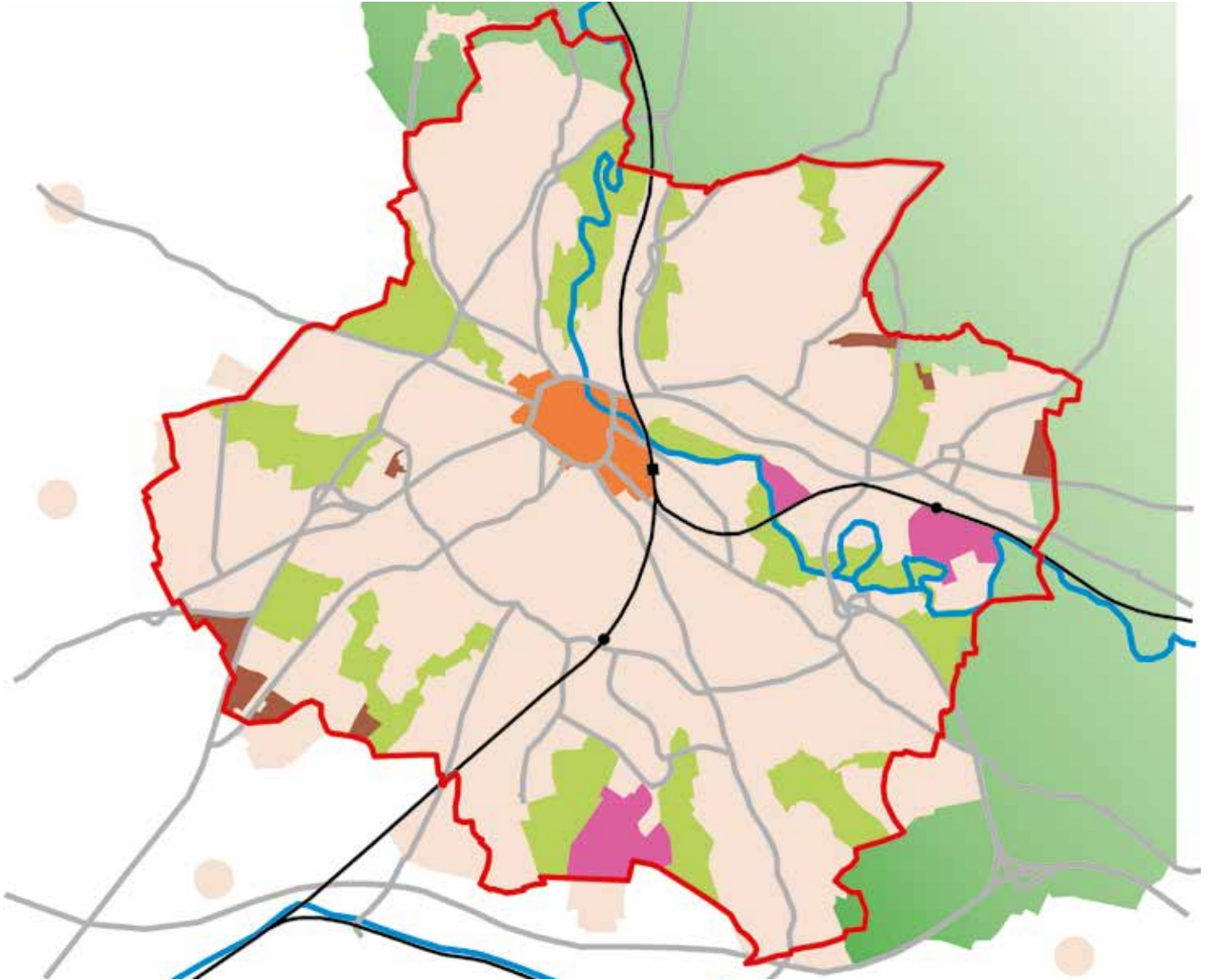


Local Plan for Derby



Local Plan Reg 18 Summary Document



A brief summary of each chapter of the emerging Local Plan is provided below. It should be recognised that each theme is integrated across the different chapters of the Local Plan; therefore, the document should be read as a whole to be understood comprehensively.

Chapter 1: Introduction

The opening chapter outlines the purpose of a Local Plan and sets out the justification for why a new Local Plan is needed. The introduction provides a concise overview of the key themes that underpin the emerging Plan. The chapter also includes a timetable for the plan-making process, communicating key stages such as the early consultation (Regulation 18) and the anticipated time of adoption. Key information regarding how to respond to the consultation at this stage is included at the end of the chapter.

