

Local Plan for Derby



Frequently Asked Questions

General

What is the Local Plan for Derby?

The Local Plan for Derby sets out the City's planning policies, which guide decision-making and development for the years 2023-2043. It identifies the various ways in which the area of Derby City will grow and develop over the plan period.

The Council is working on preparing a new Local Plan to replace the current Local Plan, which is made up of: [Derby City Local Plan Part 1 - 2017](#) and [Saved Policies of the City of Derby Local Plan Review \(2006\)\(External Link\)](#).

Once the Local Plan is adopted, planning applications should be determined in accordance with its policies.

How long will it take to produce the Local Plan for Derby?

Over a number of years, we have been working on our evidence base by gathering the required information to enable us to identify key issues we must address, and how this can be achieved. The diagram below represents the Local Plan timeline, demonstrating the current stage we are in, and the subsequent steps which will follow. Our aim is to submit the Local Plan for Derby to Government to begin the process of Examination by an Independent Planning Inspector, by December 2026. If the Inspector is happy that the Plan meets legal and national policy requirements, the Council can then adopt it.

What stage is the Local Plan currently at?

The Council has approved the draft Local Plan for consultation. The consultation period will take place between Monday 12th January and Monday 9th March 2026, lasting eight weeks. This consultation is a really important opportunity to have your say while the plan is being developed. The consultation will provide residents, businesses and organisations with the opportunity to comment on the plan.

There will be another consultation on the local plan, scheduled for summer 2026 prior to its submission to the Planning Inspectorate, but after this latter consultation, we can't change the plan before submission, and responses go directly to the planning inspector to consider, rather than being acted on by the Council. Therefore, now is the time to get involved.

Why do we need a new Local Plan?

We are working on a new Local Plan for several reasons, one of which being due to the requirement in place for us to review our Local Plan every five years. Additionally, the Local Plan provides a strategy for development, comprised of policies which guide decision making, including the determination of planning applications. Furthermore, the Plan aims to balance economic, environmental, and social matters to prevent poor quality development, meet the City's key needs and minimise adverse impact. Reviewing the Local Plan every five years ensures that it reflects any new challenges and constraints to achieving sustainable development within Derby.

What happens to planning applications submitted whilst the new Local Plan is being prepared?

When the new Local Plan is adopted, it will replace the current Local Plan, however until this is adopted, all decisions on proposals will still be made using the policies of the current adopted local plan:

[Derby City Local Plan Part 1 - 2017](#)

[City of Derby Local Plan Review \(2006\)](#)

In simple terms, what is this Draft Local Plan addressing?

The Draft Local Plan is addressing several fundamental factors:

- Meeting Derby's housing needs by providing a diverse range of high quality, suitable housing in the right locations for both current and future generations.
- Creating a strong, resilient, and sustainable economy with increased economic opportunities
- Helping to regenerate the City Centre
- Protecting and enhancing Derby's natural and historic environments and their vital assets
- Creating inclusive social, recreational and cultural services and spaces to meet the needs of Derby's communities.

What are some of the key community benefits of the Local Plan for Derby?

The Local Plan for Derby will generate a wide variety of community benefits, including the provision of housing to meet Derby's housing need, including specialist and affordable accommodation, as well as key community facilities. The policies within the Local Plan will also aim to promote connectivity within Derby, by providing new infrastructure, improved transport networks, and safer public travel options. It will protect important green infrastructure and historic assets, with the overall aim of revitalising and regenerating the City Centre.

What evidence supports the plan?

A thorough set of documents has been prepared to support the Local Plan for Derby, and can be accessed through the [Local Plan for Derby \(LPD\) evidence base - Derby City Council web page](#).

Housing:

How much new housing is needed each year?

The Council is required to use a calculation set by the Government called the 'Standard Method' to calculate our housing need. This changes from time to time but is currently 917 net new dwellings a year. Over the 20-year Plan period, that means we need to plan for 18,340 net new homes.

Why does the new Local Plan only make provision for about 12,500 new homes if 18,340 are needed?

We are required to meet as much of our need as we can inside the city, but evidence indicates that we cannot fit 18,340 in the city within 20 years in a sustainable way. Therefore, some of Derby's needs will be met in South Derbyshire and Amber Valley with those authorities' agreement.

How much housing has been built so far?

