Planning Inspectorate

Pre-examination checklist for local plans prepared under the Planning and Compulsory Purchase Act 2004

Introduction

The Planning Inspectorate's Procedure Guide for Local Plan Examinations was updated on 23 September 2025 to introduce this pre-examination checklist for local planning authorities to complete for local plans prepared under the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012.

The examination checklist now forms part of the Service Level Agreement between the Planning Inspectorate and local planning authorities for all plans published under regulation 19.

Purpose of the pre-examination checklist

The purpose of the checklist is to help local planning authorities ensure their plan is "ready for examination" as referred to in section 20 of the 2004 Act. Ready for examination means:

- All of the necessary practical arrangements are in place.
- Essential evidence and other documents are ready for submission.
- The rationale for the plan content is clear.

Local planning authorities may find it helpful to refer to the checklist during the preparation of plans, and Inspectors holding local plan advisory meetings with local planning authorities will offer to discuss the examination checklist.

Before submission

The local planning authority should complete the checklist after considering all representations made under regulation 20 and finalising the documents it intends to submit under regulation 22 (see further information below under "Completing the pre-examination checklist").

The completed checklist should then be sent to the Planning Inspectorate (Plans.admin@planninginspectorate.gov.uk) before the plan is submitted. The local planning authority should await a written response before submitting their plan under regulation 22.

Planning Inspectorate's response to the checklist

The Planning Inspectorate will aim to provide a written response to the local planning authority within 10 working days of receiving the pre-examination checklist. The written response will either confirm that the plan is ready for examination, or set out specific actions that the Planning Inspectorate recommends the authority takes before submission.

Submission of the plan for examination

If the Planning Inspectorate's written response to the completed checklist is that the plan is ready for examination, the local planning authority should submit it promptly.

If the Planning Inspectorate's response recommends specific actions before submission, they should be addressed by the local planning authority as appropriate. Once the actions have been taken, and the authority is satisfied that the plan is ready for examination, it should submit the plan and other documents.

The submission documents should include the checklist the authority had completed before submission, the Planning Inspectorate's written response, and a letter explaining how any actions specified in that response have been addressed.

Appointment of the examining Inspector

Following submission of the plan and other documents under regulation 22, an Inspector will be appointed to examine the plan in accordance with the timescales set out in the Service Level Agreement.

Publication of the checklist and correspondence

The checklist that the authority had completed before submission, the Planning Inspectorate's written response, and the authority's letter explaining how the specified actions had been addressed will be published on the examination website along with the plan and all other submission documents.

Completing the pre-examination checklist

This checklist is relevant to full local plans as described in the NPPF and associated planning policy guidance, prepared under the Planning and Compulsory Purchase Act 2004 and 2012 Regulations.

Tailored checklists will be made available for other types of development plan document made under the 2004 Act such as area action plans, partial updates to local plans, “part 2” plans, or minerals and waste plans.

The local planning authority is requested to answer all of the following questions by ticking the box next to either “yes” or “no” for each.

Where requested, a hyperlink to the relevant document(s) should be provided along with reference number(s)[1] and specific pages / paragraph numbers in the document where appropriate.

If the answer to any question is **RED** capitalised (rather than **blue**), a brief explanation (maximum 250 words) should be provided beneath the yes / no answer (using a box as provided as an example under question 1.1).

Where relevant, the explanation for any **RED** capitalised answers should be a summary of, and refer to, the reasoned justification in the Plan or part of the supporting evidence.

It is important to note that **RED** capitalised answers do not necessarily mean that the Planning Inspectorate will recommend that the local planning authority takes further actions before submitting the plan for examination; that will depend on the number and nature of such answers and the explanations provided for them.

[1] Each proposed submission and supporting document (Regulation 22) should have a unique reference number agreed with the Programme Officer in accordance with PINS guidance https://www.gov.uk/guidance/local-plan-examination-webpages-advice-for-local-planning-authorities

Local Plan for Derby 2023 to 2043 (Regulation 19 Submission Draft)
Submission version: https://www.derby.gov.uk/media/derbycitycouncil/content/documents/environmentandplanning/localplan/local-plan-derby2023-2043-regulation19submission-draft.pdf
Examination Library: https://www.derby.gov.uk/environment-and-planning/planning/local-plan/emerging/local-plan-for-derby-2023-to-2043-examination-library/

1. Practical arrangements for the examination

Programme officer

1.1 Is a suitably experienced Programme Officer, who meets the requirements set out in PINS guidance[2], in post?

Yes	**X**	**NO**	

1.2 Does the Programme Officer have sufficient time available for a period of at least one year to input effectively to the examination?

Yes	**X**	**NO**	

Examination website

1.3 Will an examination website, that complies with PINS guidance[3], be operational shortly after the plan has been submitted for examination?

