

South Derbyshire Planning Policy Department
Civic Offices,
Civic Way,
Swadlincote,
DE11 0AH

30th January 2026

BY EMAIL: local.plan@southderbyshire.gov.uk

Dear Officers,

Background

CBRE Ltd is instructed by Labcorp Central Laboratory Service S.A.R.L (hereafter referred to as 'Labcorp') to review the Regulation 18 (Issues and Options) Draft South Derbyshire District Council Draft Local Plan Part 2 Review, which is currently out for public consultation until 30th January 2026 (referred to as the '*Draft Consultation Document*') by South Derbyshire District Council (hereafter 'SDDC'). This letter provides our comments and suggestions on behalf of Labcorp to the questions and key draft policy areas within the Draft Local Plan Part 2 Review. The Draft Local Plan Part 2 Review covers non-strategic housing allocations and a review of the settlement boundaries. As such, we are also promoting a site within Labcorp ownership as a potential allocation for residential development as part of this response, hereafter referred to as 'the site'.

Comments were submitted on behalf of Labcorp Central Laboratory Service S.A.R.L, where Parcels B and C (**Appendix A**) of the site were first put forward for potential residential allocation, to the SDDC Draft Local Plan Part 1 Review (Regulation 18, December 2024), which focused on the long-term vision, objectives and strategy for spatial development, and identified strategic allocations for housing growth. At this time, the indicative site capacity was 150no. dwellings. Following the response to the 'Draft Local Plan Part 1 Review', CBRE was contacted by SDDC in April 2025 to submit the site as part of the Strategic Housing and Economic Land Availability Assessment ('SHELAA'). At this stage, Parcels B and C (**Appendix A**) were submitted for consideration and assessment; the formal publication of this updated evidence base document is currently awaited to understand the assessment of the site undertaken by officers (last published December 2024).

As we will explain later in our response, the whole of the Labcorp site will now be available for residential development at the time of adoption of the Local Plan. The total size area is now 7.8ha (19.2 acres) and has an indicative residential capacity to provide c.200-250 dwellings (at 25.6dph – 32dph, gross area), deliverable within 5 years (subject to planning).

This letter is set out as follows:

- The Site
- The Site Opportunity
- Response to the Regulation 18 Consultation: Key Policy Areas (including questions)
 - **Question 2:** Where should the housing needs be met?
 - **Question 3:** Are there other mechanisms that the plan should consider to securing housing delivery in addition to allocating specific sites?

- **Question 10:** Do you agree with the principles for assessing the settlement boundaries, as set out in Appendix 1?
- **Question 21:** Are there any additional policies/other issues that the Local Plan should address?
- **Question 25:** Do you have any further/additional comments?

The Site

Labcorp own and currently operate out of a laboratory and associated infrastructure to the west of Shardlow, and also own two parcels of land adjacent to the main laboratory campus. The site is located to the west of the settlement boundary of Shardlow which is identified as a 'Key Service Village' on page 12 of the Draft Consultation Document. The site is located within the administrative boundary of South Derbyshire District Council. The main site operations consist of 6no. main buildings, with associated car parking infrastructure, and surplus land to the east and west of the main building, comprising a total site area of 7.8ha (19.2 acres).

The site is assessed via a junction from the B5010 London Road, Shardlow. As such an existing safe access is available. There is a row of mature trees on the northern boundary of the site to the B5010 London Road as well as on the western boundary. On the north-west corner of the site there is 1no. pond. There is also 1no. pond located on the south-west corner of the site. The site is located approximately 0.3 miles (0.5km) west from the centre of Shardlow (defined as the location of Shardlow Primary School), and 6.5 miles (10.5km) east from the centre of Derby City (defined as the location of Derby City Council Offices) (See **Figure 1**). There are existing bus stops on B5010 London Road, Shardlow providing frequent services to Elvaston, Derby City, Castle Donington and East Midlands Airport.

