

## **Pre-Submission Local Plan Part 2**

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**South  
Derbyshire**  
District Council

**Director of Community and Planning**  
Civic Offices, Civic Way,  
Swadlincote, Derbyshire DE11 0AH

**[www.south-derbys.gov.uk](http://www.south-derbys.gov.uk)**

**Please ask for: Nicola Sworowski**

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DX 23912 Swadlincote

E-mail: [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk)

Our ref:

Your ref:

Date: 12/10/2016

Dear Resident/Consultee

### **South Derbyshire Pre-Submission Local Plan Part 2:**

We would like to invite you to comment on South Derbyshire's Pre-Submission Local Plan Part 2 and accompanying documents: Sustainability Appraisal, Consultation Statement, and Habitats Regulations Screening Report.

Representations at this stage must be on the grounds of soundness, legal and procedural compliance and whether the plan is in conformity with the Duty to Cooperate. The representations received will be considered by an independent Planning Inspector at an examination in public (date to be set).

The Pre-Submission Local Plan Part 2 consultation will run from the **10am on 14<sup>th</sup> October 2016** until 5pm on 25<sup>th</sup> November 2016.

The enclosed Statement of Representations Procedure contains further information regarding the upcoming consultation, including where to view consultation material and how to make representations.

Yours faithfully

**Nicola Sworowski**  
**Planning Policy Manager**



**Statement of Representation Procedure and Availability of Documents**  
**Regulation 19, 20 and 35 of the Town and Country Planning (Local Planning)**  
**(England) Regulations 2012**

**Title of document:**

South Derbyshire District Council Pre-Submission Local Plan Part 2

**The subject matter of and areas covered by the Pre-Submission Local Plan Part 2 is:**

South Derbyshire District Council will publish its Pre-Submission Local Plan Part 2 for consultation prior to its submission to the Government for independent examination.

South Derbyshire's Pre-Submission Local Plan Part 2 comprises non-strategic housing allocations, defines Settlement Boundaries, and contains development management policies. It will be used to guide development (along with Adopted Local Plan Part 1) in the determination of planning applications in the District up to 2028.

**Period of publication for representations:**

The consultation on the Pre-Submission Local Plan part 2 and accompanying documents runs for a period of 6 weeks beginning on 14<sup>th</sup> October 2016 until 5pm on 25<sup>th</sup> November 2016.

**Statement of fact:**

From 10am on 14<sup>th</sup> October 2016 copies of South Derbyshire's Pre-Submission Local Plan Part 2 and its accompanying documents, including the representation form, will be available to view on the Councils website at:  
[www.south-derbys.gov.uk/localplanpart2](http://www.south-derbys.gov.uk/localplanpart2)

From 10am on 14<sup>th</sup> October 2016 all proposed submission documents will also be available for inspection at South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH, during normal opening hours (excluding bank holidays).

Hard copies of the Pre-Submission Local Plan Part 2 and accompanying documents including representation forms will also be available for inspection, during normal opening hours (excluding bank holidays) from 10am on 14<sup>th</sup> October 2016 at:

- Libraries throughout the District, including mobile libraries
- The following libraries outside the District: Burton upon Trent, Chellaston, Mickleover and Sinfin

In addition the Council has also organised two 'drop in' events where members of the Planning Policy Team will be available to answer any questions regarding the consultation. The 'drop in' events will take place in the following locations:

- Aston on Trent War Memorial Hall, Aston on Trent, Weston Road, DE72 2AS on 25<sup>th</sup> October between 2.30pm to 7.30pm
- Frank Wickham Hall, Portland Street, Etwall, DE65 6JF on 3<sup>rd</sup> November between 2.30pm to 7.30pm

Furthermore between **9.30am** and **2pm** at South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH on the below dates, members of the Planning Policy Team will be available to answer questions regarding the consultation:

- Thursday 20<sup>th</sup> October
- Thursday 27<sup>th</sup> October
- Thursday 3<sup>rd</sup> November
- Thursday 10<sup>th</sup> November
- Thursday 17<sup>th</sup> November
- Thursday 24<sup>th</sup> November

## **Representations**

Representations should be made using the prescribed form. The representation form can be downloaded to complete from the Council's website at [www.south-derbys.gov.uk/localplanpart2](http://www.south-derbys.gov.uk/localplanpart2)

Completed representation forms can be emailed to: [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk) or posted to: Planning Policy Team, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH.

A paper copy of the representation form can also be provided by phoning 01283 228735 or an electronic copy by emailing [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk)

All comments received will be submitted to the Secretary of State and considered as part of a public examination by an independent Planning Inspector. Representations at this stage should only be made in regards to the legal and procedural compliance of the Local Plan, the soundness of the Local Plan and whether the Local Plan is in conformity with the Duty to Cooperate.

## **Notification request:**

Using the representation form you can request to be notified at an address/email address of the following:

- i. The submission of the Local Plan Part 2 for independent examination
- ii. Publication of the recommendation of any person appointed to carry out an independent examination of the Local Plan Part 2
- iii. The adoption of South Derbyshire Local Plan Part 2

For further information please contact Planning Policy on 01283 228735 or [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk)



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E-mail: [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk)

Our ref:

Your ref:

Date: 11/10/2016

Dear Parish Council/Meeting

### **South Derbyshire Pre-Submission Local Plan Part 2:**

We would like to invite you to comment on South Derbyshire's Pre-Submission Local Plan Part 2 and accompanying documents: Sustainability Appraisal, Consultation Statement, and Habitats Regulations Screening Report.