Yes	**X**	**NO**		**Weblink**	Local Plan for Derby 2023 to 2043 Examination Library

[2] https://www.gov.uk/government/publications/guidance-for-programme-officers-local-plan-examinations/guidance-for-programme-officers-local-plan-examinations#rolekey-tasks-at-each-stage-of-the-examination
[3] https://www.gov.uk/guidance/local-plan-examination-webpages-advice-for-local-planning-authorities

Venue for hearings

1.4 Will the Council be able to ensure that a suitable venue, that complies with PINS guidance[4], is available for the examination hearings?

Yes	**X**	**NO**	

Video conferencing facilities

1.5 Will the Council be able to provide video conferencing facilities (such as Microsoft Teams) to facilitate virtual hearing sessions or virtual input to physical hearing sessions should these be necessary?

Yes	**X**	**NO**	

LPA staff and resourcing

1.6 Will the Council have sufficient staff and resources, including any consultancy or specialist support used in the preparation of the plan and evidence, available for a period of at least one year to input effectively to the examination?

Yes	**X**	**NO**	

2. Legal requirements

Local development scheme

2.1 Was the plan prepared in accordance with the Council's local development scheme as required by section 19(1) of the 2004 Act?

Yes	**X**	**NO**	

Doc ref	**Doc hyperlink**	**Relevant page(s)**
CD01	Local Development Scheme Version 9 (February 2025)	Appendix A, pp16–17 (Regulation 19 Summer 2026; submission December 2026)

[4] https://www.gov.uk/government/publications/guidance-for-programme-officers-local-plan-examinations/guidance-for-programme-officers-local-plan-examinations#rolekey-tasks-at-each-stage-of-the-examination

Public consultation

2.2 In preparing the plan did the Council comply with their statement of community involvement as required by section 19(3) of the 2004 Act?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
CD18	Statement of Community Involvement (August 2023)	Whole document
CD15a	Regulation 22 Consultation Statement Part 1 (Regulation 18 Stage)	Section 5, pp19–23 and Appendix B
CD15b	Regulation 22 Consultation Statement Part 2 (Regulation 19 Stage)	Paragraphs 13–38, pp3–6 and Appendix C, p38

Maintaining effective cooperation

2.3 Has the Council completed a Statement of Cooperation and signed statements of common ground with all other relevant LPAs and bodies intended to demonstrate effective and on-going joint working in relation to strategic matters during the preparation of the Plan?[5]

Yes	**X***	**NO**	

Explanation for **RED** capitalised answer
We are currently finalising library document (CD16) which will include the latest Statements of Common Ground and statements of co-operation. This will be submitted in December 2026 and kept up to date during the examination. Regarding strategic matters of housing need and distribution, employment land and transport, SoCGs have been in place across the Derby Housing Market Area since 2020 and have been kept up to date (SoCG01 to SoCG04). The February 2026 HMA update (SoCG04) is agreed between Amber Valley Borough Council, Derby City Council, South Derbyshire District Council and Derbyshire County Council. An updated version of the HMA SoCG is being produced.

Doc ref	Doc hyperlink	Relevant page(s)
SoCG04	Derby HMA Statement of Common Ground Update (February 2026)	Whole document

[5] Whilst the duty to cooperate was abolished on 25 March 2026, Inspectors are still expected to examine plans in line with NPPF policies on maintaining effective cooperation.

SoCG01	Derby HMA Statement of Common Ground (March 2020)	Whole document
SoCG02	Derby HMA Statement of Common Ground (December 2024)	Whole document
SoCG03	Erewash / Derby HMA Statement of Common Ground (July 2025)	Whole document
CD16	Duty to Co-operate Statement (Statement of Cooperation)	To be published

2.4 Does the Statement of Cooperation identify:

a. The strategic matters that needed to be addressed during the preparation of the plan?

Yes	**X** (see answer to q. 2.3)	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
SoCG04	Derby HMA Statement of Common Ground Update (February 2026)	Areas of Common Ground; Table B
CD16	Duty to Co-operate Statement (Statement of Cooperation)	To be published

b. The LPAs and other prescribed bodies that were engaged with in relation to each strategic matter?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
SoCG04	Derby HMA Statement of Common Ground Update (February 2026)	Parties, p1; Derbyshire County Council as infrastructure stakeholder
CD16	Duty to Co-operate Statement (Statement of Cooperation)	To be published

c. Specific activities that were undertaken in liaison with all of the relevant LPAs and prescribed bodies from the start of the preparation of the plan (initial regulation 18 consultation) up until the date on which it was submitted for examination?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)

SoCG04	Derby HMA Statement of Common Ground Update (February 2026)	Work to date; The Way Forward
CD16	Duty to Co-operate Statement (Statement of Cooperation)	To be published

d. The main areas of agreement in relation to each strategic matter?

Yes	**X**	**NO**	

Doc ref	**Doc hyperlink**	**Relevant page(s)**
SoCG04	Derby HMA Statement of Common Ground Update (February 2026)	Areas of Common Ground; Table B; Figure 1
CD16	Duty to Co-operate Statement (Statement of Cooperation)	To be published

2.5 Are there any significant outstanding issues where agreement has not been reached in relation to any strategic matter?

