



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

www.south-derbys.gov.uk

Please ask for: Ian Bowen
Phone: (01283) 595821
Fax: (01283) 595850
Typetalk: (0870) 2409598
DX 23912 Swadlincote
E-mail: ian.bowen@south-derbys.gov.uk

Our ref: R/31.5.3/IB
Your ref:

Date: 01 October 2012

Dear Resident/Consultee

South Derbyshire Local Plan: Notification of consultation on a 'Preferred Growth Strategy' and invitation to 'drop in' events ...

We would like to invite you to comment on a 'Preferred Growth Strategy' for South Derbyshire and to attend a neighbourhood drop-in event to find out more.

You may recall that the Council has previously asked how much future housing growth the district will need and outlined the various options for where it could be built.

We have now undertaken a review of likely population and household growth to 2028 - along with Amber Valley Borough Council and Derby City Council with whom we share a housing market area (HMA). We have also undertaken assessments of the available large candidate development sites.

What we're now asking for your views on ...

We have considered all the responses from previous stages and would now like to hear your views on the following:

- A refined vision and strategy for development in South Derbyshire
- The number of new houses we intend to promote by 2028
- The location of strategic (large) sites to deliver them.

We are also seeking your views on two large proposed employment developments and asking about how we should treat the Nottingham–Derby Green Belt.

You should note this is not a statutory stage of consultation and we have more work to do before we can publish a draft Local Plan – particularly in assessing the likely impacts on



schools and roads. Nevertheless, we believe it is important to hear your views prior to our plans becoming more fixed next year.

How you can have your say ...

A copy of the Preferred Growth Strategy and a questionnaire will shortly be available on our website. Reference copies will also be available at the Council's offices and in all local libraries from the week commencing 8th October 2012.

We will also be holding **drop-in events** around the District throughout October and November. The attached sheet provides details of the dates, times and venues. The events are open to all - you don't have to attend your nearest one.

Once again we would like to extend the invitation far and wide. Please do tell your family, friends and neighbours about this consultation. Further information is available on our website – go to www.south-derbys.gov.uk/LDF

Our partners in Amber Valley and Derby City have also produced their own consultation documents which align with ours and these can be downloaded from their respective websites: www.ambervalley.gov.uk and www.derby.gov.uk/environment-and-planning/planning/local-development-framework

Much of the background evidence has been commissioned jointly with our Housing Market Area (HMA) partners and this is available to view on a shared HMA website: www.derbyshire.gov.uk/derbyhma.

We will be welcoming your comments until **Friday 21 December 2012**.

Yours faithfully



Ian Bowen
Planning Policy Manager

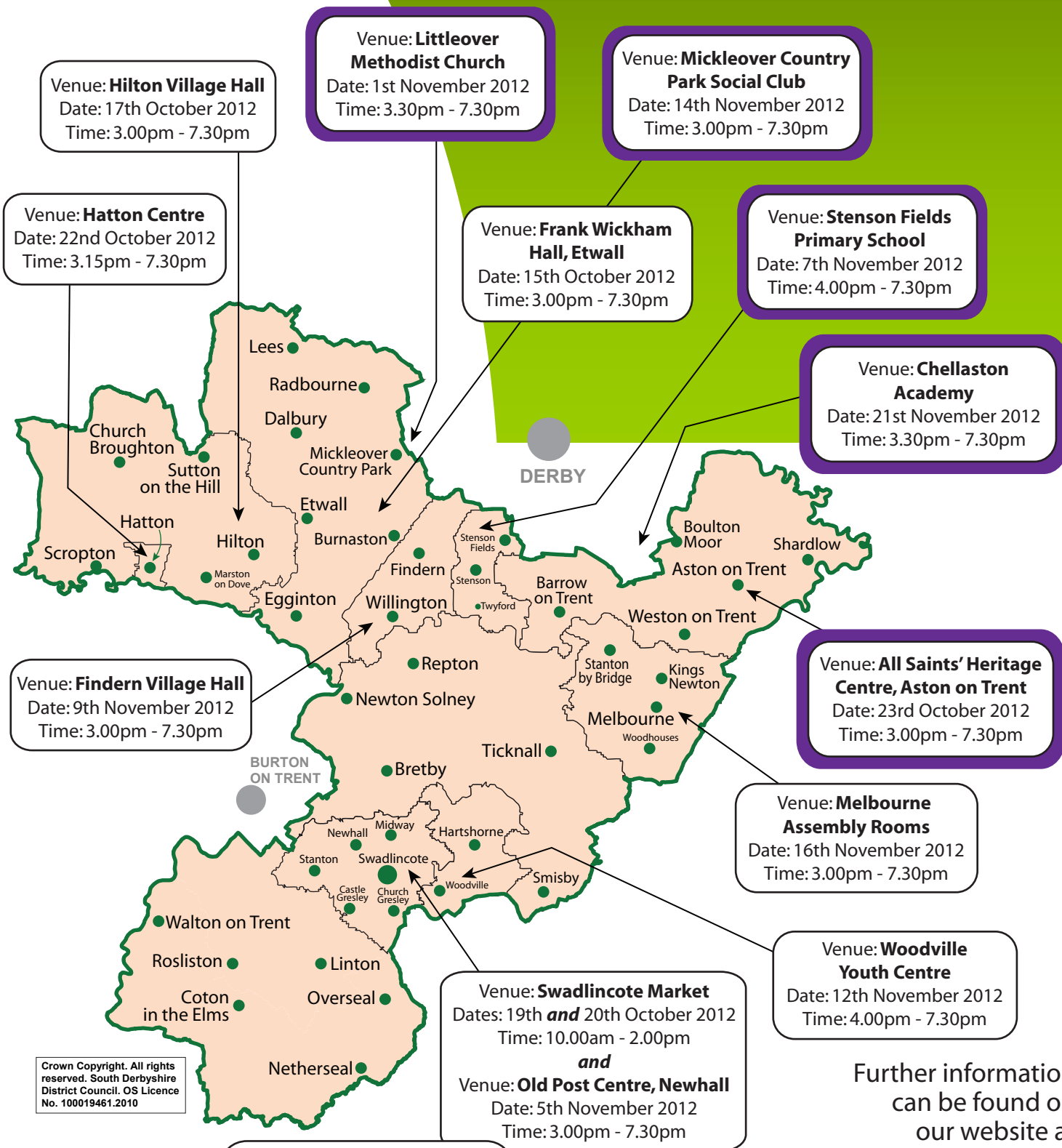




South Derbyshire
District Council

Local Planning Consultation

The District Council is holding a series of 'drop in' events during October and November to talk to people about the preferred sites for housing and employment to 2028



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Further information can be found on our website at

www.south-derbys.gov.uk/LDF

or by calling

01283 595983



**South
Derbyshire**
District Council

Mrs Wheeler
The Nissin Hut Offices
Church Street
Swadlincote
Derbyshire
DE11 8LF

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

www.south-derbys.gov.uk

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E-mail: ian.bowen@south-derbys.gov.uk

Our ref: R/31.5.3/IB

Your ref:

Date: 24 October 2012

Dear Mrs Wheeler,

Preferred Growth Strategy for South Derbyshire

The District Council has recently commenced consultation on its 'Preferred Growth Strategy', setting out the proposed amount and location of future house building and other development to 2028.

As part of the consultation we are holding sixteen 'drop-in' events throughout the District (details on the attached map) and inviting public responses up until 21 December 2012.

Also attached for your information is a copy of a letter to general consultees indicating where further details can be viewed.

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

Your sincerely

Ian Bowen
Planning Policy Manager





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E-mail: ian.bowen@south-derbys.gov.uk

Our ref: R/31.5.3/IB

Your ref:

Date: 24 October 2012

Dear Parish,

South Derbyshire Local Plan: 'Preferred Growth Strategy'

Our records indicate that you did not receive a hard copy of the 'Preferred Growth Strategy' consultation document for South Derbyshire, a copy is enclosed. The consultation Drop In Events are currently underway and the remaining events can be seen on the enclosed poster along with a copy of the consultation questionnaire.

Comments will be welcomed on the document until **Friday 21 December 2012**.

Yours faithfully

Ian Bowen
Planning Policy Manager



From: Harris Beth
Sent: 24 October 2012 12:10
Subject: FW: South Derbyshire Local Plan Consultation
Dear resident/consultee

Please find attached an updated poster listing the drop in events for South Derbyshire District Council Preferred Growth Strategy which is currently being consulted on.

We are welcoming your comments until Friday 21st December 2012

Regards

Beth Harris
Planning Assistant
South Derbyshire District Council.



DropIn Poster Oct
2310121.pdf

Dear Resident/ Consultee

South Derbyshire Local Plan: Consultation on 'Preferred Growth Strategy'

We have contacted you previously about the current South Derbyshire 'Preferred Growth Strategy' consultation on a proposed strategy for future house building and employment development in South Derbyshire up to 2028.

Our series of drop in events is coming towards an end (Elvaston Village Hall, 6th December 3pm-7.30pm remaining), but the consultation runs to the **21st December 2012**.

Further details on the Preferred Growth Strategy and questionnaires are available within all South Derbyshire Libraries and on the Councils website at:

www.south-derbys.gov.uk/localplan . Any responses can be emailed to LDF.options@south-derbys.gov.uk or posted to Planning Policy Team, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH.

Kind Regards

Beth Harris
Planning Assistant
Community and Planning Services
South Derbyshire District Council
beth.harris@south-derbys.gov.uk
Tel no: 01283 228735
Fax no: 01283 595720
www.south-derbys.gov.uk



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Our ref: R/31.5.3/IB

Your ref:

Date: 24 October 2012

Dear Parish,

South Derbyshire Local Plan: 'Preferred Growth Strategy'

Further to the email sent on 3rd October advising you of the 'Preferred Growth Strategy' consultation for South Derbyshire, enclosed is an updated poster listing the drop in events for South Derbyshire District Council Preferred Growth Strategy consultation.

Comments will be welcomed on the document until **Friday 21 December 2012**.

Yours faithfully

Ian Bowen
Planning Policy Manager

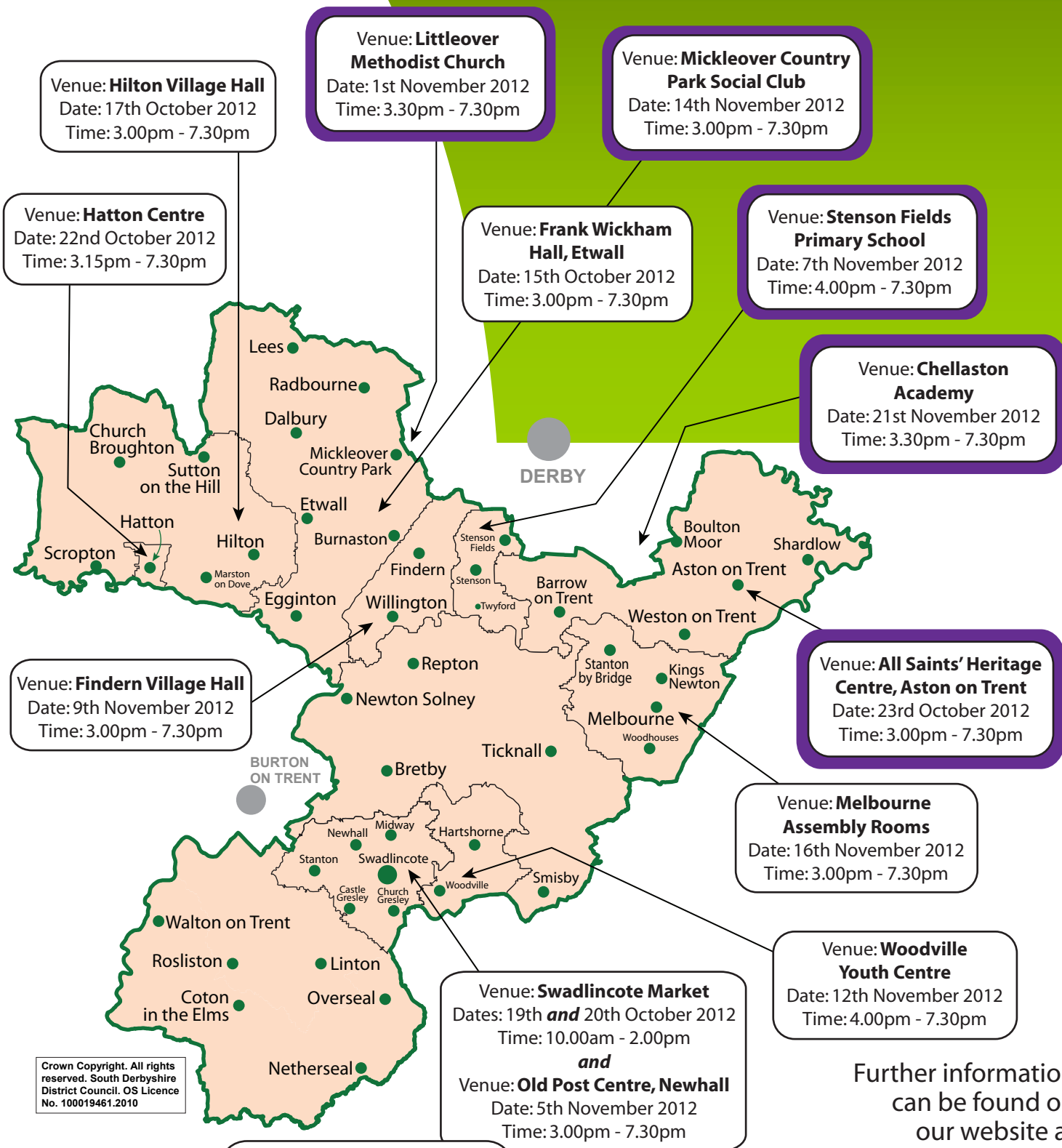




South Derbyshire
District Council

Local Planning Consultation

The District Council is holding a series of 'drop in' events during October and November to talk to people about the preferred sites for housing and employment to 2028



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Further information can be found on our website at

www.south-derbys.gov.uk/LDF

or by calling

01283 595983



South Derbyshire District Council
Community and Planning Services

South Derbyshire Local Plan (Core Strategy)

LOCAL PLAN CONSULTATION

Preferred Growth Strategy for South Derbyshire

South Derbyshire District Council is now consulting on its Local Plan. We invite your comments on a proposed strategy for future house building and employment development in South Derbyshire up to 2028.

A series of drop in events across the District have already begun. Details of the remaining events can be seen on the reverse of this leaflet.

The Preferred Growth Strategy is available to view online at www.south-derbys.gov.uk/localplan



Hard copies are available at all South Derbyshire libraries

October - December 2012

South Derbyshire Changing for the better

Comments welcome until 21st December 2012



South Derbyshire District Council
Community and Planning Services

South Derbyshire Local Plan (Core Strategy)

LOCAL PLAN CONSULTATION

Preferred Growth Strategy for South Derbyshire

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October - December 2012

South Derbyshire Changing for the better

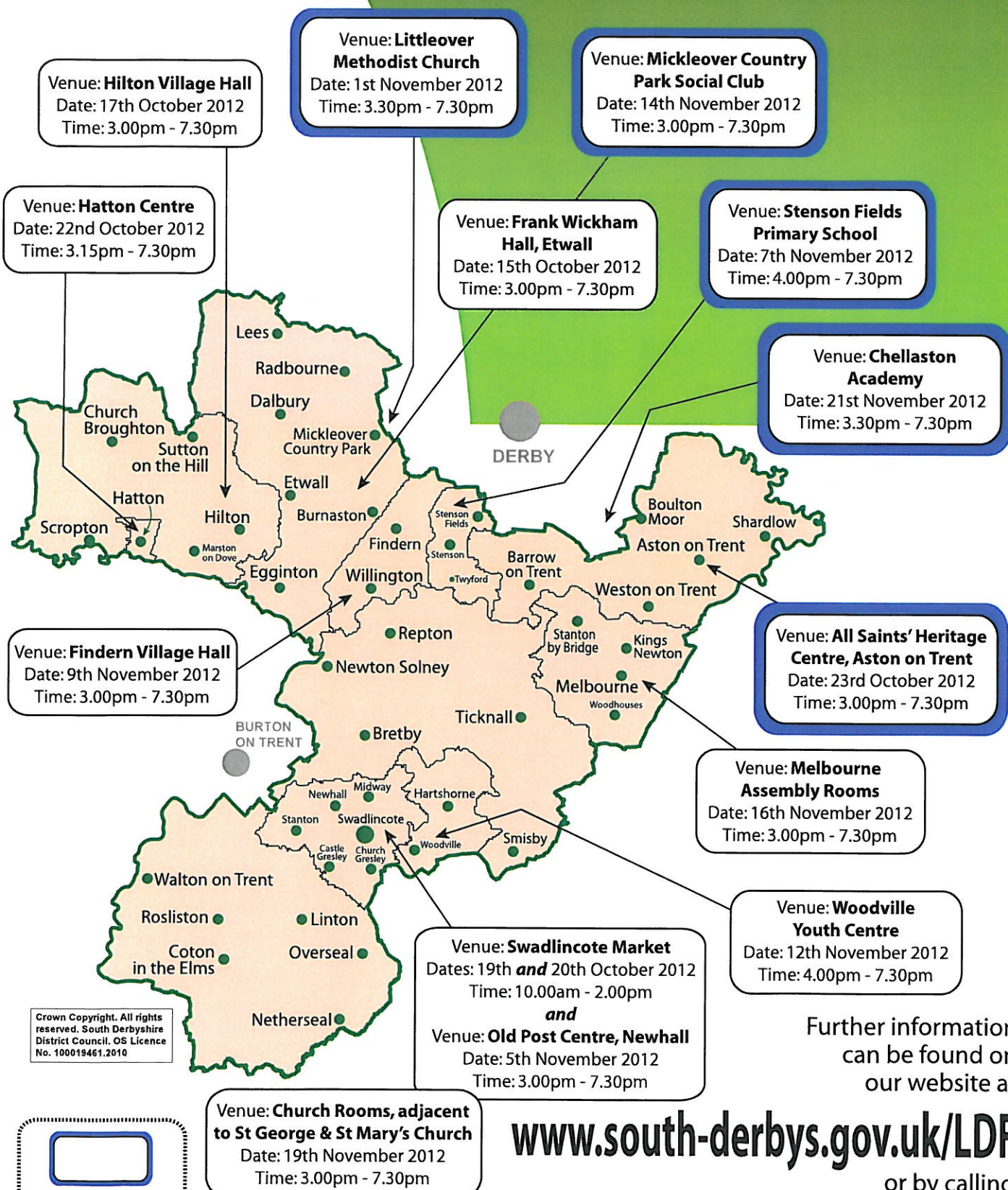
Comments welcome until 21st December 2012



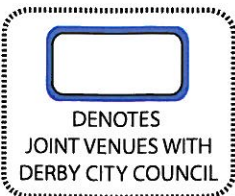
South Derbyshire
District Council

Local Planning Consultation

The District Council is holding a series of 'drop in' events during October and November to talk to people about the preferred sites for housing and employment to 2028



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Further information can be found on our website at

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South
Derbyshire
District Council
Community and
Planning Services

South Derbyshire
Local Plan
(Core Strategy)

Local Planning Consultation

Preferred Growth Strategy for South Derbyshire



Have your say at one of our drop in events, for further
information visit: www.south-derbys.gov.uk/LDF

Until 21st December 2012

South Derbyshire Changing for the better

South Derbyshire District Council - Microsoft Internet Explorer provided by SDDC

http://www.south-derbys.gov.uk/

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South Derbyshire District Council



South Derbyshire District Council

Contact us

Tel: 01283 595795

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Fortnight left to have your say on Preferred Growth Strategy

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Making South Derbyshire a better place to live, work and visit.

Connect to your council **report it** **apply for it** **pay for it** **find it** **have your say**

Preferred Growth Strategy for South Derbyshire



Preferred Growth Strategy

Following previous consultations on its emerging Local Plan, South Derbyshire District Council has now drawn up its Preferred Growth Strategy for the District.

Council Services

Business & investment	Community & living	Council & democracy	Education & learning
Environment & Licensing	Health & social care	Housing	Jobs & careers
Leisure, culture & tourism	Planning & building control	Transport & streets	Help

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Internet 100%

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Please note that this questionnaire accompanies the Preferred Growth Strategy consultation document, which you should read first. This document and an electronic version of the questionnaire can be found at

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

South Derbyshire Local Plan (Core Strategy)

Preferred Growth Strategy Questionnaire

October – December 2012

Please provide your contact details - you only need to fill this in if you wish to be kept informed of future consultations.

Name

Company/Organisation

Address (including postcode)

Tel

E-mail address



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

Vision

Q1. Do you agree with the Vision for South Derbyshire?

Proposed scale of housing and Local Authority Distribution

Q2. Do you agree with the amount of housing being proposed and the proposed distribution between local authority areas in the HMA?