Representations at this stage must be on the grounds of soundness, legal and procedural compliance and whether the plan is in conformity with the Duty to Cooperate. The representations received will be considered by an independent Planning Inspector at an examination in public. The date of which will be set once the Plan has been submitted and considered by the Inspector

The Pre-Submission Local Plan Part 2 consultation will run from **10am on 14<sup>th</sup> October 2016** until 5pm on 25<sup>th</sup> November 2016.

The enclosed Statement of Representations Procedure contains further information regarding the upcoming consultation, including where to view consultation material and how to make representations. Also enclosed is a copy of the Pre-Submission Local Plan Part 2, summary leaflets and consultation response forms.

Yours faithfully

**Nicola Sworowski**  
**Planning Policy Manager**



**Statement of Representation Procedure and Availability of Documents**  
**Regulation 19, 20 and 35 of the Town and Country Planning (Local Planning)**  
**(England) Regulations 2012**

**Title of document:**

South Derbyshire District Council Pre-Submission Local Plan Part 2

**The subject matter of and areas covered by the Pre-Submission Local Plan Part 2 is:**

South Derbyshire District Council will publish its Pre-Submission Local Plan Part 2 for consultation prior to its submission to the Government for independent examination.

South Derbyshire's Pre-Submission Local Plan Part 2 comprises non-strategic housing allocations, defines Settlement Boundaries, and contains development management policies. It will be used to guide development (along with Adopted Local Plan Part 1) in the determination of planning applications in the District up to 2028.

**Period of publication for representations:**

The consultation on the Pre-Submission Local Plan part 2 and accompanying documents runs for a period of 6 weeks beginning on 14<sup>th</sup> October 2016 until 5pm on 25<sup>th</sup> November 2016.

**Statement of fact:**

From 10am on 14<sup>th</sup> October 2016 copies of South Derbyshire's Pre-Submission Local Plan Part 2 and its accompanying documents, including the representation form, will be available to view on the Councils website at:  
[www.south-derbys.gov.uk/localplanpart2](http://www.south-derbys.gov.uk/localplanpart2)

From 10am on 14<sup>th</sup> October 2016 all proposed submission documents will also be available for inspection at South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH, during normal opening hours (excluding bank holidays).

Hard copies of the Pre-Submission Local Plan Part 2 and accompanying documents including representation forms will also be available for inspection, during normal opening hours (excluding bank holidays) from 10am on 14<sup>th</sup> October 2016 at:

- Libraries throughout the District, including mobile libraries
- The following libraries outside the District: Burton upon Trent, Chellaston, Mickleover and Sinfin

In addition the Council has also organised two 'drop in' events where members of the Planning Policy Team will be available to answer any questions regarding the consultation. The 'drop in' events will take place in the following locations:

- Aston on Trent War Memorial Hall, Aston on Trent, Weston Road, DE72 2AS on 25<sup>th</sup> October between 2.30pm to 7.30pm
- Frank Wickham Hall, Portland Street, Etwall, DE65 6JF on 3<sup>rd</sup> November between 2.30pm to 7.30pm

Furthermore between **9.30am** and **2pm** at South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH on the below dates, members of the Planning Policy Team will be available to answer questions regarding the consultation:

- Thursday 20<sup>th</sup> October
- Thursday 27<sup>th</sup> October
- Thursday 3<sup>rd</sup> November
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## **Representations**

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All comments received will be submitted to the Secretary of State and considered as part of a public examination by an independent Planning Inspector. Representations at this stage should only be made in regards to the legal and procedural compliance of the Local Plan, the soundness of the Local Plan and whether the Local Plan is in conformity with the Duty to Cooperate.

## **Notification request:**

Using the representation form you can request to be notified at an address/email address of the following:

- i. The submission of the Local Plan Part 2 for independent examination
- ii. Publication of the recommendation of any person appointed to carry out an independent examination of the Local Plan Part 2
- iii. The adoption of South Derbyshire Local Plan Part 2

For further information please contact Planning Policy on 01283 228735 or [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk)



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DX 23912 Swadlincote

E-mail: [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk)

Our ref:

Your ref:

Date: 14/10/2016

Dear Heather Wheeler MP,

### **South Derbyshire Pre-Submission Local Plan Part 2**

This letter is to inform you of progress on South Derbyshire's Local Plan Part 2 and accompanying documents: Sustainability Appraisal, Habitats Regulations Screening Assessment and Consultation Statement.

You may recall that the Council consulted on the Local Plan Part 2 between December 2015 and February 2016 and again between June and August 2016. We have considered the representations received in response to these consultations and have undertaken some additional evidence gathering, which has informed and helped us to produce a Pre-Submission Local Plan Part 2.

The Pre-Submission Local Plan Part 2 is currently out for consultation. Representations at this stage must be on the grounds of soundness or the legal and procedural compliance (including conformity with the Duty to Cooperate) of the Pre-Submission documents. The representations received will be considered by an independent Planning Inspector at the Local Plan's examination in public.

The enclosed Statement of Representations Procedure contains further information regarding the consultation, including where to view consultation material and how to make representations. More information regarding the Pre-Submission Local Plan Part 2 can be found on the web link: [www.south-derbys.gov.uk/localplanpart2](http://www.south-derbys.gov.uk/localplanpart2) Comments are invited on all documents up until 5pm on 25<sup>th</sup> November 2016.

Any comments you wish to make as the Member of Parliament would also, of course, be most welcome.

Yours sincerely,

**Nicola Sworowski**  
**Planning Policy Manager**





**Statement of Representation Procedure and Availability of Documents**  
**Regulation 19, 20 and 35 of the Town and Country Planning (Local Planning)**  
**(England) Regulations 2012**

**Title of document:**

South Derbyshire District Council Pre-Submission Local Plan Part 2

**The subject matter of and areas covered by the Pre-Submission Local Plan Part 2 is:**

South Derbyshire District Council will publish its Pre-Submission Local Plan Part 2 for consultation prior to its submission to the Government for independent examination.