YES	**X**	**No**	

Explanation for **RED** capitalised answer

The February 2026 HMA SoCG sets out (SoCG04) Derby's capacity (12,500 homes), its unmet need (5,840 homes) and that this will be met on the edge of the city in Amber Valley and South Derbyshire (SoCG04). Matters not yet fully agreed are:

(1) Amber Valley Borough Council objects to the Green Belt Assessment methodology (treatment of "satellite settlements" and the "very strong" category). The Council will continue to engage as Amber Valley's own Green Belt review progresses (CD15b, Policy EN5 response, p98; CD15c pp1247–1251) and will include commentary from our consultants LUC on the issue.

(2) National Highways' position on the A38 Derby Junctions scheme and the transport modelling sensitivity test (CD15b p148; CD15c p1648).

(3) Historic England's requests on the wording of Policies HE4 and HE7 and the heritage impact assessment of City Centre allocations, to be addressed through the minor changes list to the plan, and heritage impact assessments. These will be published at submission and represent joint working with HE on requirements. The Council will also prepare a statement of common ground (CD15b pp109–110, 128, 138) for any remaining issues.

(4) Amber Valley's adopted requirement (424 homes a year) is below the standard method figure; Amber Valley has committed to a new local plan (SoCG04).

2.6 Are there are any relevant LPAs or prescribed bodies with whom duty to cooperate statements of common ground that have not yet been agreed and signed?

YES	**X**	**No**	
Explanation for **RED** capitalised answer Statements of common ground are being prepared with Historic England (Policies HE4, HE7, CC4, CC11, CC12, CC14) and National Highways (A38 Derby Junctions and transport modelling). The Council also intends to agree statements with the East Midlands Combined County Authority (EMCAA), Derbion (City Centre capacity) and Harworth Group, as well as other (non-prescribed) bodies wherever possible. These will be submitted when signed or, if not signed by submission, provided during the examination as part of updates to library document CD16.			

General conformity with the London Plan

2.7 If relevant[6], has the Mayor of London made a representation (under section 24(5) of the 2004 Act or regulation 20 or regulation 21) advising that the submitted plan is in general conformity with the London Plan?

Yes	Not applicable	**NO**	

Sustainability appraisal

2.8 Was the plan informed throughout its preparation by a sustainability appraisal?

Yes	**X** (an updated Sustainability Appraisal will be provided at submission of the plan)	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Section 2.2, p2 (work to date) and Section 10
DRL06	Interim SA Report (Regulation 18)	Interim SA Report (Regulation 18)
H06	Derby HMA Sustainability Appraisal of Housing Options	HMA Sustainability Appraisal of Housing Options

2.9 Does the sustainability appraisal report include the following information as may reasonably be required, taking account of (a) current knowledge and methods of assessment; (b) the contents and level of detail in the plan; (c) the stage of the plan in the decision-making process; and (d) the extent to which certain matters are more

[6] If the LPA is a London Borough or a Mayoral development corporation.

appropriately assessed at different levels in that process in order to avoid duplication of the assessment[7]?

a. An outline of the contents and main objectives of the plan, and of its relationship with other relevant plans and programmes?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Section 2, pp2–8; Section 4.2, p18
CD06	SA Appendix A: Baseline and Plans, Policies and Programmes	Whole appendix

b. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Section 4, pp18–25
CD06	SA Appendix A: Baseline and Plans, Policies and Programmes	Whole appendix

c. The environmental characteristics of areas likely to be significantly affected?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Section 4.3, pp18–21; Section 7, pp47–59
CD10	SA Appendix E: Site Assessment	Whole appendix

d. Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as a European site (within the meaning of regulation 8 of the Conservation of Habitats and Species Regulations 2017)?

Yes	**X**	**NO**	

[7] SEA Regulation 12(3).

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Section 4.3, Table 4-1, pp19–21; Section 3.3, p14
CD13	Derby City Habitats Regulations Assessment (SLR, July 2026)	Section 3, pp7–30

e. The environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation?

Yes	X	NO	

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Section 4.2 and 4.4, Table 4-2, pp18–25
CD06	SA Appendix A: Baseline and Plans, Policies and Programmes	Whole appendix

f. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as (a) biodiversity; (b) population; (c) human health; (d) fauna; (e) flora; (f) soil; (g) water; (h) air; (i) climatic factors; (j) material assets; (k) cultural heritage, including architectural and archaeological heritage; (l) landscape; and (m) the inter-relationship between the issues referred to in sub-paragraphs (a) to (l)?

Yes	X	NO	

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Sections 5 to 8, pp26–66
CD08	SA Appendix C: Spatial Options Assessment	Whole appendix
CD09	SA Appendix D: Policy Assessment	Whole appendix
CD10	SA Appendix E: Site Assessment	Whole appendix

g. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan?

Yes	X	NO	

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Section 9.1, pp67–71; Section 3.4.6, p16

h. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information?

