

# Derby Housing Market Area

# OPTIONS FOR HOUSING GROWTH

*This document will affect how the place where you live changes and grows.*



South Derbyshire District Council

**YOUR VIEWS ARE IMPORTANT. PLEASE TAKE THE TIME TO RESPOND.**



July 2011

## About this consultation

- 1 This document seeks your views on the amount of new housing needed over the next 15 years or so, and the places in which it should be built.
- 2 It has been produced by Amber Valley Borough Council, Derby City Council and South Derbyshire District Council with the assistance of Derbyshire County Council. We have been working closely together for some time as we are planning within a shared 'Housing Market Area' (HMA). We recognise that decisions made in one council area, particularly on housing matters, often need to be co-ordinated with those made in neighbouring areas. The Coalition Government expects to see such collaborative working between Councils in areas like the Derby HMA.
- 3 The three councils in the Derby HMA are, therefore, working together to draw up aligned local plans – known formally as Local Development Framework Core Strategies. These are required to show where large housing and other development will take place to meet the needs of our growing population over the next 15 years or so. They also need to consider what additional infrastructure including shops, schools and road improvements will be required and how and when it will be provided.
- 4 Under a proposed new law on 'Localism'<sup>1</sup> currently going through Parliament, the East Midlands Regional Plan is expected to be abolished. This will mean that the rigid targets setting the amount of new homes to be built in local areas will be scrapped. We therefore need to prepare for this eventuality.
- 5 Equally, the Government is urging local authorities to draw up local plans without delay and has made it clear that its policy is one of development and growth as well as preserving important green spaces. The Government is also proposing that local people should become more involved in making decisions about how their neighbourhoods should change and that communities accepting growth should benefit from new investment in local infrastructure and services.
- 6 So, whilst the East Midlands Regional Plan currently sets the scene for our Core Strategies, we also need to be

<sup>1</sup> Further information on the Localism Bill may be viewed at <http://www.communities.gov.uk/publications/localgovernment/localismplainenglishguide>

mindful that the emerging Localism Bill may require the Councils to re-consider how much new housing will be needed and the general locations where it should - and shouldn't - be located. The Regional Plan suggests concentrating growth around Derby and we now need to consider whether people would prefer a different approach and the positive and negative impacts of doing so.

## What work have we done so far?

- 7 You may know that the three councils previously undertook consultations on Options for Growth and Distribution across the Derby HMA area. In particular, we held major consultations on the key locations for major development in January 2010 (to meet the requirement of the East Midlands Regional Plan). As well as housing, these also looked at some of the big issues facing the Councils including climate change, transport issues and how much employment land we might need in the future. These consultation documents can still be viewed on the councils websites at:

Amber Valley:

[http://www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/local-development-framework-\(ldf\)/core-strategy-consultations.aspx](http://www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/local-development-framework-(ldf)/core-strategy-consultations.aspx)

Derby City:

<http://www.derby.gov.uk/Environment/Planning/LandUsePlanning/Core+Strategy.htm>

South Derbyshire:

<http://www.ldf.consultations.south-derbys.gov.uk/>

- 8 In response to the Localism Bill, we also undertook neighbourhood consultations between February and May 2011. The aim has been to hear what people feel is special about where they live and what changes might be needed.
- 9 All comments we have received to date remain valid and will be taken into account in our work to draw up our plans. The table on the following page summarises the work undertaken so far and the next steps.

- 10 In addition to our neighbourhood consultation, however, we now also need to consider 'larger than local' issues spanning the entire HMA.
- 11 For the avoidance of doubt, this current consultation only covers the key issues which need to be addressed in the event of the abolition of the East Midlands Regional Plan being confirmed. We recognise that it deals with some 'high level' and wide ranging issues that do not always relate obviously to your local area. However, it is important that everyone has a chance to get involved in the 'big picture' strategic issues as this will set the scene for more detailed decisions about how your community might develop.



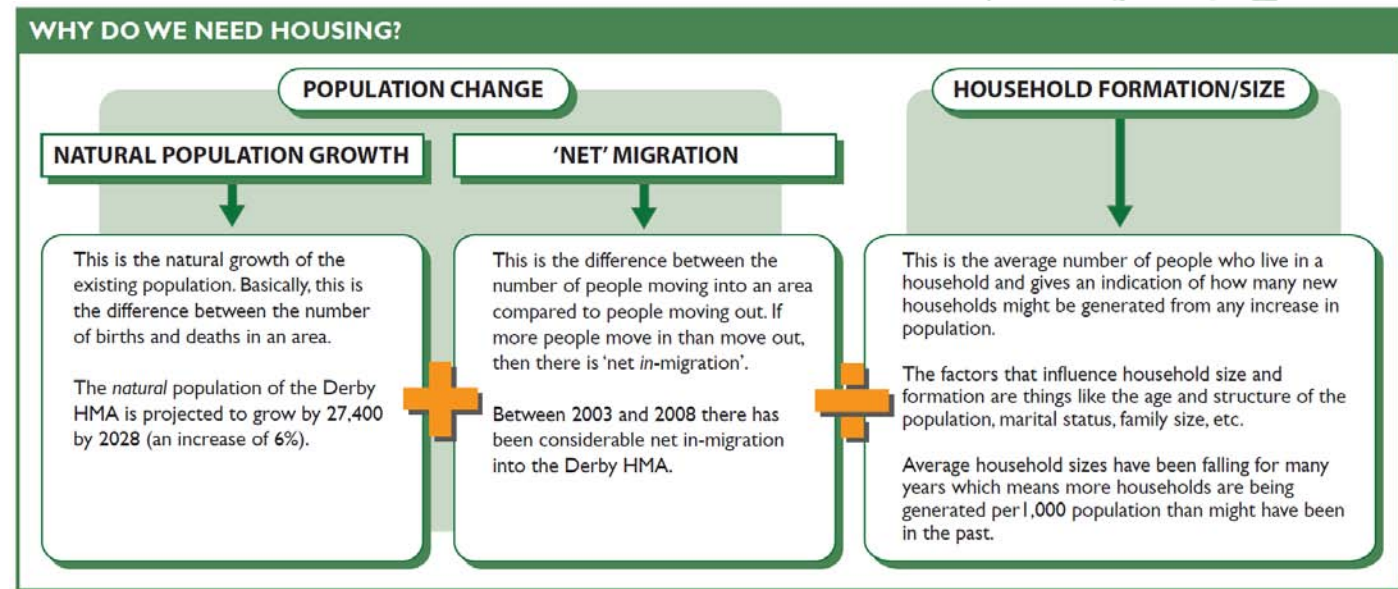
**TABLE : Summary of Progress So Far and future timetable**