South Derbyshire's Pre-Submission Local Plan Part 2 comprises non-strategic housing allocations, defines Settlement Boundaries, and contains development management policies. It will be used to guide development (along with Adopted Local Plan Part 1) in the determination of planning applications in the District up to 2028.

**Period of publication for representations:**

The consultation on the Pre-Submission Local Plan part 2 and accompanying documents runs for a period of 6 weeks beginning on 14<sup>th</sup> October 2016 until 5pm on 25<sup>th</sup> November 2016.

**Statement of fact:**

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Our Ref  
 Your Ref: LP2/pre-submission

24 October 2016

Dear Consultee

### **South Derbyshire Pre-Submission Local Plan Part 2:**

We have previously sent you information regarding the above consultation. It has come to our attention that the Pre-Submission version did not contain paragraph numbers. This has been rectified and the document has been re-issued online and in Libraries. All the information regarding the consultation can be seen at:

[www.south-derbys.gov.uk/localplanpart2](http://www.south-derbys.gov.uk/localplanpart2)

Whilst the document content has not changed we feel it is appropriate to extend the consultation until **5pm on the 7<sup>th</sup> December 2016**. An updated copy of the Statement of Representation Procedure is included with the letter. All responses to the consultation should be emailed to [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk) or posted to the Council Offices at the address shown below.

If you have any questions regarding the consultation then please use the email address: [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk) or 01283 228735.

Yours faithfully

**Nicola Sworowski**  
**Planning Policy Manager**

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**Period of publication for representations:**

The consultation on the Pre-Submission Local Plan part 2 and accompanying documents runs for a period of 6 weeks beginning on 14<sup>th</sup> October 2016 until 5pm on 7<sup>th</sup> December 2016. This has been extended from the 25<sup>th</sup> November 2016 due to an administrative error.

**Statement of fact:**

From 10am on 14<sup>th</sup> October 2016 copies of South Derbyshire's Pre-Submission Local Plan Part 2 and its accompanying documents, including the representation form, will be available to view on the Councils website at:  
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[planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk)

Our Ref  
Your Ref: LP2/pre-submission

24 October 2016

Dear Parish Meeting

### **South Derbyshire Pre-Submission Local Plan Part 2:**

We have previously sent you information regarding the above consultation. It has come to our attention that the Pre-Submission version did not contain paragraph numbers. This has been rectified and the document has been re-issued online and in Libraries. An updated version of the Plan (and Statement of Representation procedure) is included in this envelope. Appendix A has not been re-printed as this is not affected.

Whilst the document content has not changed we feel it is appropriate to extend the consultation until **5pm** on the **7<sup>th</sup> December 2016**. All responses should be emailed to [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk) or posted to the Council Offices address below.

If you have any questions regarding the consultation then please use the email address: [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk) or 01283 228735.

Yours faithfully

**Nicola Sworowski**  
**Planning Policy Manager**



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Our Ref  
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24 October 2016

Dear Parish Council

### **South Derbyshire Pre-Submission Local Plan Part 2:**

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Whilst the document content has not changed we feel it is appropriate to extend the consultation until **5pm** on the **7<sup>th</sup> December 2016**. All responses should be emailed to [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk) or posted to the Council Offices address below.

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Our Ref  
Your Ref: LP2/pre-submission

27 October 2016

Dear

### **South Derbyshire Pre-Submission Local Plan Part 2:**

Since receiving your consultation response to the Pre-Submission Local Plan Part 2, it has come to our attention that the Pre-Submission version did not contain paragraph numbers. This has been rectified and the document has been re-issued online and in Libraries. All the information regarding the consultation can be seen at:  
[www.south-derbys.gov.uk/localplanpart2](http://www.south-derbys.gov.uk/localplanpart2)

Whilst the document content has not changed we feel it is appropriate to extend the consultation until **5pm** on the **7<sup>th</sup> December 2016**.

We have checked your response and it would seem that no paragraph numbers would be required to make your representation clearer to the Inspector. However, if you wish to replace your consultation response due to this alteration, please submit your amended representation form/s by 5pm on the 7<sup>th</sup> December 2016. If no further response is received, we will submit your existing representation to the Secretary of State to be considered as part of a public examination, by an independent Planning Inspector.

If you have any questions regarding your response or the consultation then please use the email address: [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk) or 01283 228735.

Yours faithfully

**Nicola Sworowski**  
**Planning Policy Manager**





**South  
Derbyshire**  
District Council  
Community and  
Planning Services

## Local Plan Consultation

# South Derbyshire Pre- Submission Local Plan Part 2



**Have your say. For further information visit:**  
**[www.south-derbys.gov.uk/localplanpart2](http://www.south-derbys.gov.uk/localplanpart2)**

**Until 7<sup>th</sup> December 2016**



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District Council

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## South Derbyshire Pre Submission Local Plan PART 2

### Pre-Submission Local Plan Part 2

South Derbyshire District Council is now consulting upon its Pre-Submission Local Plan Part 2. Have your say!

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Transport &



## South Derbyshire District Council

### Pre-Submission Local Plan Part 2 Response Form

This form is for making representations to the Pre-Submission Local Plan Part 2.

This consultation offers an opportunity to comment on the Local Plan Part 2 before it is submitted to the Planning Inspectorate for independent examination. An independent Inspector will be appointed to examine the Plan and will consider responses alongside the Plan.

