

# South Derbyshire Local Plan PART 1

## What's happened so far ...

The Pre-Submission South Derbyshire Local Plan Part 1 was submitted to the Secretary of State in August 2014. The public examination into the Plan was held in November/December 2014. Following the hearings the Inspector requested further information regarding the affordable housing target, the infrastructure requirements of the strategic housing sites and the five-year housing supply. Further information can be found at

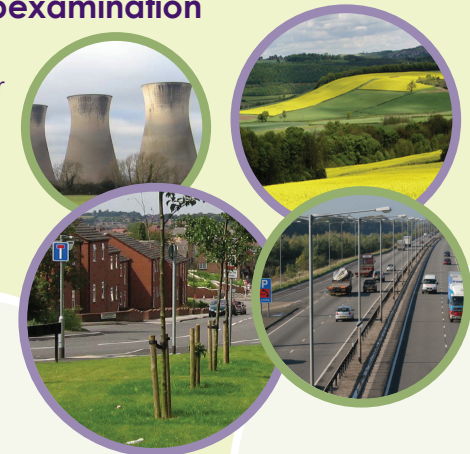
**[www.south-derbys.gov.uk/lpexamination](http://www.south-derbys.gov.uk/lpexamination)**

Further work was also required on the Sustainability Appraisal jointly with Amber Valley Borough Council and Derby City Council regarding how Derby's unmet housing need could be apportioned between Amber Valley and South Derbyshire. This work on the Sustainability Appraisal has been consulted on and a joint examination hearing will be held with Amber Valley Borough Council and Derby City on 23rd October 2015.

Further details on the Joint Hearing can be found via

**[www.south-derbys.gov.uk/lpexamination](http://www.south-derbys.gov.uk/lpexamination)**

and using the Joint Hearing link on the left hand side of the page.



## What's new ...

Following the joint hearing session the Local Plan Inspector will conclude on the appropriate apportionment of how Derby's unmet need is addressed. South Derbyshire's housing target will be between 12,341 and 12,618 dwellings. Whilst the Plan has been suspended a further year of completions, 2014-15, has been included in the housing supply. Unfortunately the completions were 306 dwellings fewer than the required amount and it therefore adds to the shortfall of housing required in this plan period, making it more difficult to achieve a five-year housing supply. A demonstrable five-year supply is necessary in order for the Plan to be found sound.

## Why is New House Farm and adjoining land being considered now? ...

The Council has kept under review its non-preferred sites that had been promoted through the Local Plan process, so that should circumstances change we were aware of the options. Since the Plan was submitted last year improvements have taken place on the two principal junctions on the A38 in Derby (Markeaton and Little Eaton).

New House Farm has recently been the subject of two Planning Applications, each for 300 dwellings but on the same site, with two different highways solutions. These have both been allowed on appeal. The Inspector who heard the appeal found that the proposal(s) represented sustainable development, including in environmental terms and that the proposal would not harm the character and appearance of the area. It was also concluded that either highways solution would be acceptable.

It has become evident that a further strategic site is required. Land west of Mickleover, which includes the site for 300 dwellings, is considered the most appropriate to take forward given its initial consideration through the Sustainability Appraisal and the details of the appeal decision. The scale of site being suggested will allow for facilities to be provided on site including a primary school, retail facilities, open space, a landscape buffer to soften the edge of the extension and also consideration of a secondary school, community facility and doctors/dentist.

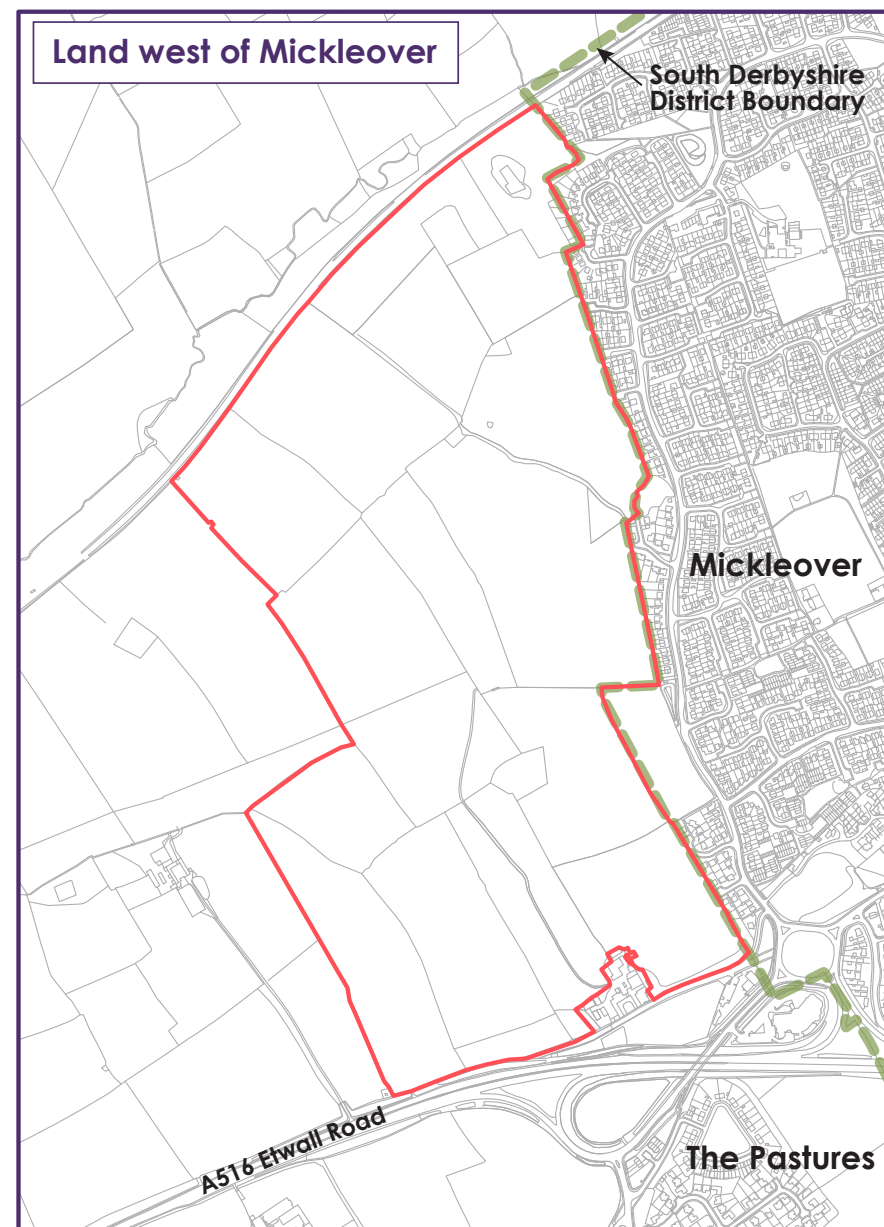
### PROPOSED ACCOMPANYING POLICY WORDING .....

