

Agenda Item No. 4(f)

DERBYSHIRE COUNTY COUNCIL

**MEETING OF CABINET MEMBER – HIGHWAYS, TRANSPORT AND
INFRASTRUCTURE**

19 September 2018

Report of the Strategic Director – Economy, Transport and Environment

INFINITY GARDEN VILLAGE DEVELOPMENT FRAMEWORK DOCUMENT

- (1) **Purpose of Report** To seek the Cabinet Member's endorsement, on behalf of Derbyshire County Council, of the Infinity Garden Village (IGV) Development Framework Document (DFD) to guide the delivery of development and infrastructure in support of the IGV proposals.
- (2) **Information and Analysis** Derbyshire County Council is working co-operatively with Derby City Council (the City Council), South Derbyshire District Council (SDDC) and a number of private sector landowners and site promoters to deliver development proposals for IGV. The production of a DFD is seen as crucial to enable consideration and delivery of the proposals in a coordinated, effective and timely manner.

On 2 January 2017, Government announced its support for the delivery of 14 new garden villages across England. IGV, promoted by the City Council and SDDC, was confirmed as one of these and is located on land on the southern edge of Derby. The area of land for IGV is approximately 450 hectares (ha) in extent and is framed by Rolls Royce to the north, the A50 to the south and the urban areas of Chellaston to the east and Sinfin to the west (see Appendix 1 to this report).

The IGV concept emerged from various components of proposed growth on the southern edge of Derby committed in the Local Plans of both Derby City and South Derbyshire, including the Adopted Derby City Local Plan Part 1 (DCLP1), Adopted South Derbyshire Local Plan Part 1 (SDLP1) and Adopted South Derbyshire Local Plan Part 2 (SDLP2) as follows:

- around 2,130 new homes on land at Wragley Way, Sinfin supported by a primary school, local centre and extensive network of green and blue infrastructure (SDLP1 Policy H15 and DCLP1 Policy AC18);
- around 117ha of new employment space as an extension to Infinity Park, Derby (SDLP1 Policy E4 and DCLP1 Policy AC15);
- a new secondary school (SDLP2 Policy INF12); and

- new transport infrastructure, including the Southern Derby Integrated Transport Link (SDITL) (SDLP1 Policy INF4 and DCLP Policy CP24) and a new junction on the A50 (SDLP2 Policy INF13).

The Expression of Interest for the IGV proposal also included a potential option for a further 1,200 homes on the Lowes Farm site, west of Chellaston, and potential for additional employment floorspace. Neither of these proposals, however, are allocated in either the Derby City or South Derbyshire Local Plans. A broad location for a proposed new secondary school has been identified in the SDLP2 Policy INF12. The school has been identified for early delivery in the Plan to meet both the secondary school place needs of the IGV site itself and the wider needs associated with other proposed housing growth on the southern fringe of Derby. Details of the above allocations can be seen on the Plan in Appendix 1.

In recognition of the need to coordinate the delivery of new homes and jobs with the necessary infrastructure to support them, the SDLP2 includes Policy INF13, which requires the preparation of a joint DFD to guide the development and cross boundary collaboration between SDDC, Derbyshire County Council, the City Council and developers. To this end, SDDC has taken on drafting the DFD, with input from all key parties, including Derbyshire County Council.

The SDDC's Environmental and Development Services Committee, on 31 May 2018, endorsed the draft DFD for Infinity Garden Village and delegated authority to the Planning Services Manager and Chairman of this Committee to agree the final version following continued dialogue with Derby City Council and Derbyshire County Council.

It also delegated authority to the Planning Services Manager and Chairman to agree any future revisions to the document within the scope of adopted planning policies as set out in the Local Plan Part 1 (LP1) and Local Plan Part 2 (LP2).

A summary of the key elements of the DFD are set out below. A copy of the DFD can be made available on request.

Purpose and Scope of DFD

Section 1 sets out the purpose and scope of the DFD, which is fundamentally to fulfill the requirements of Policy INF13 of the SDLP2 and to guide the delivery of development in support of the IGV proposal. The DFD is also intended to provide the framework and masterplan for the consideration of planning applications that are likely to come forward within the IGV area to deliver key housing, employment and infrastructure elements of the proposals. It will particularly ensure that each planning application works towards creating the design vision for the site and contributes proportionately to the delivery of

the required infrastructure to deliver the wider scheme (see further details below).

The DFD emphasises that it has been formulated on the basis that infrastructure will be delivered primarily by developers by way of developer contributions and/or directly as part of the implementation of their elements of the IGV proposals, but it is also responsive to the possibility of early delivery of infrastructure being funded externally. Bids for Government funding have already been made to deliver the IGV proposals, such as through the Housing Infrastructure Fund and the Garden Towns Programme, and it is likely that further expressions of interest and bids will follow by the key partners (see further details below).