**Representations at this stage of the plan making process must be made on the grounds of legal compliance, the duty to cooperate and the soundness of the Plan.**

#### Legal Compliance and Duty to Cooperate

To be legally compliant the local plan has to be prepared in accordance within the Duty to Cooperate and legal and procedural requirements. This is set out by legislation and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

#### Test of Soundness

The National Planning Policy Framework 2012 (paragraph 182) sets out the following in regards to Local Plan soundness:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

If you wish to make representations seeking change to the Local Plan Part 2 (or part of) you should make clear what you want to be changed, why and where possible state exactly how the Development Plan Document should be changed. Your representation should cover concisely all the information, evidence and supporting information necessary to support/justify the representation and suggested change. There will not normally be a subsequent opportunity to make further representation at publication stage.

After this stage, further submission will only be at the request of the Planning Inspector, based on the matters and issues he/she identifies for examination.

## General Guidance

- All respondents need to complete Part A – Your Contact Details
- All respondents need to complete Part B. **Please complete separate forms for each representation you wish to make**
- **If you are part of a group that shares a common view**, it would be helpful for the group to send in a single representation, rather than multiple representation forms stating the same comment. Please indicate how many people are represented and how it has been authorised (e.g. by a list with contact details for each person).

## Where do I send the completed forms?

You can email your completed response form to: [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk) or you can print and post your completed form to: **Planning Policy Team, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH**

Completed forms must be received no later than **5pm on 7<sup>th</sup> December 2016**

Please contact the Planning Policy Team on [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk) or by phoning 01283 595921 if you have any queries.



All information provided will be treated in confidence and in accordance with the Data Protection Act 1998. We will only use the information to develop the Local Plan. As a part of the reporting process for this consultation only your name, organisation and comments will be published where this information is given.

## Part A – Your Contact Details

*If you are an agent, please specify the name of the organisation you are representing.*

**Name**

**Organisation**

**Address (including postcode)**

**Telephone number**

**E-mail address**

## Part B – Your Representation

*Please use a separate form for each representation you wish to make.*

**Q1) Name of the Development Plan Document (DPD) to which this representation relates:**

**Q2) To which part of the Development Plan Document does this representation relate?**

Paragraph no

Policy Reference

**Q3) Do you consider the Local Plan is ...**

3.1) Legally Compliant Yes ☐ No ☐

3.2) Sound Yes ☐ No ☐

3.3) Complies with the Yes ☐ No ☐

Duty to co-operate

**Q4) If you consider the Development Plan Document to be unsound, do you consider this to be because it is not...**

4.1) Positively Prepared ☐

4.2) Justified ☐

4.3) Effective ☐

4.4) Consistent with National Policy ☐

*(Please tick only **one** option; a separate form should be used if you wish to raise more than one concern).*

**Q5) Please give details of why you consider the Development Plan Document is not legally compliant or is unsound. Please be precise as possible.**

**If you wish to support the legal compliance or soundness of the Development Plan Document, please also use this box to make your comments.**

*(Continue on a separate sheet/expand box if necessary)*

**Q6) Please explain what change(s) you think should be made to the Development Plan Document to make it legally compliant and/or sound. You will need to say why this change will make the Development Plan Document legally compliant and/or sound. Any revised wording of the policy or text would be helpful. Please be as precise as possible.**

*(Continue on a separate sheet/expand box if necessary)*

*Please note your representation should cover concisely all the information, evidence and supporting information necessary to support/justify the representation and suggested change, as there will not normally be a subsequent opportunity to make further representation at publication stage.*

*After this stage, further submission will only be at the request of the Planning Inspector, based on the matters and issues he/she identifies for examination.*

**Q7) If your representation is seeking change, do you consider it necessary to participate at the oral part of the examination?**

**No** I do not wish to participate at the oral examination ☐

**Yes** I do wish to participate at the oral examination ☐

*If you select No, your representation(s) will still be considered by the Independent Planning Inspector by way of written representations.*

**Q8) If the answer to question 7 is yes, please explain why you consider it is necessary to participate at the oral part of the examination.**

*(Continue on a separate sheet/expand box if necessary)*

*Please note that the Planning Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the Examination In Public.*

**Q8a) Did you raise this matter at previous stages of the Local Plan process:**

Yes ☐

No ☐

**Q8b) If Yes, please specify at what stage:**

**Q9) I would like to be notified of the following events (please tick those that apply)**

- I. That the Local Plan Part 2 has been submitted to the Secretary of State for Examination ☐
- II. That the person appointed to carry out the examination has published their representation ☐
- III. That the Local Plan Part 2 has been formally adopted by the Council ☐



This leaflet is a summary, please refer to the consultation document for further information, which is available at:  
[www.south-derbyshire.gov.uk/localplanpart2](http://www.south-derbyshire.gov.uk/localplanpart2)



# South Derbyshire Draft Local Plan Part 2

## Summary Leaflet

Appendix C11

### How to respond....

**Representations should be made using the prescribed representation form**

Reference copies of the Pre-Submission Local Plan Part 2 and accompanying documents, together with representation forms to complete are available:

- From the District Council Offices
- To download from:  
[www.south-derbyshire.gov.uk/localplanpart2](http://www.south-derbyshire.gov.uk/localplanpart2)
- At all South Derbyshire libraries and the following libraries outside the District: Burton upon Trent, Chellaston, Mickleover and Sinfin



Completed representation forms can be emailed to:  
[planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk)



Or posted to: **Planning Policy Team, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH**



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

**Please submit your comments by  
5pm on 7th December 2016**

### What happens next....



**Pre-Submission Local Plan Part 2 Consultation - October 2016**



**Submission - January 2017**



**Public Examination - date to be confirmed following submission**



**Adoption - Summer 2017**

### What is this consultation about?.....

The Pre-Submission Local Plan Part 2 comprises non-strategic housing allocations, defines Settlement Boundaries, and contains development management policies. Once adopted the document will be used (along with Adopted Local Plan Part 1) to guide the Council in making decisions on planning applications in the District.