Figure 1 - Labcorp, Shardlow Site Location in proximity to the City of Derby. Source: CBRE



In addition to the main building to the south of B5010 London Road, Shardlow, Labcorp own 2no. additional land parcels to the south-east and to the west of its main building operations. The two

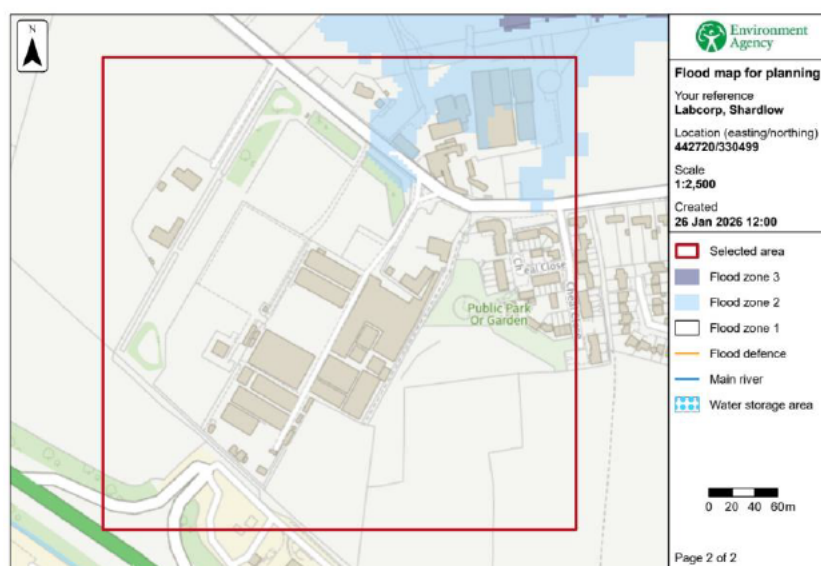
additional site areas comprise agricultural fields and mature trees / hedgerow. The combined site is demonstrated in **Figure 2**, and is surplus to any future growth requirements for Labcorp, and is therefore available for development for an alternative use. The entire site parcel comprises 7.8ha (19.2 acres) of developable land.

Figure 2 - Overall Proposed Site Boundary Source: CBRE drawn using Promap.



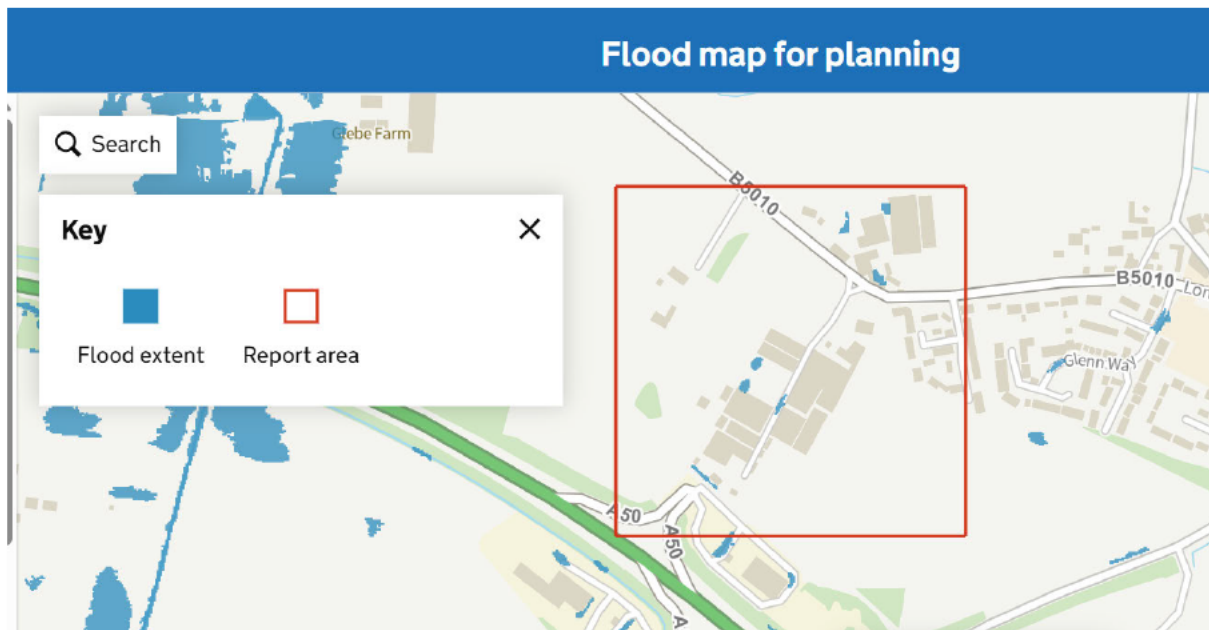
Since the previous representations were submitted in relation to this site in December 2024, there has been major changes to the flood map for planning in March 2025, and further refinements in August 2025. This update introduces new National Flood Risk Assessment data. Following this update, where the site was previous partly within Flood Zone 2, this flood risk now only relates to a small portion of the site access (**Figure 3**). As the site area is over 1 hectare, and there are isolated areas in flood zone 2 and at risk of surface water flooding, a flood risk assessment will be carried out as part of any planning application concerning this site.