Yes	X	NO	

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Sections 5.1, 6.3 and 7.3, pp26–29, 40–46, 54–59; Section 3.5, p17
CD12	SA Appendix G: DCC Sites Assessment Rationale Overview	Whole appendix

i. A description of the measures envisaged concerning monitoring in accordance with SEA regulation 17.

Yes	X	NO	

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Section 9.2, pp72–73

j. A non-technical summary of the information referred to above?

Yes	X	NO	

Doc ref	Doc hyperlink	Relevant page(s)
CD05	Regulation 19 SA Non-Technical Summary	Whole document

2.10 Does the sustainability appraisal report also include relevant, adequate and proportionate information relating to social and economic issues (in addition to the environmental information required by the SEA regulations referred to in the questions above)[8]?

Yes	X	NO	

[8] NPPF 33 and PPG ID:11-001-20190722.

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Section 4.4, Table 4-2, pp23–25 (SA objectives 1 to 7)
CD07	SA Appendix B: RAG Criteria	Whole appendix

2.11 Does the sustainability appraisal report identify and appraise reasonable alternatives that take account of the objectives and geographical scope of the plan[9] including relating to:

a. The spatial strategy?

Yes	X	NO	

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Section 5, pp26–32 (Options A to E)
CD08	SA Appendix C: Spatial Options Assessment	Whole appendix

b. If applicable, changes to Green Belt boundaries?

Yes	X	NO	

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Section 5.1–5.2, pp28–32; Section 7.3, pp54–59
CD10	SA Appendix E: Site Assessment	Site assessments
CD12	SA Appendix G: DCC Sites Assessment Rationale Overview	Site rationale, including Stoney Lane

c. The plan's housing requirement?

Yes	X	NO	

Doc ref	Doc hyperlink	Relevant page(s)

[9] SEA Regulation 12(2) and PPG ID:11-018-20140306. The subjects listed (a) to (c) are not specified in legislation or national policy, but experience indicates that it may be necessary to identify and appraise reasonable alternatives in relation to them (as well as other elements of the plan as appropriate).

CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Table 5-1, pp28–29; Section 5.2, pp30–31
H06	Derby HMA Sustainability Appraisal of Housing Options	Whole document

2.12 Was the appraisal of the reasonable alternatives carried out using the same methodology and level of detail as the appraisal of the policies and proposals in the plan[10]?

Yes	**X**	**NO**	

Habitat regulations assessment

2.13 Has the Council carried out a habitat regulations assessment of the Plan under regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended) which considers the likely significant effects of all the development proposed in the Plan (in combination with other relevant plans and projects) on relevant habitat sites[11] in the plan area and elsewhere?

Yes	**X**	**NO**	
Doc ref	**Doc hyperlink**		**Relevant page(s)**
CD13	Derby City Habitats Regulations Assessment (SLR, July 2026)		Sections 3 and 4, pp7–30; Executive Summary, p ii

2.14 If **NO**, has the Council published a habitat regulations screening report that demonstrates that the development proposed in the plan (in combination with other relevant plans and projects) will not be likely to have any significant effects on relevant habitat sites in the plan area or elsewhere (without taking into account any mitigation measures[12])?

Yes	**X**	**NO**	

Doc ref	**Doc hyperlink**	**Relevant page(s)**
CD13	Derby City Habitats Regulations Assessment (SLR, July 2026)	Section 3.5 and 4, p30

[10] Calverton PC v Nottingham CC [2015] EWHC 1078 (Admin).
[11] Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
[12] PPG ID: 65-005 to 007-20190722.

DRL07	Derby City HRA Screening (January 2026)	Regulation 18 screening (January 2026)

Climate change

2.15 Does the plan include policies designed to secure that the development and use of land in the planning authority's area contributes to the mitigation of, and adaptation to, climate change as required by section 19(1A) of the 2004 Act?

Yes	**X**	**NO**		**Plan page(s)**	Chapter 10, pp182–195 (Policies CL1–CL6); also Policies GD1(x), EN1, EN10, T1, T5

Strategic priorities

2.16 Does the plan identify the Council's strategic priorities for the development and use of land in the area as required by section 19(1B) of the 2004 Act?

Yes	**X**	**NO**		**Plan page(s)**	Chapter 3, pp10–18 (Vision and Objectives OBJ1–OBJ15); Chapter 4, pp19–21; Appendix 3, pp269–274

Superseded policies in the adopted development plan

2.17 Does the plan identify all of the policies in the adopted development plan that are intended to be superseded by policies in the plan and state that fact as required by regulation 8(5)?