Representations made at this stage should only be made in regards to soundness, legal and procedural compliance and conformity with the Duty to Co-operate.

### Soundness.....

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

- ✓ **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- ✓ **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- ✓ **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- ✓ **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

### Legal and Procedural Requirements.....

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

### Duty to Co-operate ....

Section 110 of the Localism Act 2011 introduced a 'Duty to Co-operate'. Local Authorities are required to work with neighbouring authorities and other prescribed bodies in preparing Development Plan Documents. Local Authorities must "engage constructively, actively and on an ongoing basis" during the preparation of Local Plans when they relate to strategic matters. Strategic matters are defined as development including infrastructure that "would have a significant impact on at least two planning areas"

## Housing Allocations .....

The Local Plan Part 2 allocates non-strategic housing sites (less than 100 dwellings) for a minimum of 600 dwellings across the District. This is part of the overall strategy for the District set out in policy S4 of the Local Plan Part 1.

The proposed allocations are set out in the table below and maps of each site can be seen in the Pre-Submission document.

Reference	Site	No. of Dwellings
H23A	Moor Lane, Aston on Trent	Up to 42*
H23B	Jacksons Lane, Etwall	Up to 50*
H23C	Derby Road, Hilton	Up to 43*
H23D	Station Road, Melbourne	Up to 46
H23E	Acresford Road, Overseal	Up to 70
H23F	Valley Road, Overseal	Up to 64
H23G	Milton Road, Repton	Up to 25*
H23H	Mount Pleasant Road, Repton	Up to 24
H23I	Off Kingfisher Way, Willington	Up to 50
H23J	Oak Close, Castle Gresley	Up to 55
H23K	Midland Road, Swadlincote	Up to 57
H23L	Land north of Scropton Road, Scropton	Up to 10
H23M	Montracon Site, Woodville	Up to 95*
H23N	Stenson Fields	Up to 70*

\* Dwelling numbers have changed from the Draft Local Plan Part 2

## BNE8 Local Green Spaces (LGS)

The allocation of LGS is a way of providing special protection against development for green areas of particular importance to local communities.

The District Council has previously consulted on proposed LGS through the Draft Local Plan and has contacted individual landowners. Due to the level of interest and consequent further work required, the Council has decided to establish the principle of LGS in this document, but designate the areas within a separate Development Plan Document.

## Local Plan Policies .....

### SETTLEMENT DEVELOPMENT

SDT1: Settlement Boundaries and Development

### HOUSING POLICIES

H23: Non-Strategic Housing Allocations  
H24: Replacement Dwellings in the Countryside  
H25: Rural Workers' Dwellings  
H26: Residential Gardens in the Countryside  
H27: Residential Extensions and Other Householder Development  
H28: Residential Conversions

### BUILT AND NATURAL ENVIRONMENT POLICIES

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

### RETAIL POLICIES

RTL1: Retail Hierachy  
RTL2: Swadlincote Town Centre Potential Redevelopment Sites

### INFRASTRUCTURE POLICIES

INF11: Telecommunications  
INF12: Provision of Secondary Education Facilities

### REMOVED POLICIES FROM THE PLAN

BNE7: Marina Development  
RTL3: Local Centres and Villages



# South Derbyshire Pre-Submission Local Plan Part 2

## Welcome to our Pre-Submission Local Plan Part 2 consultation

As you may remember, South Derbyshire District Council (SDDC) consulted on its Draft Local Plan Part 2 between June and August 2016. All of the responses received during the consultation have now been considered and amendments to the Local Plan Part 2 have been made where necessary. SDDC has now produced and is consulting upon its Pre-Submission Local Plan 2.

## What is this consultation about?

Representations made at this stage should only be made in regards to soundness, legal and procedural compliance, including whether the plan is in conformity with the Duty to Co-operate. The representations received will be considered by an independent Planning Inspector at a Local Plan examination in public.

### Soundness:

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

- **Positively prepared**– the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

### Legal and Procedural Requirements:

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

### Duty to Co-operate

Section 110 of the Localism Act 2011 introduced a 'Duty to Co-operate'. Local Authorities are required to work with neighbouring authorities and other prescribed bodies in preparing Development Plan Documents. Local Authorities must "engage constructively, actively and on an ongoing basis" during the preparation of Local Plans when they relate to strategic matters. Strategic matters are defined as development including infrastructure that "would have a significant impact on at least two planning areas".



# Non-Strategic Housing Site Options

The Local Plan Part 2 will allocate non-strategic housing sites (less than 100 dwellings), which together will provide capacity for the delivery of a minimum of 600 dwellings across the District. This will form part of the overall strategy set out in Policy S4 of the Local Plan Part 1.

The housing allocations have been selected from sites held on the Strategic Housing Land Availability Assessment (SHLAA) database. This is an ongoing mechanism for landowners, developers and agents to submit and promote sites to the Council, which they consider to be suitable for development. Hundreds of SHLAA sites have been submitted to the Council, of which only a small number have been allocated in the Local Plan Part 1 or included in the Pre-Submission Local Plan Part 2.

