 2039**

**Come and meet the planners  
and learn more at:**

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

**Date: 7<sup>th</sup> November 2024**

**Time: 4pm – 7.45pm**

**For further information visit:**

**[www.southderbyshire.gov.uk/draftLPP1review](http://www.southderbyshire.gov.uk/draftLPP1review)**



# Draft Local Plan Part 1 Review Consultation

**Have your say on how South  
Derbyshire grows and develops  
from now up to 2039**

**Come and meet the planners  
and learn more at:**

**Venue: Barrow On Trent Village  
Hall, Barrow on Trent**

**Date: 18<sup>th</sup> November 2024**

**Time: 4pm – 7.45pm**

**For further information visit:**

**[www.southderbyshire.gov.uk/draftLPP1review](http://www.southderbyshire.gov.uk/draftLPP1review)**



## About the Draft Local Plan Part 1 Review ...

This consultation invites your comments on the Draft Local Plan Part 1 Review which covers the period from 2022-2039. The Draft Part 1 Review, which updates the existing Part 1 Policies to reflect National Planning Policy, helps address Derby City's unmet housing need and South Derbyshire's housing and employment development needs.

The policies within the adopted Local Plan Part 2 will be saved in their entirety.

## Housing Need and Allocations ...

South Derbyshire's housing requirement over the plan period is 8874 dwellings (522 per annum). The District Council however does not plan in Isolation. South Derbyshire shares a Housing Market Area (HMA) with Derby City and Amber Valley (the Derby HMA). Derby City's capacity is constrained to 12500 dwellings leaving an unmet need. Under the legal 'duty to cooperate', South Derbyshire proposes to accommodate 5609 dwellings towards Derby City's unmet need, bringing the total for the District to 14483.

Provision will be made in the Local Plan Part 1 Review for at least 13347 additional dwellings. The dwellings will be provided on/by:

- Two new housing led strategic sites (4500 dwellings);
- Allocations within the adopted 2016 Local Plan Part 1 which have remaining completions and are carried forward as allocations within the Local plan Review Part 1 (8752 dwellings);
- 95 dwellings from Adopted 2016 Local Plan Part 1 housing allocations, on sites which have completed development since the start date of the Local Plan Part 1 Review (April 2022). Completed Part 1 housing allocations are not carried forward as allocations within the Draft Local Plan Part 1 Review.

The remaining homes to meet the 14483 housing requirement will be provided by:

- 285 dwellings from the adopted 2017 Local Plan Part 2 allocations, which have remaining completions; and
- 'Windfalls'\* on unallocated sites (851 dwellings).

The Government is currently consulting on changes to the National Planning Policy Framework, which reinforces the need for collaborative working across the Housing Market Area.

Evidence has been collected by the Local Authority and as a HMA (including the Growth Options Study and the Derby HMA-wide Sustainability Appraisal), which has informed South Derbyshire's strategy for the Draft Local Plan Review Part 1.

The new strategic allocations containing housing comprise:

- STRA1: Land at Infinity Garden Village, a mixed use housing and employment site for 2000 dwellings, and
- STRA2: Land to the South of Mickleover, a housing led mixed use site for 2500 dwellings and employment.

The District Council will work with infrastructure providers to address issues such as transport, health and school provision to ensure that services and facilities on the proposed allocations are provided in a sustainable way.

## Strategic Housing Employment Land Availability (SHELAA) Sites ...

The sites proposed for allocation within the Draft Local Plan Part 1 Review have been chosen from the sites submitted to the District Councils SHLEAA. The SHELAA invited landowners and developers to submit sites to the District Council to consider their development potential. No further SHELAA sites are proposed for allocation within the Draft Local Plan Part 1 Review other than those identified within the summary leaflet and main consultation document.

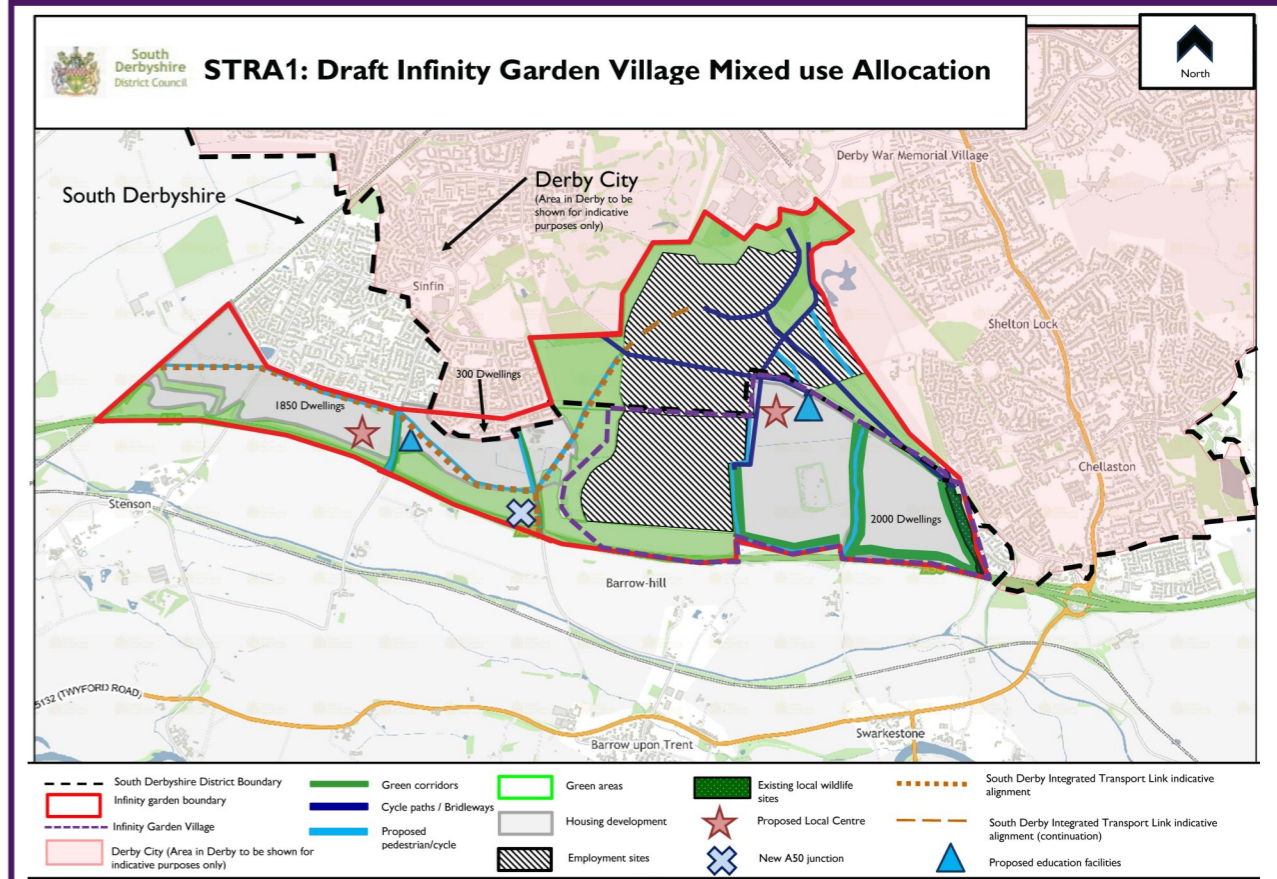
\* Windfall sites are sites that are granted planning permission which have not been allocated in the local plan  
 \*\* Refer to Policy S4: Housing Strategy for further details.

