

About the Draft Local Plan Part 1 Review ...

This consultation invites your comments on the Draft Local Plan Part 1 Review which covers the period from 2022-2039. The Draft Part 1 Review, which updates the existing Part 1 Policies to reflect National Planning Policy, helps address Derby City's unmet housing need and South Derbyshire's housing and employment development needs.

The policies within the adopted Local Plan Part 2 will be saved in their entirety.

Housing Need and Allocations ...

South Derbyshire's housing requirement over the plan period is 8874 dwellings (522 per annum). The District Council however does not plan in Isolation. South Derbyshire shares a Housing Market Area (HMA) with Derby City and Amber Valley (the Derby HMA). Derby City's capacity is constrained to 12500 dwellings leaving an unmet need. Under the legal 'duty to cooperate', South Derbyshire proposes to accommodate 5609 dwellings towards Derby City's unmet need, bringing the total for the District to 14483.

Provision will be made in the Local Plan Part 1 Review for at least 13347 additional dwellings. The dwellings will be provided on/by:

- Two new housing led strategic sites (4500 dwellings);
- Allocations within the adopted 2016 Local Plan Part 1 which have remaining completions and are carried forward as allocations within the Local plan Review Part 1 (8752 dwellings);
- 95 dwellings from Adopted 2016 Local Plan Part 1 housing allocations, on sites which have completed development since the start date of the Local Plan Part 1 Review (April 2022). Completed Part 1 housing allocations are not carried forward as allocations within the Draft Local Plan Part 1 Review.

The remaining homes to meet the 14483 housing requirement will be provided by:

- 285 dwellings from the adopted 2017 Local Plan Part 2 allocations, which have remaining completions; and
- 'Windfalls'* on unallocated sites (851 dwellings).

The Government is currently consulting on changes to the National Planning Policy Framework, which reinforces the need for collaborative working across the Housing Market Area.

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

The new strategic allocations containing housing comprise:

- STRA1: Land at Infinity Garden Village, a mixed use housing and employment site for 2000 dwellings, and
- STRA2: Land to the South of Mickleover, a housing led mixed use site for 2500 dwellings and employment.

The District Council will work with infrastructure providers to address issues such as transport, health and school provision to ensure that services and facilities on the proposed allocations are provided in a sustainable way.

Strategic Housing Employment Land Availability (SHELAA) Sites ...

The sites proposed for allocation within the Draft Local Plan Part 1 Review have been chosen from the sites submitted to the District Councils SHLEAA. The SHELAA invited landowners and developers to submit sites to the District Council to consider their development potential. No further SHELAA sites are proposed for allocation within the Draft Local Plan Part 1 Review other than those identified within the summary leaflet and main consultation document.

* Windfall sites are sites that are granted planning permission which have not been allocated in the local plan