CONSULTATION STAGE	PURPOSE	DATE	
1. LDF Core Strategy “Issues and Ideas”	Early consultation on development and growth issues	January - March 2009	<b>COMPLETED</b>
2. LDF Core Strategy “Issues and Options”	Presenting a vision, objectives and the main alternative options for accommodating 36,600 new homes in the HMA by 2026	January - May 2010	
<i>Localism Bill Introduced to Parliament</i>	<i>Coalition Government proposals to embed ‘localism’ into planning and scrap “top-down” targets</i>	<i>December 2010</i>	
3. Localism Community Engagement Phase 1	Responding to the Localism Bill and discussing local planning and infrastructure issues with local people	February – March 2011	
4. Localism Engagement Phase 2: LDF Options for Growth	With the prospect of the removal of targets, to consult on options for amount and location of future house-building up to 2028	July - September 2011	<b>NEXT STEPS</b>
5. “Publication” of Draft LDF Core Strategies	Statutory stage of consultation on final proposals for growth up to 2028	Early 2012	
<i>Localism Bill expected to come into force</i>	<i>Bill becomes law, sets context for localism regulations and abolishes “top down” building targets</i>	<i>End 2011</i>	
6. “Submission” of LDF Core Strategies	Formal submission of proposals to government	Spring 2012	
7. Public Examinations	Formal independent hearings to assess soundness of draft core strategies	Summer 2012	
8. Formal adoption of LDF Core Strategies	Formal adoption of aligned core strategies in the Derby Housing Market Area	End 2012	

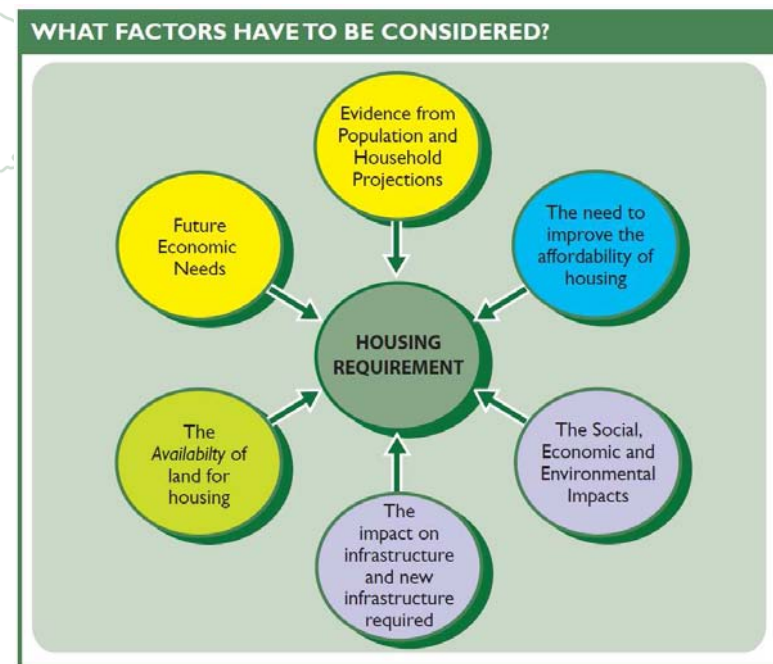
## Why do we actually need more housing?

- 12 A message we have heard through our previous consultations is that many people feel the Derby HMA does not need any additional new houses. Often, people feel new housing serves only to destroy green fields and brings with it additional stresses and strains on local roads, schools and other services.
- 13 People see lots of 'For Sale' signs up outside vacant properties and consider that these should be filled before any new houses are built. Similarly, many people feel that building more houses at a time when developers are struggling to sell properties is the wrong thing to do.
- 14 We are also aware through our previous consultations that many people feel we should re-develop derelict and redundant 'brownfield' sites instead of building on greenfield land.
- 15 These objections are well founded and raise important issues. However, the Government's policy for housing is to **'ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live'** and has signalled the need for many more houses to be built. Even with reductions in vacant properties and maximum use of brownfield land there will still be a need to find room for more housing.
- 16 There will always be people moving from one house to another and some homes will become vacant either for a short period or sometimes for long periods. Similarly, whilst the current economic difficulties pose real problems in providing new housing in the short term, it is reasonable to expect a sustained recovery and our local plans will be looking beyond short-term difficulties up to 2028. It is simply not an option to plan for lower levels of housing growth based solely on the current economic conditions.
- 17 The starting point in assessing the need for new housing is to understand how the population in our area is likely to change and what this might mean for future needs.
- 18 The diagram overleaf illustrates the main factors involved in this. Put very simply, we have to consider how much the population will change over time, combined with the size of each household. The population of an area changes either as a result of the 'natural change' – which is the difference between births and deaths of the

existing population - or 'migration' - which is people moving into the area from somewhere else. Recent trends show that the population of the Derby HMA has been growing, at the same time as households are getting smaller. This has generated a need for new housing.