Yes	**X**	**NO**		**Plan page(s)**	Appendix 7, p284

Regulation 22 consultation statement

2.18 Has the LPA prepared a consultation statement setting out:

a. who was invited to make representations on the plan at Regulation 18 consultation stage, how those representations were invited, a summary of the main issues raised, and how the representations were taken into account?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
CD15a	Regulation 22 Consultation Statement Part 1 (Regulation 18 Stage)	Sections 4 to 6, pp13–79; Appendix A (consultees) and Appendix B

b. the number of representations made under Regulation 20 and a summary of the main issues raised in those representations?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
CD15b	Regulation 22 Consultation Statement Part 2 (Regulation 19 Stage)	Section 3, paragraphs 39–42, p7 (621 representations from 254 respondents); Appendix D, pp39–150

2.19 Does the consultation statement comprehensively and succinctly summarise all of the main issues raised in representations made under Regulation 20 and set out the Council's response to each following the approach set out in the PINS Procedure Guide and PAS guidance[13]?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
CD15b	Regulation 22 Consultation Statement Part 2 (Regulation 19 Stage)	Appendix D, pp39–150 (summary and Council response

[13] Local Plan Reg 22 Consultation Statement | Local Government Association

		by chapter and policy)
CD15c	Regulation 22 Consultation Statement Appendix E: Verbatim Responses	Response to every representation

Representations

2.20 Are all of representations made under Regulation 20 formatted and referenced ready to be posted on the examination website in accordance with PINS guidance[14]?

Yes	**X**	**NO**	

2.21 Will all of the representations made under Regulation 20 be readily accessible on the examination website, with each representor's full set of comments available in one downloadable document, and will those documents be ordered alphabetically by representor name?

Yes	**X**	**NO**	

Supporting documents

2.22 Has the LPA prepared all of the supporting documents which it considers are relevant to the preparation of the plan[15] (ie all of the evidence that is necessary to justify the plan)?

Yes		**NO**	**X**

Explanation for **RED** capitalised answer
All evidence relied on is listed in the Examination Library. The following documents are listed but had not been uploaded at the date of this checklist and will be published before submission: An updated (submission) version of the Sustainability Appraisal; Statement of Cooperation (CD16); Housing Delivery Topic Papers (H01); Spatial Strategy and Housing Need Topic Paper (H02); Gypsy and Traveller Topic Paper (H03); Economy Topic Paper (E01); EMCCA Logistics Work (E03); Transport Topic Paper (TI01); final Infrastructure Delivery Plan (TI02); Playing Pitch Strategy (EN01); Flood Risk and Sequential Test Topic Paper (WF03); Heritage Screening and Scoping Report (HE01); City Centre Residential Delivery Topic Paper (CC01); Riverside North and North Castleward masterplans (CC09, CC10); Babington Lane and Abbey Street development briefs (CC11, CC12).
The answer will be changed to Yes once all are published.

[14] https://www.gov.uk/guidance/local-plan-examination-webpages-advice-for-local-planning-authorities
[15] Regulation 22(1)(e).

Plan content and evidence

Strategic policies

3.1 Does the plan explicitly identify strategic policies to address the strategic priorities for the development and use of land in the area?

Yes	**X**	**NO**		**Plan page(s)**	Appendix 3, pp269–274

Plan period

3.2 Do the strategic policies in the plan look ahead over a minimum 15 year period from adoption[16]?

Yes	X (if adopted before 1/4/'28)	**NO**		**Plan page(s)**	Chapter 1, p1 (plan period 2023 to 2043)

Housing requirement

3.3 Does the plan include a minimum housing requirement figure that meets or exceeds local housing need calculated using the standard method in national planning practice guidance?

Yes		**NO**	**X**	**Plan page(s)**	Policy H1, p48; paragraphs 179–185

Explanation for **RED** capitalised answer
Local housing need for Derby under the standard method is 953 dwellings a year, or 19,060 over the plan period (Plan paragraph 179; H08a). Policy H1 sets a minimum requirement of 12,500 homes, which is the city's assessed capacity (H11; H02; Plan paragraphs 180–185 and Table 2).
Derby is tightly bounded and the Sustainability Appraisal (CD04, Section 5) found that the options for meeting need in full within the city (large-scale Green Belt and Green Wedge release) would have significant negative effects. The unmet need of 5,840 homes is being met on the edge of the city in Amber Valley and South Derbyshire through their local plans, as agreed in the HMA Statement of Common Ground (SoCG04) and tested in the HMA Sustainability Appraisal of Housing Options (H06). South Derbyshire's submitted Local Plan Part 1 Review (HM01) and Amber

[16] For the purposes of considering this question, it should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that the 15 year period starts on the 1 April following the date of adoption.

Valley's adopted plan (HM02) together provide 6,187 homes towards HMA unmet need.

3.4 If **NO**:

a. Is the plan supported by evidence intended to show that the application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or any adverse impacts of meeting local housing need in full would significantly and demonstrably outweigh the benefits when assessed against policies in the NPPF taken as a whole?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
H02	Spatial Strategy and Housing Need Topic Paper	Whole document
H11	Housing Land Capacity Position Paper (October 2024)	Whole document
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Section 5, pp26–32
SoCG04	Derby HMA Statement of Common Ground Update (February 2026)	Areas of Common Ground; Table B

b. If applicable[17], has the Council reviewed Green Belt boundaries and does that review provide clear evidence that altering the boundaries to meet needs in full would fundamentally undermine the purposes (taken together) of the remaining Green Belt when considered across the area of the plan?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
EN03	Derby Green Belt Assessment: Assessment of Parcels and Sites, Final Report (LUC, September 2025)	Whole report (parcel and site assessments; grey belt)
H02	Spatial Strategy and Housing Need Topic Paper	Green Belt section