The proposed allocations are as follows:

<b>H23A</b>	<b>Moor Lane, Aston (S/0271) - up to 42 dwellings</b>
<b>H23B</b>	<b>Jacksons Lane, Etwall (S/0284) - up to 50 dwellings</b>
<b>H23C</b>	<b>Derby Road, Hilton (S/0299) - up to 43 dwellings</b>
<b>H23D</b>	<b>Station Road, Melbourne (S/0109 &amp; S/0256) - up to 46 dwellings</b>
<b>H23E</b>	<b>Acresford Road, Overseal (S/0250) - up to 70 dwellings</b>
<b>H23F</b>	<b>Valley Road, Overseal (S/0022) - up to 64 dwellings</b>
<b>H23G</b>	<b>Milton Road, Repton (S/0101) - up to 25 dwellings</b>
<b>H23H</b>	<b>Mount Pleasant Road, Repton (S/0088) - up to 24 dwellings</b>
<b>H23I</b>	<b>Off Kingfisher Way, Willington (S/0266) - up to 50 dwellings</b>
<b>H23J</b>	<b>Oak Close, Castle Gresley (S/0239) - up to 55 dwellings</b>
<b>H23K</b>	<b>Midland Road, Swadlincote (S/0133) - up to 57 dwellings</b>
<b>H23L</b>	<b>Land north of Scropton Road, Scropton (S/0291) - up to 10 dwellings</b>
<b>H23M</b>	<b>Montracon Site, Woodville (S/0292) - up to 95 dwellings</b>
<b>H23N</b>	<b>Stenson Fields (S/0206) - up to 70 dwellings</b>

( ) refers to SHLAA number

The proposed allocations are not anticipated to provide significant new infrastructure on site due to their size. However, contributions will be sought towards healthcare, education, open space and other provision to meet the needs of residents where appropriate.

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

Maps of the allocations are set out in the Pre-Submission Local Plan Part 2 from page 6 onwards and are available to view in the exhibition room.

# Settlement Boundaries

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

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

Settlement boundaries have been reviewed to ensure that they are logical and reflect what is on the ground; incorporate allocations; and to take account of responses to the previous Local Plan Part 2 consultations.

The settlement boundaries maps in Settlement Boundaries Topic Paper and in the room show:

- The proposed settlement boundary - purple dash line ( — — — )
- The adopted Local Plan (1998) settlement boundary - orange line ( — )

## Local Green Spaces

The allocation of Local Green Spaces is a way of providing special protection against development for green areas of particular importance to local communities. They are not a tool to simply prevent unwanted development. Indeed Government policy is clear that designation will be not be appropriate for most green areas.

The District Council has previously consulted on proposed Local Green Spaces. However further work needs to be undertaken to establish the exact location of the Local Green Spaces. Policy BNE8 establishes the principle and protection of Local Green Spaces within the District, **but proposed Local Green Space allocations will now be set out and consulted upon in a later Development Plan Document.**

## Part 2 Policies

The Pre-Submission Local Plan Part 2 contains development management policies, which, once adopted, will be used alongside those in the Local Plan Part 1 to guide the Council in making decisions on planning applications. Where the same policy chapter headings exist within Part 1 and Part of the plan, the policy numbers within Part 2 continue on from those within the Local Plan Part 1.

### Settlement Development

**Policy SD1: Settlement Boundaries and Development:** *The policy establishes which settlements have settlement boundaries and that outside of settlement boundaries land will be considered as countryside. The policy states that within settlement boundaries development will be permitted where it accords with the development plan (See Topic Paper for further information).*



# Part 2 Policies

## Housing

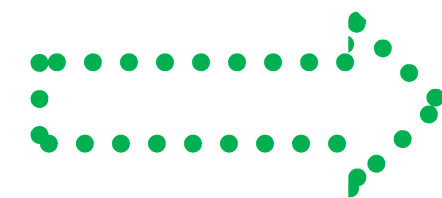
**Policy H23: Non Strategic Housing Allocations:** The policy sets out the proposed housing allocations, the key considerations relating to the sites and site specific requirements.

**Policy H24: Replacement Dwellings in the Countryside**

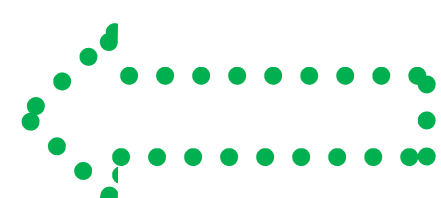
**Policy H25: Rural Workers Dwelling**

**Policy H28: Residential Conversions**

These policies seek to allow: extensions to residential curtilages within the countryside and development within residential curtilages - provided particular criteria are met.



The policies seek to allow appropriate housing development within the countryside, provided particular criteria are met.



**Policy H26: Residential Gardens within the Countryside**

**Policy H27: Residential Extensions and other Householder Development**

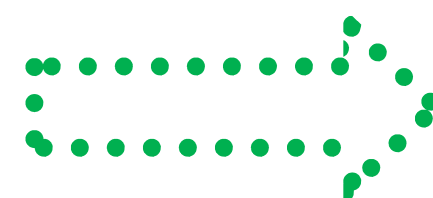
## Built and Natural Environment

**Policy BNE5: Development in the Countryside**

**Policy BNE6: Agricultural Development**

**Policy BNE7: Trees, Woodland and Hedgerows**

These policies seek to provide the appropriate safeguards to ensure that development which must take place in countryside does not lead to unacceptable environmental effects



National Planning Policy requires an appropriate balance to be struck between supporting a prosperous rural economy and conserving and enhancing the natural environment.

**Policy BNE8: Local Green Spaces:** The policy seeks the protection of Local Green Spaces and states that designations of Local Green Spaces will be made though a separate Development Plan Document.

**Policy BNE9: Advertisements and Visual Pollution:** Advertisements, street furniture and smaller scale infrastructure can significantly affect the overall appearance and feel of an area. This policy seeks to ensure that such development is appropriately controlled.

South Derbyshire has a wealth of designated and non-designated heritage assets. It is important that the fabric of heritage assets is maintained to ensure their continued contribution to the economic prosperity of the District and their protection for future generations.



**Policy BNE10: Heritage**

**Policy BNE11: Shopfronts**

**Policy BNE12: Former Power Station Land:** The policy seeks to support the comprehensive redevelopment of the former Drakelow Power Station and the former Willington Power Station.

