

<b>REPORT TO:</b>	<b>ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE</b>	<b>AGENDA ITEM: 18</b>
<b>DATE OF MEETING:</b>	<b>31<sup>st</sup> MAY 2018</b>	<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	<b>STRATEGIC DIRECTOR (SERVICE DELIVERY)</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>CHRIS NASH Ext. 5926</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>DEVELOPMENT FRAMEWORK DOCUMENT FOR INFINITY GARDEN VILLAGE</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>ASTON AND STENSON</b>	<b>TERMS OF REFERENCE:</b>

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## **1.0 Recommendations**

- 1.1 Members endorse the draft Development Framework Document (DFD) for Infinity Garden Village and grant delegated authority to the Planning Services Manager and Chair of this Committee to agree the final version following continued dialogue with Derby City Council and Derbyshire County Council.
- 1.2 Members grant delegated authority to the Planning Services Manager and Chair of this Committee to agree any future revisions to the document which fall within the scope of adopted planning policies as set out in the Local Plan Part 1 (LP1) and Local Plan Part 2 (LP2).

## **2.0 Purpose of Report**

- 2.1 Members may be familiar with the requirement under policy INF13 of the LP2 to prepare a joint DFD to guide the development and cross boundary collaboration between the Council, Derby City Council, Derbyshire County Council and developers. Members will also recall the resolution of the August 2017 meeting which authorised the establishment of a Liaison Group of neighbouring residents, businesses, developers and relevant Local Authorities to consider the proposals for the Garden Village as they emerge. This report aims to update members on progress towards the preparation of the DFD and seek authorisation for formal agreement of the final version as well as future revisions as the development of the Garden Village progresses.

## **3.0 Detail**

### Context and chronology

- 3.1 A series of masterplanning meetings have been held between the relevant Local Authorities and developers. Since early 2017, these have begun to shape a number

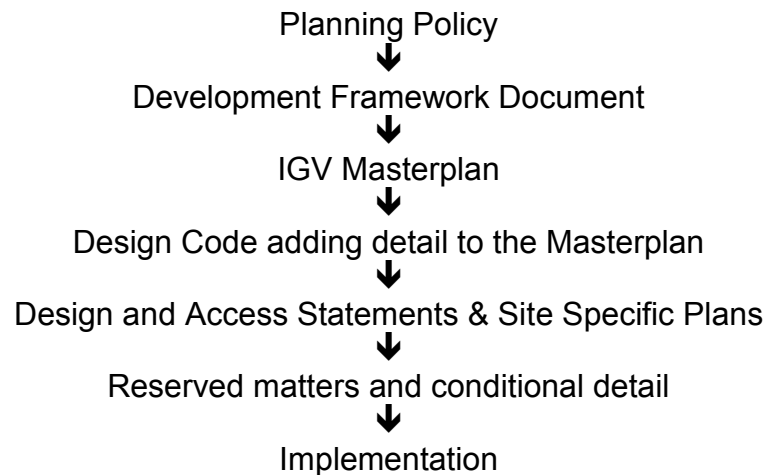
of design matters and projects towards the implementation of the Garden Village project.

- 3.2 An application has already been submitted within South Derbyshire for 100 dwellings, as part of the Wragley Way allocation (LP1 policy H15). This adjoins an allocation within the City for up to 180 dwellings – also to form part of the Garden Village. It is anticipated that applications for a phase of the South Derby Integrated Transport Link (SDITL) (LP1 policy INF4), a secondary school (LP2 policy INF12) and the ‘balance’ of the Wragley Way allocation (for around 1,950 dwellings in total, along with a primary school, local centre and the rest of phase 1 of the SDITL) will be submitted in the coming months.
- 3.3 An expression of interest was submitted on behalf of both South Derbyshire and Derby City Councils in July 2016. An announcement was made on the 2 January 2017 that financial support would be offered by the Homes and Community Agency, now Homes England (HE), to develop the Garden Village project. The Government is continuing to signal its support for such projects and continues to monitor the use of funds allocated to them.
- 3.4 The DFD is therefore an important piece of evidence to demonstrate positive and proactive actions towards the implementation of the Garden Village and delivery of homes for which funds were allocated.
- 3.5 Furthermore, pursuant to the resolution of the August 2017 meeting, the Liaison Group has now met on 5 times, with one of these meetings solely dedicated to considering the first draft of the DFD. Various comments we raised by members of that Group, particularly in respect of the impact of the development on local infrastructure.
- 3.6 A summary of comments received by the Liaison Group and the Ward Member for Stenson, as well as the Local Authorities and developers, are appended to this report. This has led to a further revision of the DFD as also appended to this report. At the time of writing, a further meeting with the Local Authorities is scheduled to resolve any outstanding points, with the aim of reporting these verbally at the meeting.