Engagement

The DFD indicates that an IGV Liaison Group has been established, consisting of elected parish, district and City Council Members, representing local constituencies; officers from the three councils; neighbourhood planning bodies; business representatives; representatives from landowners and proposed developers; and local residents. The Liaison Group will be used to share progress on the delivery of the IGV, seek feedback from the community and to understand how they presently use the site and their expectations for the future.

Site, Surroundings and Policy Status

The DFD sets out details of the site and its surroundings noting that it extends to an area of over 450ha and comprises generally flat, primarily agricultural land enclosed by hedgerows with limited tree planting and pockets of woodland. The site is covered by a combination of watercourses and open field drains that cross the site, together with areas which are prone to periodic flooding. The landscape character of the site falls within the Trent Valley Washlands, comprising a mixture of Lowland Village Farmlands and Wet Pasture Meadows. The site contains a variety of wildlife habitats, including semi-improved natural grassland, species rich hedge with trees, wet and dry ditches, standing and flowing water and semi-natural broadleaved woodland. A small part of the site within the City Council's administrative area comprises the Sinfin Moor Local Nature Reserve.

The DFD provides a more detailed analysis of the relevant policies of the DCLP1, SDLP1 and SDLP2 (as identified above), and sets out each of the policies in full. Reference is made to other relevant policies in the DCLP1, particularly Policy CP18 which designates and controls development within Green Wedges. Two areas of Green Wedge are located on the western and eastern parts of the IGV site falling within the City Council's area, which either permeate into the site or adjoin it. Within Green Wedges, Policy CP18 confirms that development for public utilities will be allowed where it can be shown that a suitable site outside the Green Wedge is not available.

The Vision

The DFD sets out a Vision for the delivery of the IGV proposals, which fundamentally is to create a sustainable community to the south of the City of Derby, delivering around 2,100 new homes, at least 5,000 new jobs and supporting new infrastructure and community facilities, including primary and secondary schools and a new local centre, all set within high quality green and blue infrastructure to provide the village with its own distinct character. In addition, the Vision seeks to ensure that quality public spaces will unite and connect the community facilities together, creating spaces between buildings where people can meet, relax and spend time, providing opportunities for a strong local community to flourish and engage with the environment. The Vision sets out a range of physical attributes and characteristics from which the IGV will derive its distinctiveness.

Land Uses

The DFD identifies the broad locations for key elements of the IGV proposals which includes:

- residential development to the south of Sinfin and Stenson Fields in the western part of the IGV site allocated for around 2,100 new homes at Wragley Way;
- the central area will be focused on employment, which will be served by the South Derby Integrated Link (SDITL) that will link the recently constructed T12 road in the north to the new junction on the A50 to the south;
- a multi-functional blue/green corridor from Sinfin Moor Park in the north down to the A50 in the south will extend the role of existing green infrastructure from the Sinfin Green Wedge in Derby City and help to provide an appropriate interface between the primary residential and employment land uses;
- new movement connections will be provided on an east to west axis and these will also run along blue/green linkages through developments; and
- to the east, land at Lowes Farm will deliver a new secondary school that will be accessed off the T12 road in the early years of delivering the village and be accessible by walking, cycling and public transport.

Movement Framework

The DFD identifies a Movement Framework that focusses on the delivery of key new elements of infrastructure but particularly including:

- Phase 1 of the SDITL, which runs from the western boundary of the IGV area through to the T12 road link in the north, providing the majority of required mitigation for traffic from the village;
- A new junction on the A50 into which the SDITL will link to facilitate more direct movements to and from the strategic road network and potentially provide mitigation on the wider network.

The DFD anticipates that the new A50 junction and that part of the SDITL from the new junction up to the T12 road will be delivered first. This is in order to provide a dedicated access to Infinity Park, Derby to allow the expansion of Infinity Park to proceed and to also alleviate traffic pressures on the Bonnie Prince junction on the A50. It will also assist in the early delivery of housing to the eastern end of the Wragley Way housing allocation. Public transport provision will be secured to connect the village to Sinfin, Stenson Fields, Chellaston, Rolls Royce and Derby City Centre. Liaison will be required between service providers, the three councils and developers in establishing the key bus routes.

Financing and Delivery

The DFD sets out details of how each of the key elements of infrastructure will, or are likely to, be funded, particularly the SDITL and new junction on the A50. The provision of, and /or financial contributions towards, the construction of the SDITL is a requirement of SDLP1 Policy H15 and DCLP1 Policy CP24. The developer of the Wragley Way housing allocation will be providing for the delivery of the SDITL that will pass through its land ownership to the eastern and western extremities of the allocation site and will be delivered in phases. The developer will also provide a new primary school, local centre, community facilities, healthcare and recreational facilities as part of its development proposals.