### Existing 2016 Housing Allocations carried forward to be allocated in the Draft Local Plan Part 1 Review\* \*

Policy No.	Number of dwellings remaining at April 2022
H2: Land north of William Nadin Way, Swadlincote	343
H3: Land at Church Street, Church Gresley	306
H4: Land at Broomy Farm, Woodville	486
H6: Drakelow Park	2046
H7: Land at Hilton Depot, Hilton	95
H11: Land north east of Hatton	291
H13: Boulton Moor (South East of Derby)	1121
H15: Wragley Way (South of Derby)	1944
H16: Primula Way, Sunny Hill	500
H18: Hackwood Farm, Mickleover	290
H19: Land West of Mickleover	1030
E6: Woodville Regeneration Area	300
<b>TOTAL</b>	<b>8752</b>

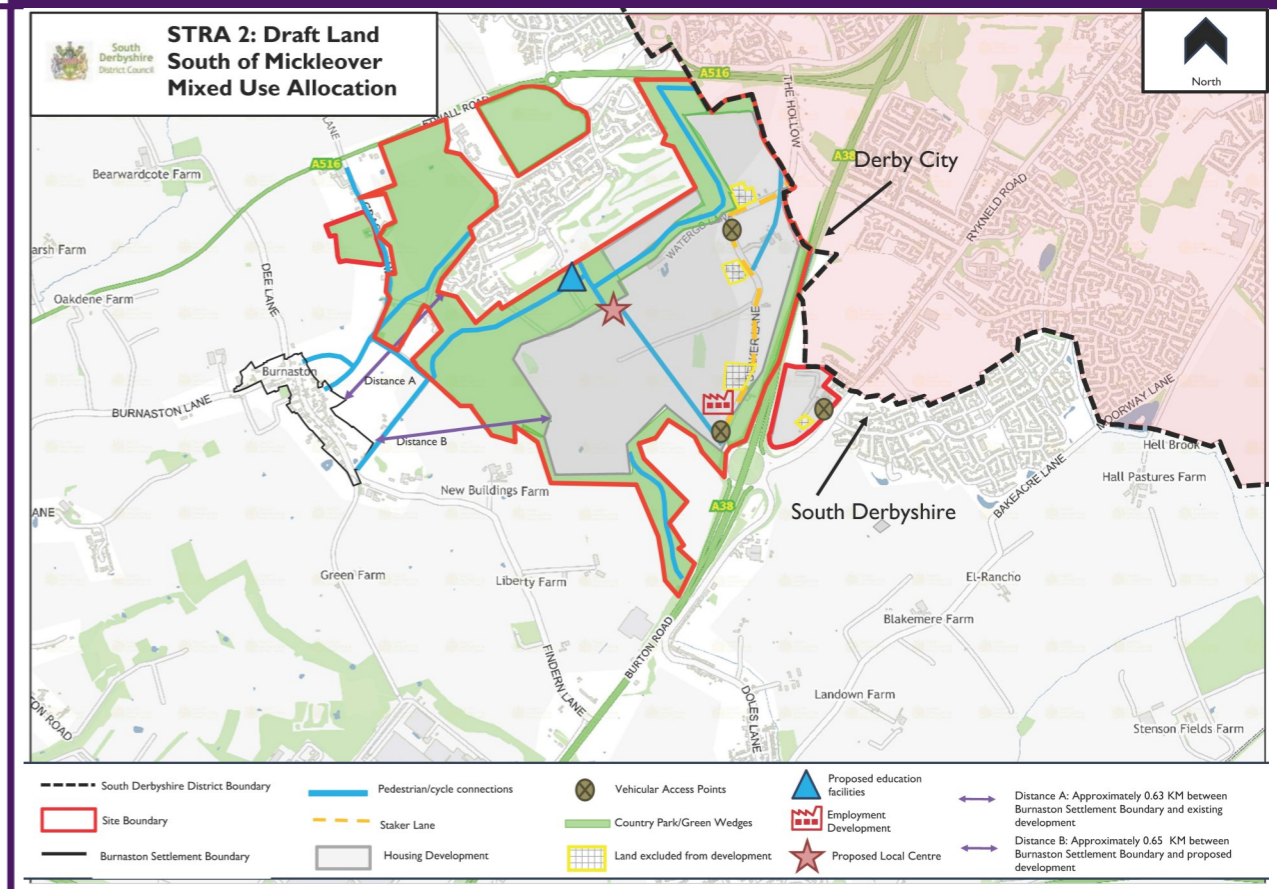
### Headline requirements for Policy STRA2: Land South of Mickleover

- 2500 dwellings
- 5 -10ha of employment land
- Provision of a wide green buffer around the pastures hospital estate and along the boundary of the A38
- Provision of a Country Park to be located within the site to the north, west and in part of the land immediately to the south of the pastures hospital estate
- Access to the main site from the A38 roundabout
- East of the A38 site - access from Rykneld Road
- Provision of a local retail centre
- Provision of a three form primary school with nursery
- Financial contributions towards secondary education
- Provision of appropriate scale community facilities
- Delivery of healthcare infrastructure either on site or off site through contributions



### Headline requirements for Policy STRA1: Infinity Garden Village

- 2000 dwellings
- 70ha employment land
- Two form entry primary school with Nursery, with sufficient land for future Expansion
- New secondary school in the eastern part of the site
- The provision of green infrastructure network
- The continuation of Green Wedges from Derby City
- Primary vehicle accesses via a new junction on the A50 and junctions Via Infinity Park Way
- Provision of retail, healthcare and community facilities. It is expected this will include a refurbished Sinfin Health Centre



## Employment Allocations...

The remaining Adopted Local Plan Part 1 Employment allocations are carried forward within this Draft Part 1. This includes land at Dove Valley Business Park (E1G in the table below), which is safeguarded for large scale Industrial and business units within Policy E5 of the Adopted Local Plan.