Preferred Strategic Housing Sites

Q3. Do you agree that the following sites should be preferred for development?
(Please give reasons)

Around the Derby Urban Area:

1. Boulton Moor phase 2 (approx 700 dwellings) and phase 3 (approx 190 dwellings)
2. Boulton Moor phase 3 (approx 190 dwellings)
3. Chellaston Fields (approx 500 dwellings)
4. Land off Holmleigh Way (the "Tadpole" site) (approx 150 dwellings)
5. Land south of Stenson Fields/Wragley Way (approx 1,950 dwellings)
6. Land off Primula Way (approx 500 dwellings)

Around Swadlincote and the villages:

1. Land at Church Street/Bridge Street (approx 400 dwellings)
2. Land north of William Nadin Way (approx 400 dwellings)
3. Broomy Farm (approx 400 dwellings)
4. Land to the north east of Hatton (approx 300 dwellings)
5. Development on unspecified sites (approx 500 dwellings)

Other sites not previously considered

**Q4. Are there any other strategic sites or locations you feel ought to be considered?
(Please give reasons)**

Strategic sites Not preferred

**Q5. Do you agree that the following sites should NOT be preferred for development?
(Please give reasons)**

Around the Derby Urban Area:

1. Hackwood Farm (approx 200 dwellings)
2. Newhouse Farm (approx 1,800 dwellings)
3. Around the former Pastures hospital (approx 2,000 dwellings)
4. Extension to land at Highfields Farm (approx 650 dwellings)
5. West of Stenson Fields Railway (approx 1,750 dwellings)
6. West of Chellaston (approx 1,000 dwellings)
7. Thulston Fields (2,100 dwellings)

Around Swadlincote and the villages:

1. Land East of Sandcliffe Road (approx 700 dwellings)
2. Land south of Goseley (approx 500 dwellings)
3. Land at Butt Farm, Woodville (approx 400 dwellings)
4. Regeneration on land south of Woodville (approx 650 dwellings)
5. Mount Pleasant extension (approx 500 dwellings)
6. South of Cadley Hill (approx 600 dwellings)
7. Land to the west of the A444 (approx 350 dwellings)
8. Development around Villages: Aston on Trent and Repton (approx 2,850 dwellings)
9. Extensions to Winshill, Burton Upon Trent (approx 1,450 dwellings)
10. Land at Hilton (approx 2,200 dwellings)

Strategic Employment Development

Q6. Do you agree that land should be allocated for strategic employment purposes at the following locations? (Please give reasons)

1. An exceptionally large single occupier development as a northwards extension to the Dove Valley Park
2. South of the Global Technological Cluster at Sinfin Moor

Green Belt Land

Q7. Should we 'safeguard' land currently in the Nottingham-Derby Green Belt to the west of the A6 spur and to the north of the A50 to meet possible longer term development needs well beyond 2028? (Please give reasons)

Other Comments

Q8. Do you have any other comments you wish to make?

All comments should be submitted by **5pm on Friday 21 December 2012.**

Please return this questionnaire to South Derbyshire District Council:

email: LDF.options@south-derbys.gov.uk

Post: South Derbyshire District Council, Planning Services, Civic Offices, Civic Way, Swadlincote, Derbyshire DE11 0AH.

Web: 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:

Phone: 01283 595795

email: customer.services@south-derbys.gov.uk.

Jeśli chciałby Państwo otrzymać ten dokument w innym języku lub potrzebują Państwo usług tłumacza, prosimy o kontakt. Informacje te są również dostępne na życzenie w wydaniu dużym drukiem, w alfabecie brajla lub w wersji audio.

如果您需要这份文件的中文翻译，或者需要传译员的帮助，请联系我们。这些数据也各有文字体印本、盲人点字和发音带，欢迎索取。

ほかの言語でこの文書をご希望の場合、もしくは通訳サービスをご希望の場合はご連絡ください。

またこの情報は、ご要望により大きなプリント、点字版、または音声形式でも承っております。

यदि आपकी ये दस्तावेज किसी दूसरी भाषा में चाहिये, या किसी दुभाषिये की सेवाओं की जरूरत है तो हमें सम्पर्क करने की कृपया कृपया ये जानकारी पाने करने पर बड़े अक्षरों, ब्रेल या आडिओं के रूप में भी उपलब्ध कराई जा सकती है।

ਜੇ ਕੁਝ ਹੋਰ ਢੰਗ ਵਿਚ ਦਸਤਾਵੇਜ਼ ਕਿਸੇ ਦੂਸਰੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦਾ ਹੈ, ਜਾਂ ਕਿਸੇ ਦੁਫ਼ਾਸੀਦੇ ਦੀਆਂ ਸੇਵਾਵਾਂ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰਨ ਦੀ ਕ੍ਰਿਪਾ ਕਰੋ ਜਾਂ ਇਹ ਜਾਣਕਾਰੀ ਪਤਿ ਕਰਨ ਤੇ ਵੱਡੇ ਅੱਖਰਾਂ, ਬ੍ਰੇਅਲ ਜਾਂ ਆਡਿਓ ਦੇ ਰੂਪ ਵਿਚ ਵੀ ਉਪਲੱਬਧ ਕਰਵਾਈ ਜਾ ਸਕਦੀ ਹੈ।

اگر آپ بیڈا کیسٹ کسی اور زبان میں پڑھنے میں یا اگر آپ کو کسی ترجمان کی خدمات دیکھنا اور سنا کر سہولت سے
رابطہ کریں۔ درخواست کرنے پر یہ سہولت جو بے پرتہ رہے گی یا آڈیو کیسٹ میں بھی دستیاب ہیں۔

EQUALITIES MONITORING INFORMATION

This form will be used for monitoring purposes only. Equality monitoring helps us improve our services by better understanding the people we are serving. The form will be collected separately from any other forms attached.

Further information on equality monitoring can be found in the equality service monitoring guidance. None of the questions are compulsory however by completing the form you will be helping us create a better service.

Which age group do you belong to?	<input type="checkbox"/> 16-24	<input type="checkbox"/> 25-44	<input type="checkbox"/> 45-65	<input type="checkbox"/> 65 and over
	<input type="checkbox"/> Prefer not to say			
Your sex	<input type="checkbox"/> Male	<input type="checkbox"/> Female	<input type="checkbox"/> Prefer not to say	

A disabled person is someone who has a physical or mental impairment, which has a substantial and long term adverse effect on their ability to carry out normal day-to-day activities. Do you consider yourself to have a disability?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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To which of these ethnic groups do you consider you belong:		
Asian or Asian British <input type="checkbox"/> Bangladeshi <input type="checkbox"/> Indian <input type="checkbox"/> Pakistani <input type="checkbox"/> Chinese <input type="checkbox"/> Any other Asian background Black or Black British <input type="checkbox"/> African <input type="checkbox"/> Caribbean <input type="checkbox"/> Any other Black, African or Caribbean background	Mixed <input type="checkbox"/> White & Asian <input type="checkbox"/> White & Black African <input type="checkbox"/> White & Black Caribbean <input type="checkbox"/> Any other mixed/multiple ethnic background White <input type="checkbox"/> English/ Welsh/ Scottish/ Northern Irish/ British <input type="checkbox"/> Irish <input type="checkbox"/> Gypsy or Irish Traveller <input type="checkbox"/> Any other white background	Other Ethnic Group <input type="checkbox"/> Arab <input type="checkbox"/> Any other ethnic group

Privacy Statement - Data Protection 1998 and Freedom of Information Act 2000

The data supplied on this form will be held on a computer and will be used in accordance with the Data Protection Act 1998 for statistical analysis, management, planning and the provision of services by South Derbyshire District Council and its partners. The information will be held in accordance with the Council's records management and retention policy.

Information contained in this document may be subject to release to others in accordance with the Freedom of Information Act 2000. Certain exemptions from release do exist including where the information provided is protected by the Data Protection Act 1998.



South
Derbyshire
District Council

South Derbyshire Local Development Framework

Preferred Growth Strategy

YOUR VIEWS ARE IMPORTANT

Welcome. We are seeking your views on the Council's proposed Preferred Growth Strategy for future house building and employment in South Derbyshire up to 2028.

This will form the basis of our new Local Plan and is in alignment with those of Amber Valley Borough Council and Derby City Council, with whom we share a Housing Market Area with.

The Preferred Growth Strategy proposes:

- A refined vision and strategy for development in South Derbyshire
- The number of new houses we propose to deliver by 2028
- The location of strategic sites to deliver them
- Two potential strategic scale employment developments
- The possibility of 'safeguarding' land within the Nottingham-Derby Green Belt

What's in the room?

- Exhibition Boards
- Reference copies of the full document
- Summary leaflet of the full document
- A questionnaire
- Maps of strategic sites

We have more work to do before we can publish a draft Local Plan – particularly in assessing the likely impacts on schools and roads. Nevertheless, we believe it is important to hear your views prior to our plans becoming more fixed next year.



How much housing development should we plan for?

South Derbyshire District Council, along with Derby City and Amber Valley, has jointly commissioned a 'Housing Requirement Study'.

This study concludes that an appropriate scale of housing growth between 2008-2028 for the Derby Housing Market Area (HMA) is around 33,700 dwellings.

The three Local Authorities considered this figure further to decide how it could most sustainably be distributed. The proposed split reflects the fact that Derby City can only accommodate 12,000 dwellings during the plan period. A large proportion of the housing need is required to be met in close proximity to the Derby Urban Area.

Proposed Scale of Housing and Local Authority Distribution

Local Authority	Target	of which extensions to the Derby Urban Area
Amber Valley	9,000	530
Derby City	12,000	N/A
South Derbyshire	12,700	6,700
TOTAL	33,700	7,230

In planning for an additional 12,700 dwellings in South Derbyshire the Council needs to take the following into account:

- Dwellings which have already been completed since 1st April 2008; and
- Unimplemented planning permissions for dwellings as at 1st April 2012. Unimplemented sites already allocated in the South Derbyshire Local Plan 1998.

Taking the above into account, South Derbyshire needs around **5,560** dwellings.

Where should growth be located within South Derbyshire?

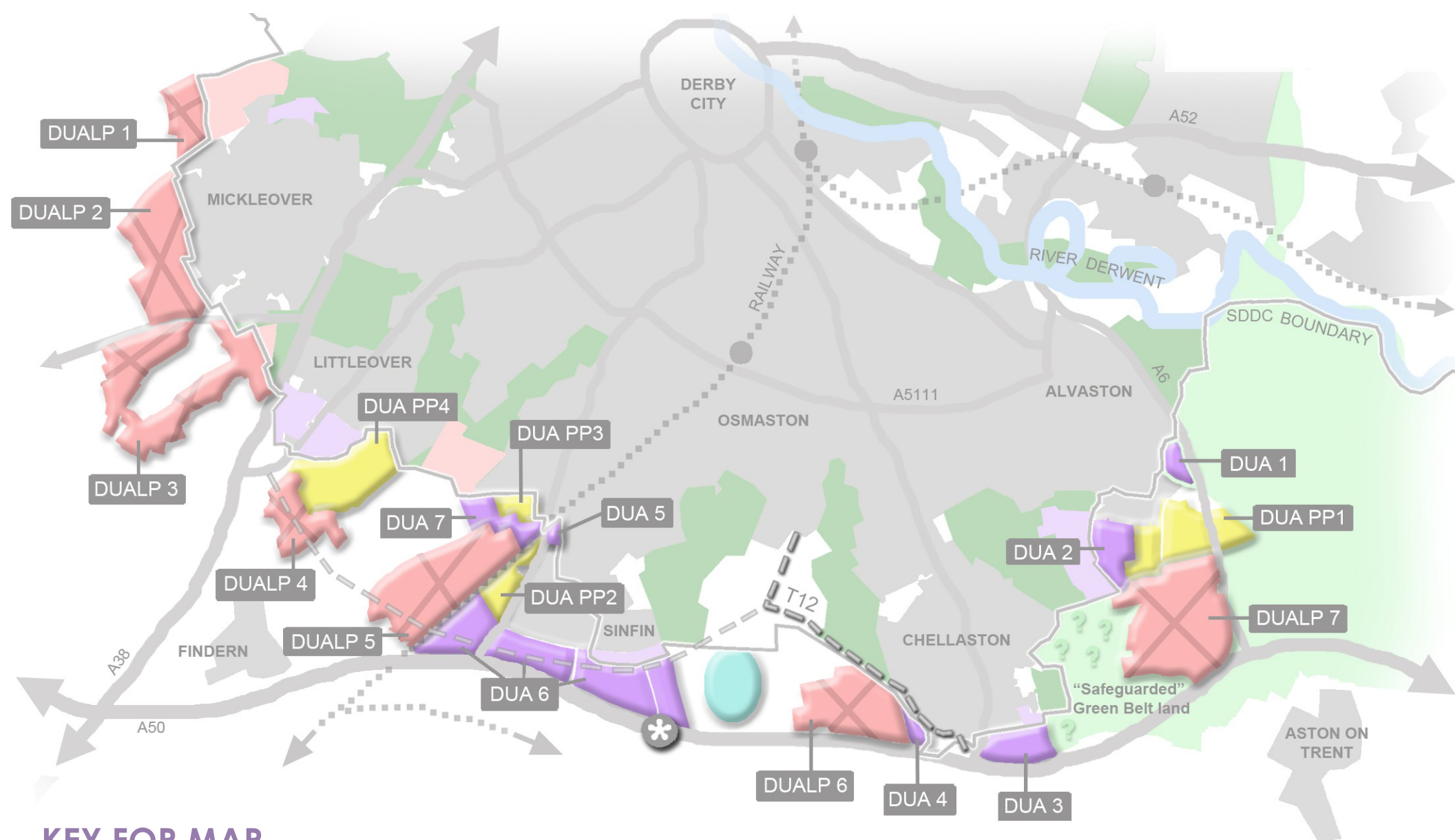
Around the Derby Urban Area (DUA):

Due to the proximity to the City of Derby, a significant proportion of the housing is proposed to be met on sites which are physically adjacent to the City – reflecting the availability of deliverable development options.

In general, our transport assessment work indicates that road congestion around the City is a key issue. There appears to be more scope for serving major new development by a choice of transport modes to the south and south east of the City. The Highways Agency have expressed concerns about additional development to the west of the A38 in advance of being able to implement grade separation improvements to key junctions on the A38.

School place planning is similarly a key issue. With John Port Secondary at Etwall being near capacity with limited scope to expand, it appears that directing development to the south and south east of the City is likely to prove a more manageable strategy, although secondary schools here also face serious capacity constraints.

Development to the south and south east of the City is also capable of being contained within firm southerly defensible boundaries offered by the A50.



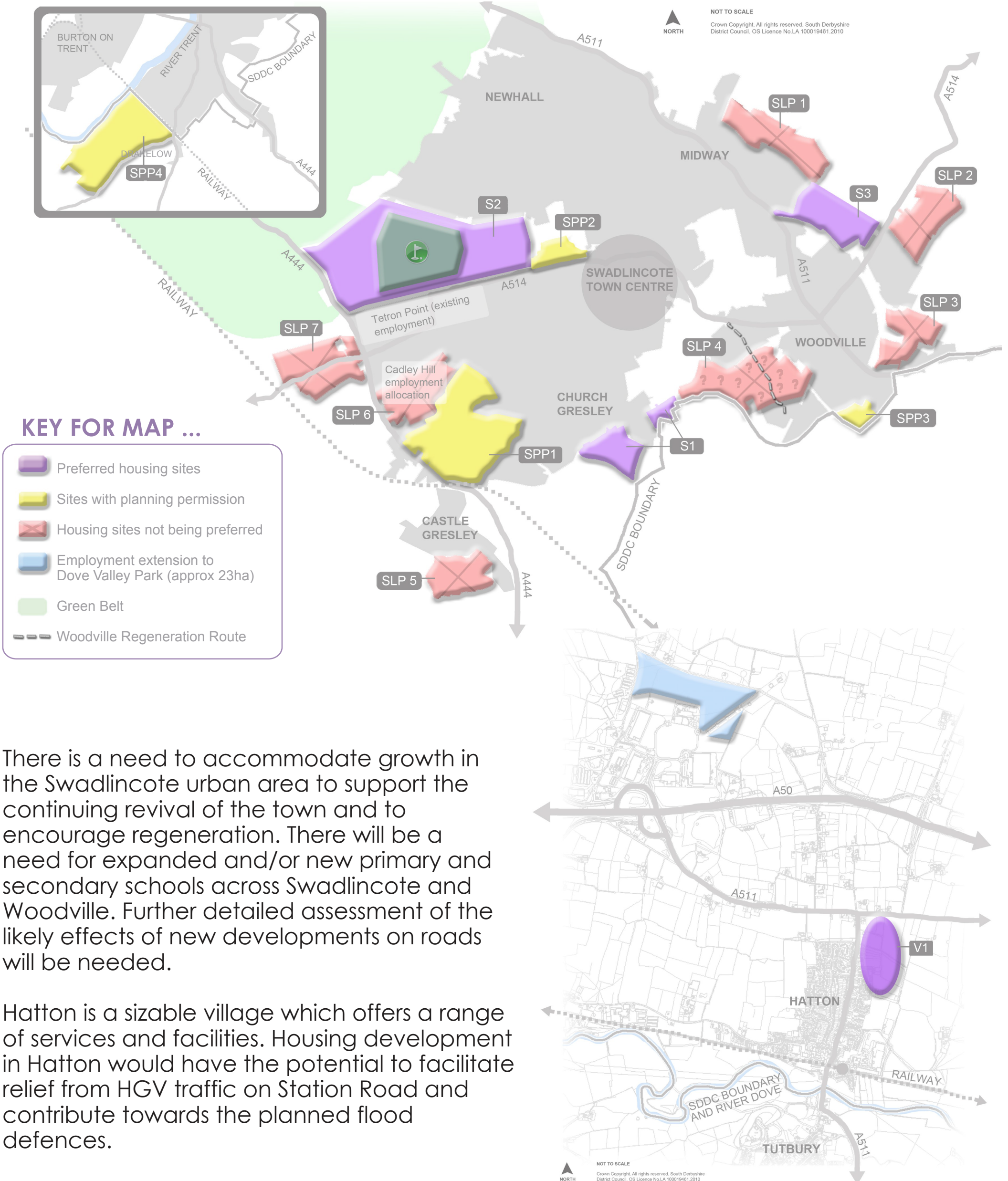
KEY FOR MAP ...

Preferred housing sites	Employment land south of the Global Technology Cluster (approx 30 ha)	Link Road (T12 already committed)
Derby City preferred housing sites	Green Belt	Indicative line of possible new road
Sites with planning permission	Green Wedge	Possible new A50 junction
Housing sites not being preferred		
Derby City housing sites not preferred		

NOT TO SCALE
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Where should growth be located within South Derbyshire?

Around Swadlincote and the Villages:



There is a need to accommodate growth in the Swadlincote urban area to support the continuing revival of the town and to encourage regeneration. There will be a need for expanded and/or new primary and secondary schools across Swadlincote and Woodville. Further detailed assessment of the likely effects of new developments on roads will be needed.

Hatton is a sizable village which offers a range of services and facilities. Housing development in Hatton would have the potential to facilitate relief from HGV traffic on Station Road and contribute towards the planned flood defences.

Strategic Employment Development

The Local Plan will need to assess the requirement for additional employment land to accompany future housing growth. Work is currently underway on this and it is not yet known what provision is required or how it should be distributed.

In the meantime two potential strategic scale employment developments merit inclusion in this consultation. These can be seen on the previous maps.

Dove Valley Business Park – Site for exceptionally large individual employment developments:

- Dove Valley Park is an existing employment site at Foston.
- It is allocated in the adopted Local Plan for industry and business use and some 19 hectares remains.
- There may be a need to find room to accommodate exceptionally large single occupier employment units and this site has the potential to expand onto adjacent land to the north, providing a further 24 hectares, for this purpose.

Extension to Derby Global Technology Cluster:

- The Global Technology Cluster (GTC) is a proposed business development of around 90 hectares at Sinfin Moor in Derby, on a site that is currently allocated for development in the City of Derby Local Plan.
- It is intended to offer a hi-tech location to small and medium sized enterprises with workspaces, offices, teaching, conference and catering facilities.
- There may be potential to extend the proposed GTC southwards across the South Derbyshire administrative boundary towards the A50. The area within South Derbyshire would potentially measure some 30 hectares.

Green Belt:

- South Derbyshire District Council has a small part of the Nottingham-Derby Green Belt within its boundaries (see the previous maps).
- Given the size and growth needs of Derby, it is important to review whether likely future development pressures (beyond 2028) are capable of being accommodated without the need to delete Green Belt land in and around the Derby Urban area.
- One consideration is the possible 'safeguarding' of land within the Green Belt to meet longer-term development needs stretching well beyond the plan period.

We welcome your comments on the Green Belt.

Evidence Base

Key background documents, which provide the evidence base for the Preferred Growth Strategy, are listed below and are available at www.south-derbys.gov.uk/localplan

- Derby HMA Housing Requirements Study
- Strategic Site Assessment Summaries
- HMA Transport Report for the Derby Urban Area
- Position Papers on Education, Water and Transport
- Green Belt Review
- Strategic Housing Land Availability Assessment
- Strategic Flood Risk Assessment
- Draft Sustainability Appraisal Report

Further background evidence documents are also available via the same webpage.

