

**IMPORTANT: THIS COMMUNICATION AFFECTS INTERESTS IN PROPERTY**

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE ORDER 2025**

**COMPULSORY PURCHASE OF LAND AND NEW RIGHTS ADJACENT TO THE A50 DERBY SOUTHERN BYPASS AND DEEP DALE LANE, EXTENDING UP TO INFINITY PARK WAY, EAST OF SINFIN IN THE DISTRICT OF SOUTH DERBYSHIRE AND THE CITY OF DERBY**

1. Notice is hereby given that Derbyshire County Council (the “acquiring authority”) has made The Derbyshire County Council and Derby City Council (South Derbyshire Growth Zone Enabling Infrastructure) Compulsory Purchase Order 2025 under sections 239, 240, 246, 250 and 260 of the Highways Act 1980 and (to the extent that the order relates to land and new rights in the City of Derby) under an agreement with Derby City Council under section 8 of that Act. It is about to submit this order to the Secretary of State for Transport for confirmation, and if confirmed, the order will authorise the acquiring authority to purchase compulsorily, on behalf of both itself and Derby City Council, the land and the new rights described below for the purposes of:
  - (1) the construction and improvement of the following highways in the District of South Derbyshire and in the City of Derby:
    - (a) a new grade separated junction on the A50 Derby Southern Bypass located between junctions 3 and 4 (“the A50 Junction”) by utilising an existing bridge structure that enables Deep Dale Lane to pass beneath the A50;
    - (b) new roundabouts either side of the A50 Derby Southern Bypass in a dumbbell arrangement to allow the A50 Junction to connect to Deep Dale Lane and the new highway (“the Deep Dale Lane Roundabouts”);
    - (c) a new highway, including three new roundabouts, travelling north-eastwards from the Deep Dale Lane Roundabouts to connect to Pioneer Way,together referred to as “the classified road”;
  - (2) the improvement in the area of the acquiring authority of the A50 carriageway to the west of the classified road by the upgrading of two existing laybys;
  - (3) the construction and improvement of highways to connect the classified road to the existing road system:
    - (a) at Deep Dale Lane; and
    - (b) at Sinfin Moor Lane;all in pursuance of The Derbyshire County Council and Derby City Council (South Derbyshire Growth Zone Enabling Infrastructure) (Classified Road) (Side Roads) Order 2025 (“the Side Roads Order”);
  - (4) the provision of new means of access to premises in pursuance of the Side Roads Order;
  - (5) the construction and/or maintenance of works for the drainage of the classified road and the new and improved highways including two flood storage areas to the west and east of the classified road respectively and balancing ponds to allow drainage into the non-navigable watercourses known as Main Drain and Barrow Drain;
  - (6) mitigating the adverse effects which the existence of the highways proposed to be constructed or improved will have on the surroundings thereof, including the creation of a green wedge for landscape and biodiversity enhancement; and

- (7) the use by the acquiring authority in connection with the construction and improvement of highways, the provision of new means of access, the drainage of the new and improved highways and the mitigation of adverse effects.
2. A copy of the order and of the accompanying map may be seen at all reasonable hours at the acquiring authority's offices at County Hall, Matlock, Derbyshire DE4 3AG or at Swadlincote Library, Civic Way, Swadlincote, Derbyshire DE11 0AD.
3. A copy of the order and of the accompanying map may be viewed online at [www.derbyshire.gov.uk/sdgz](http://www.derbyshire.gov.uk/sdgz).
4. Any objection to the order must be made in writing to the Secretary of State for Transport, National Transport Casework Team, Department for Transport, PO Box 1393, Newcastle Upon Tyne NE99 5FQ or by email to [nationalcasework@dft.gov.uk](mailto:nationalcasework@dft.gov.uk) before 30<sup>th</sup> January 2026 and should state the title of the order, the grounds of objection and the objector's address and interests in the land.
5. In submitting an objection, it should be noted that your personal data and correspondence will be passed by the Secretary of State to the acquiring authority to enable your objection to be considered. Where the order becomes the subject of Public Inquiry procedures, all correspondence is copied to the Inspector conducting the Inquiry and will be kept in the Public Inquiry library, where it is publicly available. If you do not wish your personal data to be forwarded, please state your reasons when submitting your objection and the Secretary of State will copy your representations, with your name and address removed, to the acquiring authority and if there is to be a Public Inquiry they will be seen by the Inspector who may give them less weight as a result.

## DESCRIPTION OF THE LAND AND NEW RIGHTS

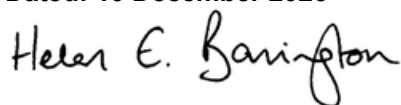
NOTE: The land comprised in each plot described below is identified on the map referred to in the order by means of the plot number specified.