- 19 One of the questions we have to ask ourselves is whether these trends will continue into the future, and if so, will they continue at similar rates?
- 20 Of course, there are many other factors in deciding how much new development is needed, such as the social, economic and environmental impacts of accommodating more development. We also have to consider whether we have sufficient land to accommodate the growth and decide what the limits to growth might be. The diagram on the right illustrates the different things we have to consider.
- 21 Another key factor in deciding how much housing to plan for is how long into the future we plan for. Government guidance suggests that local plans should provide for a 15 year supply of



housing land from the date of adoption of the plan. In view of the timetable set out above, which envisages adoption at the end of 2012, we propose that our local Core Strategies should plan for housing up to 2028.

- 22 Failing to provide enough new housing over this period will have serious consequences for people's ability to find somewhere to live that they can afford and for our economy, future prosperity and for the quality of our environment. The Government has also made it very clear that it wants to see more housing built, not less, and that councils should be planning for significant additional growth.

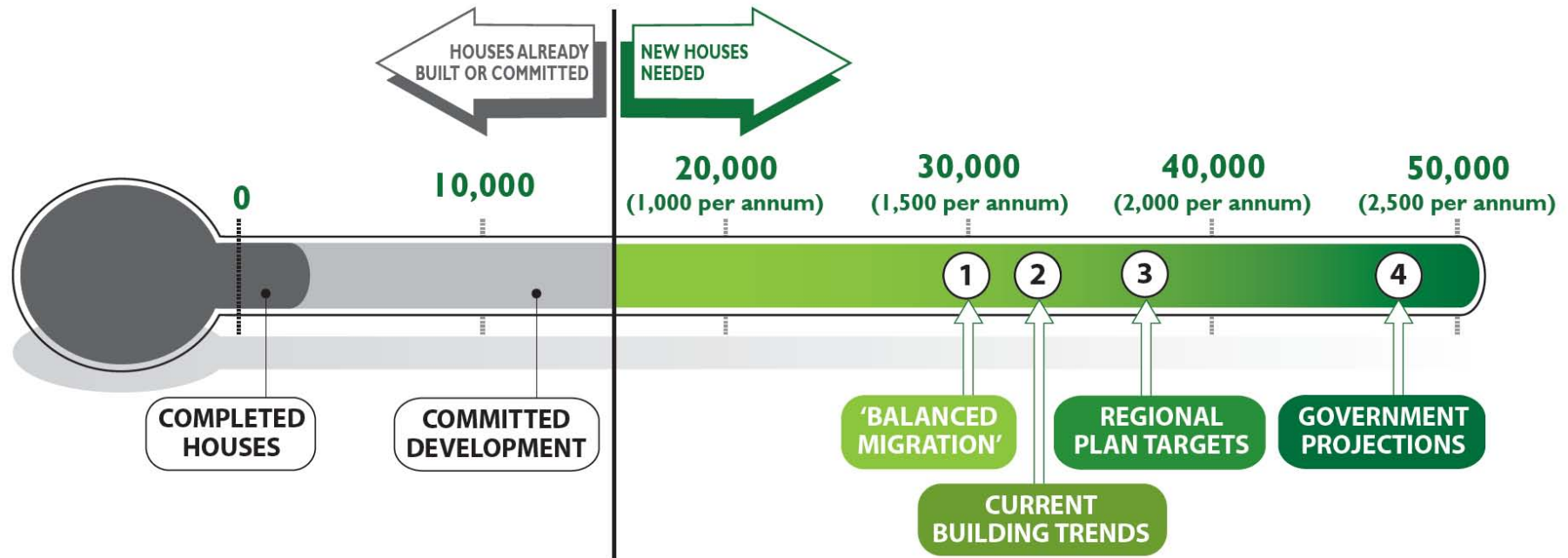
## How much growth should we plan for?

- 23 There is no simple answer to the question of how many additional homes are actually needed. To help answer these questions, the Government produces regular projections for all local authorities, both for anticipated population growth and for the number of new households likely to be created by this growth. These figures do not tell us precisely how many new homes we should plan for, but they are an important guide in making a decision. The Derby HMA authorities have carried out their own assessment of population change, migration and other social and economic factors and produced a number of different possible growth figures.
- 24 The different scenarios we are presenting here are:
1. **'Balanced Migration'**: This projection is based on what would be needed if we planned for 'natural growth' of the population and assumed that the same number of people will move into the area as will move out.
  2. **Continuing to build homes at recent levels**: This projection is based on the total number of new homes that would be built if we carried on building at the same rate as in recent past.
  3. **Meeting the Regional Plan's target**: This reflects the target that is identified in the existing Regional Plan.
  4. **'Higher Migration'**: This projection is based on the Government's 2008 ONS Projection figures and would be the number of new homes needed if in-migration continues at the same rate as it did between 2003 and 2008.
- 25 The number of new homes we could plan for using the four different projections are illustrated in the diagram on the following page (Points 1-4). Each point along the line represents the number of new homes that would be planned for if we accepted the assumptions that went into the scenario. Other possible projections do exist but



the ones we have chosen to illustrate give a good indication of the broad range of needs that we might have to meet<sup>2</sup>.

## NEED FOR HOUSING IN THE DERBY HMA 2008 - 2028



26 However, it is important to remember that these are not definite options that we have to choose from. We want people to think about the different implications of these figures. We also want people to be able to understand what picking a higher or lower number might mean for them now and for the future of the Derby HMA. A fuller explanation of the scenarios is set out in the table on page 11.