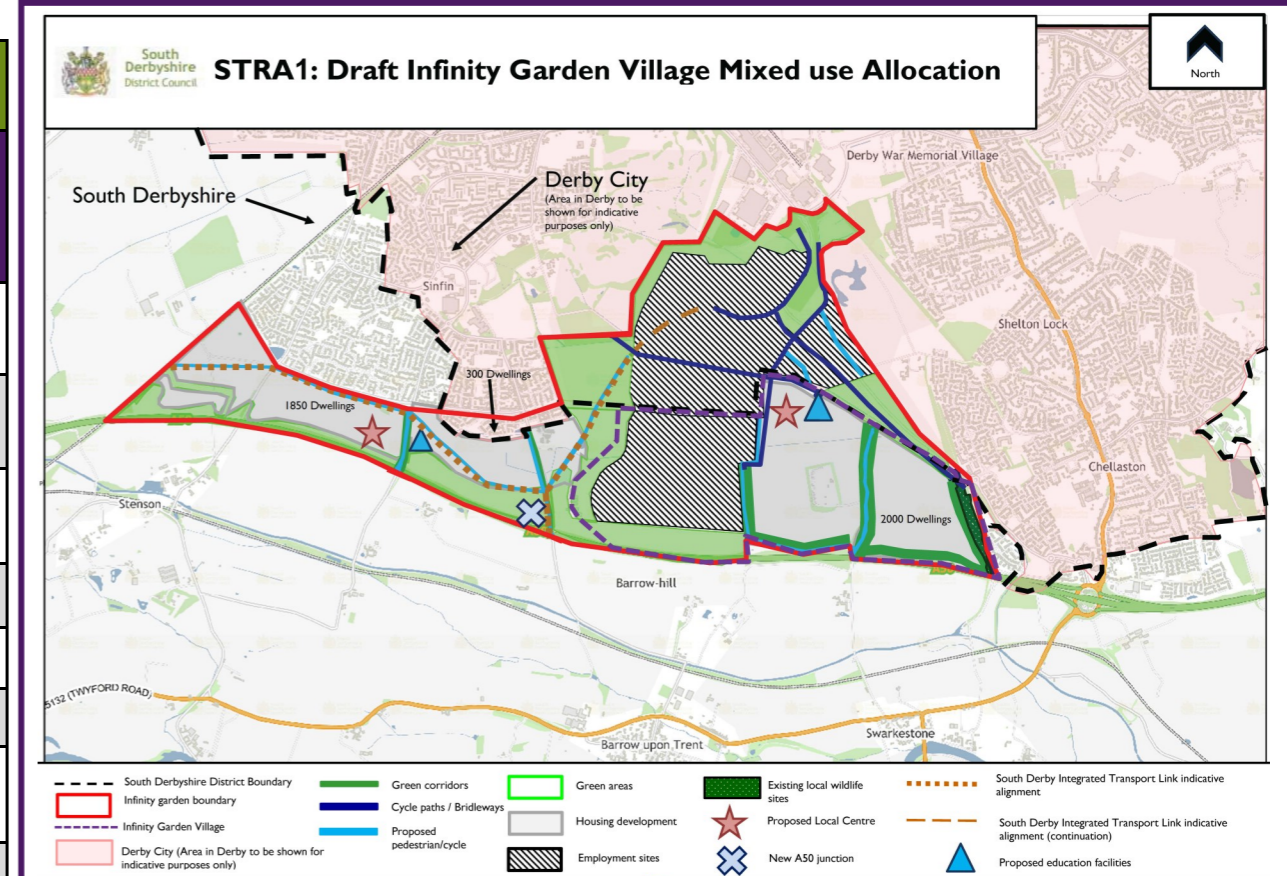
** Refer to Policy S4: Housing Strategy for further details.

Existing 2016 Housing Allocations carried forward to be allocated in the Draft Local Plan Part 1 Review**

| Policy No. | Number of dwellings remaining at April 2022 |
|--|---|
| H2: Land north of William Nadin Way, Swadlincote | 343 |
| H3: Land at Church Street, Church Gresley | 306 |
| H4: Land at Broomy Farm, Woodville | 486 |
| H6: Drakelow Park | 2046 |
| H7: Land at Hilton Depot, Hilton | 95 |
| H11: Land north east of Hatton | 291 |
| H13: Boulton Moor (South East of Derby) | 1121 |
| H15: Wragley Way (South of Derby) | 1944 |
| H16: Primula Way, Sunny Hill | 500 |
| H18: Hackwood Farm, Mickleover | 290 |
| H19: Land West of Mickleover | 1030 |
| E6: Woodville Regeneration Area | 300 |
| TOTAL | 8752 |