Figure 3 - Site Flood Risk Mapping (Source: Environment Agency)



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Figure 4 – Site Surface Water Flooding Extent Mapping (Source: Environment Agency)



There are no listed buildings on site. However on the northern boundary of the site on B5010 London Road, is The Milepost at a Grade II listed asset (ref. 1088360). The location of this listed building is denoted by a blue star in **Figure 4**. However, this is well screened and covered by natural vegetation, including mature tree lines.

Figure 3 - Location of Listed Building in relation to site parcels (denoted by yellow icon)(Source: CBRE drawn using Promap)



None of the site is designated as Green Belt, however the northern and western boundary of the site is adjacent to the Derby and Nottingham Green Belt designation (**Figure 6**). There are no Tree Preservation Orders ('TPOs') within or bordering the site.

Response to Regulation 18 Consultation: Key Policy Areas (and questions)

This section of our letter provides a response to the key questions within the draft consultation document. We address the sections relating to what the local issues and opportunities we recognise and consider important in the region, where would be a suitable location for sustainable growth, and also how the Plan responds to housing needs.

Question 1: Should the Council produce a Local Plan Part 2 Review under the existing planning system, or should a single full Local Plan Review be undertaken under the new system?

We believe that SDDC should produce the Local Plan Part 2 Review under the existing planning system as is currently being undertaken. We consider that this is in the interests of securing an adopted development plan in a reasonable timescale (notwithstanding examination in public timescales), and ensuring SDDC retains a deliverable supply of housing and employment land. The existing evidence base for the Part 1 and Part 2 reviews could later support a full review when SDDC forms part of Derbyshire as part of the Local Government reorganisation, to become a part of the Southern Unitary Authority by April 2028. As such, the adopted development plan for SDDC can form the basis of any Strategic Local Plan prepared for the unitary authority.

Page 4 of the Draft Consultation Document states that SDDC is keen to have full Local Plan coverage which would '*help secure a robust long term housing supply significant exceeding minimum requirements and as such would help to resist un-planned speculative development.*' As such, going forward and looking to the Regulation 19 Consultation Document, we consider that SDDC should allocate more land than the minimum requirements under the standard methodology for housing calculation to manage speculative developments.

Housing Supply and need

Question 2: Where should the housing needs be met? Please provide site details including projected delivery timescales and the specific need being met.

We generally support the housing allocations strategy and location of new homes as detailed on Page 8 of the Consultation Document. Supporting text to the strategy for housing allocations notes that in accordance with high levels of housing delivery in SDDC, there is a requirement to provide flexibility in regard to site delivery and match affordable housing need. Furthermore, in accordance with Paragraph 61 of the National Planning Policy Framework, December 2024 (hereafter 'NPPF') it is important that a sufficient amount and variety of land should come forward to support the Government's objective of significantly boosting the supply of homes, and that land with permission is developed without unnecessary delay.

The Local Plan Part 1 Review sets a requirement to deliver at least 14,500 dwellings to be provided within the district between 2022 and 2041 (the plan period). 9,633 dwellings will meet the needs of SDDC and the remainder will be to help to meet Derby City's need. Page 6 of the Consultation Document notes that the Local Plan Part 1 Review allocates two new-housing led strategic sites located on the Derby urban fringe, where evidence has indicated this is the most suitable location given the level of need arising from Derby City. The key evidence base document that supports the justification of housing quantum set out within the Local Plans, Local Housing Needs Assessments, was last published for SDDC in December 2023. As

such, this document is based on the old standard methodology ('SM') for housing whereby for SDDC and City of Derby there has been significant changes that will need to be reflected in the evidence base.