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Chapter 2: Spatial Portrait

Understanding the characteristics and dynamics of Derby today and the challenges and opportunities these present is vital to plan for the city's future. This chapter presents an overview of the people and the environment of Derby. It also includes a reflection of the strengths, weaknesses, opportunities and threats to the future of the city.

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Chapter 3: Vision and Objectives

This chapter introduces the ambition for 2043, firstly identifying the overarching vision for Derby to become a city of growth, opportunity and innovation on the national and international stage. The chapter goes on to present the specific vision for the City Centre focussing on maintaining and enhancing the city's sustainable and vibrant environment. The vision for the rest of the city focusses on the suburbs becoming attractive living environments where green infrastructure and flood defences unlock opportunities for climate change resilience and accessibility. This chapter goes on to list the objectives for attaining these ambitions.

Chapter 4: Overarching Spatial Strategy

The purpose of this chapter is to present the need to balance development pressures with economic, environmental and social considerations to achieve sustainable development. This chapter emphasises the importance of balancing new housing delivery with the infrastructure provisions required to support it. It also sets out the Derby Housing Market Area context, highlighting ongoing cooperative working with neighbouring local authorities to ensure all housing needs are met across administrative boundaries.

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Chapter 5: General Development Principles

This chapter includes overarching policies that ensure all development across the city contributes positively to the built environment and serves the needs of the whole community. Policies on placemaking, character and context highlight the Council's ambition to secure consistently high-quality design, regardless of a development's scale or location. These policies require proposals to respect local distinctiveness, respond sensitively to their surroundings and create attractive and functional places. Additionally, new development is required to provide a satisfactory level of amenity to all existing and future occupants and neighbours. Accessibility and inclusivity are central considerations, as well as the need to incorporate measures that enhance safety and resilience to crime. A strong focus is placed on addressing health and wellbeing through design. Developments are required to consider environmental health factors, provide or contribute towards supporting infrastructure, and incorporate features to reduce health inequalities across the city.

Critically, this chapter emphasises the need for comprehensive and coordinated development where proposals should not prejudice the wider area or limit future opportunities. They must also ensure that appropriate supporting infrastructure is delivered alongside growth, in line with the policies in this chapter, to allow the Council to secure contributions for new or improved infrastructure where necessary. Finally, this chapter strengthens the Council's commitment to proactive planning enforcement.

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Chapter 6: Housing

The housing chapter represents a core component of the Local Plan by setting out the approach for meeting Derby's 12,500 housing requirement over the plan period (2023-2043). Some of these 12,500 homes have already been built, have planning permission, or are part of allocations carried over from the current plan. Each of the 16 specific housing allocations are supported by a policy outlining the number of homes required for each site, along with the strategic connections and supporting infrastructure needed to meet the needs of current and future residents. This chapter also sets out policies for particular housing types.

A key policy introduces a required affordable housing hierarchy to balance the need for affordable homes in the city with the imperative to maintain viable housing delivery. This chapter also includes policies for specialist accommodation, such as for looked-after children, older people/ people with disabilities and students. These policies outline the specific requirements that applications for these accommodation types must meet to receive the Council's support. A notable addition to the Local Plan is the House in Multiple Occupation policy, which establishes clear requirements that new applications must meet to prevent potential adverse impacts. Finally, this chapter fulfils the statutory requirement to allocate a Gypsy and Traveller site within the Local Plan.

Chapter 7: Economy

This chapter identifies strategic employment sites and the spatial strategy for guiding economic development in the city. It explains how the Plan seeks to ensure that well-located, high-quality employment land is allocated in accessible and sustainable locations to support the evolving needs of businesses. This chapter also sets out policies supporting the retail hierarchy across the city and includes policies to manage the proliferation of specific in-centre uses. Additionally, it recognises the role of culture and tourism for boosting economic growth and highlights the need for development to support learning and skills within the local workforce.

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Chapter 8: Environment

This chapter consists of a comprehensive set of policies designed to protect and enhance both the natural and built environment of Derby. It sets clear expectations for safeguarding the city's blue and green infrastructure assets, allowing for their loss only where substantial benefits clearly outweigh any harm and where robust mitigation is secured. Development is also expected to both minimise impacts on biodiversity and geodiversity, as well as deliver meaningful enhancements wherever feasible. A new policy is introduced to protect and restore natural darkness within the city's green spaces wherever possible and encourage innovative lighting solutions whilst maintaining safety. Additional safeguards are provided for allotments, open spaces, and recreational land to ensure these amenities continue to support community health and quality of life.