Plot No	Description
1A	All interests (including all mines and minerals) in 1,582 square metres of highway verge on the southern side of the A50 Derby Southern Bypass located west of Stenson Road, Stenson, Derby.
1B	All interests (including all mines and minerals) in 940 square metres of highway verge on the northern side of the A50 Derby Southern Bypass located west of Stenson Road, Stenson, Derby.
1C	All interests (including all mines and minerals) in 3,480 square metres of agricultural land and part of agricultural track on the southern side of the A50 Derby Southern Bypass located west of Stenson Road, Stenson, Derby.
1D	All interests (including all mines and minerals) in 3,893 square metres of agricultural land and part of track on the northern side of the A50 Derby Southern Bypass located west of Stenson Road, Stenson, Derby.
1E	All interests (including all mines and minerals) in 16,156 square metres of agricultural land located west of Deep Dale Lane and north of the A50 Derby Southern Bypass.
1F	All interests (including all mines and minerals) in 2,679 square metres of agricultural land located west of Deep Dale Lane and north of the A50 Derby Southern Bypass.
1G	All interests (including all mines and minerals) in 19,229 square metres of agricultural land located west of Deep Dale Lane and south of the A50 Derby Southern Bypass.
1H	All interests (including all mines and minerals) in 9,528 square metres of agricultural land and part of access track on the northern side of the A50 Derby Southern Bypass located west of Stenson Road, Stenson, Derby.
1I	All interests (including all mines and minerals) in 3,068 square metres of agricultural land and part of access track on the southern side of the A50 Derby Southern Bypass located west of Stenson Road, Stenson, Derby.
2A	All interests (including all mines and minerals) in 1,066 square metres of highway verge land located south of the property known as Ashlea Farm, Barrow-On-Trent, Derby and the A50 Derby Southern Bypass and east of Deep Dale Lane.
2B	All interests (including all mines and minerals) in 1,007 square metres of highway verge land located south-west of the property known as Ashlea Farm, Barrow-On-Trent, Derby, north of the A50 Derby Southern Bypass and east of Deep Dale Lane.

3A	All interests (including all mines and minerals) in 398 square metres of agricultural land located south of the property known as Ashlea Farm Barrow On Trent, Derby and the A50 Derby Southern Bypass and east of Deep Dale Lane.
3B	All interests (including all mines and minerals) in 19,193 square metres of agricultural land located south of the property known as Ashlea Farm, Barrow On Trent, Derby and the A50 Derby Southern Bypass and east of Deep Dale Lane.
3C	All interests (including all mines and minerals) in 326 square metres of agricultural land located south-east of Ashlea Farm, Barrow On Trent, Derby and south of the A50 Derby Southern Bypass.
3D	All interests (including all mines and minerals) in 209 square metres of agricultural land located south-east of Ashlea Farm, Sinfin Lane, Barrow On Trent, Derby DE73 7LJ and north of the A50 Derby Southern Bypass.
3E	All interests (including all mines and minerals) in 91,818 square metres of agricultural land and buildings forming part of Ashlea Farm, Sinfin Lane, Barrow On Trent, Derby DE73 7LJ and part of the watercourse known as Barrow Drain located east of Deep Dale Lane and north of the A50 Derby Southern Bypass.
3F	All interests (including all mines and minerals) in 26,785 square metres of agricultural land and buildings forming part of Ashlea Farm, Sinfin Lane, Barrow On Trent, Derby DE73 7LJ located east of Deep Dale Lane and north of the A50 Derby Southern Bypass.
3G	NUMBER NOT USED
3H	All interests (including all mines and minerals) in 28,731 square metres of agricultural land forming part of Ashlea Farm, Sinfin Lane, Barrow On Trent, Derby DE73 7LJ located east of Deep Dale Lane, south-west of the unclassified road known as Sinfin Moor Lane and north of the A50 Derby Southern Bypass.
3I	All interests (including all mines and minerals) in 5,784 square metres of agricultural land forming part of Ashlea Farm, Sinfin Lane, Barrow On Trent, Derby DE73 7LJ located north of the watercourse known as Barrow Drain and the A50 Derby Southern Bypass and south-west of the unclassified road known as Sinfin Moor Lane.
3J	All interests (including all mines and minerals) in 9,783 square metres of agricultural land forming part of Ashlea Farm, Sinfin Lane, Barrow On Trent, Derby DE73 7LJ located north of the watercourse known as Barrow Drain and the A50 Derby Southern Bypass and south-west of the unclassified road known as Sinfin Moor Lane.
4A	All interests (including all mines and minerals) except those of Derbyshire County Council in 304 square metres of highway verge and hedgerow located on the eastern side of Deep Dale Lane, Barrow-On-Trent, Derby and south of the A50 Derby Southern Bypass.
5A	All interests (including all mines and minerals) in 1,029 square metres of agricultural land located west of Deep Dale Lane, Barrow, Derby and north of the A50 Derby Southern Bypass.
5B	All interests (including all mines and minerals) in 473 square metres of amenity land located east of Deep Dale Lane, Sinfin, Derby, west of the watercourse known as Barrow Drain and north of the property known as Lea Farm.
5C	All interests (including all mines and minerals) in 76,949 square metres of agricultural land located east of Deep Dale Lane, Sinfin, Derby and south-west of the unclassified road known as Sinfin Moor Lane.
6A	All interests (including all mines and minerals) in 55,790 square metres of agricultural land located south-west of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby.
6B	All interests (including all mines and minerals) in 26,582 square metres of agricultural land located south of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby and south-west of the property known as Lea Farm.
6C	All interests (including all mines and minerals) in 212 square metres of agricultural land located south of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby and south-west of the property known as Lea Farm.
6D	All interests (including all mines and minerals) in 6,359 square metres of agricultural land located south of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby and south-west of the property known as Lea Farm.
6E	All interests (including all mines and minerals) in 218 square metres of part of the watercourse known as Main Drain located south of Sinfin Moor Lane, Sinfin, Derby and west of the property known as Lea Farm.
7A	All interests (including all mines and minerals) except those of Derbyshire County Council in 11,696 square metres of commercial land at Infinity Park located north of Sinfin Moor Lane, Sinfin, Derby and east of Sinfin Moor Park.
7B	All interests (including all mines and minerals) except those of Derbyshire County Council in 685 square metres of grass verge and shrubland land at Infinity Park located north of Sinfin Moor Lane, Sinfin, Derby and east of Sinfin Moor Park.
8A	All interests (including all mines and minerals) except those of Derbyshire County Council in 1,482 square metres of part of unregistered highway known as Deep Dale Lane located south of the A50 Derby Southern Bypass.
8B	NUMBER NOT USED.