Timetable & how to respond

The responses to this consultation will help us draw up a "Publication Draft Plan" next year, which will include our proposed vision, strategy, objectives, strategic development sites and detailed policies to guide the determination of planning applications. The plan will be published for 6 weeks during which you may comment.

After the completion of the publication draft we will start work on the 'Site Allocations Plan', which will set out the detail of smaller development sites and propose any amendments to settlement and Green Belt boundaries etc.

The table below summarises the next steps in adopting the core strategy:



Consultation of Preferred Growth Strategy
October - December 2012



Publication of aligned Local Plan
Spring 2013



Submission
Summer 2013



Public Examination
Autumn 2013



Adoption
Early 2014

Your views and comments are important in helping to shape the Local Plan.

A questionnaire is available at this event, on our website, at the Councils offices and at libraries within South Derbyshire.

www.south-derbys.gov.uk/LDF 

LDF.options@south-derbys.gov.uk 

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

01283 595983 

**Comments
welcome until
5pm on Friday
21st December
2012**

The need for additional dwellings in South Derbyshire ...

South Derbyshire District Council along with Derby City and Amber Valley (which form the Derby HMA) jointly commissioned a 'Housing Requirement Study' from specialist consultants.

This study concludes that an appropriate scale of housing growth between 2008 - 2028 for the Derby Housing Market Area is around 33,700 dwellings.

The three Local Authorities considered this figure further to decide how it can most sustainably be distributed. In particular, the proposed split reflects the fact that Derby City can only accommodate 12,000 dwellings during the plan period. A large proportion of the housing need is required to be met in close proximity to the Derby Urban Area.

Proposed scale of Housing and Local Authority Distribution ...

Local Authority	Target	... of which extensions to the Derby Urban Area
Amber Valley	9,000	530
Derby City	12,000	N/A
South Derbyshire	12,700	6,700
TOTAL	33,700	7,230

Strategic Employment Development ...

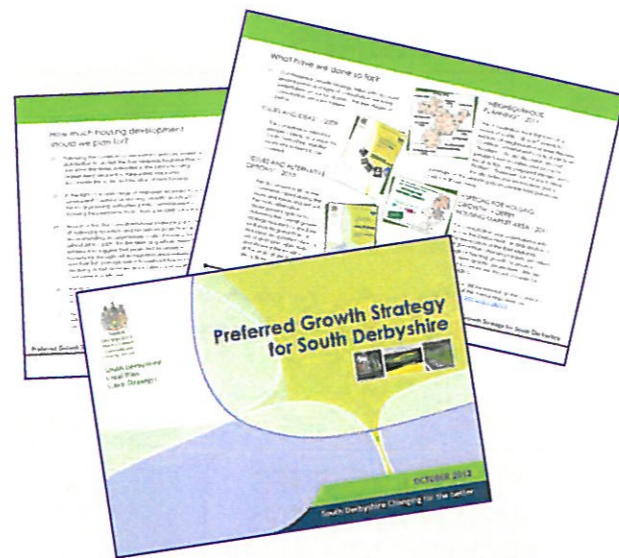
The Local Plan will need to assess the requirement for additional employment land to accompany future housing growth. Work is currently underway on this and it is not yet known what provision will be required or where it should be distributed.

In the meantime two potential strategic scale employment developments merit inclusion in this consultation and can be seen on the Derby Urban Area and Swadlincote maps.

Strategic sites and locations NOT being preferred in other locations ...

Site Ref.	Site/Location	Dwellings (approx)
VLP 1	Land around Hilton	2,200
VLP 2	Land around Aston on Trent	1,450
VLP 3	Land around Repton	1,400
VLP 4	Extensions to Winhill, Burton on Trent	1,450

Additional information on **all** sites being preferred, and not preferred, is available to view in the main document and on the Council's website.



Green Belt ...

South Derbyshire District Council has a small part of the Nottingham - Derby Green Belt within its boundaries.

Given the size and growth needs of Derby, it is important to review whether likely future development pressures (beyond 2028) are capable of being accommodated without needing to delete Green Belt land in and around the Derby urban area.

One consideration is the possible 'safeguarding' of land within the Green Belt to meet longer term development needs stretching well beyond the plan period.

We would like to hear your views on this.

What happens next ...

There are a number of stages in drawing up the core strategy which are summarised below:



Consultation of Preferred Growth Strategy
October - December 2012



Publication of aligned Local Plan
Spring 2013



Submission
Summer 2013



Public Examination
Autumn 2013



Adoption
Early 2014

Contact Us ...



www.south-derbys.gov.uk/localplan



Planning Policy Team,
South Derbyshire District Council,
Civic Offices, Civic Way,
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Comments welcome until 21st December 2012

Published by South Derbyshire District Council
Civic Offices, Civic Way, Swadlincote
Derbyshire DE11 0AH

www.south-derbys.gov.uk



South Derbyshire District Council
Community and Planning Services

South Derbyshire Local Plan
(Core Strategy)

SUMMARY LEAFLET

Preferred Growth Strategy for South Derbyshire



This consultation invites your comments on a proposed strategy for future house building and employment development in South Derbyshire up to 2028

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

To view the main document online, scan with your smart phone



October 2012

South Derbyshire Changing for the better

Housing Sites ...

The maps within this leaflet show the Council's preferred strategic sites within the Derby Urban Area, Swadlincote and the villages and those sites which are not preferred.

We estimate that we need to plan for an additional 12,700 dwellings in South Derbyshire between 2008 - 2028 (see 'the need for additional dwellings in South Derbyshire'). Around 7,000 of these have already been built or granted planning permission.

Strategic Sites ...

The following table lists the site reference number, locations and approximate number of dwellings within the maps.

Site Ref.	Site/Location	Dwellings (approx)
S1	Land in the vicinity of Church St/Bridge St, Church Gresley	400
S2	Land north of William Nadin Way/West of Depot	400
S3	Broomy Farm	400
V1	Land to the northeast of Hatton	300
DUA1	Boulton Moor Phase 3	190
DUA2	Boulton Moor Phase 2	700
DUA3	Chellaston Fields	500
DUA4	Land off Holmleigh Way (The "Tadpole")	150
DUA5	Remaining (allocated) land at Stenson Fields Estate	98
DUA6	Land south of Stenson Fields/Wragley Way	1,950
DUA7	Land off Primula Way, Sunny Hill	355
DUALP 1	Hackwood Farm	200
DUALP 2	Newhouse Farm	1,800
DUALP 3	Land around former Pastures Hospital	2,000
DUALP 4	Highfields Farm Extension	650
DUALP 5	West of Railway Line, Stenson Fields	1,750
DUALP 6	Land west of Holmleigh Way, Chellaston	1,000
DUALP 7	Thulston Fields	2,100
SLP 1	Land East of Sandcliffe Road	700
SLP 2	Goseley Estate Extension and Woodville	500
SLP 3	Land at Butt Farm, Woodville	400
SLP 4	Regeneration Area, South of Woodville	650
SLP 5	Extension to Castle Gresley	500
SLP 6	Land South of Cadley Hill Industrial Estate	600
SLP 7	Sites to the west of the A444	350

General Principles ...

Around Derby Urban Area (DUA) ...

It will be important to accommodate housing needs which arise as a result of the District's proximity to the City of Derby. This means that a significant proportion of housing in South Derbyshire is proposed to be met on sites which are physically adjacent to the City - reflecting the availability of deliverable development options.

In general, our transport assessment work indicates that road congestion around the City is a key issue and it will be important to mitigate the effects of development so far as possible. There appears to be more scope for serving major new development by a choice of modes of transport to the south and south east of the City as bus patronage to the west of the A38 appears difficult to achieve. The Highways Agency have expressed concerns about additional development to the west of the A38 in advance of being able to implement grade separation improvements to key junctions on the A38.

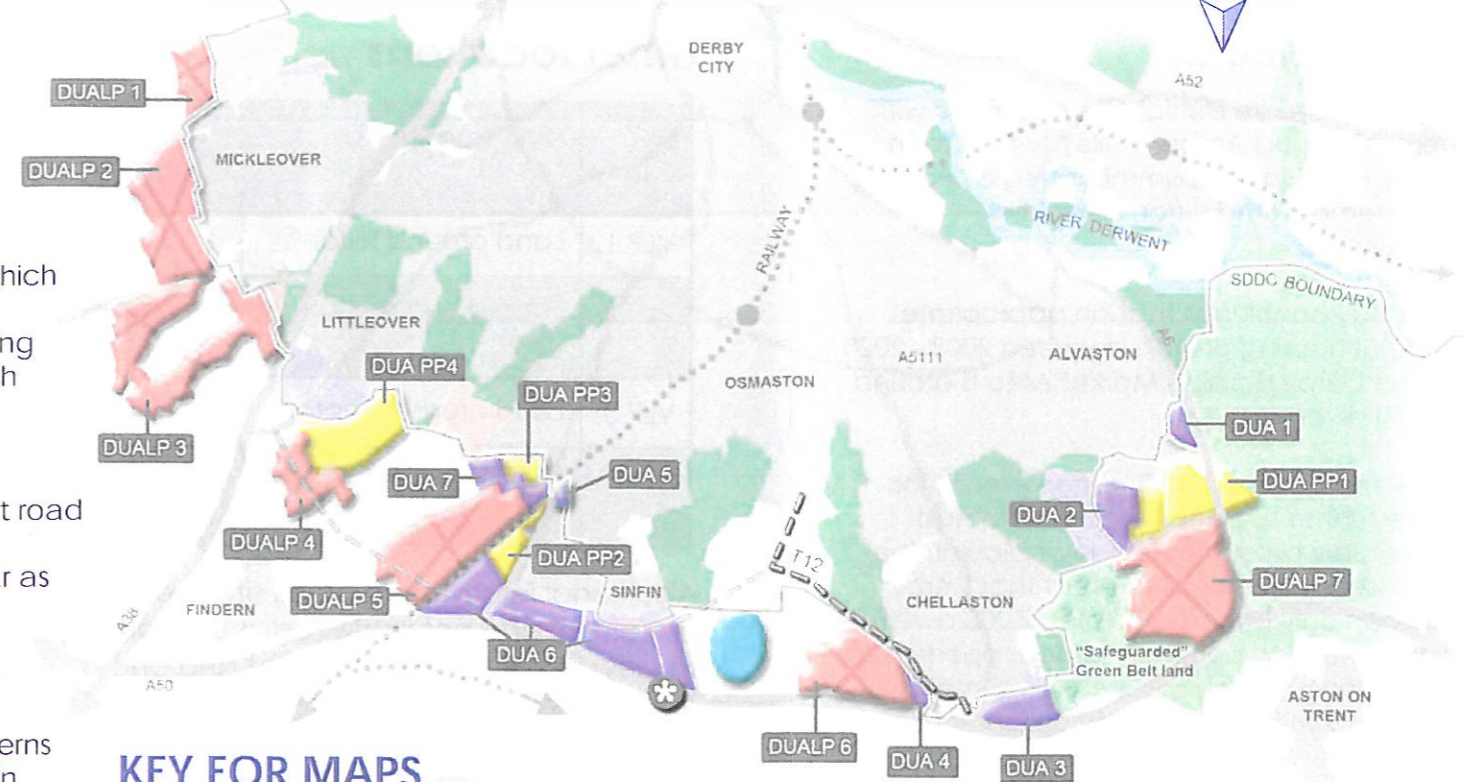
School place planning is similarly a key issue. With John Port Secondary at Etwall being almost full with limited scope to expand, it appears that directing development to the south and south east of the City is likely to prove a more manageable strategy, although secondary schools there also face serious capacity constraints.

Development to the south and south east of the City is also capable of being contained within firm southerly defensible boundaries offered by the A50.

Around Swadlincote and the Villages ...

There is a need to accommodate growth in the Swadlincote urban area to support the continuing revival of the town and to achieve regeneration. Relating to all development options, there will be a need for expanded and/or new school facilities at both primary and secondary level across Swadlincote and particularly primary school places in Woodville. Similarly, further detailed assessment of the likely effects of new developments on roads will be needed.

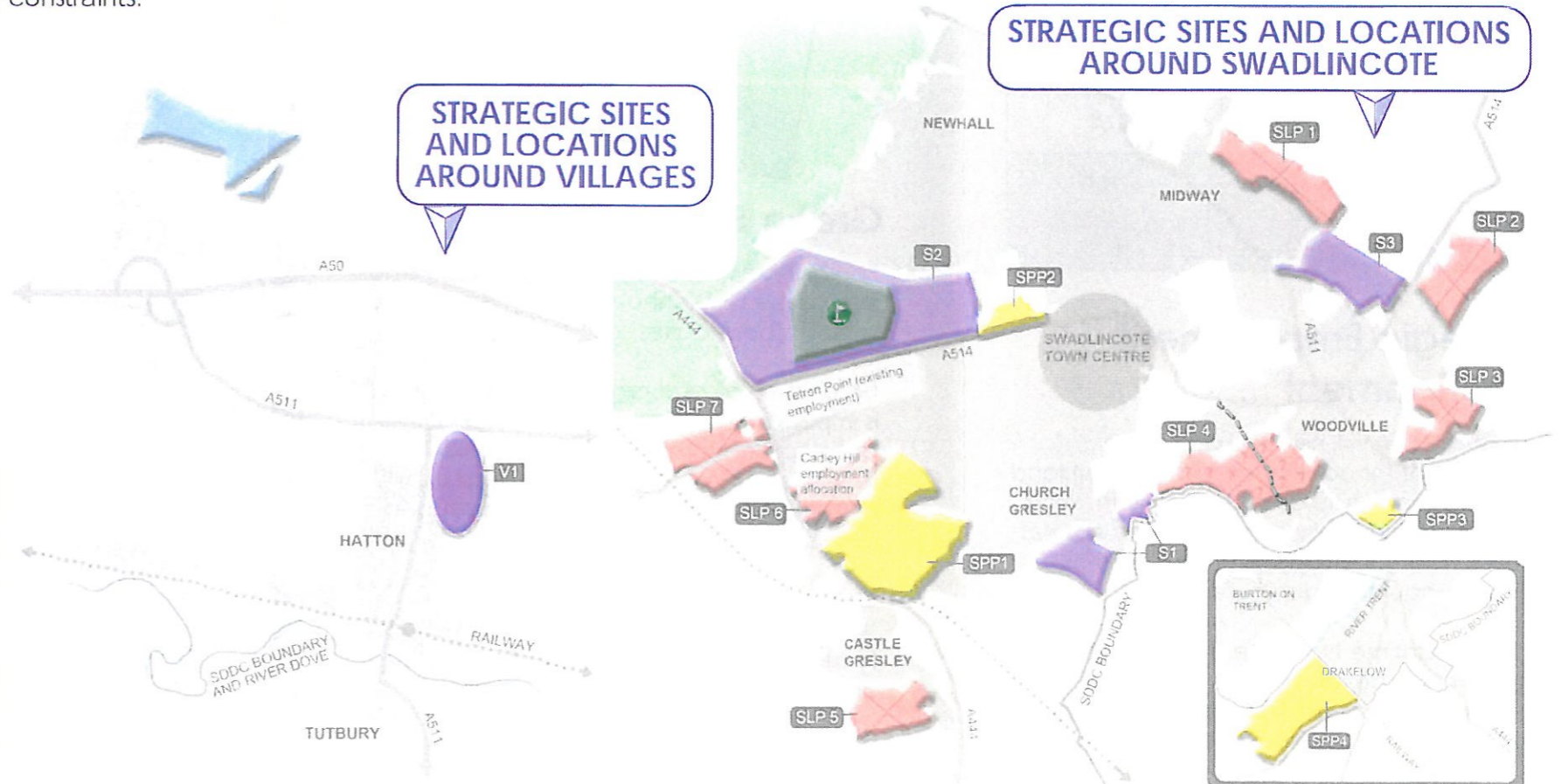
STRATEGIC SITES AND LOCATIONS AROUND DERBY URBAN AREA



KEY FOR MAPS ...



STRATEGIC SITES AND LOCATIONS AROUND VILLAGES



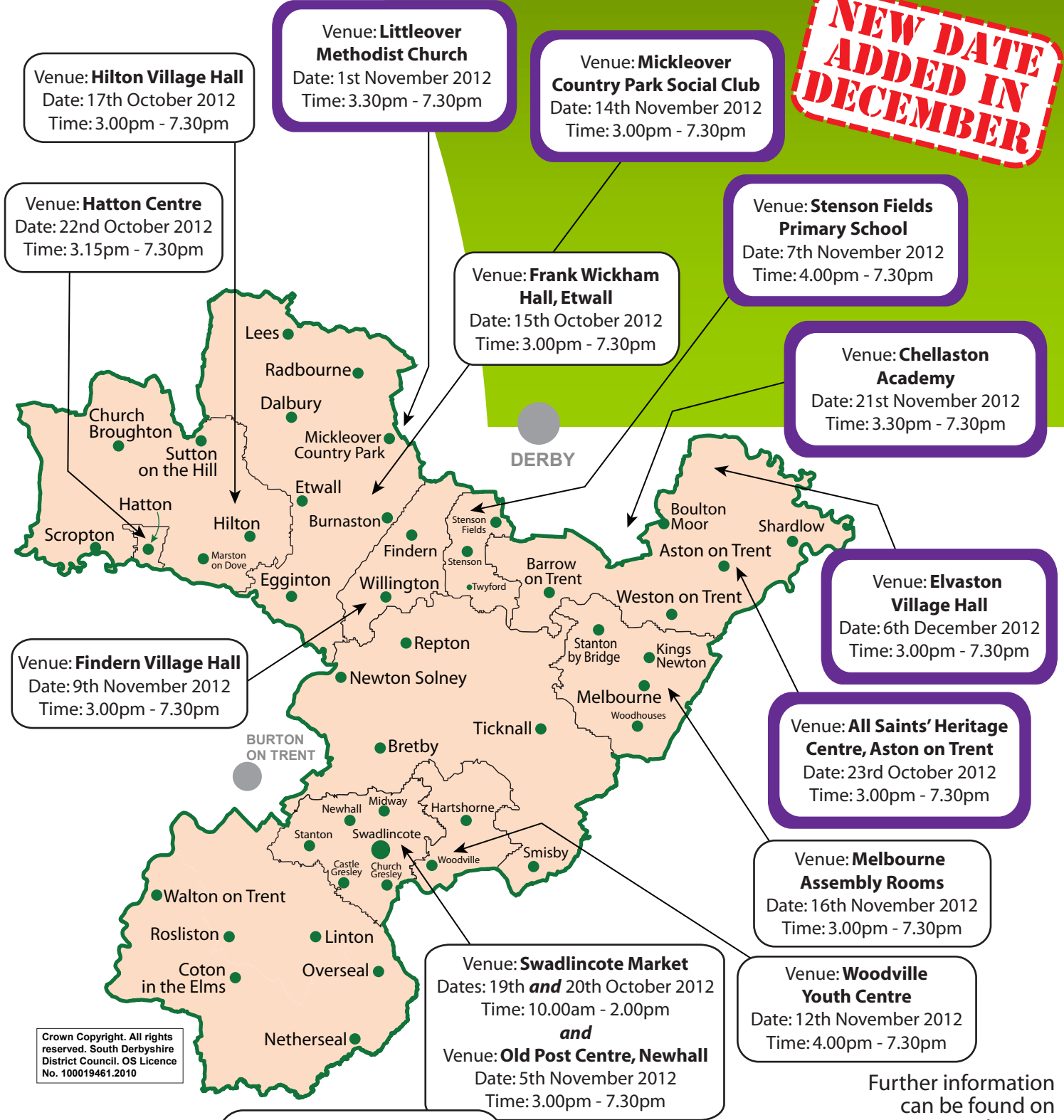


South Derbyshire District Council

Local Planning Consultation

The District Council is holding a series of 'drop in' events during October and November to talk to people about the preferred sites for housing and employment to 2028

NEW DATE ADDED IN DECEMBER



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DENOTES
JOINT VENUES WITH
DERBY CITY COUNCIL

Further information can be found on our website at

www.south-derbys.gov.uk/LDF

or by calling

01283 595983



Case Study: South Derbyshire District Council

Twittering about social media

The way Councils interact with residents is changing. Taxpayers don't want to wait when information can be so easily accessed through technology at the touch of a button. As a result, Northgate Public Services devised an innovative social media campaign to get the conversation flowing about a potentially contentious planning blueprint shaping the future of South Derbyshire.



Key benefits:

- Extending digital inclusions by accessing a wider audience across the age spectrum
- Spreading the right message to the right people at the right time
- Instant, up to date feedback
- Increasing the Council's social media presence through hundreds of new followers on Twitter
- No cost to the taxpayer or the Council
- Used as an example of best practice by other authorities
- Almost 10,000 page views of key documents

Thanks to a range of factors, the process of formulating a Local Plan for one of the fastest growing districts in the country has floated in and out of the public eye since 2008.

