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<b>REPORT TO:</b>	<b>COUNCIL</b>	<b>AGENDA ITEM: 11</b>
<b>DATE OF MEETING:</b>	<b>2 NOVEMBER 2017</b>	<b>CATEGORY: DELEGATED/</b>
<b>REPORT FROM:</b>	<b>DIRECTOR OF COMMUNITY AND PLANNING</b>	<b>EXEMPT PARAGRAPH NO:</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>TONY SYLVESTER Ext: 5743</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>INFINITY GARDEN VILLAGE – LIAISON GROUP &amp; EXPENDITURE OF GRANT FUNDING</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>ASTON AND STENSON</b>	<b>TERMS OF REFERENCE: EDS03</b>

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## **1.0 Recommendations**

- 1.1 Members note the comments of the Infinity Garden Village Liaison Group (IGVLG) and authorise the expenditure of the first tranche of grant funding as detailed in the report.
- 1.2 Subject to further reporting to the IGVLG at its future meetings, Members grant delegated authority to the Chairman of Environmental and Development Services Committee and Chief Executive to agree the final round of expenditure of the remaining sum (c.£49k).

## **3.0 Purpose of Report**

- 3.1 The Council's Environmental and Development Services Committee (E&DS) agreed at its meeting of 28 September that any expenditure of the grant be the subject of consultation with the soon to then be inaugurated IGVLG. This report updates members of the outcome of the first meeting of the IGVLG and seeks authorisation for expenditure of remaining funds. Much of the detail below is repeated from the E&DS report as necessary background to the receipt of the grant.

## **4.0 Detail**

- 4.1 Last year the Department for Communities and Local Government sought expressions of interest for the Locally-Led Garden Villages, Towns and Cities initiative in order to encourage and support smaller scale (below 10,000 dwellings) developments to come forward with an on-going process as well as delivering developments of over 10,000. An expression of interest (EOI) was submitted on behalf of both South Derbyshire and Derby City on 31st July 2016 for 'Infinity Garden Village' following several discussions with the Homes and Community Agency (HCA), the lead agency on this Government scheme who initially suggested an expression should be submitted. The site size was over 180 hectares with 2,000 homes proposed and a potential further 1,000 possible with 4.7million square feet of employment space as an extension to Infinity Park in Derby and a further 30 hectares

of employment land in South Derbyshire. An announcement was made on the 2 January as to which expressions had been shortlisted and would be offered support to develop the Garden Village project. Across the country there are 14 new garden villages to receive support and have access to a £6 million fund over two financial years. As a successful 'bidder', to date the Council has received £214,285 for use by this Council and the City to assist in the delivery of the project. None of these funds have so far been expended by the Council or the City.

- 4.2 With a development of this size, there are significant infrastructure requirements. The largest of these is the introduction of the South Derby Integrated Transport Link (SDITL) that will connect the Wragley Way housing site to Infinity Park and the recently opened new road, Infinity Park Way. The SDITL is a requirement of the Wragley Way Housing Policy H15 as mitigation for the site's transport impact. Also being considered is the introduction of an A50 junction that would directly link to the SDITL. Policy H15 also states that development of the housing site "should not prejudice the construction of a potential junction connecting to the A50, which may potentially be needed following the completion of the SDITL". A further phase of the SDITL is proposed that would link the Wragley Way housing site to Rykneld Road (to the west of the site) although this is not proposed as part of the garden village nor is it a requirement of any allocation within the Local Plan Part 1; it is a future consideration only. More recently, the Local Plan Part 2 (LPP2) has been through its examination in public where Policy INF13 – *Southern Derby Area and Infinity Garden Village* was debated and recommendations for its modification were recommended by the Inspector in order to make the Plan sound. Members will recall this among other modification coming before them at Council at the end of June this year. Following a period of consultation, the Proposed Modifications to the Plan will be reported to Council later in the year with the advice of the Inspector.
- 4.3 The main elements of the village (see above) were approved by Council prior to the adoption of the Local Plan Part 1 in June last year following the usual process of public consultation and approvals at the various stages.
- 4.4 The Local Plan Part 2 version for initial submission to the Secretary of State was approved by the Council's E&DS Committee on 5 January 2017 following the Regulation 19 public consultation. The Committee resolution included the approval of modification MM3 which introduced a new policy [INF13]:
- '... The policy relates to the Southern Derby Area that includes the Part 1 allocation of Wragley Way, the extension to the existing Infinity Park in Derby City and requires the delivery of the South Derby Integrated Transport Link. Progress has been made on this wider area with all the relevant parties including Highways England having met on several occasions; highways consultants have been appointed by the developers to develop the required transport information. This area was also the subject of a Garden Village bid for additional funding, the result of which is awaited.'*
- 4.5 The decision of the E&DS Committee was similarly agreed at Council on 19 January 2017 authorising the Director of Community and Planning Services and the Planning Policy Manager to prepare and submit reports, statements, and proofs of evidence, and to make further changes during the hearings in pursuit of the Council's agreed position following submission.
- 4.6 At its meeting of 2 March 2017, the E&DS Committee accepted support and funding from the Homes and Communities Agency regarding the Garden Village as requested. The report presented to the meeting explained to members the process undertaken for the submission of the EOI and to more fully explain the area submitted and the status of such and the funding available.