Local Planning Authority	Previous SM annual housing delivery calculation (December 2023 NPPF)	Revised SM annual housing delivery calculation (December 2024 NPPF)	Change (pa)
South Derbyshire District Council	507	581	+74
City of Derby	1,244	906	-338

Table 1 – Previous and Revised Standard Method Housing Calculations for SDDC and City of Derby

Page 8 of the Consultation Document details there is currently a shortfall of 57no. homes over the plan period (up to 2041) to meet the minimum requirements. In accordance with minimum requirements, SDDC should allocate enough sites to ensure there is flexibility in the supply if some larger strategic sites become delayed, or a site cannot be delivered. It is noted that this shortfall will need to be addressed through new allocations. We also consider that any future policy should acknowledge in detail areas that are most appropriately located where people can live, whilst being well connected to the City of Derby for employment and leisure purposes. This means that we consider new residential development should be in close proximity to existing functional residential relationships as well as public transport, local service centres and places for recreation, health and wellbeing, including primary care health services. Housing needs should be met in compatible and cohesive locations to enable future residents to have access to living opportunities and to subsequently thrive.

Chapter 2 of the consultation document states that the Local Plan Part 1 contains the strategic policies and allocation, and the Local Plan Part 2 contains the non-strategic policies and allocations. It is therefore surprising that the identified shortfall on page 9 is for 57no. homes over the plan period. It is expected that there would be more non-strategic allocations in this Plan Part 2 with the purpose of delivering housing in the short to medium term. In our response to the Local Plan Part 1 Regulation 18 consultation, we undertook an assessment of the position of all the allocated sites to understand whether it was likely that these strategic sites would be delivered within the plan period. We have revisited this analysis (**Appendix B**), and identified that based on a standard delivery rate from one housebuilder of c.50no. dwellings per annum, there is likely to be an estimated shortfall of 2,150 no. dwellings (down from 2,400no. dwellings from our December 2024 analysis due to build out rates of smaller strategic sites) at the expiry of the plan period (2041) (based on the involvement of 1no. housebuilder per development, this number may change with the number of housebuilders on any one site). This is because based on our experience whilst construction may begin on this sites, full site dwelling capacity may not be delivered in its entirety during the plan period. This is due to increased mobilisation rates for larger capacity and strategic allocations, and longer assembly periods.

The Housing Position Paper published by SDDC in March 2025 supports this position, noting on page 5 that three key strategic allocations from the Local Plan Part 1 Review (Wragley Way (Policy H15), Drakelow (H6) and Land West of Mickleover (H19)), are not expected to be fully built out within the Plan Period.

The NPPF recognises that small and medium sized sites make an important contribution to meeting the housing requirement as they can often build-out relatively quickly. Paragraph 73 (a) of the NPPF says that Councils should identify 10% of their housing requirement on sites no larger than 1 hectare. Based on the Local Plan Part 1 Review allocations, currently 1.9% of the dwellings are on sites smaller than 1 hectare. As such, additional sites are required to meet this standard defined in the NPPF.

Site details Response to Question 2 - The Opportunity at Shardlow

In our previous comments to the Local Plan Part 1 consultation and site submission to the SHELAA, we put forward two separate parcels of land for allocation (Parcels B and C). Since this submission, Labcorp have taken the decision to put forward their whole site as a potential allocation in the emerging Local Plan (**Figure 2**).

It is proposed the site could, in total, yield in the region of provide c.200-250 dwellings (at 25.6dph – 32dph gross area¹), deliverable within 5 years (subject to planning). The site has the ability to improve biodiversity, enhance local open spaces and unlock access to the countryside, which is currently restricted to private access only. Given the current site uses, we consider the part of the site to be previously developed land / brownfield and is currently under-utilised. Paragraph 125 of the NPPF notes that planning policies and decisions should give substantial weight to using suitable brownfield land within settlements for homes and other identified needs (criterion c), and promote and support the development of under-utilised land and buildings, especially where this would help meet the identified needs for housing where supply is constrained (criterion d), as is the case for SDDC.

Given the adjacency of the site to the settlement of Shardlow, this site presents a suitable opportunity in spatial planning terms to ‘round off’ the residential settlement to the western fringe of Shardlow, in accordance with the Settlement Boundary Assessment Principles in Appendix 1 of the Draft Consultation Document. Whilst the site does not currently meet criterion d of Paragraph 73 (the development site being within an existing settlement) in accordance with Appendix 1 of the Draft Consultation Document if the site becomes allocated for residential development the settlement boundary of Shardlow should be amended accordingly. As such, following allocation and subsequent fulfilment of criterion d of Paragraph 73 (NPPF) development on this site for small – medium housebuilding developments should be supported by SDDC.