### Sites carried forward from 2016 Local Plan

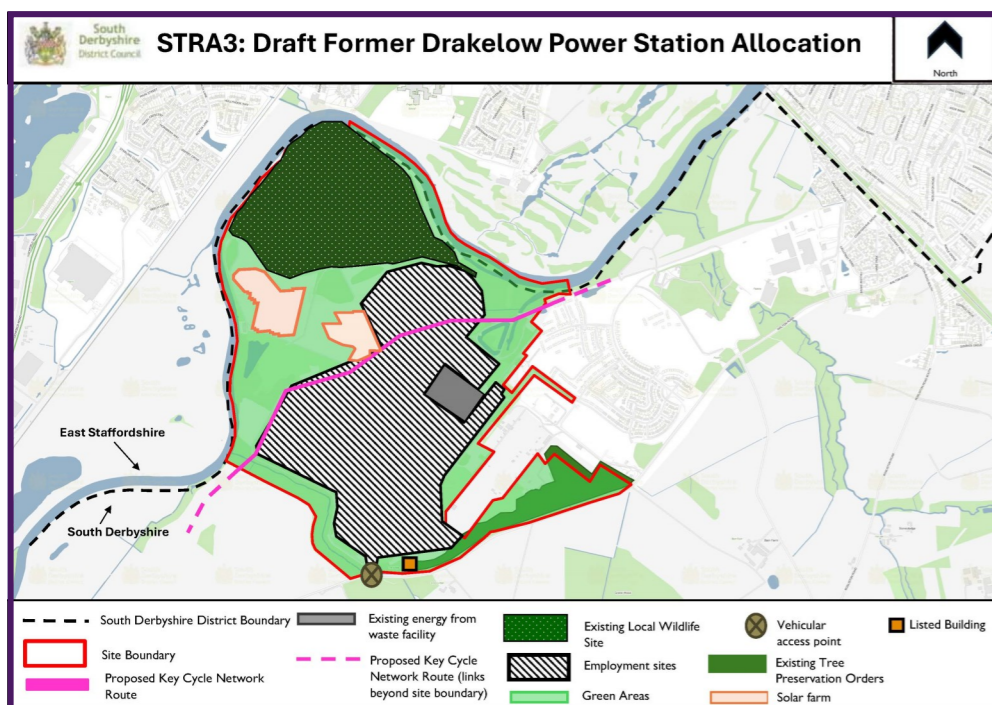
Policy No.	ha.
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E1 B: Tetron Point, Stanton	2
E1 C: Swadlincote Lane, Church Gresley	3
E1 D: Drakelow	2.5
E1 E: Hilton	5.3
E1 F: Dove Valley Business Park	6.72
E1G: Land to the north of Dove Valley Business Park	13
E6: Woodville Regeneration Area	4.6

### New Employment Allocations

Three new strategic employment allocations are proposed.

Policy No.	Area (new) ha.
STRA 1: Infinity Garden Village, Sinfin Moor	70
STRA 2: Land south of Mickleover	5-10
STRA 3: Former Drakelow Power Station	Up to 68

- STRA1 is a mixed use site allocated for employment and housing. The employment element of the site was identified for development beyond 2028 within the Adopted Local Plan Part 1.
- STRA2 is a mixed use site for housing and employment.
- The former Drakelow Power Station is already allocated in principle for development through policy BNE12 in the Adopted Local Plan Part 2. Detailed policy requirements for the site are set out in Policy STRA3.



## Local Plan Policies ...

The policies within the Local Plan Part 1 Review address the strategic elements of the Local Plan and will be used in the determination of Planning Applications. They cover a wide range of topics, including housing and employment provision, the built and natural environment, the provision of infrastructure, tackling climate change and health and wellbeing. These policies reflect the requirements of the NPPF and take into consideration the responses received during the Issues and Options consultation.

### Strategic Rail Freight Interchange ...

Policy INF3 of the Draft Plan safeguards land for the development of a Strategic Rail Freight Interchange/Freeport at Egginton Common, which is a proposed Nationally Significant Infrastructure Project. The policy contains items that the District Council would wish to be taken into account by the Secretary of State, who would determine the development consent application.

### Sustainability Appraisal...

A Sustainability Appraisal (SA) has been prepared to accompany the Local Plan Review Part 1. The SA assesses the environmental economic and social impacts of the Plan.

### We would like to hear your comments

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

[www.southderbyshire.gov.uk/draftLPP1review](http://www.southderbyshire.gov.uk/draftLPP1review)

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.

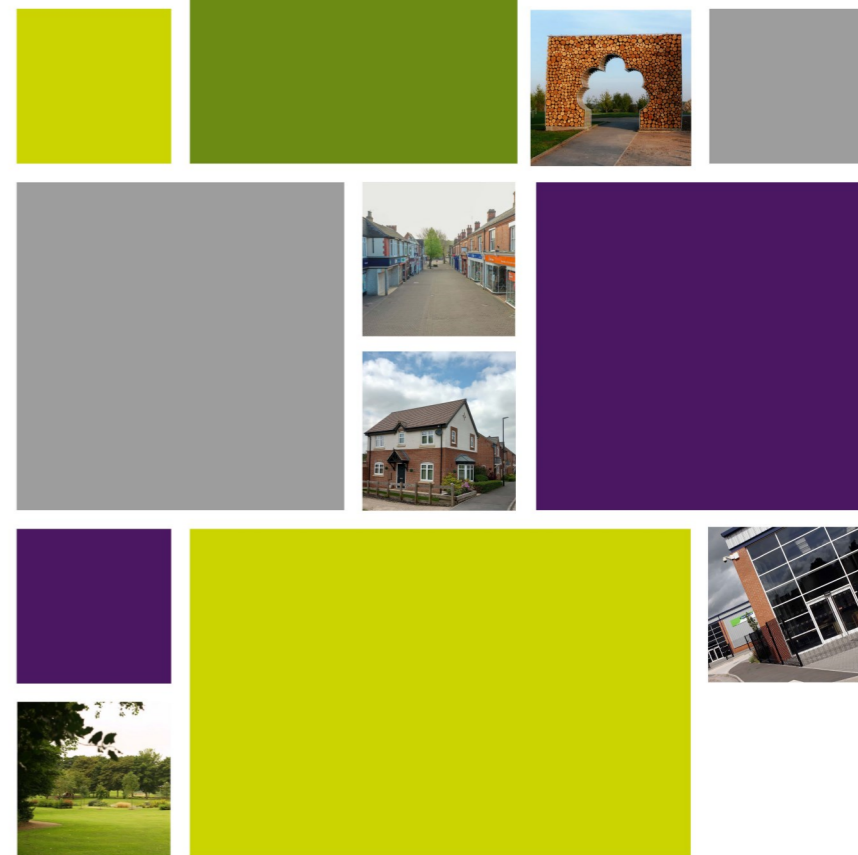
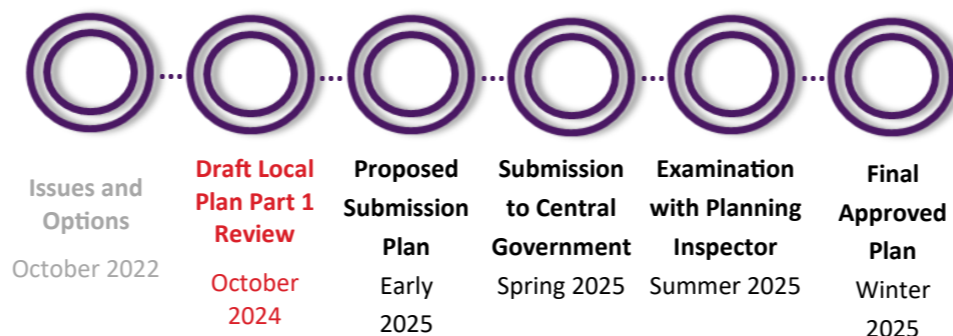
Alternatively, comments can be emailed to:

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

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

### What happens next...

There are a number of stages in drawing up a Local Plan which are summarised below.



# SOUTH DERBYSHIRE DRAFT LOCAL PLAN PART 1 REVIEW

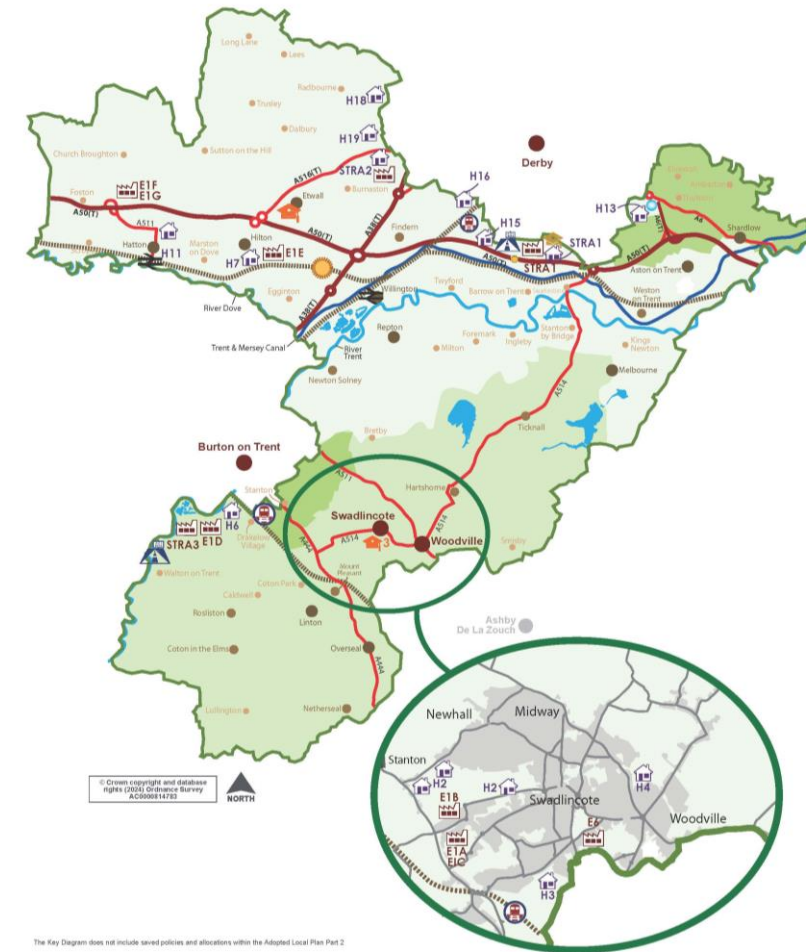
2022 - 2039

October 2024

Please submit your comments  
by 5pm on 6th December 2024

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

# Draft Local Plan Part 1 Review Consultation



## Have your say on the Draft Local Plan Part 1 and Sustainability Appraisal

For further information visit or scan the QR code:

[www.southderbyshire.gov.uk/draftLPP1review](http://www.southderbyshire.gov.uk/draftLPP1review)



Until 6 December 2024

# South Derbyshire Draft Local Plan Part 1 Review Paper Response Form

Your reviews are being sought on the South Derbyshire Draft Local Plan Part 1 Review and South Derbyshire's Sustainability Appraisal. The consultation runs from 7<sup>th</sup> October to 5pm on 6<sup>th</sup> December 2024.

The Draft Local Plan Part 1 Review and South Derbyshire's Sustainability Appraisal can be viewed at [www.southderbyshire.gov.uk/draftLPP1review](http://www.southderbyshire.gov.uk/draftLPP1review) along with other supporting information.

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 6<sup>th</sup> December 2024, late comments will not be accepted without prior agreement.**

## Part Our Details

Respondent details	Agent details <input type="checkbox"/> where applicable <input type="checkbox"/>
Name <input type="checkbox"/>	Name <input type="checkbox"/>
Organisation:	Organisation:
Address <input type="checkbox"/>	Address <input type="checkbox"/>
Email:	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)

## Vision

**Question 1. Do you agree with the revised Vision for South Derbyshire**  (Please give reasons)

Yes

No

## Objectives

**Question 2 Do you agree with South Derbyshire's Objectives?** (Please give reasons)

Yes

No

## The Plan's Strategy

**Question 3** South Derbyshire District Council is committed to a full review of the local plan parts 1 and 2 under the new planning system set out in the Levelling-up and Regeneration Act 2023. This first stage is a partial review of the Local Plan Part 1. The focus of this review is allocating new strategic housing and employment sites on the Derby urban fringe to meet needs which cannot be met within Derby City's boundaries due to capacity constraints and are not addressed by the existing adopted plan. Sustainability Appraisal indicates that meeting this need closest to where it arises on sites of strategic scale is sustainable. (You may respond to the emerging Local Plan Sustainability Appraisal in question 12)

*Please note, the Draft Plan does not incorporate the changes currently being consulted on by government on the 2024 National Planning Policy Framework as these are still under discussion nationally. Once these changes are finalised, after the consultation, the plan will be amended in line with the updated Framework.*

**Do you agree with the Plan's Strategy?** (Please give reasons)

Yes

No

## Derby City unmet need

**Question 4** South Derbyshire, Amber Valley and Derby City share a Housing Market Area. In accordance with the Localism Act the Councils have been considering how to meet housing needs which cannot be accommodated within Derby City's Boundaries. Derby City has concluded that their capacity is constrained to 12,500 dwellings. Taking this capacity into account, the Local Plan Review process includes allocations and polices to deliver 5609 additional dwellings, beyond that which is needed for South Derbyshire's needs alone.

