

AMBER VALLEY BOROUGH LOCAL PLAN EXAMINATION

MATTER 13N:

**HOUSING GROWTH SITES: RADBOURNE
LANE (NORTH), MACKWORTH (600)**

ON BEHALF OF: MILLER HOMES AND REDROW HOMES

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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13. Matter 13n

13.1 i) Is the proposed allocation deliverable? In particular, is it:

- a) Confirmed by the landowner involved as being available for the use proposed?**
- b) Supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?**
- c) Deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?**

13.1.1 This hearing statement is made on behalf of Miller Homes and Redrow Homes in relation to the proposed allocation at Radbourne Lane (North), Mackworth in the Amber Valley Borough Local Plan Submission Document (ref. Policy HGS12).

13.1.2 The site is available now for housing development and Miller Homes and Redrow Home have an Option to purchase the site. The programme shown below targets permission being secured in 2019, with an application for the Reserved Matters submitted to the Council for consideration soon after. This would lead to a commencement on site in 2020.

Tasks	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20
Local Plan Timetable																									
Local Plan Examination Hearings																									
Submission of Outline Planning Application																									
Section 106 Negotiations																									
Submission of Reserved Matters																									
Commence on site																									

13.1.3 The Council’s anticipated trajectory for housing delivery in The Amber Valley Housing Land Supply Update as at 1 April 2018 Trajectory Large Sites (submission document ref. AV/06) identifies the site being delivered within the plan period to 2028 with an expected delivery of 340 homes within five years. This is fully supported by my clients as the build out rates are based on the Miller Homes and Redrow Homes current build out rates on their adjacent site, Langley Country Park.

- 13.1.4 Significant works have already been undertaken in understanding the constraints of the site and to minimise risk to delivery. The site has capacity to accommodate the scale of development proposed, including a new primary school. The scheme would respond positively to nearby heritage assets and landscape character.
- 13.1.5 Derbyshire County Council has confirmed that visibility can be achieved from the proposed access points to Radbourne Lane, and that improvements to the highway network can be secured to accommodate the development. Part of the highway works would also fall within the remit of Derby City Council; it is not anticipated that the City Council will have any specific concerns regarding the ability to achieve a safe means of access to the site.
- 13.2 Has full consideration been given to the loss of agricultural land, along with the impact of development on heritage assets, including the Mackworth Scheduled Ancient Monument, green space and traffic levels?**
- 13.2.1 The Council's Sustainability Appraisal Report (document ref. CD02) assesses the site in terms of its agricultural quality value. The assessment presents a significant number of benefits of bringing the site forward for housing development and therefore the site has been fully considered in terms of the planning balance. Reference has been made to Best and Most Versatile Agricultural Land within the supporting text to Policy HGS12: Radbourne Lane (North).
- 13.2.2 Significant works have already been undertaken in understanding the constraints and opportunities on the site. The site has the capacity to accommodate the scale of development proposed, including a new primary school. Discussions have taken place with representatives of the Highways Authorities (Derbyshire County Council, Derby City Council and Highways England) and the Education Authority (Derbyshire County Council), to ensure the scheme can mitigate its impacts.
- 13.2.3 In terms of impacts on heritage assets, we have liaised with Historic England to ascertain potential harm to nearby assets. Assessments have also been carried out relating to the impact of development upon landscape character. This understanding has influenced the proposed illustrative masterplan, which also takes account of all constraints and opportunities of the site and the surrounding area.

13.3 Is the density of the development appropriate?

13.3.1 Given the proposed developable area of the site, the density results in approximately 35 dwellings per ha. Langley Country Park is currently being built out by Miller Homes and Redrow Homes and the housing mix and density proposed at Radbourne Lane (North) will be similar to this site. As such, it is considered that the density would be in keeping with the character of the area.

13.4 Is the site deliverable in accordance with the trajectory?

13.4.1 The Council's anticipated trajectory for housing delivery is set out in the Amber Valley Housing Land Supply Update as at 1 April 2018 Trajectory Large Sites (document ref. AV/06) with reference to the build out rate which has been provided by Miller Homes and Redrow Homes indicated by the adjacent Langley Country Park site which is nearing completion.

13.4.2 Evidence of sales rates of properties at Langley Country Park have been provided by Miller Homes and Redrow Homes. Completion rates for 2015/16 and 2016/17 are available from both Miller Homes and Redrow Homes; for the period 2017/18, only figures from Redrow Homes completions are available. It is understood that Miller Homes completions in this same period are comparable. The evidence demonstrates a commercial imperative for Miller Homes and Redrow Homes to continue their success through the implementation and early delivery of the allocated Housing Growth site at Radbourne Lane (North), Mackworth.

TOTAL	
2015/16	109
2016/17	126
2017/18	77 (Redrow only)