

<b>REPORT TO:</b>	<b>ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE</b>	<b>AGENDA ITEM: 7</b>
<b>DATE OF MEETING:</b>	<b>2<sup>nd</sup> MARCH 2017</b>	<b>CATEGORY: DELEGATED/</b>
<b>REPORT FROM:</b>	<b>DIRECTOR OF COMMUNITY AND PLANNING SERVICES</b>	<b>OPEN PARAGRAPH NO:</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>NICOLA SWOROWSKI ext5893</b> <a href="mailto:nicola.sworowski@south-derbys.gov.uk">nicola.sworowski@south-derbys.gov.uk</a>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>PROPOSED GARDEN VILLAGE</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>ASTON AND STENSON</b>	<b>TERMS OF REFERENCE: EDS03</b>

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## **1.0 Recommendations**

- 1.1 Members accept support and funding from the Homes and Community Agency regarding the Garden Village

## **2.0 Purpose of Report**

- 2.1 The report is submitted to Members to explain the process undertaken for the submission of an Expression Of Interest to the Locally-Led Garden Villages, Towns and Cities initiative and to explain the area submitted and the status.

## **3.0 Detail**

- 3.1 The Department for Communities and Local Government sought expressions of interest for the Locally-Led Garden Villages, Towns and Cities initiative in order to encourage and support smaller scale (below 10,000 dwellings) developments to come forward with an on-going process of delivering developments of over 10,000.
- 3.2 An announcement was made on the 2<sup>nd</sup> January as to which expressions had been shortlisted and would be offered support to develop the Garden Village project. Across the country there are 14 new garden villages to receive support and have access to a £6 million fund over the next 2 financial years.
- 3.3 An expression of interest (EOI) was submitted (Appendix A) on behalf of both South Derbyshire and Derby City on 31st July 2016 for 'Infinity Garden Village' following several discussions with the Homes and Community Agency (HCA), the lead agency on this Government scheme who initially suggested an expression should be submitted. The site size was over 180 hectares with 2,000 homes proposed and a potential further 1,000 possible with 4.7million square foot of employment space as an extension to Infinity Park in Derby and a further 30 hectares of employment land in South Derbyshire.

- 3.4 The area put forward within the EOI for consideration comprises two Local Plan Part 1 allocations within South Derbyshire of Wragley Way for 1,950 dwellings as set out in Policy H15 of the Local Plan Part 1 and also Land at Sinfin Moor for around 30 hectares of employment land set out in policy E4 of the Local Plan Part 1. Further land to the east of the employment allocation some of which is known as Lowes Farm was also included within the proposed village boundary though only as a potential future growth area. Lowes Farm has been promoted to the District Council through the SHLAA and was discussed at the Local Plan Part 1 examination. The SHLAA assessment forms (S/100 and S/100a) considered that the whole site was capable of providing around 1,087 dwellings. The site was not allocated and no planning application has been received. Consideration of this site through the 'village' badge does not preclude it from the statutory planning process and therefore no other status can be conferred on it.
- 3.5 Within Derby City, the area included within the Village includes the small part of the wider Wragley Way site which has recently been granted permission for 180 dwellings and also Infinity Park, which is a large employment site that has a mix of existing businesses, recently built business, areas with planning permission and also areas still to seek planning permission. The full area is shown on the map at Appendix B.
- 3.6 With a development of this size, there are significant infrastructure requirements. The largest of these is the introduction of the South Derby Integrated Transport Link (SDITL) that will connect the Wragley Way housing site to Infinity Park and the recently opened new road, Infinity Park Way. The SDITL is a requirement of the Wragley Way housing policy H15 (full policy can be seen at Appendix C) as mitigation for the site's transport impact. Also being considered is the introduction of an A50 junction that would directly link to the SDITL. Policy H15 also states that development of the housing site "should not prejudice the construction of a potential junction connecting to the A50, which may potentially be needed following the completion of the SDITL". A further phase (phase 2 within policy INF4 of the Local Plan Part 1) of the SDITL is proposed that would link the Wragley Way housing site to Rykneld Road (to the west of the site) though this is not within the area of the proposed garden village nor is it a requirement of any allocation within the Local Plan Part 1, it is a future consideration as the Local Plan delivery progresses.
- 3.7 Following the submission of the EOI, the District was asked for further information on the affordable housing element and whether Starter Homes would be included. It was explained that an affordable housing policy had been recently adopted that set requirements for affordable housing and with regard to Starter Homes that they would be considered should they become part of the affordable housing definition. No further application was requested of either the District or the City.
- 3.8 The EOI outlined that the "The Project will create a new sustainable community in the form of a garden village to the south of the City of Derby, which will provide homes, jobs and community facilities in a self-contained settlement that will be distinctive for its high quality of environment."
- 3.9 A confidential email was sent to Derby City Council stating the EOI had been shortlisted on the 21<sup>st</sup> November 2016 and that an announcement would be made sometime shortly after that date but that we would be advised. The formal letter from the HCA telling us that the EOI had attracted support was on the 4<sup>th</sup> January – 2 days after the Government's press release announcing the location of the 14 villages.