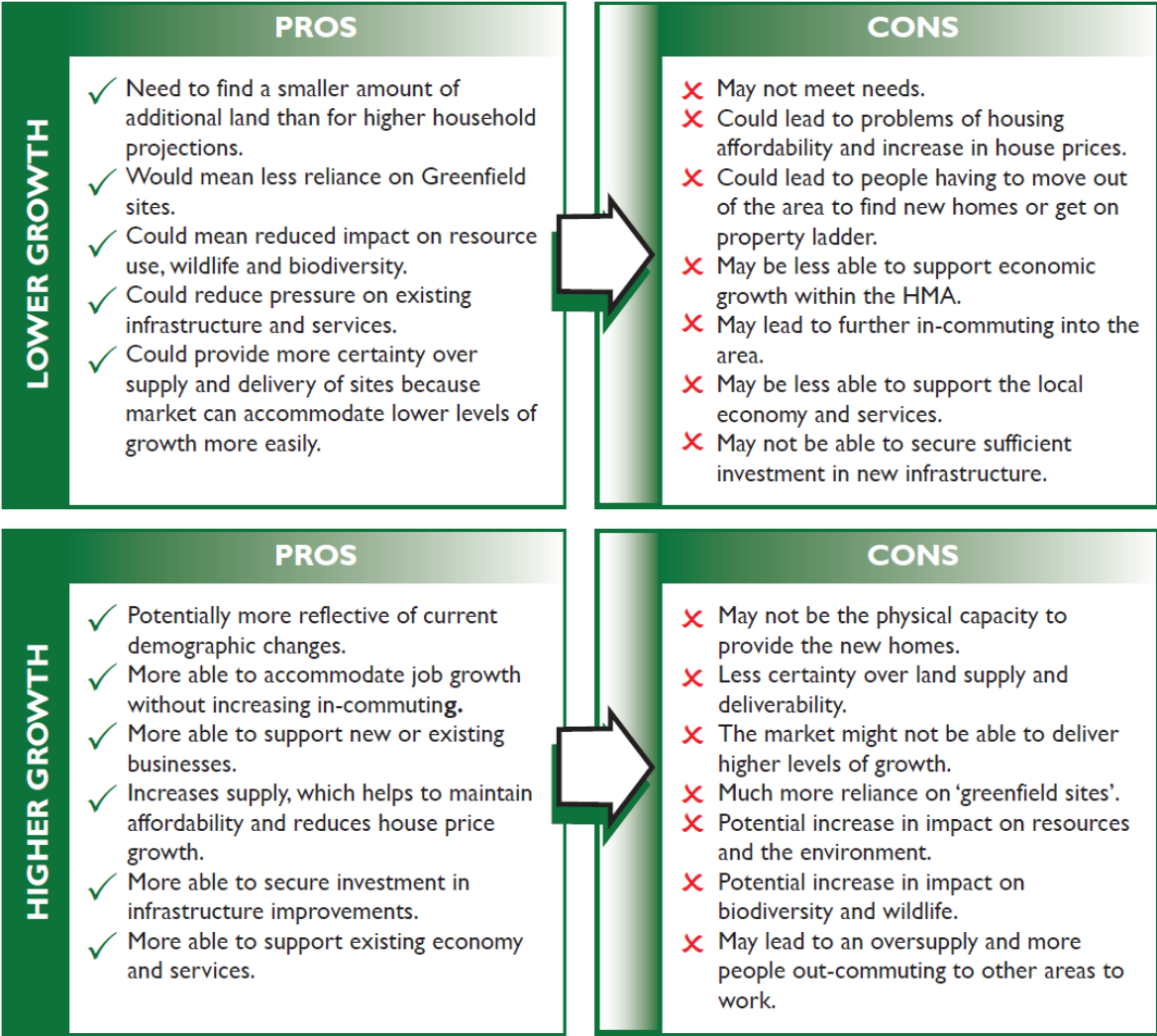
27 The base date for all of the projections is 2008. This means that we have already started to meet our future housing needs. The diagram above shows, on the left hand side, how many new homes were 'completed'

<sup>2</sup> More technical information on the projections can be found at [http://www.derbyshire.gov.uk/business/economic/housing\\_market\\_areas/derby\\_hma/default.asp](http://www.derbyshire.gov.uk/business/economic/housing_market_areas/derby_hma/default.asp)

between 2008 and 2011 and how many new homes are already 'committed', either because we have allocated them in our existing Local Plans or because they have planning permission. To the right hand side the diagram shows the number of dwellings that would be required to meet the various population projection scenarios up to 2028.

28 Whilst it is possible that not all of these 'commitments' will be built, it does show that a significant amount of new development is already accounted for. This will reduce some of the pressure for identifying new sites to meet our needs.

29 From all this, it might be tempting to simply pick the lowest number. However, we would have to ask ourselves if this would be a desirable option. People obviously want to come and live in the Derby HMA, and will probably want to continue to do so. Going for a lower level of growth would mean taking a view that either past trends will not continue or that there is insufficient capacity to accommodate the new housing. The diagram on the right shows some of the 'pros' and 'cons' of going for a lower level of growth.



- 30 Choosing a figure consistent with the ONS Government Projections might also be seen to be an obvious option. These figures might be seen as showing what is currently 'needed'. However, these figures are based on past trends of in-migration and we would have to ask ourselves whether it would be sustainable or desirable to see a continuation of this trend. As shown in the diagram on the previous page, going for a higher level of growth will also have positive and negative impacts.
- 31 Providing too little housing has negative impacts; providing too much housing has negative impacts. We have to take all of these things into account and decide on the level of housing that meets our needs in a way that creates the least detrimental impact and most benefit to the area.



# OPTIONS FOR AMOUNT OF GROWTH TO 2028 IN THE DERBY HOUSING MARKET AREA

## SCENARIO 1 BALANCED MIGRATION

### KEY FEATURES

This level of growth would assume that the Councils only plan for the 'natural growth' of the area and assume that the number of people moving into the area will be the same as that moving out.

This would mean planning for significantly fewer people moving into the area than have been in the recent past and providing less new housing annually than are currently being built.

**Purely based on past trends, this would suggest the following :**

**HMA: 1,500 per year (30,000 in total)**

- ▷ Derby: 991 per year (19,820)
- ▷ Amber Valley: 231 per year (4,620)
- ▷ South Derbyshire: 278 per year (5,560)

## SCENARIO 2 CURRENT BUILDING TRENDS

### KEY FEATURES

This level of growth is based on a continuation of current house building trends.