**A Residential development on land to the west of Mickleover will provide for around 1,650 dwellings.**

**B The Council will require the below listed site specifics and accordance with other Local Plan policies:**

- i That South Derbyshire District Council and the developers work together with Derby City to ensure that the proposals offer a holistic vision for an urban extension to be delivered in a comprehensive manner. Delivery mechanisms will need to be established to ensure the necessary level of coordination to effectively deliver the infrastructure and facilities to support the development;
- ii A jointly prepared development framework by South Derbyshire District Council and the developers shall be produced that sets out guiding principles for the site;
- iii The provision of a one form entry primary school on site;
- iv A new district centre offering a range of shops and facilities shall be provided that is commensurate with the needs of the community. The scale and nature of these facilities will be determined by evidence submitted with a future planning application;
- v The provision of a community centre. The ownership and management of this centre will be considered in more detail as part of a future planning application;
- vi Consideration of a GP surgery on site subject to discussions with the Southern Derbyshire Clinical Commissioning Group;
- vii High quality pedestrian and cycle routes shall be provided within the site and links between the site and existing residential development and the adjacent Sustrans route;
- viii The northern and western edge of the site will require a significant green buffer to help soften the housing development against the landscape;
- ix The urban extension shall protect and enhance where possible the wider setting of Radbourne Hall and other heritage assets;
- x In order to safeguard the operation of the Strategic Road Network an assessment of the impact of development traffic will be carried out and developer contributions sought;
- xi As assessment will be carried out of the impact of development traffic on the Local Highways network including into Derby City and developer contributions sought;
- xii The provision of sustainable transport measures including contributions to a bus service through the site;
- xiii Improvements to existing green infrastructure shall be made within the site along with provision of new green infrastructure on the site;
- \*xiv The Greenway to the north of the site and Ladybank Plantation to the east are local wildlife sites whose nature conservation interest should be protected and links to the surrounding green infrastructure network maintained or enhanced.

*\* recommended by the Sustainability Appraisal as an addition*



## Sustainability Appraisal ...

A number of changes have been made to the Sustainability Appraisal. The major changes are detailed in the table below:

| Section | Paragraph/Figure         | Change  |
|---------|--------------------------|---|
| 5.6.1   | Paragraph xii            | Further appraisal work which may be required later in the plan process  |
| 5.6.4   | Paragraph v and xiii     | Changes to delivery and explanation of why dispersed growth is the Council's preferred approach to housing in DUA   |
| 6.2     | Table 6.1                | Update to table to reflect additional extension proposed in Mickleover  |
| 6.4     | Table 6.3                | Update to table to reflect additional extension at Mickleover and overall housing numbers to be proposed in the DUA |
| 6.5     | Table 6.4                | Update to table to reflect additional extension proposed in Mickleover  |
| 6.6     | Table 6.5                | Update to table to reflect additional extension at Mickleover and overall housing numbers to be proposed in the DUA |
| 7.27    | 7.27.1 – 7.27.9          | Sustainability appraisal of proposed policy Land West of Mickleover   |
| 8.5     | Table 8.1                | Update to site status and justification for proposed site allocation  |
| 9.19    | Paragraphs 9.20 and 9.23 | Amendments to paragraph to reflect allocation of Land west of Mickleover  |
| 10.6    | Table 10.2               | Documentation of change to proposed policy as a result of Sustainability Appraisal                                  |

## Can I comment? ...

Yes. We would like to know your views as we consider adding a strategic site adjoining Mickleover, together with an accompanying housing policy for the site, into the Plan.

The Sustainability Appraisal is hundreds of pages long so it isn't possible to post/email that around but the table above points out the main changes and copies of the Sustainability Appraisal can be found in Mickleover Library and South Derbyshire Council Offices during opening hours. The document is also available to view online at [www.south-derbys.gov.uk/sasite](http://www.south-derbys.gov.uk/sasite)

The consultation will commence at midday on Tuesday 13th October 2015 and run for six weeks.

## How to respond ... *Comments made in response to this consultation need to be made in writing.*

You can respond by email to: [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk) 

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

## When to respond by ...

**The consultation will close at 5pm on Tuesday 24th November 2015**

if you would like to find out more about this consultation before responding please ring the Planning Policy team on:

**01283 228735** 

## What happens next? ...

All consultation responses will be considered by the Authority and forwarded to the Inspector prior to further examination hearings.