**Do you agree that the Draft Local Plan Part 1 Review is providing the correct quantum of housing towards Derby City unmet need?** (Please give reasons)

Yes

No

## Strategic allocations

Question 5 Do you agree that the following strategic sites should be allocated for development? (Please give reasons)

STR1 Infinity Garden Village  Yes  No

STR2 Land south of Wickleover  Yes  No

STR3 Former Drakelow Power Station  Yes  No

## Site requirements

Question 6 Irrespective of your answer to Question 5, do you agree with the policy requirements, extent of the site, facilities and infrastructure proposed at STR 1 Infinity Garden Village? (please give reasons) *Policy requirements are set out within Policy STRA1.*

Yes  No

Question 7 Irrespective of your answer to Question 5, do you agree with the policy requirements, extent of the site, facilities and infrastructure proposed at STR 2 Land South of Wickleover? (please give reasons) *Policy requirements are set out within Policy STRA2.*

Yes  No

**Question 8** Irrespective of your answer to **Question 5**, do you agree with the policy requirements, extent of the site, facilities and infrastructure proposed at **STR 3 Former Drakelow Power Station** (please give reasons) *Policy requirements are set out within Policy STRA3.*

Yes

No

### **Local Plan Policies**

**Question 9** The policies within the Local Plan Part 1 Review cover a range of topics, including housing and employment provision, the built and natural environment, the provision of infrastructure, tackling climate change and health and wellbeing.

**Do you have any comments to make regarding the Draft Local Plan policies** (If you have comments regarding a specific policy, please state the policy number)



**Evidence base**

**Question 10** Appendix 4 of the Draft Local Plan Part 1 contains a list, though not exhaustive, of the evidence that has been used and gathered by South Derbyshire and on a Derby HMA-wide basis, and the evidence which is not yet complete. Evidence so far gathered includes the Local Housing Needs Assessment (2023), the Employment Land Review (2023), the Derby HMA Sustainability Appraisal of Housing Options (2024) and others. Yet to be completed include the Local Plan Viability Assessment, Transport Assessments and the Habitats Regulations Assessments. The Derby City Capacity Study has been produced but not yet published.

**Are any additional evidence base documents required, other than those listed within Appendix 4 of the Draft Local Plan Part 1 Review** (Please give reasons and provide details of any additional evidence required)

Yes

No

**Question 11** Do you agree with the content and extent of the existing evidence base (Please give reasons)

Yes

No

## Sustainability Appraisal

**Question 12** Do you agree with scope and findings of South Derbyshire's Sustainability Appraisal? **S** Please use Question 11 to comment on the Derby HMA Sustainability Appraisal of Housing Options evidence base item.

The South Derbyshire Local Plan Part 1 Draft Sustainability Appraisal **will be available on the Council website from Friday 25th October 2024.**

Yes

No

Please give reason. If you have any comments regarding a specific aspect of the Local Plan SA, please state the page number.

## Other Comments

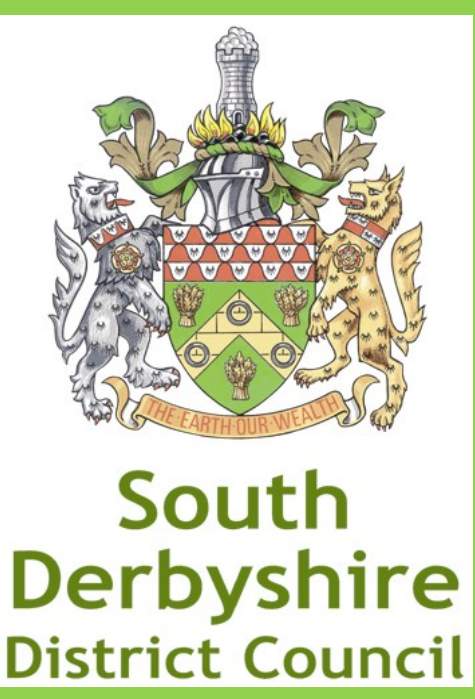
**Question 13** Do you have any other comments you wish to make?

Yes

No

# South Derbyshire Draft Local Plan

## Part 1 Review



Welcome. A couple of years ago we asked for views on how we should update the Local Plan which was adopted in the late 2010s.

The South Derbyshire Issues and Options consultation asked questions on a wide range of topics, such as where development should go to meet needs for housing, jobs and infrastructure.

Just as importantly, we asked your views and sought specialist advice on how to improve outcomes for health, climate change and the environment as the area grows.

We carefully reviewed these responses and have used them to produce a new document, the Draft Local Plan Part 1 Review, which we are seeking your views on.

### **Help shape South Derbyshire's future – have your say on the Draft Local Plan**

The Draft Local Plan Part 1 Review covers the period of 2022-2039 and contains the following:

- **Objectives for plan making in South Derbyshire**
- **Vision and strategy**
- **The number and location of new homes and areas for employment which will need to be developed by 2039**
- **Updates to existing policies within the Adopted Local Plan Part 1**

Policies within the adopted Local Plan Part 2 will continue to be used until they are reviewed at a later date. We are also seeking your views on the Plan's Sustainability Appraisal, which will be available online from Friday 25th October 2024.

What's in the room?

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

**Please submit your  
comments by 5pm on  
6th December 2024**

# Proposed Scale of Housing within South Derbyshire

The Government has published a standard method for each Council to calculate its housing need. When applying this method South Derbyshire's minimum housing need is 8874 dwellings (522 per annum).

The District Council however does not plan in Isolation. South Derbyshire shares a Housing Market Area (HMA) with Derby City and Amber Valley (the Derby HMA). Derby City's capacity is constrained to 12500 dwellings leaving an unmet need. Under the legal 'duty to cooperate', South Derbyshire proposes to accommodate 5609 dwellings towards Derby City's unmet need, bringing the total for the District to 14483.

Provision is proposed in the Draft Local Plan Part 1 Review for at least 13347 additional dwellings. The dwellings will be provided on/by:

- Two new housing led strategic sites (4500 dwellings);
- Allocations within the adopted 2016 Local Plan Part 1 which have remaining completions and are carried forward as allocations within the Local plan Review Part 1 (8752 dwellings);
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The remaining need of the 14483 housing requirement, will be provided from:

- 285 dwellings from the adopted 2017 Local Plan Part 2 allocations, which have remaining completions; and
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Evidence has been collected by the Local Authority and as a HMA (including the Growth Options Study and the Derby HMA-wide Sustainability Appraisal), which has informed South Derbyshire's strategy for the Draft Local Plan Review Part 1.