This trend data reflects high periods of growth, but also takes account of the slowing down of development during the recession.

This would mean planning for significantly fewer people moving into the area than have been in the recent past but maintaining the current levels of growth.

**Purely based on past trends, this would suggest the following :**

**HMA: 1,613 per year (32,260 in total)**

- ▷ Derby: 687 per year (13,740)
- ▷ Amber Valley: 358 per year (7,160)
- ▷ South Derbyshire: 568 per year (11,360)

## SCENARIO 3 REGIONAL PLAN TARGETS

### KEY FEATURES

This level of growth is based on the targets established in the Regional Plan.

The Regional Plan considered migration trends within the wider East Midlands area and set a target that tried to balance growth across the Derby, Nottingham and Leicester areas. The target for the Derby HMA was less than the migration trends suggested. It also recognised that Derby could not accommodate **all** of the development it needed.

This would mean planning for fewer people moving into the area than have been in the recent past but would mean building more new housing than has been provided in recent years.

**This breaks down as follows:**

**HMA: 1,830 per year (36,600 in total)**

- ▷ Derby: 720 per year (14,400)
- ▷ Amber Valley: 510 per year (10,200)
- ▷ South Derbyshire: 600 per year (12,000)

## SCENARIO 4 GOVERNMENT PROJECTIONS

### KEY FEATURES

This level of growth is based the Government's most recent household projections and reflects current migration trends.

Between 2003 and 2008, there has been significant in-migration into the Derby HMA.

This would mean planning to continue to meet the needs generated by the current in-flow of people into the Derby HMA and mean significantly higher levels of new housing than built in recent years.

**Purely based on past trends, this would suggest the following :**

**HMA: 2,395 per year (47,900 in total)**

- ▷ Derby: 1,216 per year (24,320)
- ▷ Amber Valley: 584 per year (11,680)
- ▷ South Derbyshire: 595 per year (11,900)

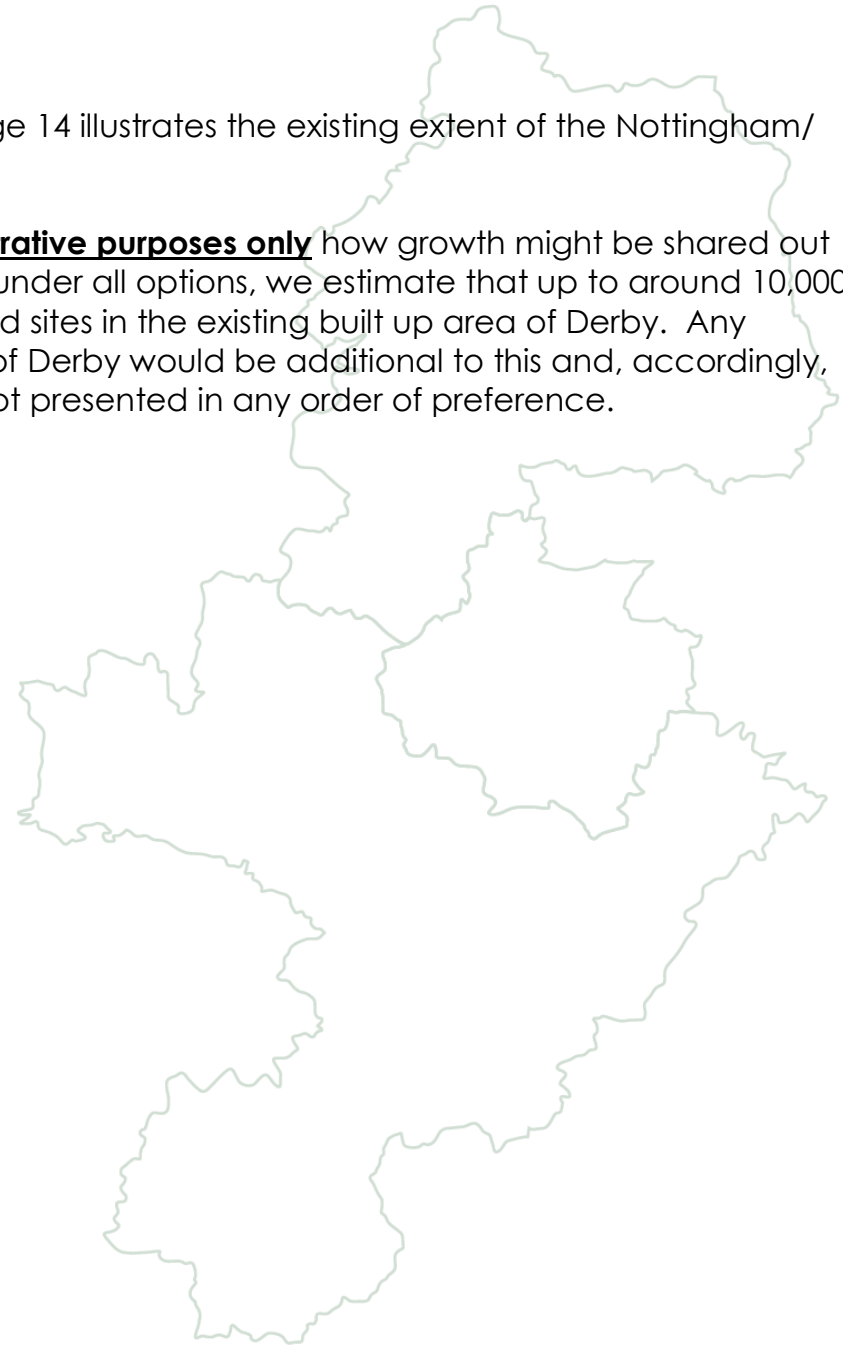
**NOTE :** The amount of development implied for Derby in all four scenarios is unlikely to be able to be delivered within the City boundary and would need to be accommodated in neighbouring areas (see paragraph 34)