Understandably, the proposals have the potential to split opinion, with residents keen to balance the undeniable need for growth with protecting the identity of their communities.

So when consultation began on one of its key components, the Preferred Growth Strategy, it was imperative that the right messages were spread as far and wide as possible.

After all, not everyone was going to agree that 12,700 homes need to be built up until 2028 nor give their blessing to the proposed larger sites outlined. That is why it was so important they at least understood the rationale.

So, in what is thought to be a first for this kind of planning blueprint, an extensive social media campaign was set up to coincide with a series of roadshows to talk to communities.

It proved to be groundbreaking, allowing the District Council to interact with its residents like never before.

Two way conversations

From the outset, it was clear success would depend upon shaking off the image of 'stuffy' councils. Formality was thrown out the window, replaced by a relaxed, easy to follow approach.

In addition to press releases and the website, the

platforms used were extensive, from Flickr to YouTube to Blogger to Slideshare.

A video with Planning Policy Manager (Ian Bowen) and a series of sharp and snappy blogs started the ball rolling about what was being outlined.

Pulling it all together was Twitter. Concise. Conversational. And, above all, current. No need to wait for the newspaper to come out and look halfway down page 16 to read what is happening.

140 characters for each message may not seem like much, but they stretch a long way to offer updates, link to documents, provide feedback and offer a feast of facts in front of fingertips.

Spreading the message

Our approach had a tiny touch of the traditional with a substantial sprinkling of spontaneity.

At each of the roadshows, the scene was set early on, explaining what was being proposed and where. Attendees were asked to provide their feedback, which was broadcast through social media to stimulate healthy debate.

How was it received? During the course of 16 consultation events, more than 600 Tweets, covering a diverse range of subjects, were sent out, with a quarter retweeted to 34,340 more followers. That is how to spread a message.

Feedback on Twitter:

“If you live in South Derbyshire and are not following the live @sddc tweets from road shows you should! Very informative.”

“Your social media campaign is informative, worthwhile and thought provoking.”

“The Council is really good at letting the public know what it is planning.”

“All of the Tweets are fascinating. You have set the bar high for the future now.”

“Fabulous Tweeting @sddc.”

“The Tweetathons are a really good way of keeping people informed.”

“I am glad you are Tweeting. It is good communication, which is so important.”

“We wish our Council was as honest and open as you.”

Let’s talk

With Northgate you get cost-effective innovation from public service experts. We help you increase efficiency and provide excellent service. Let’s meet and discuss it.

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 Hemel Hempstead
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 HP2 4NW

T: +44 (0)1442 232424
 E: marketing@northgate-is.com

Making change work

Dozens of conversations were held with individuals and groups wanting to offer an opinion or put forward a suggestion.

Inevitably, issues such as school places and the road infrastructure cropped up time and time again, allowing us to showcase the research and partnership work undertaken to offer potential long term solutions.

And those interested in plans for a new bypass, link road, football stadium and leisure facilities could be signposted to additional details.

Crucially, the Tweetathons offered clarity on issues that matter most to neighbourhoods.

It also provided an ideal opportunity to debunk some popular myths, such as the notion that free parking in South Derbyshire’s main town Swadincote was about to end.

Some criticism was inevitable and had to be taken on the chin. However, this was a sure-fire sign that residents were connecting with us and engaging in the process.

For example, one resident said: “How about putting Rostiston in Staffordshire? We would get a better bin service then!”

The comeback was: “Lot. We are planning to introduce a new recycling service to include plastics and cardboard in June.”

The resident replied: “Wow. That is great news. Thanks and fingers crossed.”

About Northgate Public Services

Teamwork, transformation, results. These three words summarise what you get from Northgate. Most of all, results.

As a public services provider, our primary objective is to share a public service ethos with our clients. We like to work with clients in flexible and agile partnerships where both sides are committed to innovation and change. Our aim is always to deliver better services for less.

Our software and services are used by 95 per cent of local authorities, every regional police force and in every hospital. We also work with housing associations, utility companies and transport providers as well as central government departments and national agencies.

Every year, we help our clients manage 3 million social housing properties, record 20 per cent of UK crimes, screen 600,000 babies for health problems and manage 40 per cent of the country’s social care records. Our transformation programmes with our public sector clients have already made savings of over £200 million.

www.northgate-is.com/publicservices

Outpouring of information

Due to the sustained outpouring of data, almost 10,000 clicks were made on documents relating to the Local Plan.

The ambition of the campaign grew as word of mouth spread, with the tools used developed to meet the needs of the target audience.

Photos were uploaded to Flickr to try to entice residents to the roadshows, while presentations relating to the strategy went on Slideshare for everyone to view. The main document could be viewed as a magazine on Issuu, where views could be posted and fed back.

The blog, running throughout, had over 1,000 page views, while hundreds of newcomers are now following @sddc on Twitter, swelling overall numbers to 2,250.

And, most importantly, residents know they are being listened to, as evidenced by the positive comments on the left side of this page.

Several turned up at the roadshows on the back of following the threads on Twitter.

Planning Policy Manager Ian Bowen said: “The South Derbyshire social media campaign opened up opportunities to engage with the public like never before. We are thrilled with how it panned out and it has opened new doors for the future.”

**A new Local Plan for South Derbyshire:
Public Drop-in events**

A series of public 'drop-in' events have been arranged to talk about future development in South Derbyshire, including Etwall and the surrounding areas.

Following previous consultations on its emerging Local Plan, South Derbyshire District Council is now drawing up its Preferred Growth Strategy for the District which will shape where potential homes, jobs and community facilities will go over the next 15 years or so.

Conversations were held with communities through a consultation during 2010 and a further two consultations during 2011. These have all helped to shape the current proposals.

A further round of drop-in events will now take place in October and November so that you can comment on the District Council's Preferred Growth Strategy.

Events have been organised across the District, including:

- **Etwall**, Frank Wickham Hall – in Portland Street.
Monday, October 15, 3pm – 7.30pm
- **Hilton** Village Hall – in Peacroft Lane.
Wednesday, October 17, 3pm – 7.30pm
- **Mickleover** Country Park Social Club – off Merlin Way
Wednesday, November 14, 3pm – 7.30pm

Everyone is invited to attend. This is your chance to have your say.

The Council will also be holding more events in other parts of the District. From September 28 details will be available at www.south-derbys.gov.uk/LDF or by ringing 01283 228735.

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- **Hatton** Adult Education Centre – in Station Road.
Monday, October 22, 3.15pm – 7.30pm

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A further round of drop-in events will now take place in October and November so that you can comment on the District Council's Preferred Growth Strategy.

Events have been organised across the District, including:

- **Findern**, Findern Village Hall – in Castle Hill.
Friday, November 9, 3pm – 7.30pm

Everyone is invited to attend. This is your chance to have your say.

The Council will also be holding more events in other parts of the District. From September 28 details will be available at www.south-derbys.gov.uk/LDF or by ringing 01283 228735.

Amber Valley Borough Council, Derby City Council and South Derbyshire District Council are engaging in further rounds of consultations for their emerging Local Plans. The consultations will run from October 1 to December 21. Go to www.derbyshire.gov.uk/derbyhma for more information.



Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH.

Keith Bull

Media specialist

Phone 01283 228761 Fax 01283 595853 Mobile 07827 664522

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Have your say on planning blueprint at drop in sessions

Drop-in sessions are taking place across South Derbyshire to allow residents to have their say on an important planning blueprint.

The draft Preferred Growth Strategy – a key component in the emerging Local Plan - looks at how many new houses are needed in the District up until 2028 and suggests potential locations for larger sites.

Based on widespread consultation, it considers how appropriate infrastructure could also be introduced to meet the needs of communities.

Local people are now being asked if they believe the strategy will help to meet future needs and help South Derbyshire flourish at the following consultation events:

Frank Wickham Hall, in Portland Street, Etwall - 3pm to 7.30pm on Monday, October 15

Hilton Village Hall, in Peacroft Lane - 3pm to 7.30pm on Wednesday, October 17

Swadlincote Market, in High Street - 10am to 2pm on Friday and Saturday, October 19 and 20

Hatton Centre, in Station Road - 3.15pm to 7.30pm on Monday, October 22

All Saints' Heritage Centre, in Shardlow Road, Aston on Trent - 3pm to 7.30pm on Tuesday, October 23

Littleover Methodist Church, in Constable Drive - 3.30pm to 7.30pm on Thursday, November 1

Old Post Centre, in High Street, Newhall - 3pm to 7.30pm on Monday, November 5

Stenson Fields Primary School, in Heather Close - 4pm to 7.30pm on Wednesday, November 7

Findern Village Hall, in Castle Hill – 3pm to 7.30pm on Friday, November 9

Woodville Youth Centre, in Moira Road - 4pm to 7.30pm on Monday, November 12

Mickleover Country Park Social Club, in Merlin Way - 3pm to 7.30pm on Wednesday, November 14

Melbourne Assembly Rooms, in High Street - 3pm to 7.30pm on Friday, November 16

St. George and St. Mary's Church Rooms, in Church Street, Church Gresley – 3pm to 7.30pm on Monday, November 19

Chellaston Academy, in Swarkestone Road – 3.30pm to 7.30pm on Wednesday, November 21

Cllr Peter Watson, Chairman of Environmental and Development Services at South Derbyshire District Council, said: “Our Local Plan aims to provide high quality homes for residents, as well as employment, leisure and cultural opportunities to help further improve the quality of life in our communities.

”This Preferred Growth Strategy will be an important stepping stone in helping us to get it right. We want everyone who lives, works, visits or cares about the area to come and give us their views.”

Copies of the Preferred Growth Strategy are available to view at www.south-derbys.gov.uk/LDF or by telephoning 01283 228735.

October 9, 2012



Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH.

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Mini Tweetathons to raise profile of Preferred Growth Strategy

Instant, up to date information will be relayed to residents to get them talking about an important planning blueprint.

South Derbyshire District Council is holding mini Tweetathons to help raise awareness of its draft Preferred Growth Strategy.

The strategy - a key part of the Local Plan - considers how many new houses are needed until 2028 and suggests potential locations for larger sites.

Fifteen drop in sessions are taking place across the length and breadth of the District over the next two months to allow people to have their say.

The first, at Frank Wickham Hall in Etwall, will see officers post updates from the authority's @sddc account on Twitter between 3pm and 7.30pm on Monday, October 15 using the hashtag #sddclocalplan.

Residents can follow the action to receive updates, watch videos, link to relevant documents and provide feedback. Similar schemes will also be run at the other consultation events.

Cllr Peter Watson, Chairman of Environmental and Development Services at South Derbyshire District Council, said: "Social media has opened up a wide range of opportunities to engage with residents like never before.

"The #sddclocalplan initiative offers an ideal outlet to highlight, in real time, how we are looking to provide high quality homes in the future, as well as leisure, employment and cultural opportunities for our communities."

During the consultation period, running until the end of November, regular updates will also be provided on a Preferred Growth Strategy blog running at <http://localplan.blogspot.co.uk/>.

The aim is to hold two-way conversations with residents to inform them of the process and what is being planned while answering any questions and queries that are forthcoming.

The Preferred Growth Strategy and dates of drop in sessions can be viewed at www.south-derbys.gov.uk/localplan. For more information call 01283 228735.

October 12, 2012



**South
Derbyshire
District Council**

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Keith Bull
Media specialist

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Blueprint aiming to help South Derbyshire prosper

An important planning blueprint is aiming to ensure that South Derbyshire continues to prosper over the decades to come.

The Preferred Growth Strategy – a key part of the Local Plan – sets out suggestions for development by considering the amount of housing required and the potential locations of larger strategic sites.

It proposes that 12,700 homes are built between 2008 and 2028 as it looks to provide the homes that people need in healthier, safer, vibrant and sustainable communities.

The strategy has been put together following wide ranging consultation with residents over the last two years and specialist forecasts of housing needs.

As a result, the District Council is proposing to:

- Promote strong growth and regeneration in and around Swadlincote
- Retain and develop major employment sites
- Allocate large-scale development in villages only where there are community benefits in doing so. E.g. traffic relief in Hatton.
- Promote vitality in other villages through lesser scale development relevant to their size and characteristics
- Prioritise the re-use of brownfield and derelict sites
- Protect important Green Belt land
- Provide choice for residents to live within easy reach of the city of Derby

Major inroads have already been made towards achieving aspirations by exploiting brownfield land available, as evidenced by the 2,200 home, mixed use transformation in the pipeline at the former Drakelow Power Station site.

Taking away the properties already built since April 2008 and unimplemented planning permissions, new sites need to be found for around 5,560 homes in the District.

Major options are being looked at to ensure the appropriate infrastructure is in place to complement these. The Woodville Regeneration Route and additional community facilities in Hilton are key priorities.

Cllr Peter Watson, Chairman of the Environmental and Development Services Committee at South Derbyshire District Council, said: "Our Preferred Growth Strategy is aiming to strike a balance in supporting sustainable development with the necessary infrastructure, while respecting and protecting the quality of life that residents enjoy in South Derbyshire."

The strategy has been drawn up in conjunction with Amber Valley Borough Council and Derby City Council to prioritise derelict sites and offer a joined up approach to future needs.

Public consultation 'drop in' sessions will take place between mid October and mid November to gauge feedback on the vision. Further details are to be released in due course.

September 21, 2012



**South
Derbyshire
District Council**

Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH.

Keith Bull
Media specialist

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The District Council's proposed vision for South Derbyshire:

Our vision for South Derbyshire is one of sustainable growth and opportunity. By 2028, the economy will have grown with jobs, housing, education, health, shops, facilities and green space reasonably accessible to all.

The strategy will deliver an additional 12,700 homes and ensure the District's housing stock is available to everyone, irrespective of their stage of life or income. The connecting countryside is to be enhanced as South Derbyshire becomes an increasingly important tourist destination in The National Forest.

To accommodate growth, major urban extensions immediately to the south of Derby will be developed, accommodating 6,800 extra homes and providing homes to meet the expanding needs of both South Derbyshire and the City. Growth will be unlocked through transport improvements, including major new infrastructure where necessary.

South Derbyshire's main settlement, Swadlincote, is to be firmly established as a vibrant town in a high quality retail, residential, commercial, leisure and shopping environment. This will be achieved through new development and improved connections to the wider road network.

Job opportunities will be significantly enhanced through the construction of the Woodville Regeneration Route on derelict brownfield land to relieve traffic congestion and provide better links between Swadlincote and the A42.

Substantial economic growth and housing will be delivered in Hatton, along with new facilities and infrastructure in Hilton, to meet community needs.

The vitality of Melbourne is to be sustained through a combination of careful control over land uses in the core shopping area and through enhanced leisure and cultural facilities.

Meanwhile, sustainable living and working environments in the remainder of the district will be maintained through local scale development in keeping with size, role and character.

In addition, the rich heritage, historic assets and distinctive character of South Derbyshire will continue to be respected, protected and enhanced.

September 21, 2012



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Fortnight left to have your say on Preferred Growth Strategy

Two weeks remain for residents to have their say on a planning blueprint that will help shape the future of South Derbyshire.

The Preferred Growth Strategy – a key part of the new Local Plan currently being drawn up – sets out suggestions for development by considering the amount of housing required to meet future growth and the potential locations of larger strategic sites.

It proposes 12,700 properties are built in South Derbyshire between 2008 and 2028. Taking away those already built and unimplemented planning permissions, new sites need to be found for around 5,560 homes.

As well as putting forward 11 preferred housing locations, the strategy lists 16 sites not being proposed for development for a variety of reasons.

Since mid October, more than 600 people have attended 16 drop in sessions across the District to find out more and offer their feedback.

Those who have attended have, by and large, understood the need for new housing, but want to ensure the road network is enhanced and that schools have suitable provision.

With the deadline of 5pm on Friday, December 21 looming, residents who have not put forward their views so far are being urged to do so.

Councillor Peter Watson, Chairman of Environmental and Development Services at South Derbyshire District Council, said: “This is an important opportunity for communities and local residents to influence how the District will develop over the next 15 years.

“We would strongly encourage everyone to have a look at the proposals and submit their comments and ideas to the Council.”

The strategy has been put together following wide ranging consultation over the last two years and specialist forecasts of housing needs.

Interested parties can provide feedback by completing an online questionnaire or by downloading the electronic copy at www.south-derbys.gov.uk/localplan.

All responses will help the Council draw up a Publication Draft Plan in 2013 to include its proposed vision, strategy, objectives, development sites and detailed planning policies to guide planning applications.

After six weeks of further consultation, the draft plan is to be submitted to the Secretary of State, who will appoint an independent inspector to conduct a public examination. It is expected the plan will be adopted in early 2014.

December 7, 2012

Chance for say on jobs and housing strategy

Nov 2012

SOUTH DERBYSHIRE District Council has published proposals for the future of housing and employment development up to 2028. A period of public consultation started in October to give residents an opportunity to voice their opinions.

The SDDC plans are linked with those of Derby City and Amber Valley as they share a common housing market (officially called the Derby Housing Market Area) and together they outline the need for 33,700 new dwellings for the area, 12,700 of which are to be built in South Derbyshire.

The plan, known as the Preferred Growth Strategy, sets out the location of the larger sites being promoted to meet the housing needs and it indicates the amount of housing needed in unspecified smaller sites throughout the District.

Of particular interest will be the plan for 500 houses on Chellaston Fields east of Chellaston Road, a further 150 dwellings on the Homeleigh Way ("Bonnie Prince") development and 1,950 additional dwellings on the Wragley Way site to the south of Stenson Fields.

There is also a possible expansion of the

earmarked Derby Global Technology Cluster south of Simin Moor down to the A50, to attract badly needed employment.

Smaller villages are not specifically identified for growth other than for local needs and the strategic vision for places like Melbourne remains unchanged.

Cllr John Harrison, SDDC's Deputy Leader, said: "No further developments are envisaged in either Melbourne or Kings Newton, which is to be welcomed, but the prospect of 500 houses at Chellaston Fields is alarming with Chellaston Academy already at or near its admissions capacity.

"The new houses will be needed to satisfy the projected demand in the Derby HMA, but can only proceed if a new, quality secondary school is built and staffed to accommodate the pupil population in that part of the academy's current catchment south of the Trent. Moreover, the proposed new developments in South Derbyshire's urban core are also likely to take-up the existing limited slack in Swadlincote's secondary schools, which closes them down as an alternative..."

Much remains unanswered in the plans, including proposals for transport, shops and schooling, so the strategy is very much at the preliminary stage. A number of drop-in sessions are being planned targeting areas most affected and, following enquiries from the Village Voice, one is now planned for Melbourne on Friday, November 16 (3pm to 7.30pm) in The Studio, Melbourne Assembly Rooms. Other local consultation events still to take place will be held at Chellaston Academy on November 21 and Etravston Village Hall on December 6.

South Derbyshire District

Of particular interest will be the plan for 500 houses on Chellaston Fields east of Chellaston Road, a further 150 dwellings on the Homeleigh Way ("Bonnie Prince") development and 1,950 additional dwellings on the Wragley Way site to the south of Stenson Fields.

There is also a possible expansion of the

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WARD - MILLANE MEWS

SWADLINCOTE POST

YOUR FREE LOCAL WEEKLY NEWSPAPER

FRIDAY NOVEMBER 30, 2012

THE POST, ISSUE 17 - DELIVERED INTO THE HEART OF THE NATIONAL FOREST

One vote decides despite concerns

215 MORE HOUSES GET GREEN LIGHT

MORE HOUSES are on their way for Swadlincote as a planning application for a mixed use development was given the green light by planners.

Councillors at a South Derbyshire District Council planning committee last Tuesday voted seven-six to give St Modwen Developments Ltd permission to build 215 homes and warehouses, creating 150 jobs, off Swadlincote Lane, Castle Gresley.

As reported previously in the Swadlincote Post, Castle Gresley parish councillors had raised concerns that the application would put added pressure on schools in the area which were already bursting at the seams with many youngsters having to travel further afield to gain a place for their schooling.

At a previous parish council meeting, councillors said they also had concerns the development would have on an already busy A444.

The application was previously refused in February amid concerns of traffic safety and the number of homes which would have meant more homes

and less employment opportunities. The current revised application has received 6 letters of objections and concerns which include concerns regarding traffic increase and how the access road to Burton Road properties will be affected, environmental pollution especially the impact on wildlife and trees and hedgerows.

Other concerns also included the impact on existing health and education provision and the original application had included a public open space which has now been filled with housing leaving no public green space. But St Modwen properties stated in their application: "Public consultation has demonstrated local support for an alternative residential development of the site, including this mixed use development rather than a further extension to the industrial estate. This is reflective of the site's location to existing residents and new areas of residential development."

Councillor Bob Wheeler, who represents as ward councillor for Linton, told the Swadlincote Post: "This was a controversial application and so a decision which the Planning Committee only made after considerable discussion. Many neighbouring residents naturally would have preferred no development at all but the site was already zoned for commercial and industrial use. "I believe that most would prefer a development combining both housing and commercial use rather than exclusively one or the other."