The Infinity Park employment extension requires the SDITL to extend from the T12 road in the north to this development site and to the south to connect to the A50, via a new junction. The DFD indicates that the landowners who are responsible for delivering this stretch the SDITL and the new A50 junction, together with the other IGV developers and the three councils are currently jointly pursuing the delivery of this infrastructure to unlock both housing and employment development as part of the IGV. The DFD indicates that planning applications for housing, employment or commercial uses will need to demonstrate that the proposed development is proportionately contributing to the delivery of this key piece of infrastructure; and that a mechanism to ensure this is achieved will be developed promptly between the developers/ landowners and the three local authorities whilst continued efforts will be made by the partners to secure available grant funding.

The DFD indicates that the proposed secondary school on the Lowes Farm Site will be delivered by the County Council as Education Authority, funded in part by financial contributions from various residential development proposals in and around southern Derby, including housing development within IGV.

Although not specifically mentioned in the DFD, it should be noted that the provision of the new A50 junction is currently subject to a joint bid to the Government's Housing Infrastructure Fund by Derbyshire County Council and other local authorities in Derbyshire and Nottinghamshire as part of the HS2

East Midlands Garden Villages Programme of development sites. It is proposed that Derbyshire County Council be the applicant for the new A50 junction and link road to Infinity Park, for which a planning application is likely to be submitted in December 2018. The public and private sector partners are also currently developing an Infrastructure Delivery Agreement which will identify how the key elements of infrastructure will be delivered and funded and by which party. Derbyshire County Council's Children's Services is currently working closely with the private sector partners and landowners to secure a precise area of land for the secondary school on the Lowes Farm site, exploring alternative funding mechanisms to deliver the school.

In terms of other infrastructure, the DFD indicates that all development proposals will need to make appropriate provision for drainage, landscaping, estate roads, bus routes, cycling and walking connections and open space having regard to the Vision and the more detailed proposals set out in the DFD.

Other Requirements

The DFD sets out a range of more detailed design measures and principles that will guide the delivery of other elements of the IGV proposals, including drainage infrastructure; utility works; community, health and education facilities and services; highways infrastructure; provision of safe, convenient and attractive walking and cycle routes; and provision of new or extended bus services.

Amount, Location and Design Principles

The final sections of the DFD set out details of the amount, type and location of housing and employment development proposed on the IGV site. A total of 2,130 new homes are planned on the Wragley Way allocation that will include a variety of housing types and tenures, including up to 30% affordable housing and requirements for housing to be adaptable to life cycle changes. The approach to design must incorporate the IGV Vision and promote the ethos of a garden village which has a high quality of development and a distinctive character.

A total of 116.8ha of land is allocated for employment purposes in both the DCLP1 and SDLP1. The allocation within South Derbyshire is identified for B1 (b), B2 and B8 purposes. The allocation within Derby City for the Infinity Park extension similarly allows for these employment uses but focusses on a new high quality business park. In terms of design principles, it is expected that the employment development will provide for flexible design opportunities to meet the needs of modern businesses; include high design standards; sustainable urban drainage infrastructure; energy efficient buildings; safe, convenient and attractive walking and cycle links; and good public transport accessibility.

Overall Conclusions and Recommendation

Overall, it is considered that the DFD provides a comprehensive, thorough and robust framework for delivering the IGV proposals which is seen as a fundamental requirement by all the public and private sector partners to deliver IGV in a coordinated, effective and timely manner. It is recommended that the Cabinet Member endorses the DFD, on behalf of Derbyshire County Council, to guide the delivery of development and infrastructure in support of the IGV proposals.

(3) **Financial Considerations** There are no financial considerations directly associated with this report, although implementation of Infinity Garden Village will clearly require private and public sector funding.

(4) **Legal Considerations** The recommendation in this report is made in the context of the provisions of the Planning and Compulsory Purchase Act 2004, Localism Act 2011 and the Community Infrastructure Levy Regulations 2017.

Other Considerations

In preparing this report the relevance of the following factors has been considered: prevention of crime and disorder, equality and diversity, human resources, environmental, health, property, social value and transport considerations.

(5) **Key Decision** No.

(6) **Call-In** Is it required that call-in be waived in respect of the decisions proposed in the report? No.

(7) **Background Papers** Held on file within the Economy, Transport and Environment Department. Officer contact details – Steve Buffery, extension 39808.

(8) **OFFICER'S RECOMMENDATION** That the Cabinet Member endorses the Infinity Garden Village Development Framework Document on behalf of Derbyshire County Council.

Mike Ashworth
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