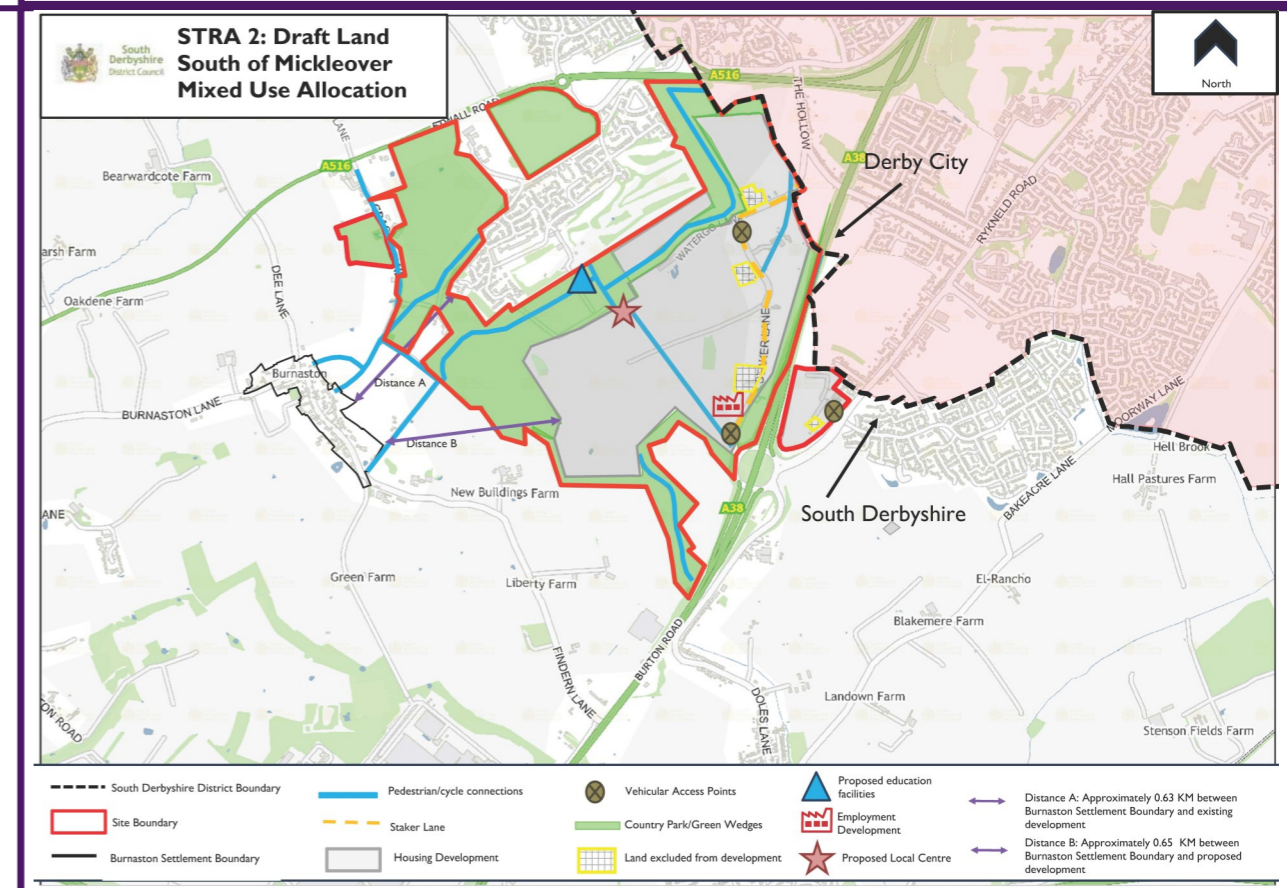
Headline requirements for Policy STRA2: Land South of Mickleover

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



Headline requirements for Policy STRA1: Infinity Garden Village

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



Employment Allocations...