It has to be right to try to provide jobs and housing in the same place. We've all now got to make sure that there is enough education and recreation provision for the future residents of this new development as well as the existing community."

by ASIMAH ALAM



An artist's impression of the site



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Have YOUR say on Swad

THE future of Swadlincote and district has been set out in the Preferred Growth Strategy – and residents have until December 21 to have their say.

This sets out suggestions for development by considering the amount of housing required and the potential locations of larger strategic sites.

It proposes that 12,700 homes are built in South Derbyshire between 2008 and 2028 as it looks to provide healthier, safer and sustainable communities. This week, your Swad Post takes a look at what may or may not be for the area – and explains what is preferred and not preferred.

Please turn to pages 8 and 9 this week for a more in-depth look.



LOCAL schools are arranging special classes to teach pupils how to deal with knife crime attacks.

Please turn to page 13 for the full story.

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Bridge Street, Church Gresley

The Preferred Growth Strategy – a key part of the Local Plan – sets out suggestions for development by considering the amount of housing required and the potential locations of larger strategic sites.

It proposes that 12,700 homes are built in South Derbyshire between 2008 and 2028 as it looks to provide healthier, safer and sustainable communities. Many homes are proposed around Derby city.

The strategy has been put together following wide ranging consultation with residents over the last two years and specialist forecasts of housing needs. South Derbyshire District Council will be looking at smaller development sites and detailed settlement boundaries later in the process.

District Council's vision for Swadlincote

“Swadlincote is to be firmly established as a vibrant town in a high quality retail, residential, commercial, leisure and shopping environment. This will be achieved through new development and improved road connections. “Job opportunities

will be significantly enhanced through the construction of the Woodville Regeneration Route on derelict brownfield land to relieve traffic congestion and provide better links between Swadlincote and the A442.”

PROPOSALS Preferred sites

Preferred sites for housing have been put forward in the Swadlincote area. The council wants to hear what people think.

The sites are:

- Land in the vicinity of Church Street/ Bridge Street in Church Gresley – around 400 properties
- Land north of William Nadin Way and west of the Council depot in Swadlincote – around 400 homes
- Broomy Farm, Woodville – around 400 dwellings

The Council will use contributions from developers to enhance infrastructure in and around the town, particularly leisure facilities

Proposals Not Preferred sites

This consultation process is not just about the larger sites proposed for housing, it is also about those NOT being put forward.

There are seven NOT preferred sites in and around Swadlincote. Again the Council wants to receive feedback on whether it has made the right choices.

The NOT preferred sites are:

- Regeneration in Woodville – 650 homes
- South of Cadley Hill – 600 properties

- Land to the west of the A444 – 350 dwellings
- Land south of Gosley – 600 homes
- Land at Butt Farm, Woodville – 400 properties
- Land east of Sandcliffe Road – 700 dwellings
- Castle Gresley extension – 500 homes

These sites have potential for around 3,800 homes, showing the Council considered all options on their merits.

They are not preferred for a number of reasons, whether it is intrusion into the countryside, flood risk or road infrastructure constraints.

Priority has been given to brownfield sites, including Drakelow Park, which has planning permission for over 2,000 homes and community facilities.

Proposals Green Belt

It is proposed to protect the area of Green Belt separating the Winshall and Stapenhill areas of Burton upon Trent from Swadlincote.

Consultation

Since mid October 13 drop in sessions have been held across the length and breadth of the District to allow people to shape the future of South Derbyshire.

Almost 600 residents have visited, with a particularly impressive turnout in Church Gresley.

Those who have attended have, by and large, understood the need for new housing, but want to ensure the road infrastructure is enhanced and that local schools have suitable provision. The District Council is working closely with Derbyshire County Council on these matters.

Comments can be made on the Preferred Growth Strategy until 5pm on Friday, December 21. Residents can provide feedback by either completing an online questionnaire or by downloading and completing the electronic copy at www.south-derbys.gov.uk/localplan.

What do you think there's a chance of shaping our

SWADLINCOTE and district people have Growth Strategy has been published and until December 21 to have YOUR say on



- Woodville Regeneration Area
- Preferred housing sites
- Housing sites with planning permission
- Green Belt
- Proposed Relief Road



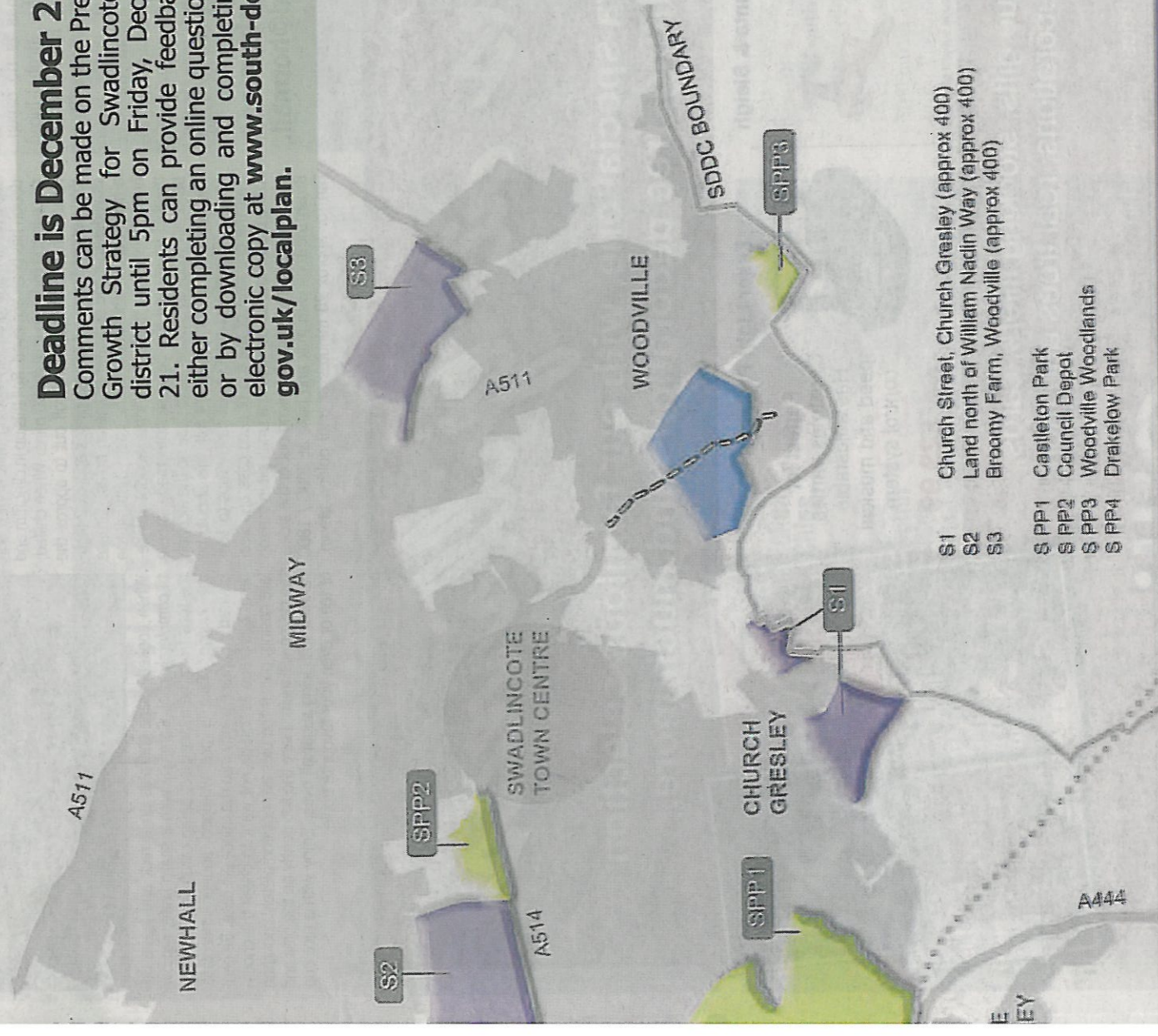
HER 10 SCALE
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Map 2: All preferred commitments)

YOU want? Chance for us all to our future

**Chance to shape their future. A Preferred
consultations have been held. Now, there is
what you want or don't want for this area.**

Deadline is December 21
Comments can be made on the Preferred Growth Strategy for Swadlincote and district until 5pm on Friday, December 21. Residents can provide feedback by either completing an online questionnaire or by downloading and completing the electronic copy at www.south-derbys.gov.uk/localplan.



Map of strategic sites and locations (including existing) and Swadlincote



Land north of William Nadin Way (S2)



Woodville Regeneration Route



Tollgate

What next?

All responses will help the Council draw up a Publication Draft Plan next year to include its proposed vision, strategy, objectives, development sites and detailed planning policies to guide planning applications.

After six weeks of further consultation, the draft plan will be submitted to the Secretary of State who will appoint an independent inspector to conduct a public examination. It is expected the plan will be adopted in early 2014.

Councillor Peter Watson, Chairman of Environmental and Development Services at South Derbyshire District Council, said: "Our Local Plan aims to provide high quality homes for residents, as well as employment, leisure and cultural opportunities to help further improve the quality of life in our communities. This Preferred Growth Strategy will be an important stepping stone in helping us to get it right. We want everyone who lives, works, visits or cares about the area to give us their views."



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Anger sparked as developers eye up open space in Chellaston



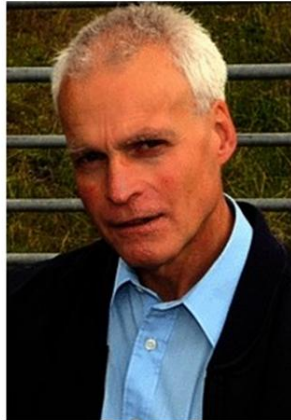
Derby Telegraph Follow

Wednesday, November 14, 2012

By Kirsty green

OPEN space in Chellaston is once again being eyed by developers wanting to build nearly 200 homes.

Bellway Homes has unveiled its proposals for the development of about 190 properties which would be built off Holmleigh Way.



Phil Ingall, far left, and John Bowden are both worried about the latest proposals for building at Chellaston.

They would be on land which Derby City Council and neighbouring South Derbyshire District Council have already identified is suitable for the housing expansion needed to accommodate the 33,000 required in the area over the next 16

But the plans have already sparked anger among existing Chellaston residents and councillors.

They say the development, which would be made up of homes with two, three, four or five bedrooms, would put added pressure on already oversubscribed schools and congested roads.

John Bowden, chairman of Chellaston Residents' Association, said: "Hardly a week goes past without a developer getting in touch, saying 'can we talk about our new development?'. While the numbers of houses is normally relatively modest, when you add them all up the increase in the size of Chellaston is absolutely huge and the problem is that the schools are all full and the roads are congested already."

There are currently proposals for just under 500 homes in a development at the edge of Chellaston called Chellaston Fields.

Further homes are then proposed for Woodlands Drive, while land in Fellowlands Way has also been earmarked for development.

The developer has hired Turley Associates to carry out a consultation on the development and one open event has already been hosted in the area.

It says the proposals would provide high-quality homes which would meet housing needs in the area.

It is also planning to enhance the landscaping around Holmleigh Way and provide a play area as well as contribute financially to the [infrastructure](#).

But these are not [selling](#) points which have been winning over local councillors so far.

Chellaston ward councillor Phil Ingall said: "I appreciate the need for homes but that needs to be spread out more - it always seems to be in the south of the city.

"We have to look at where there is land and we need two or three more new Oakwood-type creations, with schools and the infrastructure that goes along with the homes.

"If we don't, we will keep getting developers back with proposals for just under 500 homes - because then they don't have to contribute any massive sums to the city."

Mr Bowden said he felt that the developments should be considered as a whole.

"If there was one developer proposing 2,000 homes they would be obliged to provide a primary school but here we have lots of smaller applications so there is not that obligation but the impact is the same.

"That's why they need to be considered together."

In the case of Holmeigh Way, the majority of the development would fall in South Derbyshire boundaries, meaning any council tax would go to that authority, even though the burden of increased demands on school places, roads and shops is likely to fall on Derby City Council.

Derby HMA Preferred Growth Strategy Briefing Event
 Avensis Suite Pride Park Derby
 Wednesday 17th October 2012
 1:30pm (for 2:15am start) 3.30pm

	Name	Organisation	✓
1	Geoff.Blissett	Derbyshire County Council	✓
2	Paul Burton	Hallam Land	✓
3	Lucy Care	Derby Cycling Group	✓
4	Anabel Christmas	Peveril Homes	✓
5	Ian Collis	Bolsover District Council	✓
6	Helen Dawkins	Miller Homes	✓
7	Andrew Galloway	Savills	
8	John Holmes	Oxalis	
9	Brian Hoggard	Parker Design Associates	✓
10	Glenn Jones	East Staffordshire Borough Council	
11	David Knight	NHS Derbyshire	✓
12	Glen Langham	Turley Associates	
13	Gary Lees	Pegasus	✓
14	Keith Mann	NHS Derbyshire	
15	Angelina Novakovic	Derby City Council	
16	Gary Parker	Parker Design Associates	✓
17	Martyn Pask	Radleigh	✓
18	David Peck	Capita Symonds	✓
19	Richard Pigott	Planning Design Practice Ltd + poss more to let them know	✓
20	Paul Robinson	Strata Homes	✓
21	Steffan Saunders	Broxtowe BC	✓
22	Paul Stone	Signet	✓
23	Ben Stacey	Bellway Homes	✓
24	Jane Tricker	HCA	✓
25	Emma Trilk	North West Leics DC	✓
26	Richard Wain	Hawksmoor	✓
27	Chris Wright	Boxall Brown & Jones	
28	Kathryn Young	Turley Associates	

Derby HMA Preferred Growth Strategy Briefing Event
 Avensis Suite Pride Park Derby
 Wednesday 17th October 2012
 1:30pm (for 2:15am start) 3.30pm

	Name	Organisation	
1	Emma Barradell	Southern Derbyshire CCG	✓
2	Nigel Carr	Network Rail	✓
3	Jonathan Collins	Hallam Land	✓
4	Helen Dillistone	Southern Derbyshire CCG	✓
5	Mike Downes	Antony Aspbury Associates	✓
6	Neil Farmer	Derwent Living	
7	Jim Froggatt	Campaign for Better Transport	✓
8	Kazi Hussain	Environment Agency	✓
9	Robert Jays	William Davis Ltd	✓
10	Simon Lawson	2 Cities	✓
11	David Peck	Capita Symonds	✓
12	Andrew Pitts	EA	✓
13	Sophie Taylor	Knight Frank	✓
14	Richard Walters	Hallam Land	✓
15	Max Whitehead	Bloor Homes	✓
16	Rob Wood	Derbyshire Fire and Rescue Service	✓

Local Plan Blog

[Home](#) |
 [Strategy summary](#) |
 [Documentation](#) |
 [Drop-in event dates](#) |
 [Contact Us](#) |
 [Pictures from the drop in sessions](#)

MONDAY, 19 NOVEMBER 2012

We thought it would be a good idea to run some of the drop in sessions in partnership with Derby City Council.

So far, this has elicited a really positive response.

Those that live in the city want to know if they will be affected by development in South Derbyshire and ensure they are not forgotten about.

Residents from the District want to know that brownfield sites in the city are being used up before we look elsewhere.

And those on both sides of the boundary are keen to know: are the Councils talking to each other? The answer is an unequivocal yes.

We hope this offers reassurance that we are looking at infrastructure issues and the developer contributions needed to make these happen together.

Posted by South Derbyshire District Council at 06:27 No comments:

[Recommend this on Google](#)

We are almost at the end of our drop in sessions and the time has absolutely flown by.

Everyone has been really encouraged by the turnout at these events so far and the constructive feedback received.

Most people see the need for new housing but have raised genuine concerns. We will work with our partners in transport, education and health to deal with these in the most effective way possible.

To complement the drop in sessions, as many of you will know, we have been trying to use modern ways of communicating, such as Twitter and this blog.

It has been a case of so far, so good. We are talking to people who otherwise may not have been involved in the process. Formality goes out of the window, allowing for healthy, spontaneous debate.

Our plea to you is simple: can we have more of the same please? As we have stated many times, this stuff matters. Don't miss out on your chance to have a say.

Posted by South Derbyshire District Council at 06:26 No comments:

[Recommend this on Google](#)

FRIDAY, 16 NOVEMBER 2012

It has been alluded to in previous posts, but it is worth elaborating on ...

This consultation process is not just about the larger sites proposed for housing, it is about those NOT being put forward.

SEARCH THIS BLOG

TRANSLATE

BLOG ARCHIVE

▼ 2012 (13)

▼ November (7)

We thought it would be a good idea to run some of ...

We are almost at the end of our drop in sessions a...

It has been alluded to in previous posts, but it i...

33, 700 – it is a large number in anyone's book.

All of our work is designed to ensure your kids ha...

With the drop in sessions past the halfway mark, o...

A key question raised time and time again is: Are ...

► October (5)

► July (1)

CONTRIBUTORS

- Jane Derbyshire
- South Derbyshire District Council

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There are six sites near Derby that we don't believe are suitable, as well as a further 10 across the rest of South Derbyshire.

In total, these have the potential for almost 20,000 homes. That is some figure.

These sites are not preferred for a number of reasons, whether it is intrusion into the countryside, a lack of school places, flood risk, encroachment or constraints in the road infrastructure.

Hopefully this gives a little taster into the extensive work that is undertaken to put the Preferred Growth Strategy together. It is certainly not a scattergun approach.

At the end of the day, we are all working towards the same goal – helping to make South Derbyshire a better place to live, work and visit.

Posted by South Derbyshire District Council at 06:29 No comments:

[Recommend this on Google](#)

33, 700 – it is a large number in anyone's book.

This is the projected amount of homes needed across the Housing Market Area, which includes South Derbyshire, Derby City and Amber Valley, up until 2028.

A few eyebrows have been raised at this figure so far, perhaps not unexpectedly.

However, it is worth offering some context here. This is a slight decrease on the soon to be abolished regional plan's forecasts of 36,500 and a substantial downturn on the Government's projections of 50,000, which we believe to be unreasonably high. As you will hopefully infer, we are trying to sensibly manage the amount of development being put forward in one of the fastest growing Districts in the country.

This is not something we can kick into the long grass. It's important to find a solution.

Growth is necessary, we know that, but it needs to be manageable. We feel 33,700 is the number that can help us achieve that fine balance.

Posted by South Derbyshire District Council at 06:27 No comments:

[Recommend this on Google](#)

WEDNESDAY, 14 NOVEMBER 2012

All of our work is designed to ensure your kids have a place to live and grow up and that their children are afforded the same opportunities.

The key to making this all possible, of course, is education.

We know, for example, that the likes of Chellaston Academy and John Port School in Etwall are close to capacity.

That is why we are working together with the city and county local education authorities, school headteachers and governors to look at viable solutions.

This is very much a work in progress. Watch this space...

Posted by South Derbyshire District Council at 05:10 No comments:

[Recommend this on Google](#)

With the drop in sessions past the halfway mark, our minds are naturally drifting on to those areas left to visit.

Mickleover, Melbourne, Church Gresley, Chellaston and Elvaston – we are talking about you.

So what are the key issues in these areas that you need to know about?

Let's start at Mickleover, which is relevant for what we are NOT proposing as opposed to what we are. Sites like Newhouse Farm, which has the potential for 1,800 homes, have been thrown out of contention, as we do not believe they are sustainable.

Our journey then takes us to Melbourne. This is what we say in our vision: "The vitality of Melbourne is to be sustained through a combination of careful control over land uses in the core shopping area and through enhanced leisure and cultural facilities." We want to know if this is something you agree with.

Hopes are high for a good turnout in Church Gresley, where we are proposing an extension to the Swadlincote Urban Area on land in the vicinity of Church Street and Bridge Street. This offers an opportunity to accommodate a replacement ground for Gresley FC, which has outgrown its current home.

Barely pausing for breath, it is on to Chellaston. There are two proposed sites here, at Holmleigh Way and Chellaston Fields, with capability for hundreds of homes. We know how important it is to complement these with the appropriate infrastructure.

Last but not least is Elvaston. Of particular interest will be possible extensions to Boulton Moor, which already has planning permission for 1,058 homes.

Phew! Obviously this is just a snapshot of a wider picture. There is much more detail in the Preferred Growth Strategy. Take the time to read and digest it – then come to see us with any questions or comments.

If you don't agree with what we are proposing, put yourself in our shoes. What do you think the alternative is? We would love to hear your suggestions.

Posted by South Derbyshire District Council at 05:08 No comments:

[Recommend this on Google](#)

FRIDAY, 9 NOVEMBER 2012

A key question raised time and time again is: Are we utilising the brownfield sites available in South Derbyshire?

This has been a priority of ours, so we thought it might be worth providing a short summary of our work to date.

The 110-hectare Drakelow Park has been granted planning permission for around 2,000 homes, a new primary school, neighbourhood centres and green spaces.

Willington Power Station is to be the home of a gas fired power station, while Hilton Depot has been built out over recent years.