Housing land supply[18]

[17] This requirement would apply to plans being examined in the context of NPPF December 2024 or February 2025 that include areas of Green Belt.
[18] LPAs may wish to use PINS' HLS templates here https://www.gov.uk/government/collections/local-plans-housing-land-supply-evidence

3.5 Does the plan identify a sufficient supply and mix of sites (to ensure that the minimum housing requirement can be met) comprising:

a. Specific, deliverable sites for five years following the intended date of adoption[19]?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
CD02	Local Plan for Derby 2023 to 2043 Regulation 19 Submission Draft	Policy H1 and Table 2, pp48–52; Appendix 2 Housing Trajectory, pp267–268
M02	Five Year Housing Supply Statement (August 2026)	Whole document
M03	Five Year Housing Supply Contributing Sites (2026)	Whole document

b. Specific, developable sites or broad locations for growth for the subsequent years 6-10 and, where possible, for years 11-15 (following adoption)?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
CD02	Local Plan for Derby 2023 to 2043 Regulation 19 Submission Draft	Appendix 2, pp267–268; Policies HA1–HA16 and CC4, CC11, CC13, CC14
H01	Housing Delivery Topic Papers (a) Site Selection (b) Windfalls	Site selection and windfalls

3.6 Is the plan supported by up-to-date evidence in accordance with national planning guidance[20] intended to demonstrate that each site that makes up the land supply identified in the plan meets the NPPF definitions of “deliverable” and “developable”, along with a trajectory for each site?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)

[19] For the purposes of considering this question, it should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that the five year period starts on the 1 April following the date of adoption.
[20] PPG ID:68.

H01	Housing Delivery Topic Papers (a) Site Selection (b) Windfalls	Whole document
H12	Strategic Housing Land Availability Assessment	SHLAA 2026
CD02	Local Plan for Derby 2023 to 2043 Regulation 19 Submission Draft	Appendix 2, pp267–268
M03	Five Year Housing Supply Contributing Sites (2026)	Whole document

Affordable housing

3.7 Is the plan supported by up-to-date evidence[21] prepared in accordance with national planning policy guidance relating to affordable housing need?

Yes	**X*** (The main LHNA report was published in 2023)	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
H08a	Local Housing Needs Assessment Addendum (June 2026)	Addendum, June 2026
H08	Local Housing Needs Assessment Final Report 2023	Local Housing Needs Assessment 2023

Gypsies and Travellers

3.8 Is the plan supported by up-to-date[22] evidence to establish the accommodation needs of gypsies and travellers and travelling showpeople in accordance with PPTS policy A?

Yes	X* (The GTAA was published in 2023)	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
H07	Derbyshire Gypsy and Traveller Accommodation Assessment	Derby City section
H03	Gypsy and Traveller Topic Paper	Whole document

3.9 Does the plan include pitch targets for gypsies and travellers and plot targets for travelling showpeople consistent with the up-to-date evidence in accordance with PPTS policy B?

[21] For the purpose of this question, the assessment of need must have been undertaken or updated no more than two years before the submission date of the plan (PINS Procedure Guide 1.19).
[22] For the purpose of this question, the assessment of need must have been undertaken or updated no more than two years before the submission date of the plan (PINS Procedure Guide 1.19).

Yes	**X**	**NO**		**Plan page(s)**	Policy H12, pp66–69; Policy HA16, pp97–98 (17 pitches)

3.10 Does the plan identify a supply of:

a. Specific, deliverable sites for pitches and plots for five years following the intended date of adoption[23]?

Yes	**X**	**NO**		**Plan page(s)**	Policy HA16, pp97–98; Appendix 2

b. Specific developable sites, or broad locations, for years 6 to 10 and, where possible, for years 11 to 15?[24]

Yes	**X**	**NO**		**Plan page(s)**	Policy H12, pp66–69

3.11 Is the plan supported by up-to-date evidence in accordance with national planning guidance[25] intended to demonstrate that each site that makes up the land supply for pitches and plots identified in the plan meets the NPPF definitions of "deliverable" and "developable", along with a trajectory for each site?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
H03	Gypsy and Traveller Topic Paper	Whole document
CD12	SA Appendix G: DCC Sites Assessment Rationale Overview	HA16 site rationale

Economic development

[23] For the purposes of considering this question, it should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that the five year period starts on the 1 April following the date of adoption.
[24] For the purpose of this question, and to be consistent with the approach to general housing land supply, the deliverable sites for pitches and plots should be for the five years following the intended date of adoption, as should years 6 to 10 and 11 to 15.
[25] PPG ID:68.

3.12 Is the plan supported by up-to-date[26] evidence that quantifies the need for additional floorspace for industrial and storage/distribution uses over a minimum 15 year period from adoption?