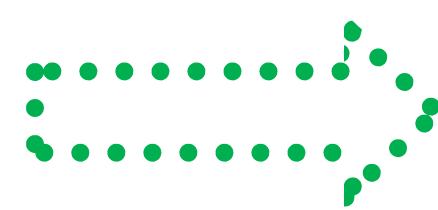


# Part 2 Policies

## Retail

### Policy RTL1: Retail Hierarchy

### Policy RTL2: Swadlincote Town Centre Potential Redevelopment Sites



*The policies are intended to protect and enhance the vitality and viability of Swadlincote by directing retail, office, leisure and other main town centre development to this location and resisting out of town centre development, except for facilities to meet local needs in villages and in new and existing local centres.*

## Infrastructure

**Policy INF11: Telecommunications:** *The policy seeks to strike a balance between delivering infrastructure and preserving landscape and buildings of particular importance.*

**Policy INF12: Provision of Secondary Education Facilities:** *The policy allocates land for a new secondary school(s), at Thulaston Fields and Lowes Farm.*

### What has changed since the Draft Local Plan Part 2 consultation?

**Draft Local Plan Part 2 Policy BNE7: Marina Development** - The Canal and River Trust recommended the deletion of Policy BNE7. They were of the opinion that the policy did not add further detail to that already covered by Policy INF10 in the adopted Local Plan Part 1. The Authority agreed with this recommendation and has not carried the policy forward into the Pre-Submission Local Plan Part 2.

**Draft Local Plan Part 2 Policy RTL3: Local Centres and Villages** - The policy has been incorporated into Policy RTL1: Retail Hierarchy

**Pre-Submission Local Plan Policy H23: Non-Strategic Housing Allocations** - The policy no longer intends to allocate Land at Linton Road, Rosliston (SHLAA sites S/0154 & S/0160) and Cadley Hill, Swadlincote (SHLAA site S/0161). In addition the policy now sets site specific requirements for each housing allocation, as well as the key considerations for all sites.

**Pre-Submission Local Plan Policy BNE12: Former Power Station Land** - The policy now seeks to support the comprehensive redevelopment of the Former Willington Power Station as well as the Former Drakelow Power Station.

**Pre-Submission Local Plan Policy INF8: Local Green Spaces** - The policy no longer allocates Local Green Spaces within the Local Plan Part 2. However the policy still seeks the protection of Local Green Spaces and states that designations of Local Green Spaces will be made through a separate Development Plan Document.

**Pre-Submission Local Plan Policy INF12: Provision of Secondary Education Facilities** - Derbyshire County Council (the statutory Authority for education provision) has now selected two sites for secondary education provision. Consequentially land at Thulston Fields and Lowes Farm have been allocated within the policy.

# Additional Documents

## Sustainability Appraisal

A sustainability Appraisal (SA) has been prepared to accompany the Pre-Submission Local Plan Part 2 to adhere to legislation. The SA assesses the environmental, economic and social impacts of the Plan. The SA comprises the Main Report, Technical Appendices and Non-Technical Summary.

## Consultation Statement

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

# Timetable and How to Respond

This consultation on the Pre-Submission Local Plan Part 2 and accompanying documents runs for a period of 6 weeks until 25th November 2016.

**Representations should be made using the prescribed representation form.**

The representation form is available at this drop in events, on the District Councils website; at the Council Offices and at all South Derbyshire libraries and Burton on Trent, Chellaston, Mickleover and Sinfen Libraries.

Website: [www.south-derbys.gov.uk/localplanpart2](http://www.south-derbys.gov.uk/localplanpart2)

Email: [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk)



Postal Address:

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



Phone: **01283 228735**



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

**Please submit your comments by 5pm  
on 25th November 2016**



## Consultation on next phase of Local Plan Part 2 launched

A series of drop-in events to give members of the public the opportunity to comment on future development in their area has been announced.

The Pre-Submission consultation is the third phase of consultation on South Derbyshire District Council's Local Plan Part 2. The Plan will allocate housing sites in the District for developments of fewer than 100 homes and contains policies that will be used to guide development in the District.

Following consultation on the draft plan earlier this year, the Pre-Submission document has been produced and it is this – as well as a Sustainability Appraisal, Habitats Regulations Screening Assessment and Consultation Statement – that people are invited to consider.

The details of the scheduled drop-in events across the District are as follows:

- War Memorial Hall, Aston on Trent – 2.30pm to 7.30pm on Tuesday 25 October;
- Frank Wickham Hall, Etwell – 2.30pm to 7.30pm on Thursday 3 November;
- Civic Offices, Swadlincote – 9.30am – 2pm on the following Thursdays: 20 October; 27 October; 3 November; 10 November; 17 November and; 24 November.

All consultation documents can be found online at [www.south-derbys.gov.uk/localplanpart2](http://www.south-derbys.gov.uk/localplanpart2), while reference copies are also available at the Council's Civic Offices in Swadlincote and at all local libraries.

Comments will be accepted until 5pm on 25 November, 2016.

The aim is to submit Part 2 to an independent Government Inspector in January 2017 with adoption of the Plan in summer 2017.

*October 14th, 2016*

## Have your say as next phase of Local Plan Part 2 consultation launched

A series of drop-in events to give members of the public the opportunity to comment on future development in their area has been announced.

The Pre-Submission consultation is the third phase of consultation on South Derbyshire District Council's Local Plan Part 2, which will allocate housing sites in the District for developments of fewer than 100 homes and contains policies that will be used to guide development in the District up to 2028.

Following consultation on the draft plan earlier this year, the Pre-Submission document has been produced and it is this – as well as a Sustainability Appraisal, Habitats Regulations Screening Assessment and Consultation Statement – that people are invited to consider.

