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Our Ref : SDDC
Your Ref :
Date : 19 January 2026
Ask For :
Ext :
Email :

Dear Steffan

Response to Local Plan Part 2 Review - Issues and Options Consultation

Thank you for formally consulting Amber Valley Borough Council on the South Derbyshire District Council Local Plan Part 2 Review - Issue and Options (Regulation 18). We recognise the informal consultation that has already taken place between officers and continued joint working. We have kept our formal response to the consultation focused on Policy FLG1 and the request for views on accelerating delivery.

Accelerating Housing Delivery

In the draft Amber Valley Borough Local Plan 2022 – 2040 (following Main Modifications), land at Brun Lane, Mackworth, is identified as a suitable location as a Strategic Area for Future Housing Growth with potential for 2,000 homes and related infrastructure beyond the plan period, through Policy SGS1 – Brun Lane, Mackworth. It is also noted that land in the wider area is also identified as a suitable location for future growth in South Derbyshire's Local Plan Part 1 Review.

The allocation of land south of Mackworth for up to 250 dwellings (outside the plan period) in Policy FLG1: Long Term Strategic Housing Growth Area South of Mackworth in the South Derbyshire Local Plan Part 1 Review, Publication Version March 2025, responds to the requirement for the relevant Authorities within the Derby HMA to work in a coordinated manner to address housing needs in the area, and the promotion of the area as one suitable for long term strategic housing growth. This land would allow the overall area identified for future development to be extended and include a road frontage to the site in South Derbyshire.

Both of the above policies make it clear that the development of the Growth Area must come forward through a strategic and comprehensive master plan approach, prepared in conjunction with neighbouring Authorities ensuring the coordination of development with the

delivery of required infrastructure and services to meet the needs of the development, nearby developments and the immediate area of Derby.

Through this consultation, it is suggested that as the land south of Mackworth has a road frontage, development on this part of the wider Growth Area could occur more quickly, within the plan period, with the land within South Derbyshire potentially forming phase one of the wider development scheme, with the overall area being developed south to north. It is suggested that this could be achieved without compromising the principles of coordinated delivery, provision of infrastructure and high-quality design, which are key aspirations for the delivery of the strategic development.

The Borough Council is supportive of the allocation of the land south of Mackworth through policy FLG1 which extends the overall area as part of a comprehensive development.

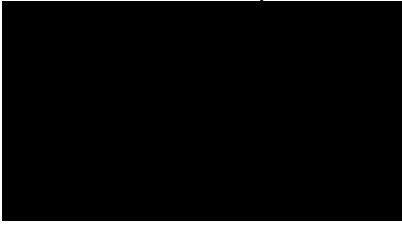
It is imperative that should the land south of Mackworth be allocated for development within the plan period, any development proposal which comes forward is part of a comprehensive and coordinated scheme as endorsed by the above mentioned long term policies, including a comprehensive master plan and appropriate delivery of infrastructure and services, particularly linked to the City Council aspiration for additional highway linkages.

A concept plan for the development of the land in Amber Valley is included in the draft Amber Valley Borough Local Plan. However, in advance of a comprehensive master plan for the whole development area being undertaken (land in both AVBC and SDDC) and given the shape, size, characteristics and relationship to the large site in Amber Valley of the land south of Mackworth, the potential parcelling of land for phasing the development would be unknown. The 'potential Phase 1' of development, just on land within South Derbyshire, may not align to such a comprehensive master plan. However, the Borough Council does not object to development taking place broadly in this location early in the phasing if it enables wider delivery, and if delivering good place making principles linking the site to services and facilities and enabling modal shift in transportation to walking, cycling and public transport is achieved.

With respect to infrastructure provision there needs to be clarity on the level of contributions that the development of additional land will need to provide. There must be the prospect of suitable mechanisms to achieve this. Comprehensive master planning will assist with this.

The Borough Council is supportive of continuing to work in partnership with South Derbyshire District Council, Derby City Council and Derbyshire County Council to facilitate bringing landowners together and working with them to bring forward a comprehensive development and the relevant infrastructure requirements. This could include the Councils facilitating early work on a joint concept plan / master plan for the wider site, together with developing associated evidence and supporting documents, such as on phasing, infrastructure requirements and delivery.

Yours sincerely



Head of Planning

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Dear South Derbyshire team,

Thank you for consulting us on the Reg 18 Local Plan Part 2 plan. Please find attached the comments from Amber Valley. Please note these have not been considered by any Committee of the Council but have been shared with the Portfolio Holder.

We look forward to continuing to work with you as our plans develop and are implemented and if you have any queries on the contents of the letter please do not hesitate to get in touch.

Kind regards

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