#### The draft DFD

- 3.7 The DFD is intended to guide the development and cross boundary collaboration between the various stakeholders. It is intended to be a document which is responsive to changing circumstances throughout the timeframe for delivery of the Garden Village. To this end, it is intended to regularly review its vision and objectives, and update it to act as a ‘living document’.
- 3.8 The DFD is intended to provide the framework and a masterplan for the consideration of planning applications within the Garden Village area, primarily to ensure that each planning application works towards creating the design vision for the site and contributes proportionally to the delivery of the required infrastructure to deliver the wider scheme. A design code is also envisaged, and this would sit alongside the masterplan. Below this, the detail of individual allocations and/or areas would be provided through Design and Access Statements at the relevant time, with it recognised that some elements of the village in the City already benefit from permission with specific layout and access parameters. In summary, the DFD would

act as a golden thread running through all stages of delivery, from concept to implementation:



- 3.9 The DFD vision is supplemented by broad principles for the site. It also identifies what is presently considered to be the required infrastructure to support the Garden Village and the mechanisms by which planning application proposals would contribute to the proportional delivery of that infrastructure. However, the DFD is not intended to provide a prescriptive set of criteria.
- 3.10 As it is anticipated that the delivery of the Garden Village will take many years, there is a need for the DFD to be responsive to change. The aim to establish an environment which delivers a good quality of life for residents and workers would always be at the heart of the document, but policy and other external influences may change with time. As a consequence, it is intended to regularly review the DFD and 'test' whether it would still achieve its vision and objectives. In order to assist in the efficiency and timeliness of such reviews, and so to not compromise any bids for external funding; it is recommended that changes arising are approved under delegated powers.
- 3.11 Such reviews would remain constrained by the scope of adopted planning policy, such that any changes to the DFD which would in effect promote a departure from the Development Plan would need to be considered by this Committee.

#### **4.0 Financial Implications**

- 4.1 The endorsement of the DFD, and subsequent agreement of its content between the relevant Local Authorities, would assist in demonstrating the Council's appropriate expenditure of the HE funding previously awarded, as well as continued collaborative between those Authorities, developers and the local community.
- 4.2 The agreement of the DFD would also aid in supporting any business case for future bids for external funding, by any of the relevant Local Authorities.

#### **5.0 Corporate Implications**

- 5.1 Approval of the recommendations set out above would support the delivery of the planned housing and employment allocations made within the LP1 and LP2 in a timely manner and in a co-ordinated approach with Derby City Council and Derbyshire County Council

## **6.0 Community Implications**

- 6.1 The main elements of the Garden Village have been allocated within the LP1 and LP2 were consulted on several times and were considered through public examination processes.
- 6.2 The draft DFD has been directly informed by those involved in the Liaison Group, with it intended to continue seeking the Group's input into the document upon future reviews.

## **7.0 Background Information**

- 7.1 The adopted LP1 and LP2 can be viewed at [www.south-derbys.gov.uk/our-services/planning-and-building-control/planning/planning-policy/local-plan/adopted-local-plan](http://www.south-derbys.gov.uk/our-services/planning-and-building-control/planning/planning-policy/local-plan/adopted-local-plan).

Appendix A – Summary of comments received on the March version of the draft DFD

Appendix B – Latest draft of the DFD (May 2018)