- 4.7 At the E&DS meeting of 17 August it was resolved that a further report would bring forward suggested areas for expenditure of the grant funding so far secured.
- 4.8 Further discussions have with the City Council have culminated in a set of funding areas considered critical to the advancement of the project:
- a. Traffic modelling of the potential new junction to include the main housing allocation at Wragley Way, the main employment allocation and all necessary highway connections to the existing and proposed network (to include sensitivity testing for other elements): c.£75,000;
  - b. The appointment of a Partnership/Project Manager for 12 months to manage the delivery of the project taking instruction from the three Councils: c.£60,000;
  - c. The appointment of an assistant to the Project Manager for 12 months: c.£30,000.

Although these costs are estimates, this would leave about £49,000 unallocated at this time. It would seem prudent to leave this sum in reserve to be allocated at a later date subject to progress of the project and to facilitate other tasks as they become evident. A further report to members would therefore follow at the appropriate time.

- 4.9 At the subsequent September meeting of the E&DS Committee, it was agreed that the destination of the funding would be consulted upon with the IGVLG and their comments reported back to Council. As such, the first meeting of the IGVLG took place on 11 October attended by the following:
- Aston Ward Member
  - Stenson Ward Member
  - Stenson Fields Parish Council member
  - Barrow on Trent Parish Council member
  - SDDC Officer
  - Derby City Council Officer
  - Chellaston Ward Member (apologies)
  - Sinfyn Ward Member
  - Developer representative
  - Local resident representatives
  - Local business representative (apologies)
- 4.10 At the meeting, among other issues discussed, the following comments were made in regard to the proposed expenditure plan:
- A query was raised as to the initial sum first stated in the Council's press release as £400k and that the sum received was only c.£214k;
  - It was clarified that the remainder of the sum was being 'claimed' by the City Council;
  - The spending proposal was largely for bureaucracy but it was stated that this was inevitable given that the fund is designated to assist with the delivery of the project which at least in part a bureaucratic process;
  - It was generally agreed that the employment of specialist and dedicated project personnel was a good idea to assist both Council's which may otherwise have resourcing issues;
  - It was stated that the traffic modelling was also necessary given the issues raised at the meeting and the local doubt that surrounds the scheme with regard to its future impact on the

local road network (especially given the impact of previous developments in the area);

- It was reiterated that the funding was not like contributions received from developers as a result of S106 funding but rather a fund designed to help the parties to the project deliver the scheme.

## **5.0 Financial Implications**

5.1 The expenditure plan is as set out at 4.8 above. The Council's staff time on the project would be given to the project and absorbed into usual officer time.

## **6.0 Corporate Implications**

6.1 The successful deployment of funds should assist in the delivery of sustainable housing and employment development as required by the Local Plan.

## **7.0 Community Implications**

7.1 The liaison group will be kept up to date on progress of the project with the opportunity for feedback to the authorities involved.

7.2 The main elements of the Garden Village that have been allocated within the Local Plan Part 1 are supported by the Inspector in Part 2 and have been consulted on several times and have also been considered through a public examination process.

## **8.0 Background Papers**

8.1 Adopted Local Plan Part 1 – can be viewed at:  
[http://www.southderbys.gov.uk/planning\\_and\\_building\\_control/planning\\_policy/local\\_plan/local\\_plan\\_part1/default.asp](http://www.southderbys.gov.uk/planning_and_building_control/planning_policy/local_plan/local_plan_part1/default.asp)

Relevant section of Local Plan Part 2 (with proposed modifications) can be viewed at:  
[http://www.south-derbys.gov.uk/Images/Tracked%20changed%20Local%20Plan%20Part%202%20-%20Part%204\\_tcm21-293812.pdf](http://www.south-derbys.gov.uk/Images/Tracked%20changed%20Local%20Plan%20Part%202%20-%20Part%204_tcm21-293812.pdf)