Between the start of the Plan period (1 April 2023) and 31 March 2025, 2,151 net new homes had been delivered.

What is the 5-year supply?

National Planning Policy requires local authorities to maintain a rolling supply of five years' worth of 'deliverable' housing sites, and to continually update this. The term 'deliverable' is defined in the National Planning Policy Framework glossary and means sites that are suitable for housing, are available, and would be viable to deliver. It means that there must be strong and clear evidence that housing is likely to be delivered within 5 years.

How did you choose the sites to be allocated for development in the local plan?

For housing, we used a process which filtered sites down from a wide range of opportunities across the city to the final proposed housing site allocations. This involved a 'call for sites' and our own internal desktop analysis of all types of land in the City. The objective was to try and find enough land to accommodate our housing needs as set by the Government. We carried out an assessment of the suitability, constraints and opportunities for each site and considered the number of new homes that could be provided. These considerations were set out in a Strategic Housing Land Availability Assessment (SHLAA) (link to SHLAA on web). From the SHLAA we used further evidence including the Green Wedge/Green Belt assessments and input from the Council's specialist teams for matters like transport, contamination, drainage, historic environment etc. This led to a number of sites which we decided were suitable and sustainable locations, and where there was a good prospect that homes would be delivered. We split these into two broad categories of city centre and non-city centre locations based on a known need to regenerate areas of the City Centre, to use brownfield land as much as possible and to provide 'city living' opportunities. We selected some larger greenfield sites based on seeking to meet our significant housing needs while minimising adverse impacts on green infrastructure. When the local plan is tested at Examination, the sites will be tested in terms of their sustainability but also their ability to be delivered within the Plan period.

Why can't you build all the housing on Brownfield (previously developed) land and protect greenfield land?

The Council is aiming to ensure that as much housing as possible is developed on Brownfield Land, in particular within the City Centre. However, in order to evidence that the Plan is realistic and achievable, and will meet the City's housing needs; some housing must be built on greenfield land. There are several key constraints to building on brownfield land: it is often more difficult due to needing to resolve existing issues. These can be as simple as waiting for an existing use to end before building can begin, or resolving things like ground contamination. This can sometimes lead to sites being less viable, and can lead to uncertainty regarding housing delivery. In order to meet the diverse needs of the City's population, including the need for larger family housing, apartment living solutions, and affordable housing, a degree of development must take place on both Brownfield and Greenfield land.

Where is additional housing beyond the identified allocations planned?

There are various sources of supply to meet the Local Plan housing requirement over the Plan period. This includes past completions from April 2023, sites that already have planning permission now, the new allocations in the plan, and what are known as 'windfall' sites. Windfalls are sites which are not identified in the Local Plan, usually comprised of small housing sites which come about through infill development or changes of use. Communal living accommodation is also an important part of planning for new housing, including care homes and student accommodation.

What is Affordable Housing?

Affordable Housing is housing which can meet the needs of people who cannot afford to buy or rent at market prices. Generally, it must be sold or rented at rates which are 20% cheaper than the standard private sector market price. It is mainly intended to meet the needs of people on the Council's Housing register in the form of Social Rented homes. Furthermore, it can also include shared ownership housing for those who want to buy a house but are unable to afford the full price.

Economy:

What economic opportunities will the Local Plan for Derby generate?

The Local Plan is centred around creating increased opportunities for businesses, residents, and future generations within Derby. In particular, the plan aims to provide and protect high quality employment land and office space, define key areas for retail, and promote the food, drink and evening economy.

What is Derby City Council's strategy for employment land?

The employment land strategy carries forward existing allocations and committed development projects, whilst taking account of the findings of the most recent Employment Land Review (ELR). The strategy seeks to protect important areas of existing employment land, and recognises its role within the operation of both the local and regional economy. The policies seek to direct new office development into the City Centre, also known as the 'Central Activity Area' (CAA) to drive footfall, and promote regeneration within this area.

How much employment land is Derby City Council allocating?

To align with the East Midlands Combined County Authority (EMCCA) Vision for Growth, 130 hectares of new employment land has been allocated in a variety of accessible locations, in order to accommodate a range of employment activities, including offices, development, research, and industrial processes.

Environment and Climate Change:

In what ways will the Local Plan for Derby positively impact the environment?