We consider that the site is in a suitable and sustainable location for a residential-led development owing to its location on the edge of an existing settlement and within walking distance of 0.3 miles (0.5km) to the centre of Shardlow. There is an existing bus stop, in each direction of travel, on the B5010, London Road which provides frequent services to Alvaston, Derby City, Castle Donington and East Midlands Airport. As such, the site is within optimal proximity to key employment locations as well as sustainable transport access to these areas; further development in this location could support local and wider businesses thrive by providing homes for employees. The site is capable of accommodating a range of homes to reflect current and future needs and is accessible to services, alongside complementary local uses. In accordance with the Settlement Growth Study commissioned by SDDC in 2024, there is evidence of an aging population in Shardlow (70+, increase expected in population aged 75+ years 2022 – 2039). As such, there may be a requirement for specialist older persons accommodation on this site, to address the specific requirements of the area.

In considering potential social infrastructure for the site, we note that there is 1no. primary school within 1 mile (1.6km) of the site. This school being Shardlow Primary School located approximately 500m east of the site. Public information indicates a Public Admissions Number of 14 pupils for the 2025/2026 school year. Further afield outside of a 1 mile radius, approximately 2.5 miles (4km) south-west of the site is Aston

¹ Informed by our Residential Agents.

Lodge Primary School. Public information indicates a Public Admissions Number of 30 pupils for the 2025/2026 school year. The nearest GP surgery is located within Aston-on-Trent (Alvaston Medical Centre, ref C81047) , approximately 2.4 miles (3.8km) south west from the site. Public information indicates this GP is currently accepting new patients.

The site was requested to be put forward as part of the SHELAA in April 2025, however it is disappointing the annual document summarising the sites assessment has not been released (expected December 2025). As this is a key evidence base document which will guide non-strategic housing allocations in the Draft Local Plan Part 2, we question why this consultation has been launched in the absence of this document.

Question 3: Are there other mechanisms that the plan should consider to securing housing delivery in addition to allocating specific sites (e.g. identifying indicative broad locations/areas for future growth adjacent to existing settlements, extending settlement boundaries, supporting certain Changes of Use)?

We believe there are two mechanisms that can secure housing delivery, in addition to allocating specific sites: employment to residential sites change of use, and extending settlement boundaries.

Paragraph 125 of the NPPF, criterion D identifies that planning policies and decisions should promote and support the development of under-utilised land and buildings, especially where this would meet needs for housing where land and supply is currently constrained. Given that SDDC is not currently meeting its minimum housing allocation requirements against the standard methodology housing requirements (59no. dwelling shortfall across the plan period), it would be recommended to support a mechanism where the change of use from employment premises (and ancillary land) to residential dwellings would be supported, where the land is brownfield, it can be demonstrated the land is not being efficiently utilised, and is surplus to requirements in an area where there is an evidenced housing need. The proposed wording for this policy is below:

“Existing employment uses on brownfield land will be supported for redevelopment for residential dwellings where it can be demonstrated through marketing, and if required a financial viability assessment, the existing site is no longer attractive to the market for its current use or compatible with the surrounding context.”

By extending settlement boundaries of Shardlow in particular, there is a suitable opportunity in spatial planning terms to ‘round off’ the residential settlement and provide opportunities for development in areas where there is capacity for the settlement to grow. As such, sites being brought forward for residential development that are not currently allocated would benefit from being within an area where it has been shown to be effective in securing the delivery of housing, supported by Policy H1 of the adopted Local Plan, and protecting the countryside from inappropriate development. Given the Green Belt boundary is adjacent to the site, the Labcorp site would be a logical spatial expansion of the settlement boundary for Shardlow to be extended to be up to the Green Belt, where inappropriate development within the countryside is also controlled (**Figure 6**). Page 9 of the Consultation Document notes that there may be the need to make additional allocations to meet location specific needs. In accordance with the Settlement Boundary Assessment Principles in Appendix 1 of the Draft Consultation Document, if extra sites are allocated outside of the settlement boundary, this will need to be revised accordingly.

Local Planning Authorities have a legal duty to cooperate with neighbouring authorities and it is evident that the unmet housing requirements of the City of Derby is a key cross boundary issue that will need to be continually addressed with SDDC throughout the Plan preparation process. Greater consideration should be given throughout the Local Plan in relation to sites which are well connected to Derby, either within or outside of the Derby urban area in order to demonstrate and maintain the 5 year-housing land supply (which for SDDC is 7.14 years from the period 2022-2028 from the March 2025 Housing Position Paper).

