

About the Local Plan Part 1 Review 2022-2041 (Publication version) ...

The Publication version of the Local Plan Part 1 sets out the vision and objectives for the District up to 2041, allocates strategic development sites over the plan period and contains development management policies used in the determination of planning applications.

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

Legal and Procedural Requirements...

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

Duty to Cooperate...

Local Authorities are required to work with neighbouring authorities and other prescribed bodies on strategic matters that cross administrative boundaries. Effective and on-going joint working between strategic policy making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.

Housing Need and Allocations ...

Over the plan period at least 14500 homes will be built within South Derbyshire. This comprise 9633 homes to meet South Derbyshire's own needs, with the remainder to help meet Derby City's unmet need (Derby City Council has indicated that it has capacity for 12500 homes, which is less than it's identified need); to reflect the high level of housing delivery experienced in South Derbyshire in recent years; to provide flexibility in regard to housing delivery and to

2016 Local Plan Housing Allocations carried forward to be allocated in the Local Plan Part 1 2022-2041* *	
Policy No.	Available capacity from 2022—2041
H2: Land north of William Nadin Way, Swadlincote	343
H3: Land at Church Street, Church Gresley	306
H4: Land at Broomy Farm, Woodville	488
H6: Drakelow Park	2046
H7: Land at Hilton Depot, Hilton	107
H11: Land north east of Hatton	291
H13: Boulton Moor (South East of Derby) (includes care facility)	1286
H15: Wragley Way (South of Derby)	1944
H16: Primula Way, Sunny Hill	500
H18: Hackwood Farm, Mickleover	290
H19: Land West of Mickleover	1024
E6: Woodville Regeneration Area	300
TOTAL	8925

Headline requirements for Policy STRA2: Land South of Mickleover

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

help match affordable housing need with delivery. Provision will be made for a Local Plan requirement of 14500 new homes. Of these 12470 dwellings will be provided on allocated sites over the plan period. These will be provided on/by:

- Two new housing led strategic sites (4500 dwellings in total of which 3450 will be delivered within the plan period);
- Allocations within the adopted 2016 Local Plan Part 1 which have remaining capacity and are carried forward as allocations within the Local Plan Review Part 1 (8925 dwellings);
- 95 dwellings from Adopted 2016 Local Plan Part 1 housing allocations, on sites which have completed development since the start date of the Local Plan Part 1 (April 2022). Completed Part 1 housing allocations are not carried forward as allocations within the Draft Local Plan Part 1 Review.

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

- 242 dwellings from the adopted 2017 Local Plan Part 2 allocations, which have remaining capacity;
- Existing permissions for unallocated sites of ten or more dwellings and
- 'Windfalls'* on unallocated sites of fewer than ten dwellings.

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

The new strategic allocations containing housing comprise:

- STRA1: Land at Infinity Garden Village, a mixed use housing and employment site for 2000 dwellings (1800 to be delivered within the plan period), and
- STRA2: Land to the South of Mickleover, a housing led mixed use housing and employment site for 2500 dwellings (1650 to be delivered within the plan period).

A further site, FLG1, has been identified as a long term growth area at Mackworth, part within South Derbyshire District and the remainder within Amber Valley Borough.

The District Council will work with infrastructure providers to address issues such as transport, health and school provision to ensure that services and facilities on the proposed allocations

Headline requirements for Policy STRA1: Infinity Garden Village

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

Employment Allocations...

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

Sites carried forward from 2016 Local Plan

Policy No.	ha.
E1 A: Drift Road, Church Gresley	0.71
E1 B: Tetron Point, Stanton	2
E1 C: Swadlincote Lane, Church Gresley	3
E1 D: Drakelow	2.5
E1 E: Hilton	5.3
E1 F: Dove Valley Business Park	6.72
E1G: Land to the north of Dove Valley Business Park	13
E6: Woodville Regeneration Area	4.6

New Employment Allocations

Three new strategic employment allocations are proposed.

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

- STRA1 is a mixed use site allocated for employment and housing. Part of the employment element of the site was identified for development beyond 2018 in the Adopted Local Plan Part 1.
- STRA2 is a mixed use site for housing and employment.
- The former Drakelow Power Station is already allocated in principle for development through policy BNE12 in the Adopted Local Plan Part 2. Detailed policy requirements for the site are set out in Policy STRA3.

