
| | | |
|--------------------------------|---|----------------------------|
| REPORT TO: | EXTRAORDINARY COUNCIL | AGENDA ITEM: 8 |
| DATE OF MEETING: | 17 DECEMBER 2009 | CATEGORY: DELEGATED |
| REPORT FROM: | DIRECTOR OF COMMUNITY SERVICES | OPEN |
| MEMBERS' CONTACT POINT: | IAN BOWEN 01283 595892 ian.bowen@south-derbys.gov.uk | DOC: |
| SUBJECT: | LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY: ISSUES AND ALTERNATIVE OPTIONS | REF: IB |
| WARD(S) AFFECTED: | ALL | TERMS OF REFERENCE: |

1.0 Recommendations

That:

- (i) members consider the draft LDF Core Strategy 'Options' attached at Appendix 1;
- (ii) authority be delegated to the Chief Executive, in consultation with the Chairman of Environmental and Development Services, to produce a public consultation document based on the draft options and make detailed additions or amendments as necessary to enable an aligned consultation to take place across the Derby Housing Market Area;
- (iii) public consultation be undertaken during January to March 2010, including further consultation with elected members of this Council.

2.0 Purpose of Report

- 2.1 To consider and approve a set of draft LDF Core Strategy 'Options' to form the basis of a public consultation document for publication in January 2010.

3.0 Executive Summary

- 3.1 The Council is required to prepare an LDF Core Strategy which will set out the development and 'place-shaping' strategy for the District to 2026. In doing so, all "reasonable" alternatives for accommodating growth levels required by the Regional Plan need to be considered. The document at Appendix 1 presents a set of options

which are being recommended to form the basis of a public consultation early in 2010. The document will need to be aligned with similar consultations to be undertaken throughout the Derby Housing Market Area ("HMA") by Amber Valley and Derby City Councils, especially in relation to the Principal Urban Area ("PUA") of Derby.

- 3.2 At this stage, Members are being asked to approve the options for consultation, rather than forming any view on their merits.
- 3.3 The options have emerged from careful consideration of a range of plans and policies including the South Derbyshire Sustainable Community Strategy, the outcome of previous member and public consultations and the emerging LDF evidence base.
- 3.4 A separate 'Vision' and set of 'Strategic Objectives' for both the wider Derby HMA and the South Derbyshire areas has been similarly drafted and provides a context for the Options.
- 3.5 The Options cover a wide range of 'spatial' planning matters including the amount and location of future housing and employment development, transport issues, regeneration in Woodville and strategic distribution. Options are also included around a number of themes such as renewable energy, flood risk, affordable housing, town centres and infrastructure.
- 3.6 A number of Area Profiles has also been produced (copies in Members' lounges) and a set of topic papers setting out the technical details will need to be published to accompany the consultation next year.

4.0 Detail

BACKGROUND

- 4.1 Members will know that the Council is required to prepare a Local Development Framework (“LDF”) for the District, setting out the development and place-shaping strategy for South Derbyshire.
- 4.2 The LDF is a generic term referring to a “folder” of different types of development plan documents (“DPDs”) which will guide development in our area. The first, and most important DPD is the “Core Strategy”, which will set out the overall vision and strategic objectives for the development of South Derbyshire up to 2026. Through a number of policies, it will show how the District and the places within it will change over time.
- 4.3 The Core Strategy is not a site-specific document – its role is to convey the overall principles and locational strategy. Detailed land allocations will be proposed in a subsequent “Site Allocations” DPD to be drafted after the Core Strategy has been tested at a public examination. The Core Strategy will therefore mainly focus on indicating broad locations of growth, change and development restraint.
- 4.4 Nevertheless, recent changes to the Government advice, and the need to ensure a rolling “5 year” supply of housing land, means that the Core Strategy will need to include one or more “strategic” sites i.e. indicating precise development boundaries and identifying the package of measures which will be required to deliver those sites.
- 4.5 It is important to note that the Core Strategy is being drawn up as part of a wider “Derby Housing Market Area” (“HMA”) comprising Amber Valley, Derby City and Derbyshire County Councils. A high degree of cross-boundary co-ordination is therefore taking place with those councils, particularly in relation to the fringes of the City.

ABOUT THE DRAFT OPTIONS

- 4.6 The LDF process relies on the Council presenting and consulting on a range of all “reasonable” alternatives in planning for development and growth, prior to the Council formulating its own views. The ‘Options’ document attached at Appendix 1 proposes a number of key alternative approaches which relate to South Derbyshire’s circumstances.
- 4.7 The Options have emerged from careful consideration of:
 - National and regional planning policies, particularly the recently published East Midlands Regional Plan
 - South Derbyshire’s Sustainable Community Strategy
 - Comments raised at member workshops held in April 2008 and March and July 2009
 - The responses to public consultation on “Issues and Ideas” between January and April 2009
 - the growing evidence base, including areas such as strategic housing market assessments, employment land review, strategic flood risk assessment,

employment and housing land availability studies (the evidence collection is on-going).