Meanwhile, a former industrial site in the heart of Swadlincote has become the £20 million Pipeworks retail and leisure development and major housing schemes are being completed at Castleton Park and Woodville Woodlands.

That leaves the brownfield site at Woodville, which is earmarked for the regeneration route and new businesses.

Ensuring the effective use of previously developed land is a key objective for us and will continue into the future.

Posted by South Derbyshire District Council at 07:34 No comments:

[Recommend this on Google](#)

FRIDAY, 19 OCTOBER 2012

Answers to your questions

As consultation into our Preferred Growth Strategy continues, we are being asked more and more questions. Here are some of the most frequently asked.

What is the Preferred Growth Strategy (PGS)?

The strategy sets out the number and location of future large sites the District Council proposes to earmark for housing development in South Derbyshire up to 2028. It also proposes two possible large business sites although most employment matters will be dealt with separately later on.

The PGS will eventually form the basis of a new Local Plan. Once formally adopted, decisions on

individual planning applications for major development will be required by law to be made in accordance with it.

Will planning applications for major development be blocked in advance of the Local Plan being adopted?

No. Developers may submit planning applications at any time. It is therefore important we get a Local Plan in place as quickly as possible.

Tell us about the vision for South Derbyshire. How will it be achieved?

All places need to change and grow to meet the requirements of a growing population.

Our vision attempts to steer new development to places where people are most likely to want or need to live and work in the future and where there are opportunities for supporting or creating new infrastructure such as schools, roads, public transport and shops.

A central part of the vision is to make best use of derelict and brownfield sites rather than building on greenfield land. This is one reason we are aligning our PGS with those of Derby City Council and Amber Valley Borough Councils.

Has a lot of research gone into this? What work has been done so far?

The PGS is based on a large amount of background work, which is ongoing. Much of this has been undertaken jointly with Derby City Council and Amber Valley Borough Council as they relate to circumstances in the wider housing market area. Reports on these are available to view on the Council's website at www.south-derbys.gov.uk/localplan

Key supporting documents include:

- A Housing Requirements Study for the Derby Housing Market Area
- Strategic Site Assessment Summaries
- A Transport Report for the Derby Urban Area
- Position Papers on Education, Water and Transport
- A Review of the Nottingham-Derby Green Belt around Derby
- A Strategic Housing Land Availability Assessment
- A Strategic Flood Risk Assessment
- A Draft Sustainability Appraisal Report

I thought housing targets had been abolished?

The Government has pledged to scrap centrally decided housing targets for local authorities. However, councils instead now have a duty to 'objectively assess development needs to drive development in their own area.

Why do we need extra homes?

Because there will be more people needing them. People are living longer and, with a growing local economy, more people will be moving into the Derby Housing Market Area than moving out.

Will they be supported by the appropriate infrastructure and jobs for local people?

It is essential that day-to-day services will be available to the residents of new houses. We are looking carefully at the capacity of existing infrastructure and all new development will be expected to contribute to funding additional infrastructure where necessary.

Have you spoken to neighbouring authorities about sites close to boundaries?

Derby City Council has limited capacity to meet its development needs within its own boundaries. We are therefore working very closely with the authority in proposing appropriate extensions to the city. We are also working with Amber Valley Borough Council and North West Leicestershire District Council.

All of the locations are for larger sites. Have smaller development sites been outlined?

Not yet. The Local Plan will set out in general the settlements and locations where smaller developments will be supported. We will set out proposals for specific smaller sites, along with detailed settlement boundaries, in a Local Plan Part II. We expect to consult on this document next year.

Why are sites that are NOT being preferred listed?

It is important and helpful for people to understand the details of the options we are proposing to reject alongside those being preferred.

Will Green Belt land be protected?

Yes. Green Belts are well established in planning policies and they will be protected in the Local Plan. We are inviting views, however, on whether a specific area of Green Belt land to the south east of Derby (south of Boulton Moor) should be earmarked as 'safeguarded' land to be made available for development if – and only if - needed in the very long term (i.e. beyond 2028).

Where can I view the plans?

The Preferred Growth Strategy is available, together with a questionnaire, at www.south-derbys.gov.uk/localplan and reference copies are available at the Civic Offices in Swadlincote and all local libraries. Your Parish Council, if you have one, has also been provided with a copy.

How can I have a say? Will my feedback be taken into account?

There is a questionnaire to help you comment on the PGS. All feedback will be considered very carefully in re-assessing whether the strategy is on the right track. We will publish a report alongside our draft Local Plan next year describing the responses received and how they influenced our conclusions.

There is not a drop in session in my area. Why is this and can I still attend nearby consultation events?

We have arranged our drop-in sessions to be accessible to as many people as possible while concentrating on those areas likely to be most affected by our proposals.

We are running sessions from mid October to the end of November and you should be able to attend an event within reasonable proximity to where you live.

All the events are open for anyone to attend – you do not need to go to your nearest one.

After consultation has taken place, what is the next stage of the process?

We will carefully consider all responses and use them to draw up a formal draft Plan next year. This may mean we need to delete some sites currently being preferred and/or add in additional ones.

At that stage we'll include full details on the sites and indicate what investment will be needed to provide the necessary supporting infrastructure.

The draft Plan will be published for a formal six-week period where you can make further comments, before being submitted (along with all comments received) to the Government.

A Public Examination into the soundness of the Plan will then be conducted by an independent inspector, appointed by the Secretary of State for Communities and Local Government, who will report back to the Council with any recommended changes.

We expect to adopt the Local Plan in early 2014.

Posted by South Derbyshire District Council at 06:56 No comments:

[Recommend this on Google](#)

Have your say on Swadlincote



We are in Swadlincote Market today between 10am and 2pm to ask for people's views on our

Preferred Growth Strategy. Here is our proposed vision for the future of the town between 2008 and 2028. Come along and let us know what you think.

Swadlincote will expand to cater for the needs of South Derbyshire's growing population and cement the economic and commercial role of the town.

The design of all major residential urban extensions will be shaped by local people and designed to provide the highest possible quality living environments.

Swadlincote will become firmly established as a vibrant town in a high quality retail, residential, commercial, leisure and shopping environment. This will be achieved through new development within and around the town and improved connections to the wider road network. In particular, substantial investment in leisure and civic facilities will support the town's enhanced role as a major shopping and recreation destination.

These developments will complement successful actions for encouraging investment into the town centre – guided by a dedicated vision and strategy. Such measures will include the completion of public realm improvements, supporting business development, developing the outdoor market and hosting major events.

Major urban renewal will also have taken place in the wider Swadlincote urban area with the reclamation and re-development of underused and derelict brownfield land south of Woodville. The environment and job opportunities in the area will be significantly enhanced through the construction of the Woodville Regeneration Route bypassing - and providing relief from traffic congestion at - the Clock Roundabout, opening up land for development and providing better links between Swadlincote and the A42 to the east.

Posted by South Derbyshire District Council at 02:45 No comments:

[Recommend this on Google](#)

WEDNESDAY, 17 OCTOBER 2012

The District Council's proposed vision for South Derbyshire:

Our vision for South Derbyshire is one of sustainable growth and opportunity. By 2028, the economy will have grown with jobs, housing, education, health, shops, facilities and green space reasonably accessible to all.

The strategy will deliver an additional 12,700 homes and ensure the District's housing stock is available to everyone, irrespective of their stage of life or income. The connecting countryside is to be enhanced as South Derbyshire becomes an increasingly important tourist destination in The National Forest.

To accommodate growth, major urban extensions immediately to the south of Derby will be developed, accommodating 6,800 extra homes and providing homes to meet the expanding needs of both South Derbyshire and the City. Growth will be unlocked through transport improvements, including major new infrastructure where necessary.

South Derbyshire's main settlement, Swadlincote, is to be firmly established as a vibrant town in a high quality retail, residential, commercial, leisure and shopping environment. This will be achieved through new development and improved connections to the wider road network.

Job opportunities will be significantly enhanced through the construction of the Woodville Regeneration Route on derelict brownfield land to relieve traffic congestion and provide better links between Swadlincote and the A42.

Substantial economic growth and housing will be delivered in Hatton, along with new facilities and infrastructure in Hilton, to meet community needs.

The vitality of Melbourne is to be sustained through a combination of careful control over land uses in the core shopping area and through enhanced leisure and cultural facilities. Meanwhile, sustainable living and working environments in the remainder of the district will be maintained through local scale development in keeping with size, role and character.

In addition, the rich heritage, historic assets and distinctive character of South Derbyshire will continue to be respected, protected and enhanced.

Posted by South Derbyshire District Council at 07:19 No comments:

[Recommend this on Google](#)

MONDAY, 15 OCTOBER 2012

You may be itching to take a look at what we are proposing. We have made it as easy as possible. Copies of the Preferred Growth Strategy are available to view at www.south-derbys.gov.uk/localplan. If you would prefer a hard copy, give us a call on Tel: 01283 228735.

Posted by South Derbyshire District Council at 09:27 No comments:

[Recommend this on Google](#)

FRIDAY, 12 OCTOBER 2012



Ian Bowen explains the Preferred Growth Strategy for South Derbyshire - do you agree with the proposals?

Posted by South Derbyshire District Council at 03:40 No comments:

[Recommend this on Google](#)

WEDNESDAY, 4 JULY 2012

WELCOME TO SOUTH DERBYSHIRE DISTRICT COUNCIL'S 'LOCAL PLAN' BLOG.

Through the blog we will be seeking your views and ideas on the proposed Local Plan for South Derbyshire.

Posted by South Derbyshire District Council at 03:03 1 comment:

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Introduction

Derby Housing Market Area (HMA)
Aligned Local Plans

Ian Bowen
South Derbyshire District Council



Purpose of Briefing

A Briefing for key stakeholders to:

- Outline our proposals
- Address any questions
- Encourage your ongoing engagement in our local plans



The Derby HMA and the Duty to Co-operate



Previous Steps

- Issues and Ideas – 2009
- Issues and Options – 2010
- Neighbourhood Planning – 2010
- Options for Housing Growth – 2011
- Preferred Growth Strategies – Oct 2012



Preferred Growth Strategies

- Separate but aligned Preferred Growth Strategies
- Focusing on Scale and Distribution of housing growth
- Draft Local Plans to be formally Published Spring 2013



Evidence Base

- Housing Requirement Study
- Strategic Site Assessment Studies
- Transport Report for Derby Urban Area
- Green Belt Review
- Position Papers on Education, Water and Transport
- SHLAA
- Strategic Flood Risk Assessments



How Much Housing?

- Commissioned GL Hearn and partners to review housing requirement to 2028
- Reviewed ONS/CLG population and Household projections and commissioned employment forecasts
- Realistic adjustments to international migration and household formation rates



Proposed Scale of Growth 2008 - 2028

Local Authority	Target	of which extensions to the Derby Urban Area
Amber Valley	9,000	530
Derby City	12,000	N/A
South Derbyshire	12,700	6,700
Total	33,700	7,230



South Derbyshire's Preferred Growth Strategy

- Meeting Derby's unmet need
- Promoting growth and regeneration around Swadlincote
- Strategic growth in villages where there would be distinct benefits – Hatton and possibly Hilton
- Promoting rural development in settlements on a scale appropriate to their size and role
- Promoting and retaining major employment sites



Health Warning!

- These are not final drafts
- More work to be done – including by you!



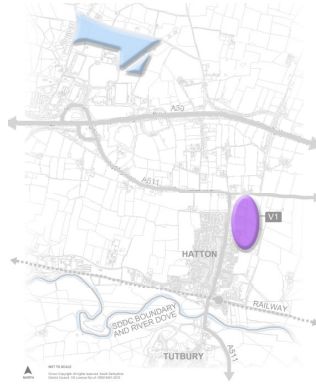
Around the Derby Urban Area



Around Swadlincote




Strategic Village Development



Our Preferred Growth Strategy and why - YouTube

YouTube GB

south derbyshire Local plan



0:01 / 1:32

Our Preferred Growth Strategy and why

Our Preferred Growth Strategy and why

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Background and Overall Findings

South Derbyshire District Council undertook twelve weeks of wide ranging public consultation on its 'Preferred Growth Strategy' between the beginning of October and December 21st 2012. This was an important stage in progressing the Local Plan Part 1 (formerly known as the Core Strategy) and deliberately focused on key matters relating to the growth strategy, rather than being presented as a draft Local Plan. Given the strong cross-boundary issues arising in the Derby Housing Market Area, the consultation was aligned with parallel exercises undertaken by Amber Valley Borough Council and Derby City Council.

Engagement was conducted in a variety of forms including presentations and workshops with the development industry, infrastructure providers and other key stakeholders. However, a series of drop-in events held during afternoons and evenings in 16 locations throughout the district formed the centrepiece of public consultation. The events enabled over 600 members of the public, parish councils, community groups and others to informally view the proposals and discuss issues arising with planning policy staff. Many more people were also engaged through publicity and discussion on the proposals via social media.

Specifically, comments were invited on the following matters:

1. The proposed vision and strategy for growth and development up to 2028;
2. The amount of housing proposed;
3. The location of large strategic sites intended to meet the bulk of future housing and employment needs (and those not being proposed);
4. The amount of housing to be promoted on unspecified smaller sites to be determined in the subsequent Part 2 Local Plan.

A total of 297 consultees responded to the consultation raising around 1,500 individual comments. All responses are available to view in summary alongside full copies of representations made at <http://www.ldf.consultations.south-derbys.gov.uk/>.

This report provides an overview of the responses received. Not every consultee response will be summarised, however the main responses received (comments which have been generally received more than once) have been grouped together,

A key controversial issue was the scale of distribution proposed: 33,700 dwellings in the HMA and 12,700 dwellings across South Derbyshire. There were numerous responses that questioned the proposed housing figure for the Derby HMA and South Derbyshire's apportionment. In general the majority of residents considered that the scale of growth proposed would be too large for South Derbyshire, whereas developers and planning agents suggest that the proposed housing figures (for the HMA and South Derbyshire) should be increased further. A group of agents and associated clients led by Pegasus Planning have jointly produced a critique of the Housing Requirements Study and concluded that a HMA figure of 54,482 dwellings would be more appropriate up to 2028. These submissions are being reviewed along with the other submissions made.

Further work is being undertaken by GL Hearn on the Housing Requirements Study to take into account the recent Government population projections and the effect this may have on the proposed scale of development up to 2028.

The other main issues people responded about was the lack of capacity within schools, particularly within secondary schools and sites that may affect John Port,

Chellaston Academy and Sinfin Community School. Further joint working between South Derbyshire, Derby City, School Place Planning teams at the City and County is required to determine where additional school capacity or a new school could be suitably located. Also an issue is whether the existing road infrastructure can cope with the proposed housing and employment developments and what the possible mitigation measures might be. Though most of those concerned would rather see less development which would negate the need for any new road infrastructure though developer comments in general have pointed out the mitigation measures that can be completed in order to enable sites to work. Further joint working on this is required between South Derbyshire, Derbyshire County Council, Derby City, and the Highway Agency, along with the continued transport modelling data to determine the likely impact and effect of the mitigation measures. The other issue raised was around the suggestion for safeguarding land currently in the Nottingham – Derby Green Belt for development beyond the plan period which although there was some confusion over the full meaning of the question did mainly raise objection and a view that Green Belt land should not be considered for development at any point.

In terms of individual sites and comments received the two sites which overwhelmingly received the most comments were Wragley Way and the Church Street sites. The main concerns on Wragley Way are the quantity of the housing proposed along with concerns for the existing road infrastructure including the country lanes that run south from the site. People have concerns over where the access points would be to the Church Street site, the loss of a green field site and also concerns from existing residents regarding present drainage problems.

The following pages summarise the representations received to each of the questions posed in the PGS consultation.

Summary of Representations by Question:

Vision

A mixed response was received on the Preferred Growth Strategy Vision. Amongst respondees, 46 simply responded “no” and 17 with “yes”, without further explanation. Stenson Fields Parish Council also stated an unqualified “no” to this question.

Some 25 reasoned comments disagreeing with the Vision were received . Reasons given were broad and included: the Vision being too focused on urban areas; no provision for people and encouraging community spirit; failure to address sustainable employment and development in the District and failure to include the redevelopment of existing residential properties; development growth being too aggressive, particularly in relation to Swadlincote where it was asserted there was insufficient infrastructure for more large scale development. It was also suggested that there was a need for adequate services before further housing was contemplated.

In contrast, a further 28 comments from members of the public broadly agreed with the Vision. Additional comments were of mixed opinion and included: the new A50 junction being a good idea but not the possible new link road; the full implications for Sinfin not having been fully considered; more attention needing to be given to brownfield sites; a contradiction in proposing housing but wanting to achieve this without losing green spaces and sufficient infrastructure improvements being important. Positive elements of the Vision were the design aspect, that local development would be in scale and in keeping with the villages and that more high street development was required.

Numerous people agreed only in part with the Vision. There was some disagreement with the focus of housing being around Derby City whilst others disagreed with any focus on housing in Swadlincote.

Comments of support in principle were also received from the National Trust, Natural England, The National Forest Company, Derbyshire Council for the Protection of Rural England and the Environment Agency and Melbourne Civic Society. The Woodland Trust partly agreed with the Vision but would have liked more emphasis to be placed on Green Infrastructure.

There was a mixed response from developers. Some planning consultancies/developers generally supported the Vision, such as Capita Symonds on behalf of Hallam Land Management, JMW Planning Limited (agreed in principle, but with some fine tuning) John Church Planning on behalf of ATL limited , Planning Prospects on behalf of Dyson Group and St Modwen Developments, and Planning Prospects on behalf of St Modwen Development , Savills on behalf of Brooks, Wain, Haire, Salt Box Café , Turley Associates on behalf of Drakelow Developments Limited and Turley Associates on behalf of Bellway Homes.

The main comments raised by developers/agents regarding the Vision related to the proposed number of dwellings to be built in South Derbyshire up to 2028. Six such representations supported the identification of the housing requirement figure as a minimum target. However six representations disagree with South Derbyshire’s 12,700 housing requirement up to 2028 but otherwise broadly agreed with the Vision. Comments regarding the proposed housing numbers for South Derbyshire and the HMA are described in more detail in the next section.

Pegasus Planning (Bloor Homes & HLM) considered that the plan period should extend to at least to 2028, to ensure that longer term requirements were properly taken into account. Pegasus Planning (Clowes and HLM), on behalf of their clients, pointed towards the recent exploratory notes by the Rushcliffe Core Strategy Inspector, who emphasised the importance of Local Plans adopting a 15 year time horizon and taking account of longer term requirements with built-in contingency planning. JVH Planning considered that the plan period should run from 2012 to at least 2032.

JVH Planning and Pegasus Planning (David Wilson) fully objected to the Vision as drafted. JVH Planning considered that the plan period was too short and that the Vision was short-sighted as it failed to take account of South Derbyshire's relationship with East Staffordshire. Pegasus Planning disagreed with the Derby HMA and South Derbyshire housing requirement figures.

Proposed amount of housing and distribution between local authority areas in the HMA

A total of 44 responses simply stated "no" in response to this question without further comment. From those responses that did provide further commentary, the main concerns were that the proposed scale of growth across the HMA was too high. Stenson Fields Parish Council, in particular, suggested that South Derbyshire is taking a substantially higher level of growth than other HMA Authorities and that housing should be more evenly distributed. Other comments suggested Derby City should meet its own needs; that numerous empty dwellings, particularly within Derby City, should be renovated and that current infrastructure could not accommodate the growth proposed.

Elvaston Parish Council stated that the 2011 National Census showed that the population of England and Wales had grown by 7% over the previous decade. Net migration formed a significant part of this growth. The Parish Council had concerns that SDDC was relying on this trend continuing over the next 15 years and suggested that significant population trends do not continue indefinitely.

Some 21 responses agreed with the proposed scale and distribution of housing without further comment. Other positive comments from residents included that the plan seemed reasonable relative to government targets; that the proposed split seemed reasonable and that the distribution of housing within the plan seemed fair and well organised.

The majority of planning consultancies and developers disagreed with the proposed scale of growth across the HMA and the numbers to be taken by South Derbyshire and suggested that the figures across both should be increased.

Reasons for objecting to proposed figures included the following:

- The previous undersupply of housing within South Derbyshire from 2005-2012 should be included with the Districts housing supply.
- Staniforth Astill Planning Consultancy (SAPC) stated that the RSS recognised the need for co-operative working on Core Strategies between South Derbyshire and East Staffordshire due to the functional relationship between Burton on Trent and Swadlincote. As a result the RSS made provision for potentially increased housing requirement within the District due to this relationship. SAPC felt this has not been taken into account by South Derbyshire in calculating its preferred housing requirement and would

therefore appear to be contrary to the 'duty to cooperate' contained in the Localism Act 2012 and set out in the NPPF. A further comment suggested that the HMA did not acknowledge the role played by Burton in meeting South Derbyshire's housing needs and more homes should therefore be distributed here.