Yes	X* (The ELR was published in 2023)	**NO**	

Explanation for **RED** capitalised answer

The Derby and South Derbyshire Employment Land Review forecasts need for employment land for three different end date scenarios, 2039, 2040, 2041. It recommends use of the past take up methodology, which involves projecting forward past trends. The Council has updated the forecast using the same methodology as the ELR for the plan period 2023-2043, as set out in the Economy Topic Paper.

The ELR (E02, 2023) assessed need across the functional economic market area using a range of forecasting methods and market engagement and identified an indicative need of around 88.5 hectares for Derby.

It has been supplemented by the Economy Topic Paper (E01), and the EMCCA Vision for Growth 2026 (E04), which confirm that the Plan's allocation of 133 hectares (Policy E1) exceeds the highest of the ELR outputs, and by the Commercial Viability Assessment (V01b, April 2026). The Council considers that the evidence remains up to date in substance.

Doc ref	Doc hyperlink	Relevant page(s)
E02	Derby and South Derbyshire Employment Land Review: Main Report	Main Report
E01	Economy Topic Paper	Whole document

3.13 Does the plan identify sufficient land to meet the identified need for additional industrial and storage/distribution floorspace over a minimum 15 years from adoption?

Yes	**X**	**NO**		**Plan page(s)**	Policy E1, pp99–103 (133 hectares); Policies E5–E8

[26] For the purpose of this question, the assessment of need must have been undertaken or updated no more than two years before the submission date of the plan (PINS Procedure Guide 1.19).

3.14 Is the plan supported by up-to-date[27] evidence that quantifies the need for additional floorspace for office, retail, and leisure uses looking at least 10 years ahead[28]?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
E05	Retail and Centres Study Volume 1: Main Report (Lambert Smith Hampton, 2026)	Retail and Centres Study 2026, Volume 1 (paragraphs 511–517 on thresholds)

3.15 Does the plan identify land with sufficient capacity to meet the identified need for office, retail and leisure uses for at least ten years ahead[29]?

Yes	**X**	**NO**		**Plan page(s)**	Policies E4, E9, E10, pp108–125; Chapter 13, pp218–257 (Policies CC5, CC7, CC8)

Site selection methodology

3.16 Is the plan supported by an explanation of how the allocations (for housing, economic development and other uses as relevant) were chosen and other potentially reasonable alternative sites not chosen?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
H01	Housing Delivery Topic Papers (a) Site Selection (b) Windfalls	Site Selection Topic Paper
CD12	SA Appendix G: DCC Sites Assessment Rationale Overview	Whole appendix
CD10	SA Appendix E: Site Assessment	Whole appendix

[27] For the purpose of this question, the assessment of need must have been undertaken or updated no more than two years before the submission date of the plan (PINS Procedure Guide 1.19).
[28] For the purpose of this question, "at least ten years ahead" should be from the intended date of adoption.
[29] For the purpose of this question, "at least ten years ahead" should be from the intended date of adoption.

E01	Economy Topic Paper	Employment site selection

Viability

3.17 Is the plan supported by an up to date viability assessment carried out in accordance with national planning practice guidance?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
V01a	Residential Viability Assessment (April 2026)	Whole report
V02a	Residential Viability Assessment Addendum Report (July 2026)	Addendum, July 2026
V01b	Commercial Viability Assessment (April 2026)	Whole report

Green Belt

3.18 Does the plan include any changes to the established Green Belt boundaries in the adopted development plan (additions and/or deletions, irrespective of size)?

YES	**X**	**No**	

3.19 If **YES**:

a. Has every change to the Green Belt (additions and/or deletions, irrespective of size) been clearly identified in the plan and/or another submitted document?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
CD02	Local Plan for Derby 2023 to 2043 Regulation 19 Submission Draft	Policy HA7, pp85–88 (Stoney Lane, Spondon: grey belt release)
CD03	Policies Map	Policies Map

b. Is the plan supported by a review of the Green Belt (including Grey Belt) in accordance with NPPF and PPG ID: 64 (2025)?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)

EN03	Derby Green Belt Assessment: Assessment of Parcels and Sites, Final Report (LUC, September 2025)	Whole report (LUC, September 2025)

c. Is the plan supported by evidence setting out the exceptional circumstances for each change to the Green Belt made in the plan (additions and/or deletions, irrespective of size)?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
H02	Spatial Strategy and Housing Need Topic Paper	Spatial strategy and Green Belt section
EN03	Derby Green Belt Assessment: Assessment of Parcels and Sites, Final Report (LUC, September 2025)	Stoney Lane parcel assessment
CD12	SA Appendix G: DCC Sites Assessment Rationale Overview	HA7 rationale
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Section 5, pp26–32

d. Does the submitted policies map show the revised Green Belt boundaries?

Yes	**X**	**NO**	

Flood risk

3.20 Is the plan supported by a level 1 strategic flood risk assessment based on up to date evidence?

Yes	**X**	**NO**	

3.21 Does the plan allocate any sites for housing or economic development that are within areas at risk of flooding (flood zones 2 or 3, or at risk of surface water flooding or flooding from other sources)?