Settlement Boundaries

Question 10: Do you agree with the principles for assessing the settlement boundaries, as set out in Appendix 1? Yes/No Please provide a reason for your answer

We agree with the principles for assessing settlement boundaries as set out within Appendix 1 of the Draft Consultation Document, however note the following for consideration upon the boundary reviews as part of the emerging Local Plan. The NPPF December 2025 Draft Text for Consultation, notes the following definition of a settlement (page 111): “Includes cities, towns, villages and other predominantly built-up areas, including land which is allocated or has permission for development which will form part of the built-up area once the development is complete”. As such we request the following wording to Appendix 1 (underlining denotes suggested revised text) (*inter alia*):

“Principle 3: Settlement boundaries will include

- (a) *Housing allocations: Sites which are allocated_ for housing within the Local Plan Part 1 and 2 will be included within settlement boundaries.*
- (b) *Existing housing and employment commitments, (i.e. unimplemented planning permissions and implemented planning permissions) which are physically/functionally related to the settlement, including adjacency to existing built out residential dwellings.”*
- (c) *Curtilage of buildings or other land which closely relate to the character of the built form*
- (d) *Undeveloped land allocated within the 1998 adopted local plan, which relates closely to the character of the built form of the settlement.*
- (e) *Employment allocations: Sites which are located for employment within the Local Plan Part 1 will be included within settlement boundaries*
- (f) *Key Service Villages: Areas which have been assessed as appropriate for development, including existing built form which relates ancillary uses, in accordance with Policy H1 and Policy H21 to allow growth relative to the settlement.”*

By implementing this proposed wording this would allow proportionate growth relative to the settlement, and by including the existing built form which forms previously developed land, the assessment criteria would be in accordance with Paragraph 124 of the NPPF which encourages the use of brownfield land for development. The proposed spatial representation of this is demonstrated in **Figure 9**, drawn as the red extension to the existing Shardlow settlement boundary.

Given the Green Belt boundary is adjacent to the site, it would also be a logical spatial expansion of the settlement boundary for Shardlow to be extended to be up to the Green Belt, where inappropriate development within the countryside is also controlled, as demonstrated in **Figure 6**. Page 9 of the Consultation Document notes that there may be the need to make additional allocations to meet location specific needs.

Figure 4 – Proposed Settlement Boundary Extension of Shardlow (Source: Landinsight with CBRE markup)



Development Management Policies

Question 21: Are there any additional policies/other issues that the Local Plan should address?

Yes/No Please provide a reason for your answer

Given the Local Plan Part 2 Review considers non-strategic allocations, we believe that it should address through an ancillary policy wording related to the 25 dwelling limit considered as 'rural exemption sites' for Key Service Villages (of which Shardlow is identified within) as set out within Policy H1 (Settlement Hierarchy) of the Local Plan Part 1 Review. By limiting the capacity of housing development where there is no evidence that justifies this upper limit, this may have negative implications where it has been identified as suitable for housing based on proximity to sustainable transport and existing infrastructure. As such, in the absence of an appropriate evidence base, we suggest an additional policy or supporting text associated with settlement boundaries (page 11 of the Draft Consultation Document) centered around Key Services Villages, and proportionate growth. The suggested wording for this policy or supporting text is below:

"Key Service Villages:

For the above two tiers, development of all sizes within the settlement boundaries will be considered appropriate and sites adjacent to settlement boundaries as rural exception sites in accordance with Policy H21 proportionate to allow growth relative to the settlement."

Evidence Base

Question 25: Do you have any further/ additional comments?

It is assumed that the evidence base for the Local Plan Part 2 Review utilises the same evidence base as the Local Plan Part 1 Review. Since the adoption of the December 2024 NPPF, this has mandated changes in the standard methodology for calculating housing quantum. As the Local Housing Needs Assessment has not been updated since December 2023, we believe that SDDC will need to reapply this calculation to the Regulation 19 document and update the evidence base accordingly.

Summary

Land surplus to Labcorp's requirements can be made available for development over the plan period and is considered to be appropriate for promotion for residential-led development. It is adjacent to a site that has been previously put forward as part of the SDDC SHELAA, which was deemed suitable for residential development subject to mitigation. The site provides a parcel of land comprising a total 7.8ha (19.2 acres) with capacity to provide c.200-250 dwellings (at 25.6dph – 32dph, gross area), deliverable within 5 years (subject to planning).