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

Sites carried forward from 2016 Local Plan

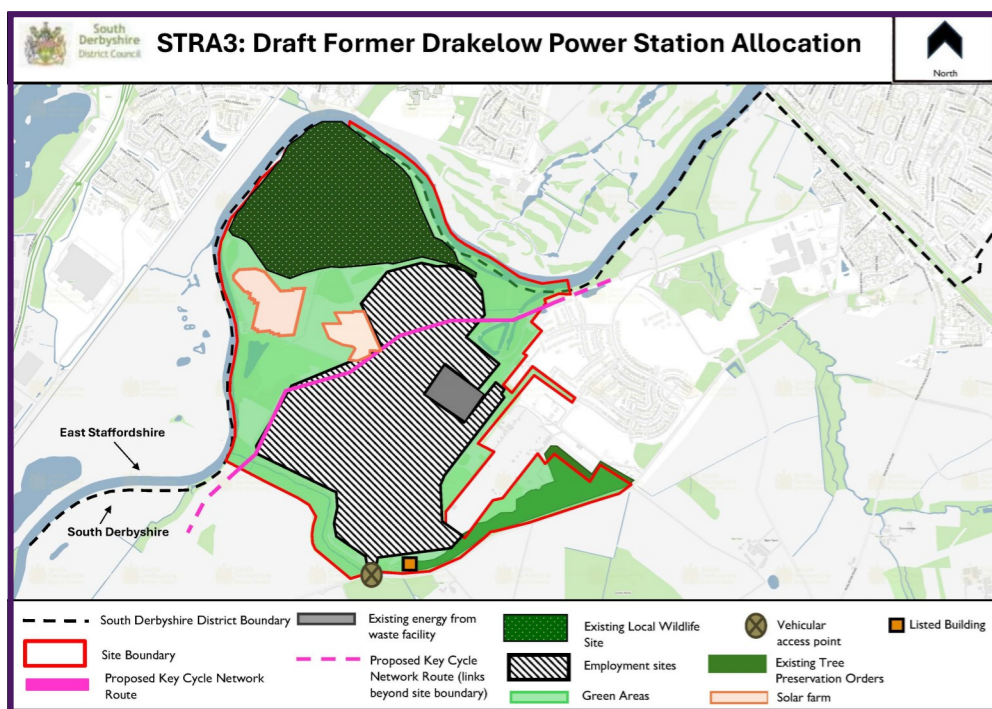
| Policy No. | ha. |
|---|------|
| E1 A: Drift Road, Church Gresley | 0.71 |
| E1 B: Tetron Point, Stanton | 2 |
| E1 C: Swadlincote Lane, Church Gresley | 3 |
| E1 D: Drakelow | 2.5 |
| E1 E: Hilton | 5.3 |
| E1 F: Dove Valley Business Park | 6.72 |
| E1G: Land to the north of Dove Valley Business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

New Employment Allocations

Three new strategic employment allocations are proposed.

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

- STRA1 is a mixed use site allocated for employment and housing. The employment element of the site was identified for development beyond 2028 within the Adopted Local Plan Part 1.
- STRA2 is a mixed use site for housing and employment.
- The former Drakelow Power Station is already allocated in principle for development through policy BNE12 in the Adopted Local Plan Part 2. Detailed policy requirements for the site are set out in Policy STRA3.



Local Plan Policies ...

The policies within the Local Plan Part 1 Review address the strategic elements of the Local Plan and will be used in the determination of Planning Applications. They cover a wide range of topics, including housing and employment provision, the built and natural environment, the provision of infrastructure, tackling climate change and health and wellbeing. These policies reflect the requirements of the NPPF and take into consideration the responses received during the Issues and Options consultation.

Strategic Rail Freight Interchange ...

Policy INF3 of the Draft Plan safeguards land for the development of a Strategic Rail Freight Interchange/Freeport at Egginton Common, which is a proposed Nationally Significant Infrastructure Project. The policy contains items that the District Council would wish to be taken into account by the Secretary of State, who would determine the development consent application.

Sustainability Appraisal...