## Distribution and General Locations of Future Housing

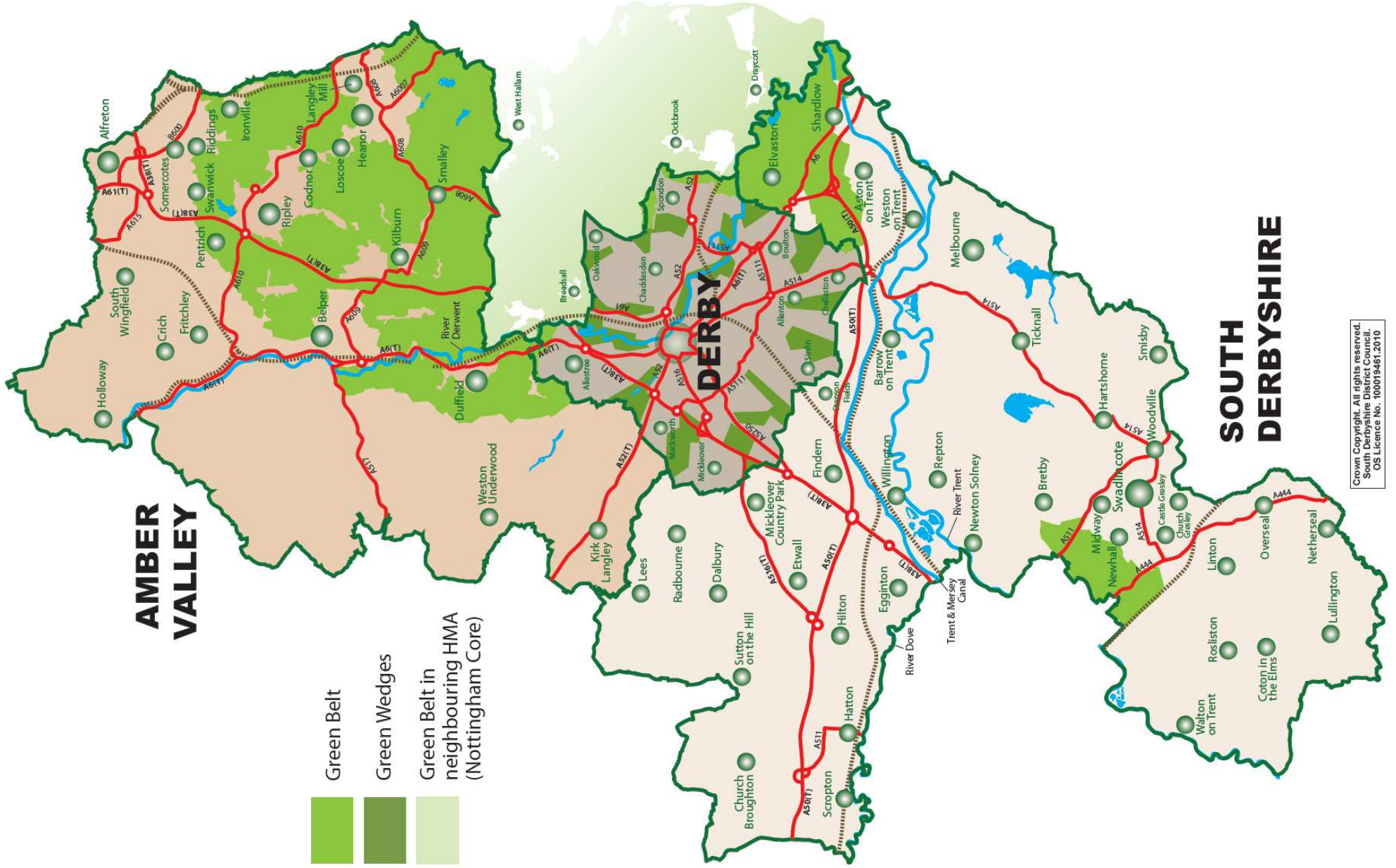
- 32 In addition to looking at the overall *amount* of development needed, we also have the opportunity to re-consider the broad *locations* for future development up to 2028. The existing Regional Plan Strategy sought to focus the majority of development in and around the City of Derby and the main towns in Amber Valley and South Derbyshire.
- 33 It should also be noted that all options assume making the best possible use of brownfield sites and reducing vacant housing stock to the absolute minimum necessary to allow for a functioning housing market.
- 34 However, there is limited capacity for new development in the City and it is unlikely that it will be able to accommodate all of the housing need that it is generating. We estimate that Derby can realistically deliver around 10,000 new homes between 2008 and 2028 through existing commitments and 'brownfield' sites. Obviously, any development that cannot be built on brownfield land within the built up area of Derby will have to be located elsewhere if needs are to be met, possibly on new 'greenfield' sites within and outside the City's boundaries.
- 35 Important choices need to be made, therefore, about how and where the growth that cannot go into the City should be distributed. Key questions we would like your views on are the extent to which future housing growth should be concentrated around the edges of the City or dispersed to other towns, villages and locations throughout the Derby HMA.
- 36 There are no straightforward answers and the tables on pages 15 and 16 set out four possible options. These range from concentrating development around Derby (Option1) to more dispersed options including substantial amounts of housing in one or more new settlements (Option 4).
- 37 It should be noted that an implication of abolishing the Regional Plan is that the cross-boundary policy for the existing Nottingham/Derby Green Belt will no longer exist. We will be working with councils in the Nottingham area to make sure our local plans provide joined-up protection for the Green Belt. But in the meantime, we would like your views about whether any specific parts of the Green Belt could be considered for development

without compromising its overall integrity. The map on page 14 illustrates the existing extent of the Nottingham/ Derby Green Belt.