YES	**X**	**No**	

If **YES**, is the plan supported by:

a. Level 2 flood risk assessment based on up to date evidence?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
WF02	Derby Level 2 Strategic Flood Risk Assessment (July 2026)	Whole report (July 2026)
WF02a	SFRA Level 2: City Centre	City Centre

b. Up to date evidence that the sequential test has been applied?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
WF03	Flood Risk Sequential Topic Paper	Whole document
WF02	Derby Level 2 Strategic Flood Risk Assessment (July 2026)	Sequential test section

c. Up to date evidence that the exception test has been applied (if applicable)?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
WF03	Flood Risk Sequential Topic Paper	Exception test section
WF02	Derby Level 2 Strategic Flood Risk Assessment (July 2026)	City Centre allocations

Transport

3.22 Is the plan supported by up to date, adequate evidence assessing the individual and cumulative impacts of the development proposed in the plan on highway safety and the road network?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
TI03	Derby HMA Strategic Transport Assessment (January 2026)	Whole report (January 2026)
TI04	Derby HMA Transport Modelling (January 2026)	Whole report and appendices
TI01	Transport Topic Paper	Whole document

Infrastructure

3.23 Is the plan supported by up-to-date, adequate evidence about the new or improved infrastructure required to facilitate the development proposed in the plan?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
TI02	Infrastructure Delivery Plan	Infrastructure Delivery Plan (draft published July 2026; final to be submitted)

Biodiversity

3.24 Is the plan supported by up-to-date, adequate evidence assessing the impacts of the development proposed in the plan on biodiversity?

Yes	**X**	**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
CD04	Regulation 19 Sustainability Appraisal Report (SLR, July 2026)	Sections 6 to 8 (SA objective 8 Biodiversity)
CD10	SA Appendix E: Site Assessment	Site assessments
CD13	Derby City Habitats Regulations Assessment (SLR, July 2026)	Whole report
EN07	Derby and Derbyshire Local Nature Recovery Strategy	Local Nature Recovery Strategy

Landscape

3.25 Is the plan supported by up-to-date, adequate evidence assessing the impacts of the development proposed in the plan on the landscape?

Yes	**X**		**NO**	

Doc ref	Doc hyperlink	Relevant page(s)
EN04	Derby Green Wedge Review Part 1, Final Report (September 2025)	Whole report
EN05	Derby Green Wedge Review Part 2, Final Report (September 2025)	Whole report

EN03	Derby Green Belt Assessment: Assessment of Parcels and Sites, Final Report (LUC, September 2025)	Whole report
CD10	SA Appendix E: Site Assessment	Site assessments

Historic environment

3.26 Is the plan supported by up-to-date, adequate evidence assessing the impacts of the development proposed in the plan on the historic environment?

Yes	**X**	**NO**	

Doc ref	**Doc hyperlink**	**Relevant page(s)**
HE01	Heritage Screening and Scoping Report	Whole document
CC04m	Tall Buildings Study Appendix 1: Heritage Assessment	Tall Buildings Study heritage assessment
CD10	SA Appendix E: Site Assessment	Site assessments (SA objective on cultural heritage)

Other soundness issues

3.27 Are there any other soundness issues raised in representations made under regulation 20 that could potentially require a significant amount of work to address during the examination?

YES		**No**	X

Explanation for **RED** capitalised answer
Whilst we believe that these issues are dealt with in the document and existing evidence base and do not require significant work, the main soundness issues raised at Regulation 19 (CD15b Section 3 and Appendix D) are:
(1) The housing requirement and unmet need: the Home Builders Federation and housebuilders argue that the 12,500 minimum is below need and that capacity is overstated. Other objectors argue that the capacity is understated. the Council relies on H02, H11 and SoCG04.
(2) Policy HA7 Stoney Lane, Spondon: 187 objections on Green Belt release, highway access to the A52, flood risk, landscape and infrastructure (CD15b pp76–81).
(3) Policy HA16 Gypsy and Traveller site: objections on site selection, open space and amenity (CD15b pp85–86).
(4) Omission sites, in particular Lime Lane (Policy EN6 and Green Wedge Review responses) and East of Sir Frank Whittle Road.
(5) City Centre capacity and the extent of the Central Activity Area and Primary Shopping Area (Derbion, Lichfields), and Historic England's heritage impact concerns (currently seeking resolution through the HIA and SoCG work)

(6) Amber Valley Borough Council's objection to the Green Belt Assessment methodology (Policy EN5).
(7) Air quality evidence for allocations (Policies EN11 and EN13).
(8) Policy E5(c) limits storage and distribution (use class B8) to 50%. Promoters of the Infinity Park allocation argue the restriction is unjustified and inflexible. The council relies on the Economy Topic Paper (E01), including letters of support from key stakeholders such as EMCCA.

The Council will prepare topic papers and where relevant SoCG on these matters before submission wherever possible, or if not before the hearings.

End of pre-examination checklist