- The proposed housing requirement did not fully accord with the NPPF and was not wholly justified in its approach. The requirement was lower than official Government Household Projections and reflected the minimum figures set within the Derby HMA Housing Requirement Study (Gregory Grey Associates).
- DPDS Consulting Group on behalf of Linda Dakin stated that the NPPF expected Local Planning Authorities to plan positively and have regard to the "presumption in favour of sustainable development" which they felt was not reflected properly in South Derbyshire's proposed scale of development.
- The HMA housing requirement was below the RSS figure. HOW Planning suggested that South Derbyshire's target should be based on a figure at least equivalent to the RSS.
- The SHMAA was out of date.
- Disagreement on the analysis underpinning the housing requirement number. For example Pegasus Planning suggested that the GL Hearn Housing Requirement Study was incorrect because of the reduction used in the migration figures and due to the wrong headship rates being used. It was suggested that the recently published Census 2011 data would not support the suggested headship rates. Signet Planning stated that GL Hearn's assumption that migration would stagnate with economic performance should be treated with caution and that the report revised the CLG headship rates downwards. This would have the effect of undermining the HMAs ability to provide sufficient levels of housing once the economy improved and people had the financial security to form new households.
- Knight Frank stated that South Derbyshires population has risen by approximately 16% (ONS Government Projections) in the past 10 years. Based on this growth rate, by 2031 the population would have increased by a further 16,000, therefore increasing demand for new housing. This would be compounded by an ageing population and the need for affordable housing which would increase development pressures significantly. The Council should therefore seek a higher level of growth.
- Several responses suggested that the housing requirement should be increased to reflect the Governments most up to date population and housing projections.

Some responses made suggestions as to what the housing requirement figure for the HMA should be. Planning Prospects, on behalf of Dyson Group and St Modwen Developments, suggest that 48,000 new properties should be accommodate across the HMA. Nathaniel Lichfield and Partners, on behalf of Commercial Estates Group, suggested a housing target of 54,200 across the HMA and 21,840 across South Derbyshire, over 20 years. Pegasus Planning published a report, to which eight developers/planning consultancies were signatories. Their submission suggested that the housing requirement across the HMA should be 54,482 based on the 2008 based household projections and included unmet need, vacancies and second homes along with adjustments to the migration rates and headship rates. This would require South Derbyshire to accommodate an additional 9,000 dwellings above the proposed 12,700.

Derbyshire County Council stated that on the basis of the comprehensive evidence base produced, the preferred overall housing target was appropriate for the District and was supported.

Distribution of housing within South Derbyshire and other general principles

A mixed opinion was received on the proposed distribution of strategic housing sites across South Derbyshire. Reasons given for disagreeing with the preferred strategy included environment, pollution and lack of infrastructure (schools, doctors, roads). One resident stated that they did not agree with the preferred sites without clarity on how the local infrastructure would be developed.

Representations were also received from planning consultancies/agents who disagreed with the proposed distribution of housing. Knight Frank, on behalf of Blackton, considered that new housing should be more evenly distributed across South Derbyshire, allowing the rural areas to grow sustainably, alongside the core urban areas.

Stantiforth Astill Ltd Planning stated that demand for residential sites within Derby Principal Urban Area was extremely low, whilst within the Non – PUA it was comparatively high.

Planning prospects, on behalf of St Modwen, suggested that the level of growth directed to Derby was unlikely to be deliverable by 2028 because of delays in experienced to date. Given these risks to delivery, it was contended that some further flexibility should be allowed for focusing further development elsewhere in the District including Swadlincote, but also in more sustainable satellite settlements to Derby such as Hilton, which still had the potential to meet needs for this part of the District and benefited from existing service infrastructure and facilities.

Signet Planning submitted that a large proportion of South Derbyshire housing growth target should be allocated to suitable smaller sites outside the Derby Urban Area (DUA) where lower infrastructure costs would not impede delivery. Of the non-DUA allocations/permission there was high reliance on the former Drakelow Power Station. It was considered that an alternative strategy should be pursued that allocated more housing on smaller deliverable sites adjacent to small sustainable settlements. Such sites could be delivered early in the plan period and take advantage of and supplement local infrastructure.

Nathaniel Lichfield and Partners suggested that the Council did not have a robust and up to date evidence base to demonstrate that the preferred sites within the PGS were both viable and deliverable in accordance with the National Planning Policy Framework. In particular, they raised concerns over the potential costs and delivery timescale for a new A50 junction and disputed the Council's conclusion that development to the west of the A38 would be more a obvious intrusion into the countryside compared to sites to the south/south east of Derby.

Numerous residents generally agreed with the preferred sites within South Derbyshire. Reasons included the developments being close to new and extended employment sites, the ways in which the strategic positions fitted in with earlier developments, the fact that areas appeared to have better access to transport links and probably would not suffer quite as much from congestion and school overcrowding as sites west of the city would. Numerous responses offered qualified support for the proposed sites subject to important caveats, including schools and medical coverage being investigated and infrastructure being improved. One

response agreed with the sites, but not the quantities of housing proposed. Another agreed with the sites as long as they were restricted in size. Another agreed with the preferred sites, with the exception of Boulton Moor.

Others agreed with focusing development around the Derby Urban Area. For example one residents agreed with proposals for improved access to the A50 and another suggested that it made sense to extend Derby up to the new visual boundary of the A50.

Melbourne Civic Society agreed with the preferred sites with the exception of Chellaston Fields. Erewash Borough Council and Etwall Parish Council agreed with allocating majority of development to sites around the DUA.

How Planning did not object to any of the proposed sites but requested that further sites be allocated. Hallam Land Management welcomed the recognition of the finite capacity of the City of Derby to meet its own housing needs within its administrative boundaries and the resulting proposals to locate some of the housing within South Derbyshire, in particular on the southern edge of the Derby urban area.

The County Council fully supported the District Council's broad strategy for growth to the south east and south of the City, which was considered to be consistent with the existing broad locational strategy for housing development growth in the DUA set out in the East Midlands Regional Plan.

There was a mix of opinion around the proposed housing allocations for Swadlincote and the villages. School capacity within Swadlincote was a major concern for residents as was infrastructure and local services/facilities capacity.

Numerous responses agreed with the allocation of the proposed sites in the Swadlincote area, providing issues such as school capacity and provision of essential services could be addressed. Those making this point included Etwall Parish Council who supported sites around the Swadlincote urban area, due to their proximity to roads and services.

Representations on Preferred Strategic Housing Sites around the Derby Urban Area (DUA)

Boulton Moor Phase 2 (approx 700 dwellings) and phase 3 (approx 190 dwellings)

Seven comments supported the Boulton Moor Phase 2 & 3 allocation, whilst seven disagreed.

The main concerns included: too many dwellings being proposed; the proposed concentration of dwellings within the area being too great, infringement on green land which should be protected, and the absence of references to schools or new roads in the plan.

Elvaston Parish Council had called for South Derbyshire District Council to reconsider phase 1 (site with planning permission) and abandon phase 2 & 3.

Those supporting the site's allocation suggested there were good transport links and access and considered it logical to develop from Boulton Moor to the A50/A6 road boundaries, where the value of the Green Belt has been lost due to highway development, and the roads now provided an obvious barrier to residential

Representations in support of Boulton Moor Phases 2 & 3 were received from the site promoters who considered that phase 2 would be a logical expansion of committed growth in this location. Phase 3, to the north of Shardlow Road, represented a long overdue review of the Green Belt boundary in this location, taking into account the construction of the A6 Alvaston Bypass.

Chellaston Fields (approx 500 dwellings)

Four supporting comments and nine comments raising concerns were received.

One response suggested that the site has good infrastructure including roads/access. Knight Frank on behalf of R A Hutchinson, PJ Hutchinson, G Richardson, J Edney and Pegasus Planning on behalf on behalf of Talavera suggested that Chellaston Fields was a sustainable location with good accessibility that they considered should meet the test of the NPPF. Pegasus Planning confirmed that they were aware of pressure on existing school places and expressed their intention to work with SDDC and DCC to address and mitigate any impact. They were confident that the site could be brought forward in the short to medium term, an application having been made in June 2012, which is still to be determined.

Those opposing the site suggested that development would put additional pressure on Chellaston Academy, which is at or nearing capacity. It was suggested that Chellaston already has too many houses, that the existing road was inadequate and that the T12 road would make little improvement. One response stated that expansion at Chellaston would compromise the surroundings and current facilities, which were at capacity. Further, it would lead to the loss of village identity and be harmful to green wedge land with effects on wildlife and existing trees. Melbourne Parish Council and Melbourne Civic Society were both concerned about the site's implication for secondary school provision for Melbourne children whom they both wished to continue to be able to access Chellaston Academy.

Land off Holmleigh Way (the 'Tadpole' site) (approx 150 dwellings)

The majority of comments received regarding this site have been of a negative nature. There were three comments of support and eight comments raising concerns.

Reasons given for concern were similar to those given for the Chellaston Fields site and included additional traffic, insufficient infrastructure, lack of places at Chellaston Academy and loss of green field land.

One response suggested that the site was an ideal setting to take advantage of the benefits of a restored Derby and Sandiacre Canal as this bordered the site.

The site promoters stated that Holmleigh Way was well related to the existing urban area and benefited from good accessibility to a range of local services and facilities. They stated that there were no flood risk issues, access could be achieved and it would not be detrimental to the surrounding area.

Land south of Stenson Fields/ Wragley Way (approx 1,950 dwellings)

This site, within the Derby Urban Area, received the most objections, with 58 residents raising concerns.

The issue most commented on was that new housing would exacerbate existing traffic congestion. There were highway safety concerns relating to increased use of existing narrow roads to the south of the site.

There were a small number of comments regarding the potential for the new A50 junction to increase traffic going south. Several people had commented that the site had previously been refused at a public inquiry. Many felt the proposed scale of development at Stenson Fields was disproportionate and that development should be more evenly spread across the DUA.

Services such as schools, doctors and shops within the area were also said to be lacking and at or near capacity.

Other main concerns raised were the loss of greenfield land; the destruction of countryside and wildlife; noise pollution from building so close to the A50; and flooding and drainage problems on site.

Stenson Fields Parish Council, Barrow on Trent Parish Council, Barratt Homes/David Wilson Homes and Knight Frank also raised concerns regarding this site. Stenson Fields Parish Council and Barrow on Trent Parish Council suggested that the highway infrastructure was inadequate. Barrow On Trent Parish Council suggested that the number of dwellings proposed within the area was disproportionate and should be shared out and that the highways infrastructure was inadequate, there were no facilities and the potential road should be essential and should be built before the development was commenced. Barratt Homes/David Wilson Homes also express concerns over the scale of proposed development within the Stenson Fields Area, given the existing highway/transport network in the local vicinity. Knight Frank on behalf of R A Hutchinson, PJ Hutchinson, G Richardson, J Edney understood that the sites were in multiple ownership, which could impact on deliverability and there was a previous appeal dismissal which could detract developer interest. As noted elsewhere, Nathaniel Lichfield and Partners raised concerns over the viability and delivery of major road infrastructure including a new A50 junction and suggested that any likely landscape impacts of development at Newhouse Farm would be comparable to those arising from development to the south of Derby.

Representations from the site promoter suggested the development could bring a wide range of social, economic and environmental benefits such as new high quality housing; a mix of type and tenure of housing; new schools and local shops; better links to existing employment; a new junction on the A50; new areas of parkland and open space; new employment; easy walking and cycling access; new community facilities and a new landscaped permanent south edge to Derby.

Land off Primula Way (approx 500 dwellings)

The majority of comments received regarding Primula Way have been negative. Fifteen raise concerns about the site and only two support the allocation.

People raised concerns that the road infrastructure could not cope with increased development due to a lack of services and school capacity. The countryside would be greatly affected by new house building, the current standard of life in Stenson Fields would be affected and the proposals within Stenson Fields are too large. Barratt Homes/David Wilson homes have also expressed concerns over the scale of proposed development in the Stenson Fields area, given the existing highway/transport network issues.

Representations in support of Primula Way were received from the site promoter. They stated that the remediation works to be undertaken for the planning permission site (145 dwellings) were expected to remove the entire site from flood zone 3. They are confident that the whole site could be delivered in the short term.

Preferred Strategic Housing Sites around Swadlincote and Villages

Land at Church Street/Bridge Street (approx 400 dwellings)

This site received the most objections of any of the preferred sites within Swadlincote and the villages with 42 comments of concern received and three in support.

Issues of concern for residents included: congestion on the existing road network, particularly along Church Street, which has parked cars along the road; unsuitable accesses to the site from Church Street and Thorpe Downs Estate which were considered to be unsuitable for further vehicles due to narrow road widths. Local services and facilities including schools within the area were said to be near to, or at, capacity.

Other issues raised included drainage/flooding at the site which might be exacerbated by development. Development would lead to the loss of greenfield land and wildlife. The area was currently used for informal leisure with numerous footpaths across the site, which residents wished to keep.

One resident suggested that development of the site contradicted the sustainability aspect of the PGS vision and the protection of green spaces and countryside. Five residents suggested that development would be contrary to numerous saved policies within the adopted South Derbyshire Local Plan.

There were 11 representations of concern regarding the potential relocation of the Gresley Rovers FC to the site. These related to light and noise pollution, parking and traffic problems during match days. One resident suggested that the relocation could potentially cause antisocial behaviour.

Another resident suggests that a secondary access point could be sought nearer to the Church (west side of the site), which would remove the need for any vehicles wishing to access the A444 to travel along Church Street at all, helping to lessen any additional traffic burden.

The site promoters stated that there were several possible access points either from Church Street or Thorpe Downs estate and the site has the potential to provide a new football ground and potentially assist in delivering improvements to the local education provision.

Land north of William Nadin Way (approx 400 dwellings)

Eight representations were received on this site, five in support and three raising concerns.

Reasons given in support included the transport infrastructure in the area having capacity; housing development being able to balance industrial development which had taken place near the site and close proximity to existing secondary schools.

One respondent considered that the road infrastructure might be problematic as the site is close to the Town Centre which already has parking/traffic issues. Thomas Taylor Planning Ltd stated that the site provides an important green space and is a strategic open area of separation between housing, employment and Town Centre use which should be protected for open leisure uses. Lafarge Aggregates Ltd wished to ensure that the development would not impinge on the effective operation of their facilities by safeguarding existing industrial and employment operations and ensuring that potential sensitivities/constraints to development were fully addressed.

Broomy Farm (approx 400 dwellings)

There were three comments of support and 11 representations raising concerns about Broomy Farm.

Objectors were primarily concerned about traffic congestion. Traffic levels at the Tollgate Island were said to already be high and could not cope with traffic caused from additional development and existing services such as schools and doctors were already overloaded. A few responses stated that developing the site would lead to the loss of open fields.

Woodville Parish Council considered that development would exacerbate existing traffic problems at the Tollgate Island. Hartshorne Parish Council asked for assurance that before development was considered problems at the Clock Island would be resolved; the Woodville/Swadlincote Regeneration route; schooling made satisfactory and the road from the A511 through the development onto the A514 designed to take the high volume of traffic that would use it. They would not like the road to be used as a 'rat run'.

Two people supported the allocation, one however only in principle, and wondered whether the development would help Granville School expand onto agricultural land to the north and suggested that it was not clear how transport links would service this development.

The site promoter suggested that the site was well related to the existing built form and that there were no overriding physical or land ownership constraints to development. There was also scope for expansion of the existing Granville Sports College, a possible new vehicular access for the school and a new road through the site to link Burton Road with Hartshorne Road, potentially offering relief to the Clock Island.

Land to the North East of Hatton (approx 300 dwellings)

There were 4 representations in support and 12 raising concerns.

Hatton Parish Council supported the allocation of the site for housing providing this delivered an access road from Derby Road at the junction with Sutton Lane, to the nearby major employer. They hoped development might also provide a new access to the Councils Hassall Road sports field site to enable the development of further leisure and recreational facilities. They believed the benefits of the development would far outweigh the loss of green fields and in a survey conducted by Hatton Parish Plan committee, 61% wanted a new road to the large nearby employer. Hatton Parish Council stated that a new road would reduce HGV traffic on Station Road and cars would also have direct access into the large employer site, making a major contribution to improving road safety through Hatton.

Concerns were expressed regarding flooding at the site and Hatton. One response stated that the water table is high for most of year and there is a concern that building on the flood plain will increase the risk of flooding to properties already in the area. Another expressed concern that the road through Hatton is already unable to cope with the volume of traffic at certain times of the day and another feels that Hatton could become a sprawl like Hilton, suggesting that villages need to grown organically.

JVH Town Planning Consultancy and Fisher German suggested that the existing services within Hatton were limited. Fisher German considered that development of

300 houses was not sustainable in this location, particularly as there are issues of food risk, education capacity and reliance on private transport.

St Modwen Development, on behalf of Planning Prospects, did not support the site. They stated that development here appeared disproportionate to the scale of the settlement and the sustainability of the site to accommodate growth. Whilst it was recognised that the site was proposed in order to facilitate local transport improvements, the scale of growth required created a disproportionate level of growth for Hatton, overriding highway benefits.

BNP Paribas Real Estate on behalf of Royal Mail was concerned about increasing traffic levels in Hatton and suggested that the strategic site allocation should be subject to a policy requiring the development of a bypass/new access to the major employer site prior to residential development commencing.

Two site promoters submitted representations supporting development at Hatton. One suggested that a higher number of houses was required and that a larger development wrapping around the north east of Hatton would be preferable in order to provide the suggested infrastructure, which could be developed for up to 580 dwellings. They also asked that the reference to the potential new road being the first phase of the Hatton bypass be removed.

Development on unspecified sites (approx 500 dwellings)

One respondent agreed with allocating 500 dwellings on unspecified sites whilst three disagreed. One stated that it would give an option to start building anywhere and without regard of the prevailing situation. Another suggested that to not specify sites was too vague. Planning Prospects on behalf of St Modwen Development stated that as part of a plan led approach, their preference would be for sites to be allocated wherever possible.

General comments were also received regarding the unspecified sites. One response stated that significant village development should be restricted to well serviced villages. Another asked whether some development on unspecified sites could be infill within villages, thus strengthening village life but not putting too much pressure on services. Another resident asked why unspecified sites were listed, if the site was not known.

Sites not being Preferred

There were 33 comments agreeing that the non-preferred sites should not be allocated (three respondents agreed with all the sites with three exceptions. One considered that the Pastures Hospital site could be developed, another considered that land south of Woodville and Mount Pleasant could be allocated and Melbourne Civic Society considered that land west of Stenson Fields railway could be an alternative site. A further two representees considered that the non-preferred sites within Derby should not be developed and another agreed with the non-preferred sites within Swadlincote and the villages.

There were 10 comments disagreeing that the non-preferred sites should not be allocated. A further three disagreed that the non preferred sites on the edge of Derby should not be allocated for development and two others disagreed that the non-preferred sites within Swadlincote and the villages should not be developed.

Reasons given for this included: allowing a more even spread of housing development across South Derbyshire; a view no site should be ruled out at this stage as the scale of new housing could be revised down; all sites should be surveyed having regard to population growth in their areas and more housing development should occur around Swadlincote.

Comments which neither agreed nor disagreed with non-preferred sites were also received. It was suggested that brownfield sites should be considered for development before any greenfield sites and concern was raised that some places already had large scale development, creating problems. As such, it was considered that a more even spread across South Derbyshire should occur. It was considered that smaller, less overbearing development could be justified in several areas, such as the former Pastures Hospital site. It was further considered that development at Sandcliffe Road; to the south of Goseley Estate; at Butt Farm and on land to the south of Woodville would increase congestion at the A514/A511 Clock roundabout.

More specific comments regarding each non- preferred sites were received and are discussed below:

Newhouse Farm (approx 1800 dwellings)

Eight responses agreed that Newhouse Farm should not be allocated. Reasons given included: the existing infrastructure - road network, schools and health facilities would be unable to cope with additional development; the need to protect the agricultural land and the need to avoid development that would diminish the countryside.

The site promoters suggested there were no insurmountable obstacles to the development of the site, which, they contended, is available, suitable and achievable. They considered that the preferred sites to the south of Derby had viability issues particularly in regard to the required transport mitigation, including a new A50 junction. It was considered that there would be little difference in terms of visual/landscape impact in relation to Newhouse Farm. They suggested that development at Newhouse Farm could provide a new primary school to cater for the pupil numbers created by the site; would allow for pedestrian and cycle access to the existing Mickleover local centre, though a new centre would also be provided on site and that it would be accessible for a bus service which could be provided by an extension to an existing Mickleover bus route which could be currently accessed within 400 metres of the site. The site promoters felt that the highways issue (A38

congestion) mentioned in the PGS was insufficient justification for rejecting the site and suggested that other preferred sites will also have to deal with this issue. They had commissioned transport research that suggested that the site would not have a significant impact of the strategic road network, plus they had agreement in principle (with the County Council) to provide access onto the A516, which offers sufficient capacity.

Hackwood Farm (approx 200 dwellings)

There were 12 responses agreed that Hackwood Farm should not be developed for housing. Reasons given included the infrastructure, roads (which are already congested within Mickleover), schools, health facilities etc would not be able to cope with development of the site and developing this land would diminish the countryside.