This chapter also contains the Council's approach to Green Belt and Green Wedge land and introduces the concept of Green Gaps.

In relation to the built environment, this chapter includes a suite of policies focused on conserving, enhancing and restoring Derby's historic assets. Special attention is given to the protection of the Derwent Valley Mills World Heritage Site, and the continued restoration and regeneration of the Darley Abbey Mills complex. This chapter also highlights the importance of protecting listed buildings, locally listed buildings, Conservation Areas, archaeological assets and registered parks and gardens. Additional policies relating to advertisements and shopfront design aim to improve the visual quality of the city, whilst policies addressing air quality, pollution and contamination stipulate improvements to Derby's environmental quality overall.

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Chapter 9: Climate Change

This chapter sets out the Council's policy approach for ensuring that new development actively contributes to reducing carbon emissions and strengthening resilience to the impacts of climate change. A core policy requires proposals in areas of flood risk to apply the sequential test, provide a comprehensive Flood Risk Assessment, and incorporate resilient design measures to avoid increasing this flood risk. Where relevant, developments are encouraged to engage with the Our City Our River flood defence scheme to support a citywide approach to flood management.

This chapter's sustainable design and construction policy promotes the use of both the water and energy hierarchies to improve efficiency. Additionally, this chapter outlines the criteria for assessing renewable and low carbon energy proposals to ensure these schemes can be supported where they do not give rise to unacceptable environmental, landscape or amenity impacts.

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Chapter 10: Infrastructure and Community

This chapter sets out a range of policies designed to safeguard existing community facilities and infrastructure whilst also establishing the criteria for supporting new proposals for these developments. The policies in this chapter recognise the critical role of social, educational and healthcare facilities in supporting community life. Consequently, it requires developments that place additional demand on these services to contribute to, or provide new, facilities. A cemetery policy emphasises the need for a new cemetery within the city to meet future demand. Specific policies on education provision and higher and further education demand a no net loss of these facilities and support the role these institutions play for the economic and skill development of the city. Finally, the policy on communication infrastructure aims to support the development of this infrastructure where it is well-designed and co-ordinated.

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Chapter 11: Transport and Movement

This chapter outlines the Council's policies supporting a sustainable transport system to facilitate movement across the city. These policies introduce the transport hierarchy to encourage active travel where possible. It also emphasises the need for new development to provide inclusive access for all members of the community, as well as appropriate servicing access where required. A policy safeguards both existing and future footpath and cycle routes, ensuring their continuity and encouraging development to maintain or enhance their connectivity. The chapter also gives support to the provision of electric vehicle charging facilities and the delivery of transport mobility hubs in appropriate locations across the city.

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Chapter 12: City Centre

This chapter establishes the City Centre as the priority location for investment, renewal and regeneration over the plan period, reflecting its pivotal role in delivering at least 5,500 new homes to meet Derby's housing needs. It defines the overall spatial strategy for the City Centre and sets out the defined area within which this strategy will apply. A key component of this chapter is the allocation of three new or expanded sustainable neighbourhoods, reusing brownfield land to achieve high-quality, mixed-use development. Specific policies for these sites indicate the overarching aims of the regeneration of these areas, including minimum expected dwelling numbers and supporting infrastructure. In addition to new housing, the chapter identifies a range of non-residential regeneration opportunities to strengthen the City's economic, cultural and social vibrancy.

This chapter includes a detailed policy for tall buildings proposed in the City Centre, setting out the criteria and supporting evidence required to ensure that such proposals are appropriately sited, sensitively designed and do not adversely affect their surroundings. Recognising the City Centre's strategic role, this chapter confirms it as the sequentially preferable location for new office development, retail activity and leisure uses. It also supports the establishment of the City Centre as a hub for learning and innovation. Importantly, this chapter emphasises the need to enhance the public realm and maintain active and inclusive frontages to reinforce the City Centre's vitality and overall sense of place.

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Punjabi

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Polish

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Slovak

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Urdu

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Derby City Council

Derby City Council

The Council House Corporation Street Derby DE1 2FS

www.derby.gov.uk