- 38 The “pie charts” accompanying each option show **for illustrative purposes only** how growth might be shared out between different types of location. The charts show that under all options, we estimate that up to around 10,000 dwellings can be found on brownfield and other committed sites in the existing built up area of Derby. Any greenfield development within the boundaries of the City of Derby would be additional to this and, accordingly, would be classed as ‘Derby extensions’. The options are not presented in any order of preference.

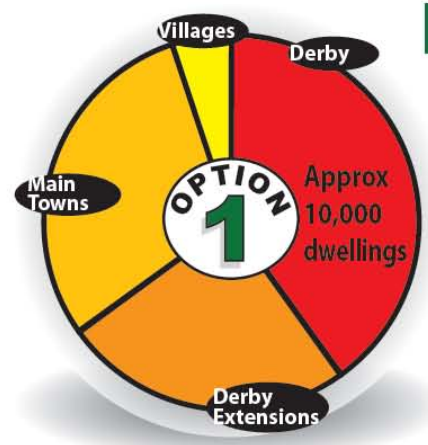


# Derby Housing Market Area



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# Main Options for Distributing Growth (in no order of preference)



For illustrative purposes, proportions approximate only.

## CONCENTRATE MOST DEVELOPMENT IN AND ADJOINING DERBY

### KEY FEATURES

Re-development of brownfield sites in Derby, and significant greenfield expansion immediately within and on the edge of the City, including in neighbouring local authority areas. This could involve areas currently designated as Green Wedge and/or Green Belt.

Significant amounts of development would also be promoted in and around the main towns of Alfreton, Belper, Heanor, Ripley and Swadlincote and may require some urban extensions to them.

In villages and other rural settlements in Amber Valley and South Derbyshire, development would be on a limited scale to meet local needs only.

### What this might mean:

- ▶ Greatest amount of development being located near to services and employment opportunities in Derby.
- ▶ Most pressure on greenfield land in and adjoining the City including Green Belt and Green Wedges.
- ▶ New housing areas could benefit from - and help support - existing local centres in Derby, although infrastructure (such as parking) is already stretched in some local centres such as Mickleover.
- ▶ Some limited opportunities for investment in growth and jobs in the main towns.
- ▶ Most opportunity for public transport, walking and cycling.
- ▶ May be more difficult to meet secondary school needs than more dispersed options.
- ▶ Potentially good access to trunk roads and reducing impact on local roads, although A38 in particular suffers from limited capacity to accommodate more traffic.
- ▶ Would limit potential for new affordable housing in rural areas.
- ▶ May put most pressure on urban employment sites being lost to residential use leading to people needing to travel elsewhere to work.



For illustrative purposes, proportions approximate only.

## A GREATER ROLE FOR OTHER TOWNS

### KEY FEATURES

As Option 1, but with a greater amount of housing development dispersed more widely across the main towns of Alfreton, Belper, Heanor, Ripley and Swadlincote.

The development of greenfield extensions to Derby would largely be limited to development already committed and would be less than under Option 1.

### What this might mean:

- ▶ Maximum support for regeneration and growth in the economies of the main towns, through redevelopment of sites and increasing workforce and "customer base".
- ▶ Would place most additional pressure on the infrastructure, services and facilities around the towns e.g. congestion in the Woodville area, but could also enable investment in new or improved facilities such as health, public transport, the Woodville Regeneration Route and the A610 between Ripley and Langley Mill.
- ▶ Locating growth away from Derby would be likely to increase travel and commuting, reliance on private car and CO<sub>2</sub> emissions. It would also be likely to increase congestion and safety problems on the Swarkestone Causeway.
- ▶ It may be easier to provide secondary school provision in the main towns where some capacity currently exists.
- ▶ May mean development in the Green Belt around Alfreton, Belper, Ripley and Heanor.



# Main Options for Distributing Growth (in no order of preference)



## A GREATER ROLE FOR RURAL SETTLEMENTS



For illustrative purposes, proportions approximate only.

### KEY FEATURES

As Option 2 but development would be even more dispersed to include some named villages and other rural locations.

This option infers that, apart from development on brownfield sites in central Derby, development would be spread more thinly amongst a combination of largely already committed urban extensions to Derby, the main towns and large sites in some named settlements.

### What this might mean:

- ▶ Maximum opportunity for providing affordable and family housing in rural communities as well as enabling new or improved investment in local facilities, services and infrastructure (for example open space, schools, community facilities, health, shopping, roads, employment).
- ▶ Least likely to be able to access existing major employers.
- ▶ Higher likely levels of travel and commuting, reliance on private car and CO<sub>2</sub> emissions (than either options 1 or 2).
- ▶ Least likely to enable travel by public transport, walking and cycling.
- ▶ Most threat to Conservation Areas including the Trent and Mersey Canal, listed buildings and

- ▶ other important areas such as the Derwent Valley Mills World Heritage Site.
- ▶ Could offer more opportunities for sustainable development in the National Forest.
- ▶ May mean development in the Green Belt around Alfreton, Belper, Ripley and Heanor.

## NEW SETTLEMENT(S)



For illustrative purposes, proportions approximate only.

### KEY FEATURES

An option which could be pursued in combination with Options 2 and 3, involving the concentration of significant amounts of development in one or more freestanding new settlements.

A 'new settlement' would be defined as a self contained, self sustaining settlement that would be of scale that could largely accommodate its own services, employment, education facilities and other infrastructure.