Representations in support of Hackwood Farm from the site promoters maintained that the site is suitable for housing growth and the proposed development would include a local centre and a possibility of connecting to a bus service.

Land around former Pastures Hospital development (approx 2000 dwellings)

Seven representations agreed that land around the former Pastures Hospital site should not be allocated for housing development. Reasons included the capacity of the infrastructure – highways, schools, health facilities etc would not be able to cope with this additional development. It was also been suggest that the site has drainage problems.

One representation considered that the site should be developed for housing.

West of Stenson Fields Railway (approx 1750 dwellings)

There were 17 representations which agreed that the site should not be preferred. The majority suggested that the infrastructure within the area is unsuitable. It was also suggested that the site has poor drainage; the area has already been heavily developed and there are a number of preferred sites near Stenson Fields within the Preferred Growth Strategy. Stenson Fields Parish Council agreed that the site should be non-preferred.

Two responses suggested that this site could be developed for housing. One resident suggested that the proposed 1,950 dwellings at Wragley Way should be split evenly between Wragley Way and this site. Another suggested that this site could be developed if infrastructure and schooling investments were made.

Highfields Farm (approx 650 dwellings)

Five representations agreed that land at Highfields Farm should be a non-preferred. Responses stated that the existing road infrastructure and services would not be able to cope with additional pressures from development; development of the site would encroach into the countryside and would bring development close to rural areas such as Findern.

One representation suggested that Highfields Farm could extend out to the A50 and A38 if infrastructure and schooling investments were made.

West of Chellaston (approx 1000 dwellings)

Two comments were received which agree with the sites non preferred status. One response suggested that the proposed concentration of houses at the site was too great for the area.

Four comments suggested that this site should be developed for housing. One response suggested that the site could be developed with little impact to existing areas and was close to existing infrastructure, including schools, and would not spoil the existing environment. Another response stated that filling-in to the west of Chellaston made sense as it was already a conurbation of the City and if T12 was built there would be a natural boundary that could be filled with housing that would have good access. ADDC architects (on behalf of Derby and Sandiacre Canal Society Trust) wished the Local Authority to consider the relative ease with which the site could be developed in comparison to the strategic sites to the south of the urban area and also take account of the wider benefits to the areas from the development of the site including leisure and tourism (reinstated canal, potential marina at junction with the Trent and Mersey Canal), associated jobs, ecological benefits in conjunction with a 'green corridor', heritage conservation and off-road movements.

The site promoters stated the land is both suitable and available for development. They added that it would be in close proximity to the recently completed new neighbourhood of 'West Chellaston' and that the development would utilise the planned T12 link road and would be well related to the Global Technology Cluster. They considered that these points should have been given greater weight.

Thulston Fields (approx 2,100 dwellings)

One respondent agreed that Thulston Fields should be a non-preferred site and considered that the existing planning permission at Boulton Moor represented more than enough development for this area.

Four comments were received suggesting that Thulston Fields should be developed for housing. Two suggested that the site was a logical progression from the Boulton Moor development and would take advantage of the school and other public amenities. The site could provide a good amount of green space. One response suggested that the Green Belt area had been devalued by the road infrastructure and that the A50 & A6 now provided a natural boundary to prevent urban sprawl. Another suggested that the development would benefit from the existing roads.

The site promoter submitted representations in support of allocating the land, accepting that 'very special circumstances' would need to be demonstrated for the inclusion of Thulston Fields but proposed that the site no longer fulfilled its Green Belt objectives.

Regeneration in Woodville (approx 650 dwellings)

Eight specific comments regarding this site had been received, two in support of the site not being developed for housing and five suggesting that the site should be allocated for development.

One response suggested that Woodville had been extensively developed –and that amenities & schooling were already stretched.

Comments given in support of developing the site included: the site complying with the saved policies within the 1998 Local Plan; it making sense to put housing in the Woodville regeneration area in view of the proposed new road, the site being unattractive brown field land; the Vision requiring sustainable growth and renewal opportunities for sites within Swadlincote and the potential to provide a new Gresley FC ground. Another resident agreed with allocating the site providing the link road (Woodville to Swadlincote) is completed.

The site promoter stated that it is available and deliverable and suggested that a comprehensive master plan for the site could address the highway infrastructure constraints and land remediation in order to bring the development forward.

South of Cadley Hill (approx 600 dwellings)

Two respondents supported the “not preferred” status of the site and two supported its allocation for development. No details were provided on why the site should not be developed.

One comment stated that the site should be allocated due to the current heavy need for housing. Planning Prospects, on behalf of St Modwen Development, stated that the Council had now resolved to approve a mixed scheme of employment and housing on this land and that it might be appropriate to identify this on the Plan.

Land west of the A444 (approx 350 dwellings)

One respondent supported the sites “non-preferred” status and one against. No reasons were given as to why the site should not be developed.

The site promoter submitted comments in support of developing the site and stated that the land offered an opportunity to deliver additional housing/ and or employment well related to the edge of Swadlincote, where it will not add to town cramming or traffic congestion. The site promoter also felt that, contrary to the Preferred Growth Strategy assessment, the site offered the opportunity to landscape and master plan the site so that it would not have a harmful impact on the wider landscape.

Land south of Goseley (approx 500 dwellings)

Only two comments have been received regarding this site, both in support of its “non-preferred” status. One resident stated that the areas around Woodville had already been extensively developed and that existing amenities and schooling were stretched.

Land at Butt Farm, Woodville (approx 400 dwellings)

Four comments had been received in support of the non-preferred status of the site. One resident stated that the areas around Woodville had been extensively developed and that amenities and schooling were stretched.

Two comments disagreed with the site’s “non-preferred” status. One resident stated that the site complies with the saved policies within the 1998 Local Plan and another site promoter supported the allocation of Butt Farm. The promoter has reduced the development area of the site based on the District Council’s concern that the higher parts at the south were prominent and intruded into the countryside to the northeast. They suggested that the reduction in the amount of development would decrease the impact on the clock roundabout.

Land east of Sandcliffe Road (approx 700 dwellings)

Four comments had been received agreeing with the sites “non-preferred” status, with no specific responses received in support. One resident stated that the access roads at the site are unsuitable and that the land is well managed productive farmland. Another said that areas around Woodville had been already been extensively developed and existing amenities and schooling were stretched.

Castle Gresley Extension (Mount Pleasant) (approx 500 dwellings)

Four specific comments regarding this site have been received, two in support of site not being developed for housing and two suggesting that it should be developed.

One additional comment which neither supported nor opposed development of the site stated that development here would give similar infrastructure issues and loss of amenity to the Church Street area, although it is nearer a school that is not currently oversubscribed.

One resident suggested that the site had potentially good access to the A444 and that new facilities at the existing Castle Gresley development could support it.

The site promoter had submitted comments in support of the site and considered that it related well to the existing urban area; was accessible to facilities within the village and had no development constraints.

Extensions to Winhill, Burton on Trent (approx 1450 dwellings)

Six specific comments regarding Winhill were received, four not in support of the “non-preferred” status of the site and two agreeing with it.

Those comments agreeing that the site should be non-preferred stated that the green space was needed between Burton and Swadlincote and that overdeveloping Hilton and the Winhill gap would turn East Staffordshire and South Derbyshire into a mini-conurbation.

Two promoters supported housing development at Winhill, one representing development at Hawfield Lane and another at land at Newton Road. The site promoter at Hawfield Lane stated that it was in a highly sustainable location, was deliverable and could be divided to form logical development portions, which exhibited good permeability and linkages to Burton. The promoter of land at Newton Road stated that the site was sustainable and would actually help to support the closest secondary school in East Staffordshire, which has considerable spare capacity.

Land around Hilton (approx 2,200 dwellings)

Five representations supported allocating the site for housing and five supported its “non-preferred” status.

Reasons given for agreeing that Hilton should be a non-preferred included poor transport infrastructure in the area, capacity constraints at local schools and poor local facilities. Etwall Parish Council strongly felt that additional housing in the Etwall and Hilton area would put too great a burden on existing facilities, including schools and doctors surgeries.

Four developers supported individual sites within Hilton. One, promoting land to the north of Derby Road, Hilton considered that there were no access constraints and mitigation was achievable to rectify all potential minor constraints. The promoter however stated that the Local Authority should look at the sites within Hilton individually and not as a cluster. Another promoter of land south of Hilton and south of the Mease on underused parts of Hilton Business Park, said that the land was available and deliverable, with no development constraints that could not be overcome through a comprehensive master plan, including addressing parts of the site that are subject to flood risk. A further site promoter suggested that the only realistic option for expansion of Hilton was to the north. They suggested that the land

related best to the existing urban area; would result in a compact sustainable expansion of the settlement; lay outside any flooding constraints had no ecological or other known environmental constraints. An additional developer stated that land to the north of Hilton forming part of the larger site, S/0023 in the PGS, should be preferred for development. However it was their intention to propose the site for a non-residential mixed use and commercial development rather than housing.

Around other villages (approx 2850 dwellings)

Nine respondents agreed that strategic scale development within Repton and Aston on Trent should not be preferred. Reasons given included that maintaining village and rural areas for recreational use, preserving village character and the inability of the road infrastructure to cope. One resident suggested that greenfield sites on the edge of small urban areas should be exempt as the nature, tradition and benefits of small communities was otherwise at risk. One representation did not agree with large scale development within villages however, suggesting that small scale development was advisable. Pegasus Planning on behalf of Clowes Development also does not support large scale development in Aston on Trent or Repton however considers that Aston on Trent is a suitable location for some further growth at a scale in keeping with the form and character of the settlement.

One resident nevertheless suggests that some villages could be extended but not too many.

Specific comments have also been received regarding development in Repton and Aston on Trent. One resident states that the proposed scale of development within Aston on Trent would overwhelm and significantly affect the character of the village, which would be in direct opposition to the stated aim within the Vision to keep local scale development in keeping with the size, role and character of the village.

Regarding Repton, another resident agrees that development should not occur within the village and should be protected as a nationally important historic village. Three comments however have been received which suggest that development should be located within Repton. One resident suggest that Repton may be a more suitable village and a site promoter has submitted representations supporting development at Chestnut Way, and a site to the east of the junction of Springfield Road and Mount Pleasant Road respectively. Another site promoter assumes that land to east of junction of Springfield Road and Mount Pleasant Road, Repton was not identified as a 'preferred strategic site' purely on the basis of its scale relative to the size of Repton rather than an assessment of its suitability for development or the credentials of Repton as sustainable location for development. The promoter agree that a settlement hierarchy should be prepared to identify key villages which are most able to accommodate development and anticipate that Repton will score highly in the settlement hierarchy, which will provide the basis to justify an appropriate amount of development over the plan period.

“Safeguarding” land in the Nottingham – Derby Green Belt

It was apparent from the responses there was some confusion over the meaning of the Government’s policy on ‘safeguarding’ Green Belt land. As a result, it is difficult to draw any definitive conclusions from the responses received. The majority of the public however suggest that the land should not be safeguarded for development and should instead continue to be protected as Green Belt. The main reasons given for this include leaving the land for agriculture use, Green Belt land is required to prevent urban sprawl and protect the character of villages and that developing a site within the greenbelt would affect wildlife. There were nevertheless some responses who stated that land should be safeguarded for development.

There was a mixed response from developers and planning agents on this matter.

Stantiforth Astill Ltd for example supported safeguarding the land in question in accordance with Government Policy. Paribas Real Estate on behalf of H K Wentworth acknowledged that some Green Belt land may be needed for development, however suggest that development on the Green Belt should be minimised and every effort should be made to develop in existing urban areas first.

Knight Frank on behalf of R A Hutchinson, PJ Hutchinson, G Richardson, J Edney state that as a general development principle they support the safeguarding of land in the Green Belt. Knight Frank firstly advocate that the site at Thulston Fields should at least in part be allocated as a strategic site, with the remainder of the land being later phases or safeguarded. If the land at Thulston Fields is not allocated or only part is, they suggest that the safeguard policy has the flexibility to allow for the early release of the site should there be a shortfall in housing land supply or an increase in market demand over the plan period. If the Local Plan does not allow for such a mechanism it may become under pressure to grant planning permission for housing in less sustainable locations, which would be at odds with the NPPF.

Barratt Home/David Wilson Homes, JVH Planning and Nathaniel Lichfield and Partners, however, do not agree with ‘safeguarding’ the Nottingham-Derby Green Belt for development suggesting that development opportunities on the southern edge of Derby up to the A50 should be maximised before land is safeguarded to meet longer-term needs.

JVH Planning states that any development in that location will prejudice the purpose of the Green Belt, which is currently forming part of the strategic gap between Derby and Nottingham, which is one of the Green Belts fundamental aims. Other development opportunities exist, which can be provided within the plan period or in the future and Nathaniel Lichfield and Partners (NLP) suggest that the housing growth levels set by the HMA, as well as the higher housing growth figure identified by NLP, could still be accommodated without changes to the Green Belt.

Thomas Taylor Planning Ltd states that the Council should not safeguard the land unless exceptional circumstances exist and non-preferred sites should be considered first.

Derbyshire County Council considers that it is appropriate that the District Council consider the possible need to review Green Belt boundaries and identify potential ‘safeguarded land’ in the area in question. DCC, the three Derby HMA authorities and Erewash Borough Council undertook a Technical Assessment of the Derby PUA Green Belt Purposes in 2012 and the assessment concluded that the construction of the A50 and A6 spur represent new clearly defined, defensible and permanent physical features which form new inner boundaries to the Green Belt in this location.

Employment sites

The majority of responses received agree that land should be allocated for strategic employment purposes south of the Global Technological Cluster at Sinfin Moor and a northwards extension of the Dove Valley Park. There were 50 comments received that supported both suggested sites and 17 comments specifically supporting employment south of the Global Technological Cluster and nine responses supporting an extension to Dove Valley Park were received.

Some of the reasons for agreement on this matter include: further employment being necessary; the region already been used for employment purposes, Dove Valley Park has good links to major roads, the Global Technology Cluster is close to the existing population and infrastructure and the proposed A50 junction would be useful to this development.

Six further comments of support have also been received, each however with a caveat. These caveats include: yes, provided the developments permitted are sensibly related to the businesses of the existing occupiers, yes providing the sites are brown field land, yes but only if they get utilised with no vacant buildings, not unless they can be filled immediately afterwards at a standard commercial rate, providing employment is not just business offices only, agree providing not for heavy industry use and only if rail connected and bulk of road traffic goes onto truck network directly.

There were 16 comments received which disagreed with the allocation of both employment sites, a further 7 disagree with proposed allocation at Dove Valley Park, and a further 4 disagree with the allocation south of The Global Technology Cluster.

Some of the main reasons for the objections to the proposed allocations include: the impact on the area and traffic being too large and putting strain on local resources including schools and shops. The proposal at Dove Valley Park is of an inappropriately large scale for an essentially rural site, and there is concern of the effect this would have on the area.

One response suggests that Sinfin Moor is again being disproportionately targeted and another suggests that the area south of the Global Technological Cluster will be the first visual encroachment into the Trent Valley and will stick out like a sore thumb.

Further comments were made which neither support or object to the proposed employment sites. These comments include: If Dove Valley Park is extended a second access would be required, such development depends on demand, the whole issue of industrial land will be thrown up in the air by the proposed railhead, if the number of dwellings arrive as proposed within the PGS there will be a strong need for employment, development of the Global Technology Cluster should not solely be within the Sinfin Moor Area. Natural England is concerned that the expansion of Dove Valley Park could adversely impact the setting of Sudbury Hall, however it is considered that this impact may be dealt with through mitigation works, and the Highways Agency are concerned that the expansion of Dove Valley Park is likely to impact upon the A50, however does not have significant concerns over the proposal.

BNP Paribas on behalf of H K Wentworth Limit suggests a flexible approach should be taken towards the release of existing and former employment sites. Local Plan policies should provide flexibility for re-use/redevelopment of vacant employment sites within the existing urban area for alternative uses, including housing when employment is no longer viable and John Church Planning on behalf of ATL suggests

that land lying between Woodyard Land and Hey Lane, Foston should be considered for employment development.

Two site promoters have submitted representation in support of the strategic employment sites, one in support of the northwards extension of Dove Valley Park and one in support of employment south of the Global Technological Cluster.

Appendix 1

Summary of statutory consultees responses

Below is a brief summary of main comments received from the specific consultation bodies:

Parish Councils: A range of comments have been received from several parish councils within South Derbyshire. These include concern over the existing road infrastructure and services within Derby Urban Area and Swadlincote being able to cope with additional development together with secondary school capacity within South Derbyshire. Concern over flooding issues has also been raised by two Parish Councils.

Derbyshire County Council as strategic planning and transportation authority:

A large number of detailed comments were received in relation to specific sites summarised, in part, in this report above. Comments relate to strategic planning, transport, infrastructure (including other County Council services) and landscape matters. Other particular issues not summarised above include pressure on waste facilities, broadband, libraries, adult care and Fire and Rescue (sprinklers).

The Coal Authority: The Local Planning Authority should have regard to the presence of surface coal resources and mining legacy features in its choice of site allocations at all stages in the Local Plan process, including strategic sites. At present there is no indication that the preferred growth strategy has had due regard to these factors as required by the NPPF.

Sport England: It is vital that sports policies are integrated into the Core Strategy and development options. Sport England have created a Sports Facilities Calculator (SFC) to help Local Authorities quantify how much additional demand for the key community sports facilities is generated by population growth, development and regeneration areas. The SFC for South Derbyshire was based on 6,700 new homes (16,000 new residents) and this indicated that South Derbyshire would demand three new swimming pool lanes, 4.5 badminton courts (together perhaps one leisure centre) and 0.5 of an AGP at a capital cost of some £5m. The assessment serves to emphasise the need to be aware and to plan for housing growth, which incorporates social infrastructure requirements

The Highways Agency (HA):

- The A38 west Of Derby is under pressure and this has implications for the level and location of future development. This can be resolved through the Derby Junctions scheme, but there is currently no certainty over the timescale for delivery of this. The HA therefore has a significant concern over the potential impact of development to the west of Derby.
- Junction 24a of the M1, which connects the A50 to the motorway, is currently under pressure. Strategic developments that individually have a significant impact on this or other A50 junctions will therefore be expected to deliver mitigation improvements.
- The PGS proposes a new A50 junction at Stenson Fields, but it is considered that this would be detrimental to the operation of the Strategic Road Network as it would attract traffic to the A50. For this reason it would not represent an acceptable option.
- The HA considers that sites can be brought forward to the south of Derby in a way that will not place excessive pressure on the A50.

The Environment Agency

Boulton Moor (Phase I and II)

- There is currently insufficient information about the flood zone around the Wilne Drain. As such the extent of any easement is unknown and hydraulic analysis of this watercourse will be required to establish the level of flood risk.

Hatton (V1) Land North East of Hatton.

- A sequential test is required for this site as it lies in Flood Risk Zone 3a. If sites at a lower risk can not be identified a Level 2 SFRA is required. This would consider the detailed nature of the flood hazard.
- Currently Hatton does not have an acceptable standard of flood protection, whilst new flood defences will protect existing settlements they are not in place to promote new developments. However if the site is sequentially preferable the agency will seek contributions towards the Lower Dove Flood Alleviation Scheme.

Foul sewerage: There is lack of capacity in the southern and south west of Derby (Sites DUA3, 4, 5, 6 and 7). In the absence of improvements to the foul sewerage system the volume and frequency of discharges from combined sewer overflows could exacerbate foul flooding problems. To date we are not aware of Severn Trent committing to any specific scheme to resolve this issue. The local planning authority should be satisfied that the necessary improvements are in place when these sites are put forward as preferred options.

Flood risk: Would strongly advise redrawing site boundaries on allocations so they lie outside of flood risk

Natural England (NE)

Natural England generally supports the Vision particularly the aspiration that the countryside and green spaces should be connected by green networks and that the quality and diversity of the District's wildlife will have been improved. In addition they also welcome South Derbyshire's continued involvement in the National Forest.

In respect of site specific comments NE made the following comments:

- **Land North of William Nadin Way, Swadlincote, Chellaston Fields Derby and Wragley Way**
The proposed sites are in close proximity to Local Wildlife Sites or Local Nature Reserves. We would suggest that there should be a buffer zone around the sites to protect nature conservation interests. We would also recommend that every opportunity should be taken to encourage green infrastructure links and environmental improvements.
- **Broomy Farm Woodville, Land off Holmleigh Way Derbyshire**
Sites are close to Local Wildlife Sites. If the sites are developed they should incorporate green links to surrounding green infrastructure.
- **Land off Primula Way, Stenson, Land at Gresley**
If this site were developed that it should incorporate green links to surrounding green infrastructure.
- **Dove Valley Business Park**
The site is in close proximity to Penny Waste Wood which is an area of Priority Habitat Woodland.

- **Global Technology Site**

This employment site is closely sited to the Sinfin Moor Lane Meadows Local Nature Reserve and Local Wildlife Site which NE would not want to see adversely affected from this proposed development. Furthermore the Sinfin Moor Lane stream is in close proximity to the site and could support a population of water voles.