It is understood that the Local Plan Part 2 Review focuses on non-strategic housing allocations, and therefore we believe this site should be considered for residential allocation, for the reasons outlined throughout this consultation response. This site has been promoted through multiple stages of the Local Plan Review, including Regulation 18 Consultation of the Local Plan Part 1 Review, and put forward as part of the SHELAA in April 2025.

We also consider there are further matters that are relevant to the Local Plan Part 2 Review, including (*inter alia*):

- Evidence base update to support policies and reflecting changes to national policy (Standard Methodology for Housing);
- Growth in Key Service Villages and exemption to the criteria for non-strategic housing allocations (as part of Policy H1 and Policy H21 of the Local Plan Part 1 Review);
- Revision of Settlement Boundaries to be consistent with Settlement Boundaries Assessment Principles (Appendix 1 of Draft Consultation Document); and
- Consideration of additional sites for residential development in accordance with those assessed positively as part of the SDDC SHELAA in areas where there is an identified unmet need.

I would be grateful if you could keep me updated going forward, including when the responses are published. Labcorp is willing and committed to working with SDDC in growing their established business within the region and is keen to meet with Officers and Members to discuss the opportunity provided by their land adjacent to Shardlow.

Should you have any queries with the above, then please do not hesitate to contact me directly using the details in the header of this letter.