- 4.8 It is being proposed that the 'Options' be issued widely for public comment throughout the first quarter of 2010. This will need to be complemented with further targeted consultation with key land owners and service/infrastructure providers (e.g. education, health and transport) as well as with elected members.
- 4.9 Two further sets of documents are also being prepared in support of the Options: **Area Profiles** and **Topic Papers**.
- 4.10 The Area Profiles will provide an understanding of the issues and circumstances of the broad range of communities within South Derbyshire and, in doing so, help generate public interest at the local level (these have been placed in the Group lounges and Members' Room). They provide a 'portrait' of villages and groups of villages (on a Ward/multi-Ward level) bringing together published information about the social, economic and environmental condition of the areas. They also, however, bring together comments raised through the member workshops and through public consultation, where these relate to specific places. The profiles are therefore effectively an extension of the evidence base and should enable informed discussion of the potential for growth, or need for conservation, in the different places which make up South Derbyshire. It is proposed that the profiles be continually updated and refined as the Core Strategy progresses towards adoption.
- 4.11 The series of background 'Topic Papers' will set out, in detail, the technical background to the Options on matters such as housing, employment, transport and Infrastructure. These will also summarise the range of comments received to the earlier 'Issues and Ideas' consultation stage and explain in detail the key issues the Core Strategy needs to address.
- 4.12 The Topic Papers are currently in draft form and are being finalised in close partnership with the HMA Authorities. It is intended that these will be published in January alongside the Area Profiles and Options consultation.

THE OPTIONS

- 4.13 The following paragraphs outline briefly the range of Options which are being proposed to be offered for consultation. The Options present alternative ways in which the growth and sustainability needs of the District could be met.
- 4.14 It should be noted that this report only seeks agreement for the Options to form the basis for public consultation. Members are specifically **not** being asked at this stage to formulate any views on the Options themselves. The opportunity for members' detailed consideration of the merits of the Options will arise during the public consultation period early next year.

Vision and Strategic Objectives

- 4.15 An important aspect of the Core Strategy will be to articulate the vision for the District to 2026 and the objectives which will shape the policies needed to make it happen.

- 4.16 As the Council now needs to work within the context of a wider HMA, a separate 'Vision' and set of 'Strategic Objectives' have been drafted for both the Derby HMA and the District areas. The emerging HMA-level vision and objectives have been considered and agreed by the Derby HMA Joint Advisory Board on which this Council is represented by the Chairman of Environmental and Development Services ("EDS").
- 4.17 The District-level equivalents accord with these, but reflect our local circumstances.
- 4.18 It should be noted that the District 'Vision' in particular will need to be refined to become more specific over the next 12 months as public consultation is undertaken on Options and as members' priorities for the emerging Core Strategy are firmed up.

Area-Specific Growth Options:

- 4.19 This set of Options takes the Regional Plan's requirements as its starting point and explores overall growth levels for housing and employment. These take into account a possible review of total housing requirements through the current immediate partial review of the Regional Plan.
- 4.20 It further sets out a range of Options relating to the future location of growth. The Regional Plan identifies a distinct policy area around the fringes of the City of Derby (the Principal Urban Area ("PUA")) within which specific growth requirements are expressed.
- 4.21 A number of options are therefore presented which examine housing, employment and transport options first in the PUA and then the 'non-PUA' areas. These set out broad choices for planning sustainable urban extensions to Derby from west to east, and similarly identify a range of approaches for striking a balance between development around Swadlincote and the growth needs of the villages and rural areas.
- 4.22 Specific sets of options are also presented on regeneration priorities in the Woodville area and the question of strategic distribution (logistics) development.

Thematic Options:

- 4.23 In addition to the above 'spatial' options, a number of 'thematic' options are also included on:
- design excellence
 - renewable energy/sustainable construction
 - water and flood risk
 - affordable housing
 - housing densities, mix and town cramming
 - special areas of housing need
 - retailing/town centres
 - infrastructure

NEXT STEPS

- 4.24 In line with EDS Committee's resolution on 19th November 2009, a revised programme (Local Development Scheme) for preparation of the Core Strategy and other DPDs will need to be formally considered early in the first quarter of 2010.
- 4.25 However, following public consultation on the 'options', it is anticipated that a draft Core Strategy will be brought to Council, via EDS Committee, in the Summer of 2010 with submission of formal proposals to the Secretary of State by the end of 2010. On this basis, we could expect to hold a public examination in Spring 2011 with formal adoption of the Core Strategy in September 2011.

5.0 Financial Implications

- 5.1 None arising directly from this report.

6.0 Corporate Implications

- 6.1 LDF documents, and in particular the Core Strategy, will be important in achieving the key corporate objectives under the theme Sustainable Growth & Opportunity.

7.0 Community Implications

- 7.1 The LDF documents, and in particular the Core Strategy, will be the key mechanism for shaping development and future investment in communities in South Derbyshire well into the future, enabling residents to make Lifestyle Choices and feel Safe & Secure.

8.0 Background Papers

Draft Area Profiles.