- 3.10 The Council's press release mentioned around £400,000 as the funding offer because at the point it was written, no information had been received as to the level of support being offered so the proposed amount of money taken from the Government's press release was divided equally to give an estimate. The letter received afterwards and a further clarifying email from the HCA confirms that the offer for each Garden Village is an equal share of the £3m pot this year (2016/17), which is approximately £200k and that an opportunity for all the villages will exist to bid for further funding next year (2017/18).
- 3.11 The village area re-packages the commitments plus potential future growth land in a different way in order to assist the delivery of the site and in particular the SDITL. These allocations and policy criteria have been subject to numerous consultations and a Local Plan examination. The EOI also proposed a Liaison Group to be set up which would include neighbouring residents, businesses, developers and all Local Authorities for them to consider further proposals (beyond those already allocated) and masterplan across the village.
- 3.12 It is on the basis of the SDITL that a partnership group has been meeting since March 2016 to discuss the delivery of the wider site including the road and the possible new A50 junction. This meeting is attended by District Planning Officers, City Regeneration, Planning and Transport Officers, County Transport Officers and developers and agents for the area. Also in attendance are Highways England and the Homes and Community Agency and on occasions the LEP. These meetings will continue as the delivery of this area is pursued.
- 3.13 A sub-group of the strategic SDITL meetings is currently considering the work that is required to present a strategic case to Highways England for a new junction onto the A50. This work includes building on the existing transport modelling undertaken as part of the Local Plan development for the Derby Housing Market Area and assessing the impact that a new junction will have on the wider transport network through further transport modelling. Further sub-groups may be required to consider master planning of the site for example.
- 3.14 The letter (Appendix D) received from the Homes and Community Agency on the 4<sup>th</sup> January to "confirm that DCLG Ministers have announced that Infinity Garden Village will receive support from the Garden Villages, Towns and Cities Programme." The letter goes on further to state that the level of support will include funding in the region of £200,000 and support from ATLS and the HCA's land and local teams. A follow up email with an Officer at the HCA has suggested that for this financial year, the agency will ensure funding is received by the Council(s) by the end of March 2017 and that someone from the HCA will be in contact shortly with the Council. At the time of writing no further official information has been received but a verbal update on the night of Committee will be offered should further information be received.
- 3.15 If as suggested in paragraph 3.10 additional funding is made available to bid for in the financial year 2017/18 then a report will be brought to this Committee to consider the request.

#### **4.0 Financial Implications**

- 4.1 The Council has not received any definitive information on the level of funding being offered other than it will be in the region of £200,000. If all or any of the funding is awarded directly to the Council, it will be spent in accordance with the associated criteria and will be accounted for in accordance with the Council's Financial

Regulations. It is not anticipated that any additional expenditure will be incurred by the Council.

- 4.2 No additional costs were incurred by the Council in formulating and submitting the Expression of Interest.

## **5.0 Corporate Implications**

- 5.1 The successful expression will allow for the delivery of the planned housing and employment allocations made within the adopted Local Plan Part 1 in a timely manner in a joined approach with Derby City.

## **6.0 Community Implications**

- 6.1 The elements of the Garden Village that have been allocated within the Local Plan Part 1 have been consulted on several times and have also been through a thorough examination process.
- 6.2 The expression proposed a Liaison Group to be set up which would include neighbouring residents, businesses, developers and all Local Authorities for them to consider further proposals (beyond those already allocated) and masterplan across the village.

## **7.0 Background Papers**

- 7.1 Adopted Local Plan Part 1 – can be viewed at: [http://www.south-derbys.gov.uk/planning\\_and\\_building\\_control/planning\\_policy/local\\_plan/local\\_plan\\_part1/default.asp](http://www.south-derbys.gov.uk/planning_and_building_control/planning_policy/local_plan/local_plan_part1/default.asp)

## **Appendices**

Appendix A – Expression of Interest submitted to the Locally-Led Garden Villages, Towns and Cities initiative

Appendix B – Map

Appendix C – H15 policy

Appendix D – Letter from the Homes and Community Agency