



**South  
Derbyshire**  
District Council  
Community and  
Planning Services

# Strategic Sites Further Infrastructure Information



**January 2016**

South Derbyshire Changing for the better

### South Derbyshire Strategic Sites in Local Plan Part 1

The table below offers the up to date position for the strategic sites in terms of infrastructure costs, affordable housing targets and tenure splits. The infrastructure costs for some of the sites may be different to those listed in the plan wide viability review [EX/68] due to that work being researched in the early part of 2015 when limited information about the costs was known.

Site	Status	Infrastructure Costs	Affordable Housing target	Tenure Split
H2 – Land N of William Nadin Way	Outline planning permission	£4,590,089.2	Site A – 5% Site B – 25% Site C – 17%	68% social or affordable rent 32% intermediate
H3 – Land at Church Street	Outline planning permission	£8,816,393 (includes extraordinary site reclamation of up to £6M)	13.4 – 15% (dependent on a contribution made to recreation or not)	68% social or affordable rent 32% intermediate
H4 – Land at Broomy Farm, Woodville	Outline planning permission (subject to s.106)	£7,257,662	18%	68% social or affordable rent 32% intermediate
H5 – Council Depot	Under construction	£889,465	0%	NA
H6 – Drakelow Park	Under construction	£35,340,419 (includes £11,000,000 for Walton bypass)	25%	60% social rented 40% intermediate
H7 – Hilton Depot	Under construction	£5,270,753	10%	75% affordable rented 25% intermediate
H8 – Aston Hall Hospital	Full planning permission	£493,622	30%	85.71% social rented and/or affordable rented 14.28% shared ownership
H9 – Land at Longlands, Repton	Under construction	£882,111	24 units + £963,416 (around 44% across site)	75% social rent 25% intermediate (for the 24 units) No tenure split agreed for £963,416
H10 – Land South of Willington Road, Etwall	Outline for whole site. Reserved Matters for 100	£1,621,471	30%	68% social or affordable rent 32% intermediate

	dw and reserved matters application pending decision for 99 dw. (Considered for 100 dwellings in viability study)			
H11 – Land NE of Hatton	Planning application pending decision	£3,675,891 (estimated costs)	Not known	Not known
H12 – Highfields Farm	Under construction	£18,704,852	14%	75% social rent 25% intermediate
H13 – Boulton Moor	Under construction on 1,058 dwellings. Awaiting applications on phases 2 and 3	£6,205,993.1 for 1,058 dwellings. (£13,747,780 estimated for whole site)	30%	75% social rent 25% intermediate
H14 – Chellaston Fields	Outline permission for whole site and reserved matters for 200 dw.	£4,642,996	25%	62.1% social rented units 12.4% affordable rented units 25.5% intermediate units
H15 – Wragley Way	Awaiting application	£14,098,430 (estimated costs)	Not known	Not known
H16 – Primula Way	Outline planning permission (subject to s.106)	£2,016,000	40%	25.5% intermediate 12.4% affordable rented 62.1% social rented
H17 – Holmleigh Way	Full planning permission	£1,972,706.6	36%	75% social rent 25% intermediate
H18 – Hackwood Farm	Outline planning permission	£2,999,444.7	18%	78% social rent 22% intermediate
H19 – Land west of Mickleover	Outline planning permission for 300 dwellings. Outline planning permission pending decision for 252 dwellings. Remainder of site awaiting an application.	Not known for whole site but estimate between £14 – 18 million	30% on consented part	75% social rent 25% intermediate