Strategic Rail Freight Interchange/Freeport ...

Policy INF3 of the Local Plan allocates land for the development of a Strategic Rail Freight Interchange/Freeport to meet national and regional needs at Egginton Common. This would be a Nationally Significant Infrastructure Project and the policy contains items that the District Council would wish to be taken into account by the Secretary of State, who would determine the development consent application.

Local Plan Policies ...

Other policies within the Local Plan address the strategic elements of the Local Plan covering a wide range of topics including housing, employment, the environment, heritage assets, transport, community facilities, open space, tourism and more. They will be used in the determination of planning applications. They reflect the requirements of the NPPF and take into consideration the responses to previous consultation stages.

Sustainability Appraisal...

A Sustainability Appraisal (SA) has been prepared to accompany the Local Plan Part 1 2022-2041. It assesses the environmental economic and social impacts of the Plan.

Responding to the consultation

The consultation document can be viewed on the Council's website or by scanning the QR code



www.southderbyshire.gov.uk/local-plan-part-1

Reference copies of the consultation document and paper copies of the questionnaire can be found at the following locations during opening hours:

- South Derbyshire District Council
- All South Derbyshire libraries and the following libraries outside of the District: Burton on Trent, Chellaston, Mackworth, Mickleover and Sinfin

We encourage you to submit your responses online. Simply follow the instructions on the above webpage.

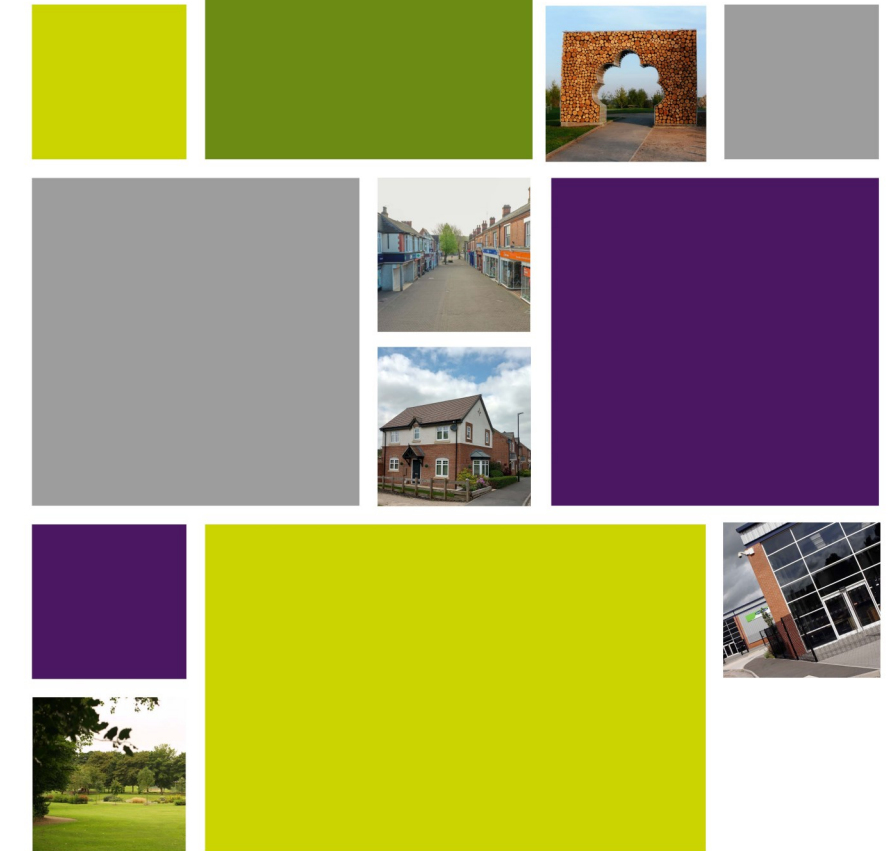
Alternatively, comments can be emailed to:

local.plan@southderbyshire.gov.uk,

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

What happens next...

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



SOUTH DERBYSHIRE LOCAL PLAN PART 1 REVIEW 2022 - 2041 (PUBLICATION VERSION)

March 2025

Please submit your comments
by 5pm on 25th April 2025

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