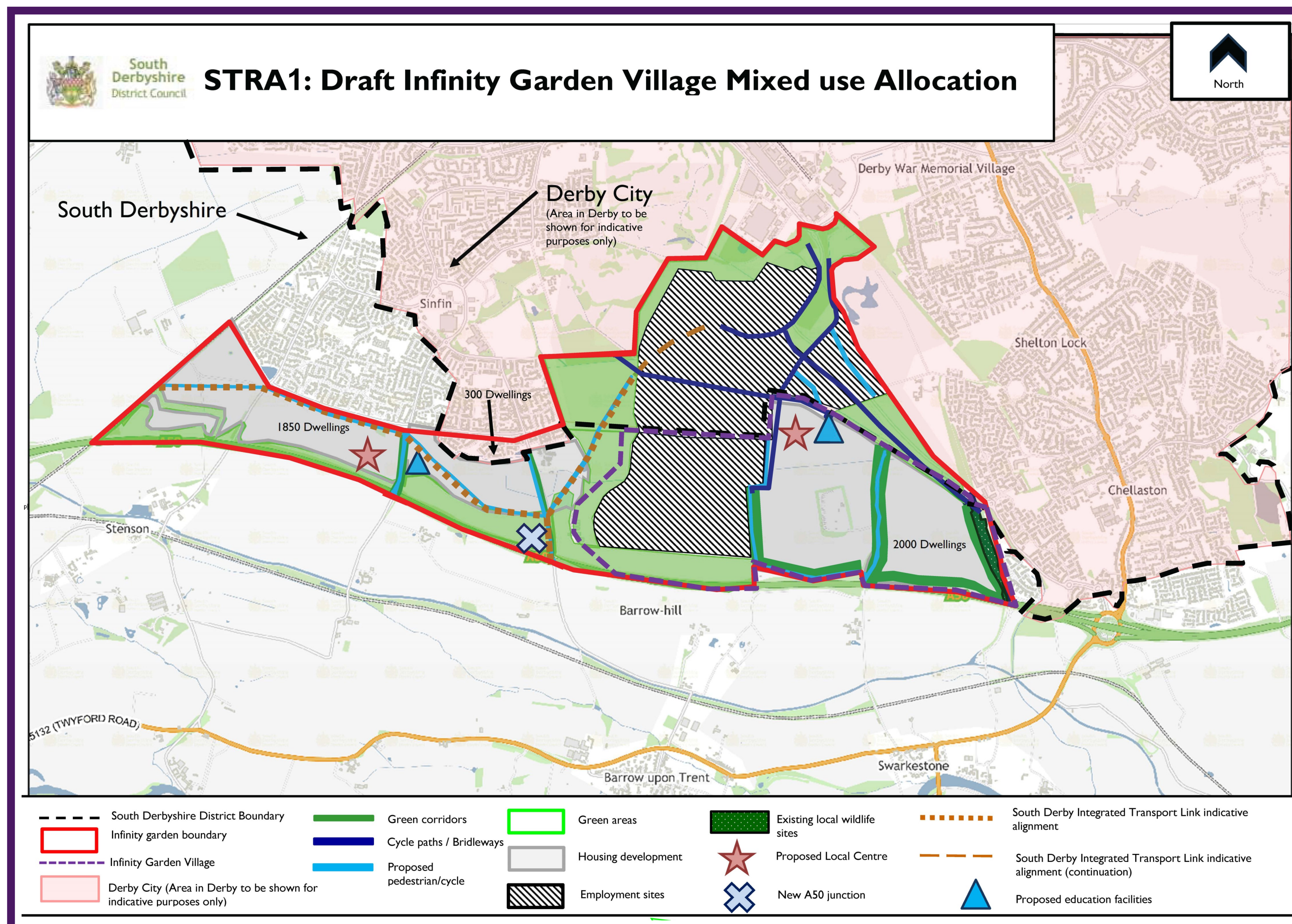
*\* Windfall sites are sites that are granted planning permission which have not been allocated in the local plan*

# Housing Led Allocations

Two new strategic allocations containing housing are proposed.

The District Council will work with infrastructure providers to address issues such as transport, health and school provision to ensure that services and facilities on the proposed allocations are provided in a sustainable way.

## STRA1: Land at Infinity Garden Village, a mixed use housing and employment site for 2000 dwellings



### Headline requirements for Policy STRA1: Infinity Garden Village

- 2000 dwellings
- 70ha employment land
- Two form entry primary school with nursery, with sufficient land for future expansion.
- New secondary school in the eastern part of the site
- The provision of green infrastructure network
- The contribution of Green Wedges from Derby City
- Primary vehicle access via a new junction on the A50 and junctions via Infinity Park Way
- Provision of retail, healthcare and community facilities. It is expected those will include a refurbished Sinfin Health Centre.