8C	All interests (including all mines and minerals) except those of Derbyshire County Council in 3,070 square metres of part of unregistered highway known as Deep Dale Lane located north of the A50 Derby Southern Bypass.
8D	All interests (including all mines and minerals) in 255 square metres of part of the unnamed watercourse located east of Deep Dale Lane and south-west of the unclassified road known as Sinfin Moor Lane.
8E	All interests (including all mines and minerals) in 479 square metres of part of the watercourse known as Main Drain located south-west of the unclassified road known as Sinfin Moor Lane and south of Sinfin Moor Park.
8F	All interests (including all mines and minerals) in 650 square metres of part of the unnamed watercourse located east of Deep Dale Lane and south-west of the unclassified road known as Sinfin Moor Lane.
9A	All interests (including all mines and minerals) in 55 square metres of development amenity land located east of Deep Dale Lane, Sinfin, Derby and north of the property known as Ashlea Farm.
9B	All interests (including all mines and minerals) in 272 square metres of development amenity land located east of Deep Dale Lane, Sinfin, Derby and north of the property known as Ashlea Farm.
10A	All interests (including all mines and minerals) in 1,183 square metres of part of unregistered highway known as Sinfin Moor Lane located west of the property known as Lea Farm and south of Sinfin Moor Park.
11A	All interests (including all mines and minerals) except those of Derbyshire County Council in 7,148 square metres of commercial land at Infinity Park located north of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby and north-west of the property known as Lea Farm.
11B	All interests (including all mines and minerals) except those of Derbyshire County Council in 593 square metres of commercial land at Infinity Park located north of Sinfin Moor Lane, Sinfin, Derby and east of Sinfin Moor Park.
11C	All interests (including all mines and minerals) except those of Derbyshire County Council in 100 square metres of part of highway land at Infinity Park located north of Sinfin Moor Lane, Sinfin, Derby and east of Sinfin Moor Park.
11D	The right to enter and re-enter with or without vehicles at all times upon 72,139 square metres of flood attenuation land at Infinity Park located north of Sinfin Moor Lane, Sinfin, Derby and east and south-east of Sinfin Moor Park for all purposes connected with the use, inspection and maintenance of a flood storage area and other drainage infrastructure.
11E	All interests (including all mines and minerals) except those of Derbyshire County Council in 218 square metres of amenity land located north of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby and west of the property known as Lea Farm.
11F	All interests (including all mines and minerals) except those of Derbyshire County Council in 16,286 square metres of commercial land at Infinity Park located north of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby and south-east of Sinfin Moor Park.
12A	All interests (including all mines and minerals) in 1,196 square metres of agricultural land located east of Deep Dale Lane, Barrow-On-Trent, Derby and south of the A50 Derby Southern Bypass.
12B	All interests (including all mines and minerals) in 108 square metres of agricultural land located east of Deep Dale Lane and south of the A50 Derby Southern Bypass.
13A	All interests (including all mines and minerals) in 600 square metres of grass verge known as Infinity Park Way located north of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby and east of Sinfin Moor Park.

**Dated: 10 December 2025**



**Helen Barrington**  
**Director of Legal and Democratic Services**  
**Derbyshire County Council**  
**Matlock**  
**Derbyshire**  
**DE4 3AG**

CONTROLLED