The Local Plan for Derby focuses on preserving and enhancing Derby's natural and historic environments, to maintain the character, identity and sustainability of the City. This will include the preservation of open green spaces, Green Wedges, and Green Belt land to provide sport, recreation, and community facilities. Additionally, the environment policies within the Local Plan aim to protect and enhance Derby's historic environment, including heritage sites, listed buildings, conservation areas, historic parks and gardens, and ancient monuments.

How are you tackling the current climate crisis?

Derby City Council has produced a climate change chapter within the Local Plan for Derby, which outlines the key policies required to address both the causes and impacts of climate change. These policies address a wide range of topics, including flooding and water efficiency, sustainable design and construction, and renewable or low carbon energy infrastructure.

What will the plan do about biodiversity?

The Local Plan includes policies centred around minimising the impacts of development on the biodiversity value of an area. To achieve this, the policies guide applicants on the ways they can protect, enhance and extend the networks of habitats, species, and sites of importance, across a range of scales. The Council aims to deliver measurable and proportionate net gains in biodiversity. Most types of new development will require at least 10% biodiversity net gain.

Infrastructure and Community:

What infrastructure provisions are Derby City Council implementing to support development?

The Local Plan for Derby recognises the necessity of infrastructure to support social, recreational and cultural activity, as well as the wider development of Derby. The Local Plan for Derby provides key policies which promote the creation of new social, educational and healthcare facilities to meet the needs of Derby's population.

Transport and Movement:

In what ways does the Local Plan for Derby improve connectivity within Derby?

The Local Plan for Derby recognises the importance of the City's transport and movement connections in generating economic prosperity, access to services, inclusivity, and the achievement of key environmental ambitions. To achieve this, the Local Plan promotes a more sustainable transport system, with improved provisions for public transport, footpaths, and cycle routes within, and around the city. Additionally, it outlines the benefits of transitioning to more sustainable contemporary transport approaches, including mobility hubs and electric vehicle use.

City Centre:

What challenges does the City Centre currently face, and how does the Local Plan for Derby address these?

The City of Derby is facing a number of fundamental challenges, including the changing nature of retail the changing ways people use City Centres including increasing flexible uses, for recreation and living, and the need to create a more inclusive, safe and attractive environment. The Local Plan for Derby seeks to address these key challenges by providing policies which will encourage balanced and cohesive growth within the City Centre.

What are the key areas of focus within Derby City Council's strategy for the City Centre?

The Local Plan sets out several key areas of focus, including the need to deliver increased City Centre living solutions, provide a stronger retail, food and drink offer, and encourage a diverse range of business spaces to be developed. These changes are reflected in the policies outlined within the Local Plan for Derby and will support the process of creating a more vibrant and competitive City Centre for Derby.

Next steps?

Why should I get involved?

The new Local Plan for Derby will play an important role in managing growth and development within Derby. This consultation provides the opportunity for people to shape the future of Derby and ensure that their views are taken into consideration.

How can I get involved?

There are several ways you can get involved with the Local Plan for Derby. You can submit your comments electronically or through a paper version. Additionally, you can attend one of our consultation drop-in events which will take place in Derby Market Hall at 9:30am-3pm on January 31st and February 21st 2026.

Is there likely to be change between this draft plan and the updated version scheduled for Summer 2026?

Yes – Changes will be made to this draft version of the Local Plan for Derby in preparation for the Summer 2026 version, based upon the comments, responses and evidence which emerges during the consultation period.

The summer 2026 consultation will be the ‘Publication Local Plan’. This is the final stage of preparation before a local plan is submitted for independent examination. It is the version of the plan that the local planning authority wishes to adopt. Consultation responses during this second and final consultation on the plan will be sent directly to the planning inspector. This is why it is important to have your say now, while the plan can still be changed and developed by the City Council.

Where can I find out more about the Local Plan for Derby?

More information on the Local Plan can be found on the following webpage:

derby.gov.uk/environment-and-planning/planning/local-plan/emerging/



To find out more and respond to the consultation, scan the QR code or go to **derby.gov.uk** and search for '**Local Plan**'

We can give you this information in any other way, style or language that will help you access it. Please contact us on **01332 640807** or **derby.gov.uk/signing-service**

Punjabi

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Polish

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Slovak

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Urdu

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