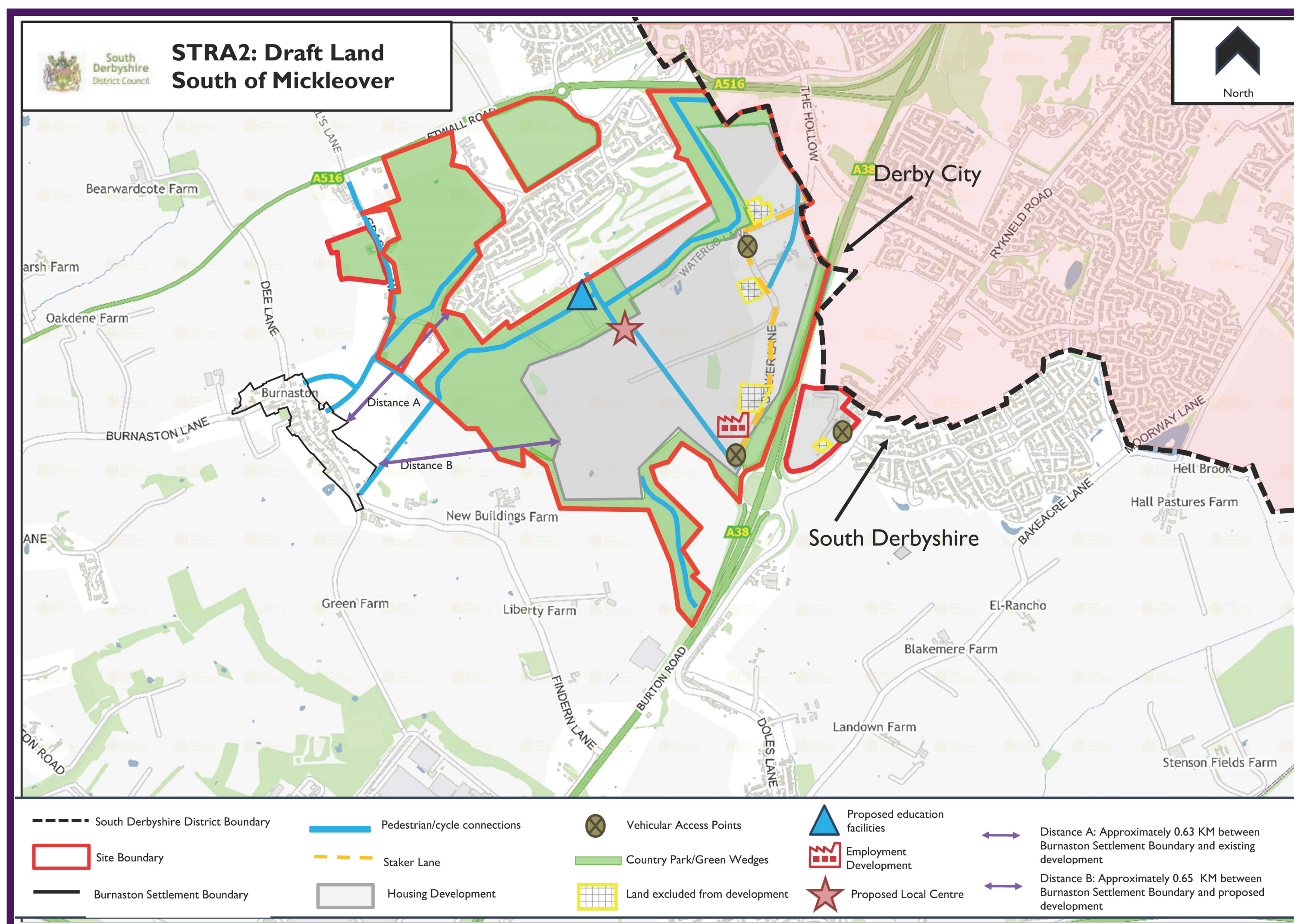
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H19: Land West of Mickleover	1030
E6: Woodville Regeneration Area	300
<b>TOTAL</b>	<b>8752</b>

\*\* Refer to Policy S4: Housing Strategy for further details

# Housing Led Allocations

**STRA2: Land to the South of Mickleover, a housing led mixed use site for 2500 dwellings and employment.**



## Headline requirements for Policy STRA2: Land South of Mickleover

- 2500 dwellings
- 5 -10ha of employment land
- Provision of a wide green buffer around the pastures hospital estate and along the boundary of the A38
- Provision of a Country Park to be located within the site to the north, west and in part of the land immediately to the south of the Pastures hospital estate
- Access to the main site from the A38 roundabout
- East of the A38 sites - access from Rykneld Road
- Provision of a local retail centre
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- Delivery of healthcare infrastructure either on site or off site through contributions

## Local Plan Policies

The policies within the Local Plan Part 1 Review address the strategic elements of the Local Plan and will be used in the determination of Planning Applications. The policies reflect the requirements of the NPPF . They cover a range of topics, including:

- Housing and employment Provision
- Built and Natural Environment
- Provision of Infrastructure
- Tackling climate change
- Health and Wellbeing

# Employment Allocations

The remaining land of the Adopted Local Plan Part 1 Employment allocations are carried forward within this Draft Part 1. This includes land at Dove Valley Business Park (E1G in the table below), which is safeguarded for large scale Industrial and business units within Policy E5 of the Adopted Local Plan.

## Sites carried forward from 2016 Local Plan

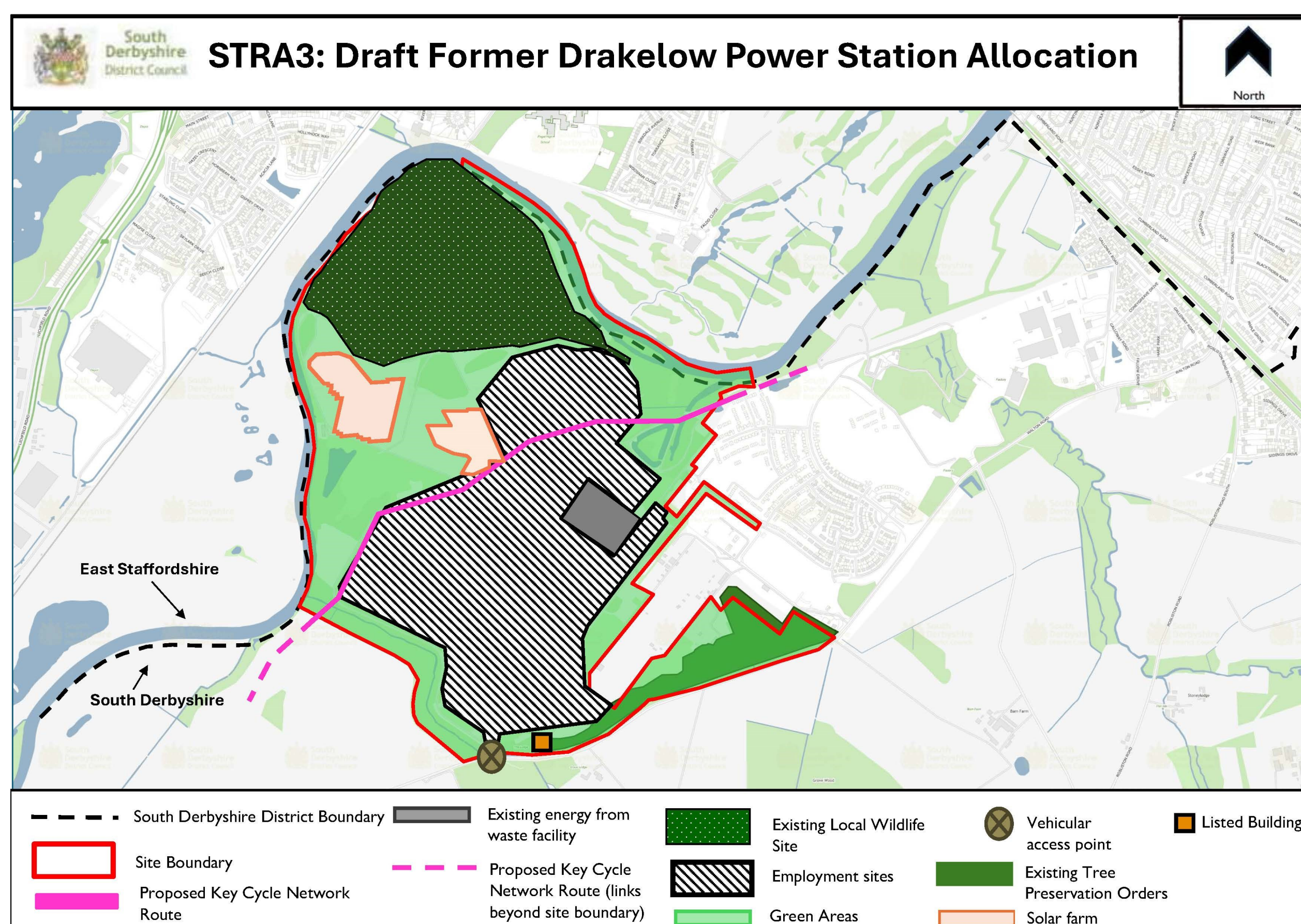
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# Sustainability Appraisal