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

We would like to hear your comments

The consultation document can be viewed on the Council's website: www.southderbyshire.gov.uk/draftLPP1review

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

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

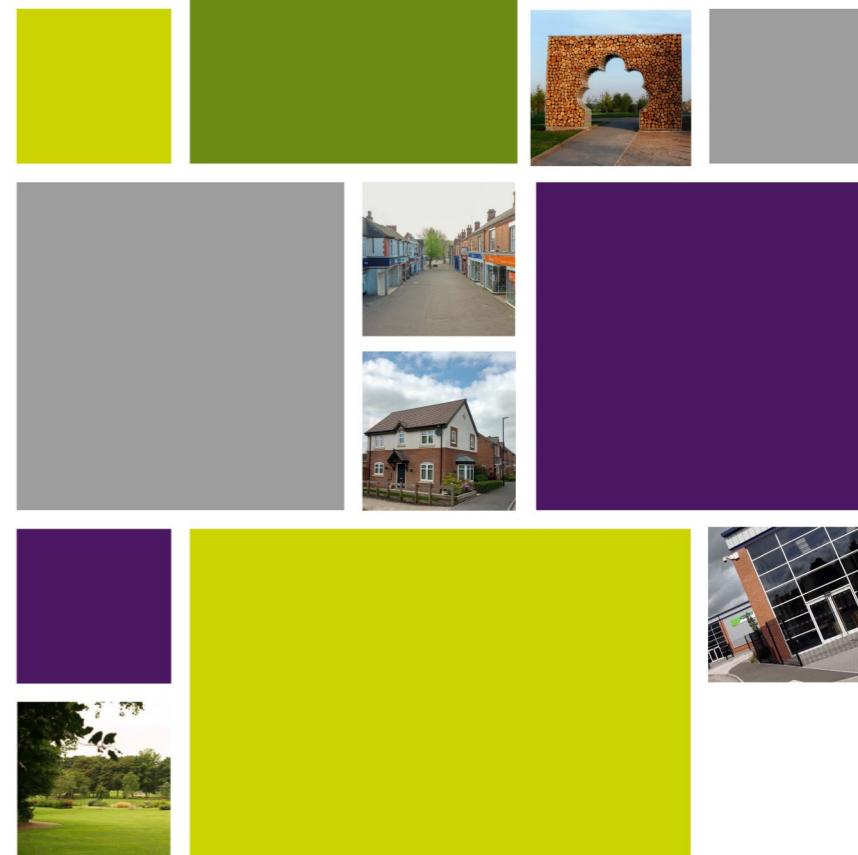
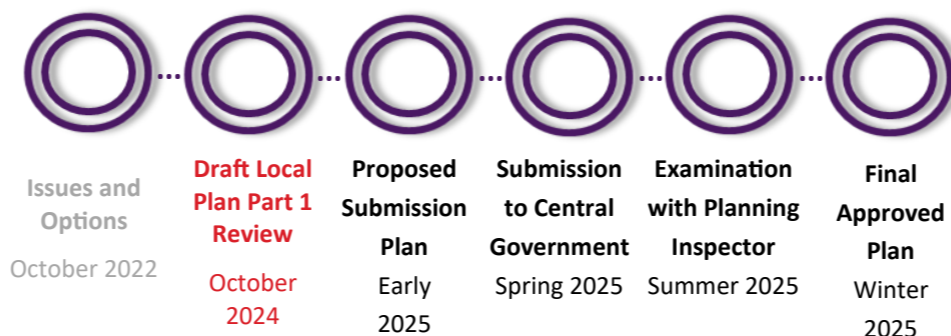
We encourage you to submit your responses online. Simply follow the instructions on the above webpage.

Alternatively, comments can be emailed to: local.plan@southderbyshire.gov.uk

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

What happens next...

There are a number of stages in drawing up a Local Plan which are summarised below.



SOUTH DERBYSHIRE DRAFT LOCAL PLAN PART 1 REVIEW

2022 - 2039

October 2024

Please submit your comments
by 5pm on 6th December 2024

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