### What this might mean:

- ▶ Opportunity for masterplanned, mixed-use new communities, but would need to be sufficiently large to sustain essential services and infrastructure such as public transport, employment, health, schools and shopping.
- ▶ Reduced pressures on existing infrastructure in the City of Derby and main towns but would also reduce opportunities to invest in new infrastructure and effect economic regeneration.
- ▶ Reduced pressures on the release of greenfield sites within, and on the edge of, existing urban areas.
- ▶ Opportunity to bring forward a development with a mix of housing and other uses appropriate to meeting local needs, whilst also creating a place with a distinctive new identity.
- ▶ The location of a new settlement away from existing urban areas would limit urban sprawl but could lead to increased reliance on car usage.
- ▶ Infrastructure costs are expected to be higher than extending existing urban areas, and the timing of infrastructure is crucial. This is partly due to the difficult balance to be struck between self-sufficiency and the reliance on nearby settlements.
- ▶ Could have most significant impact on environment and natural resources.
- ▶ Uncertainty over whether there are any deliverable opportunities for new settlements in the HMA area.

**Notes:** Local scale development in villages could vary according to the size and role of individual settlements. All options are therefore likely to involve the adoption of a 'hierarchy' of rural settlements in Amber Valley and South Derbyshire showing appropriate levels of development in each.

## Questions:

1. Having looked at our consultation, how much housing do you think we should be planning for? Please give reasons.
2. Which of the main options in the consultation document for distributing new housing do you support? Are there any other options which you support?
3. Our estimates indicate that around 10,000 new homes can be delivered in Derby City between 2008 and 2028 through 'brownfield' sites and existing commitments. Do you agree with this? If not, please give reasons.
4. Are there any locations where urban extensions to the existing built up area of Derby would best be accommodated – or avoided? Please give reasons.
5. If we pursue urban extensions to Derby, should we consider identifying sites currently in the Green Wedges and / or Green Belt for development? If so, where?
6. If we pursue major growth in the five main towns; Alfreton, Belper, Heanor, Ripley, Swadlincote:
  - a) which town(s) would benefit most from development? and
  - b) in which locations in and around the five main towns would development be of most benefit and in which locations would development have the greatest adverse impact? Please give reasons.
7. Are there any places outside urban areas (for example, in villages or other rural places) where there is a need or opportunity for development and growth?
8. If 'new settlement(s)' is your preferred option, can you make any suggestions about where one or more might be built?
9. Thinking about all the options and any comments you may have previously made in response to our earlier consultations, are there any key investments needed in your community (e.g. open space) which you think might be successfully addressed through development?
10. Do you have any other comments on the housing options or more general comments on how this consultation process could be improved?

## How to Respond:

- 39 Your views and comments are important in helping to shape the Core Strategies for the Derby HMA.
- 40 Please respond to as many or as few questions as you wish, and comment on any other issues you feel are relevant. However, please complete the questionnaire and return it to the appropriate local authority area. For example; if you live in Derby City and wish to comment about proposals located in South Derbyshire please submit your comments directly to South Derbyshire.
- 41 All comments should be submitted by **5pm on Friday 30 September 2011**.
- 42 If you have any questions, please contact the relevant council as below:

### Amber Valley:

Please contact the Community Planning team and Amber Valley Borough Council by telephone on **01773 841584** by email: [communityplanning@ambervalley.gov.uk](mailto:communityplanning@ambervalley.gov.uk) or in writing to: **Community Planning Team, Amber Valley Borough Council, Town Hall, Market Place, Ripley, DE5 3BT**  
Website: [www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/local-development-framework-\(ldf\)/core-strategy-consultations.aspx](http://www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/local-development-framework-(ldf)/core-strategy-consultations.aspx)

### Derby City:

Please contact the Plans and Policies Team at Derby City Council by telephone on **01332 255076** by email: [derby.ldf@derby.gov.uk](mailto:derby.ldf@derby.gov.uk), or in writing to: **LDF Support Officer, Spatial Planning, Derby City Council, Saxon House, Heritage Gate, Derby DE1 1AN**.  
Website: [www.derby.gov.uk/Environment/Planning/LandUsePlanning/Core+Strategy.htm](http://www.derby.gov.uk/Environment/Planning/LandUsePlanning/Core+Strategy.htm)

### South Derbyshire:

Please contact the Planning Policy team at South Derbyshire on **01283 595983** by email: [LDF.options@south-derbys.gov.uk](mailto:LDF.options@south-derbys.gov.uk) or in writing to: **South Derbyshire District Council, Planning Services, Civic Offices, Civic Way, Swadlincote, DE11 0AH**.  
Website: [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF)

We can give you this information in any other way, style or language that will help you access it. Please contact us on :

Telephone **01332 255076**

Minicom **01332 256666** or

Fax us on **01332 255898**.

***Please contact us if you need help reading this document or any part of it translating.***

Polish

Aby ułatwić Państwu dostęp do tych informacji, możemy je Państwu przekazać w innym formacie, stylu lub języku.

Prosimy o kontakt: 01332 255076 Tel. tekstowy: 01332 255898

Punjabi

ਇਹ ਜਾਣਕਾਰੀ ਅਸੀਂ ਤੁਹਾਨੂੰ ਕਿਸੇ ਵੀ ਹੋਰ ਤਰੀਕੇ ਨਾਲ, ਕਿਸੇ ਵੀ ਹੋਰ ਰੂਪ ਜਾਂ ਬੋਲੀ ਵਿੱਚ ਦੇ ਸਕਦੇ ਹਾਂ, ਜਿਹੜੀ ਇਸ ਤੱਕ ਪਹੁੰਚ ਕਰਨ ਵਿੱਚ ਤੁਹਾਡੀ ਸਹਾਇਤਾ ਕਰ ਸਕਦੀ ਹੋਵੇ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਟੈਲੀਫੋਨ 01332 255076 ਮਿਨੀਕਮ 01332 255898 ਤੇ ਸੰਪਰਕ ਕਰੋ।

Urdu

01332 255076 یہ معلومات ہم آپ کو کسی دیگر ایسے طریقے، انداز اور زبان میں مہیا کر سکتے ہیں جو اس تک رسائی میں آپ کی مدد کرے۔ براہ کرم

منی کام 01332 255898 پر ہم سے رابطہ کریں۔