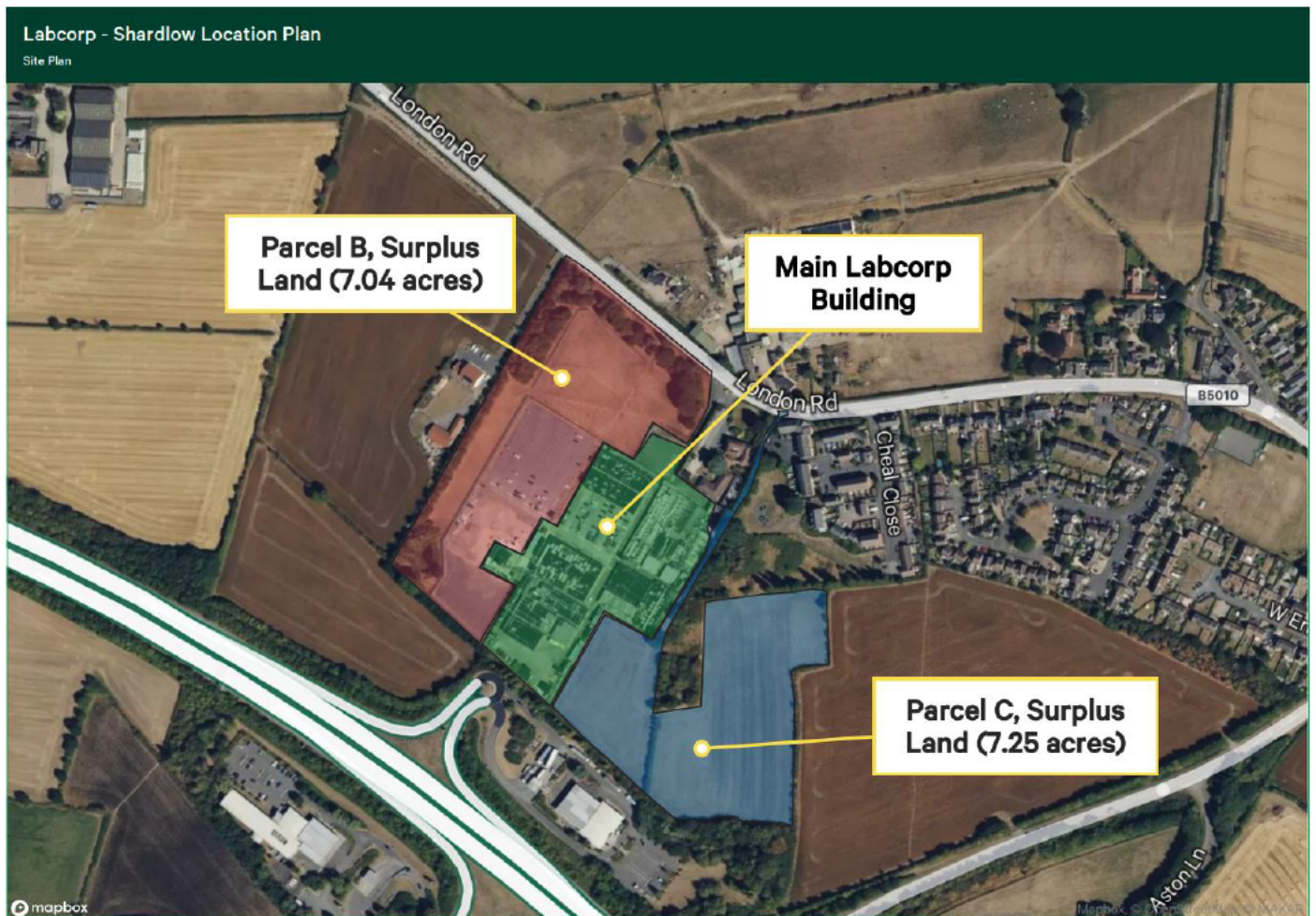
Yours faithfully,

[Redacted Signature]

Director

For and on behalf of CBRE Ltd.

Appendix A: Previous site parcels put forward as part of the Local Plan Part 1 Review Regulation 18 Consultation (December 2024) and April 2025 SHELAA (Parcel B and C)



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CBRE

Appendix B: Supply and Deficit of Allocated sites under Local Plan Part 1 Review (Pre-Submission Plan, March 2025)

Delivery	Supply	January 2026 status	Delivery implications
Policy H2 – Land North of William Nadin Way	600 dwellings deliverable within plan period	Under construction	N/A Site is under construction
Policy H3 Land at Church Street, Church Gresley	306 dwellings deliverable within plan period	Under construction	N/A Site is under construction
Policy H4 Land at Broomy Farm, Woodville	400 dwellings deliverable within plan period	Under construction	N/A Site is under construction
Policy H6 Drakelow Park	2,239 dwellings deliverable within plan period	Under construction	N/A Site is under construction
Policy H7 Land at Hilton Depot, Hilton	485 dwellings deliverable within plan period	Under construction	N/A Site is under construction
Policy H11 Lane North East of Hatton	400 dwellings deliverable within plan period	Under construction	N/A Site is under construction
Policy H13 Boulton Moor	1,960 dwellings deliverable within plan period	Under construction	N/A Site is under construction
Policy H15 Wragley Way	1,950 dwellings likely not fully deliverable within plan period	Outline application awaiting determination since 2019 (application ref DMPA/2019/1097). Site forms part of Infinity Garden Village, with funding from Government	Assuming 3 housebuilders commence development (subject to reserved matters approval and discharge of any pre-commencement conditions within the next 5 years from the emerging Local Plan Part 1 Review adoption (assumed 2031), a total of 1,500 dwellings could be built within the plan period (up to 2041), leaving a shortfall of at least 450 dwellings.
Policy H16 Primula Way, Sunny Hill	500 dwellings likely not fully deliverable within plan period, subject to reserved matters application approval and any pre-commencement conditions.	Outline application decision due February 2026 (application ref DMPA/2022/1617), pending consideration since 2022.	Should 1 housebuilder commence development within the next 5 years (subject to reserved matters approval and discharge of any pre-commencement conditions) from the emerging Local Plan Part 1 Review adoption (assumed 2031), it is likely this dwelling capacity will be delivered in its entirety or a shortfall of approximately 50no. dwellings.
Policy H18 Hackwood Farm, Mickleover	290 dwellings deliverable within plan period	Under construction	N/A Site is under construction

Policy H19 Land West of Mickleover	1,650 dwellings deliverable within plan period	Under construction	N/A Site is under construction
Policy STRAT1 Infinity Garden Village	2,000 dwellings, delivery during plan period is tentative	Outline pending determination	Application DMPA/2019/1097 is still pending consideration from 2019. Assuming 3 housebuilders were to develop this site by 2031 (pending application approval and later reserved matters application approval), by the end of the plan period there could be a shortfall of at least 650 dwellings.
Policy STRA2 Land South of Mickleover	2500 dwellings likely not deliverable within plan period	Application not yet submitted	Based on 3 housebuilders developing this site within 5 years of the plan adoption (circa 2031), a total of 1,500 dwellings will be built within the plan period, leaving a shortfall of 1,000 dwellings.

For more information:



Report

Kind regards,