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## Strategic Rail Freight Interchange

Policy INF3 of the Draft Plan, safeguards land for the development of a Strategic Rail Freight Interchange/Freeport at Egginton Common, which is a proposed Nationally Significant Infrastructure Project. The policy contains items that the District Council would wish to be taken into account by the Secretary of State, who would determine the development consent application.

### 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 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/draftLPP1review](http://www.southderbyshire.gov.uk/draftLPP1review)

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...

There are a number of stages in drawing up a Local Plan which are summarised below:





**Number of people who attended the 'drop in' events**

<b>Date</b>	<b>Venue</b>	<b>Number of people who attended</b>
Derby Mickleover Hotel, Etwall Road, Mickleover, Derby, DE3 0XX	Monday 14th October	90+
Sharpe's Pottery Museum, 23 West St, Swadlincote, DE11 9DG	Thursday 17th October	35
Stenson Fields Primary Community School, Goathland Rd, Derby, DE24 3BW	Wednesday 23rd October	8
Findern Village Hall, Castle Hill, Findern, DE65 6AL	Friday 25th October	15
Frank Wickham Hall, Portland Street, Etwall, DE65 6JF	Tuesday 5th November	15
All Saints Heritage Centre, Shardlow Road, Aston on Trent	Thursday 7th November	30
Hilton Village Hall, Peacroft Lane, Hilton, DE65 5GH	Tuesday 12th November	23
Melbourne Assembly Rooms, High Street, Melbourne, DE73 8GJ	Thursday 14th November	18
Rosliston and Cauldwell Village Hall, Main Street, Rosliston, DE12 8JW	Friday 15th November	17
Barrow On Trent Village Hall, 62 Twyford Road, Barrow on Trent, DE73 7HA	Monday 18th November	24
Willington Old School, The Castleway, Willington, DE65 6BT	Wednesday 20th November	23

**Beth Holmes**

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**Subject:** FW: South Derbyshire District Council press release: Help shape South Derbyshire's future – have your say on the Draft Local Plan

**Sent:** 09 October 2024 09:05

**Subject:** South Derbyshire District Council press release: Help shape South Derbyshire's future – have your say on the Draft Local Plan



# Press release

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



southderbyshiredc



@SDDC

**Wednesday, 9 October 2024**

## Help shape South Derbyshire's future – have your say on the Draft Local Plan

South Derbyshire District Council is pleased to announce the launch of a public consultation on the revised **Draft Local Plan Part 1**, a key document that will guide the district's growth up to 2039. We are calling on residents, businesses, and stakeholders to get involved and help shape the future of South Derbyshire.

Following the initial consultation on 'Issues and Options' held between October and December 2022, we have carefully considered the feedback received to inform this draft plan. This consultation offers a final opportunity for the public to contribute before the plan is finalised.

The new Local Plan will play a critical role in:

- Identifying larger scale housing and employment sites to meet the district's development needs up to 2039.
- Updating planning policies to ensure decisions on future planning applications reflect the latest best practices, environmental legislation, and national guidance.

### How to Get Involved

This is a vital moment for the future of South Derbyshire. We need your input to ensure that our district grows in a way that is both sustainable and reflective of the needs of our communities. Whether it's housing, employment, or preserving our environment, your feedback matters.

To view and comment on the proposals, please visit: [Draft Local Plan Part 1 Review | South Derbyshire District Council](#). The consultation will remain open until **5pm on Friday, 6 December 2024**.

We are also hosting a series of drop-in events throughout the consultation period, to be held at various locations across the district. These events provide a chance to:

- View the proposals in person.
- Engage with Council planners who will be on hand to answer questions.
- Copies of the questionnaire will be available

Please note, you are welcome to attend any event – it does not have to be the one nearest to you. A full list of event locations can be found on our website.

For those who prefer to view a hard copy, the plan and accompanying questionnaire will be available in all South Derbyshire libraries and at the Council offices.

This is your opportunity to influence how major new housing and employment developments are designed and how South Derbyshire can grow to meet future needs in a sustainable manner. We encourage you to share this information with your family, friends, and neighbours so that as many voices as possible are heard.

Together, let's shape the future of South Derbyshire.

For more information, please visit: [Draft Local Plan Part 1 Review | South Derbyshire District Council](#).

**ENDS**

**From:** [Philip Stephenson](#)  
**To:** [Philip Stephenson](#)  
**Subject:** Local Schools and Colleges involvement in the South Derbyshire Local Plan  
**Date:** 30 September 2024 12:27:00  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Dear Head,

I am writing to you regarding our upcoming consultation on the South Derbyshire Local Plan, which we are consulting on between October and December this year.

The Plan contains three large potential development sites for housing and employment, so we would welcome feedback from young people as to how changes to their area might affect them. We would welcome comments focussing on the things they think are important as new houses are built and businesses grow in their District, and what they think planners should focus on.

**We were wondering whether pupils would like to come to a focus group with the planning team** to talk about the vision and locations for new housing, employment, and community development in the area up to 2039?

This might particularly be of interest to geography students or those interested in politics. We could be flexible about times and dates between October and December, and it would be done online as a focus group sized selection of pupils who are interested, plus a teacher and Council policy staff.

Do email to get in touch if you could help? We'd be happy to provide a leaflet about what the plan and the consultation is all about

Kind Regards,

Phil

Phil Stephenson MRTPI  
Planning Policy Team Leader  
South Derbyshire District Council

Tel: 07467 994 996



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

***Working together to shape our environment, drive our economy and support our communities.***