

## **Housing Policy HXX: West of Mickleover**

The site lies to the west of Mickleover in Derby City. To the north of the site is a former railway line now a Sustrans cycle way and to the south of the site is the A516. The western edge of the site adjoins existing residential development of Mickleover.

The site offers an opportunity to deliver a sustainable urban extension to the western edge of Derby City.

The Highways Agency had previously raised concerns about development to the west of the A38 but interim improvements have taken place in 2015 and the Government has offered commitment to the grade separation of three roundabouts (Kingsway, Markeaton and Little Eaton) in Derby City subject to confirmation of value for money and deliverability.

Access to the site will be from the A516 and will also be connected to the north of the site onto Ladybank Road.

### **POLICY:**

- A Residential development on land to the west of Mickleover will provide for around 1,650 dwellings.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
  - i) That South Derbyshire District Council and the developers work together with Derby City to ensure that the proposals offer a holistic vision for an urban extension to be delivered in a comprehensive manner. Delivery mechanisms will need to be established to ensure the necessary level of coordination to effectively deliver the infrastructure and facilities to support the development;
  - ii) A jointly prepared development framework by South Derbyshire District Council and the developers shall be produced that sets out guiding principles for the site;
  - iii) The provision of a one from entry primary school on site;
  - iv) A new district centre offering a range of shops and facilities shall be provided that is commensurate with the needs of the community. The scale and nature of these facilities will be determined by evidence submitted with a future planning application;
  - v) The provision of a community centre. The ownership and management of this centre will be considered in more detail as part of a future planning application;

- vi) Consideration of a GP surgery on site subject to discussions with the Southern Derbyshire Clinical Commissioning Group;
- vii) High quality pedestrian and cycle routes shall be provided within the site and links between the site and existing residential development and the adjacent Sustrans route;
- viii) The northern and western edge of the site will require a significant green buffer to help soften the housing development against the landscape;
- ix) The urban extension shall protect and enhance where possible the wider setting of Radbourne Hall and other heritage assets;
- x) In order to safeguard the operation of the Strategic Road Network an assessment of the impact of development traffic will be carried out and developer contributions sought;
- xi) As assessment will be carried out of the impact of development traffic on the Local Highways network including into Derby City and developer contributions sought;
- xii) The provision of sustainable transport measures including contributions to a bus service through the site;
- xiii) Improvements to existing green infrastructure shall be made within the site along with provision of new green infrastructure on the site;