The details of the scheduled drop-in events are as follows:

- War Memorial Hall, Aston on Trent – 2.30pm to 7.30pm on Tuesday, October 25;
- Frank Wickham Hall, Etwall – 2.30pm to 7.30pm on Thursday, November 3;
- Civic Offices, Swadlincote – 9.30am – 2pm on the following Thursdays: October 20 and 27, November 3, 10, 17 and 24.

All consultation documents can be found online at [www.south-derbys.gov.uk/localplanpart2](http://www.south-derbys.gov.uk/localplanpart2), while reference copies are also available at the Council's Civic Offices in Swadlincote and at all local libraries.

Comments will be accepted until 5pm on December 7, 2016.

The aim is to submit the Local Plan Part 2 to an independent Government Inspector in January 2017, with adoption of the Plan in summer 2017.

The Local Plan Part 1 – which addresses development requirements over the period 2011 to 2028 and considers how 12,618 additional homes in that period, as well as 53 hectares of new employment land, will meet needs – was officially adopted by the Council back in June.

It came after a Government Inspector ruled that the plan was 'sound' and legally compliant, meaning the Plan became a formal document for planning teams to use.

*October 25<sup>th</sup>, 2016*

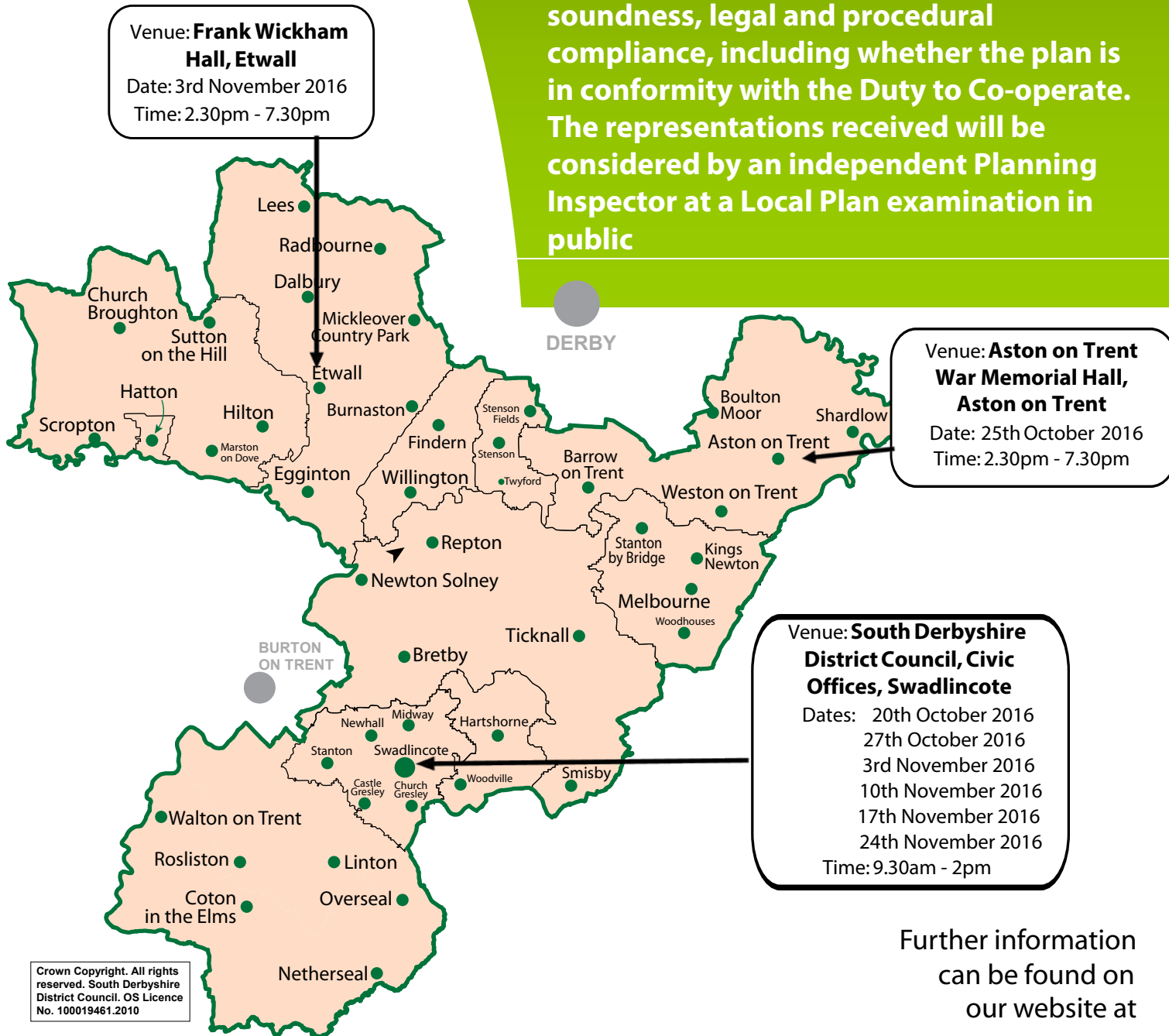


**South  
Derbyshire**  
District Council

# Pre-Submission Local Plan Part 2

## Consultation drop in event venues

This is the last opportunity to make comment on the Local Plan Part 2 before it is submitted to the Secretary of State. The purpose of the consultation is to enable people to make comments upon issues of soundness, legal and procedural compliance, including whether the plan is in conformity with the Duty to Co-operate. The representations received will be considered by an independent Planning Inspector at a Local Plan examination in public



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Further information  
can be found on  
our website at

[www.south-derbys.gov.uk/localplanpart2](http://www.south-derbys.gov.uk/localplanpart2)

or by calling 01283 228735