
REPORT TO:	Environmental & Development Services Committee	AGENDA ITEM: 7
DATE OF MEETING:	9 June 2011	CATEGORY: DELEGATED
REPORT FROM:	Director of Operations	OPEN
MEMBERS' CONTACT POINT:	Ian Bowen 01283 595821 ian.bowen@south-derbys.gov.uk	DOC:
SUBJECT:	LDF Core Strategy: Public Engagement on Growth Options and Timetable Update	REF: IB
WARD(S) AFFECTED:	All	TERMS OF REFERENCE: EDS 17

1.0 Recommendations

That:

- (i) Members note the steps taken so far on the Local Development Framework Core Strategy in response to the Localism Bill;
- (ii) options for the future amount of housing growth up to 2028 and its general location be prepared for public consultation, for endorsement by Council on 7 July 2011
- (iii) this Committee similarly recommends to Council on 7 July that:
 - the consultation be conducted through a further round of neighbourhood 'drop-in' events throughout South Derbyshire to be held through July and August as detailed in Appendix 1;
 - the consultation be conducted on the basis of a joint document published across the whole of the Derby Housing Market Area;
 - the indicative revised timetable outlined in Appendix 2 be endorsed and published on the Council's website;
 - an informal workshop for all Elected Members across the Derby Housing Market Area, including those from Amber Valley, Derby and Derbyshire County Councils, be convened in late August or early September 2011;
 - a report be prepared for future meetings of Environmental and Development Services and Council to consider whether to formally pursue the Community Infrastructure Levy.

2.0 Purpose of Report

2.1 To update members on progress on the Local Development Framework (“LDF”) Core Strategy in response to ‘Localism’ and to agree next steps including further neighbourhood public engagement on growth options over the Summer.

3.0 Executive Summary

3.1 Progress on the Local Development Framework Core Strategy has been advancing well with a major consultation on major site options having been completed in May 2010.

3.2 However, the Localism Bill introduced in December 2010 has had major implications for the process. Accordingly, a round of public engagement on ‘localism’, community infrastructure needs and neighbourhood planning was swiftly undertaken and was completed in May 2011.

3.3 With the likely imminent demise of Regional Strategies, the Council will now need to produce, jointly with the authorities in the wider Derby area, its own estimates of future population and household growth and consider development locations not previously contemplated by the East Midlands Regional Plan. It is therefore being recommended that these be considered at Council on 7 July and be offered for public comment as part of a joint Derby Housing Market Area approach, throughout the remainder of the Summer.

3.4 This report also sets out a recommended revised outline timetable to enable adoption of the Core Strategy in 2012 and raises the need to consider the Community Infrastructure Levy.

4.0 Detail

Background

4.1 Members will know that the Local Development Framework (“LDF”) Core Strategy will be the principal means of deciding South Derbyshire’s long-term development strategy to meet the needs of our fast-growing population.

4.2 This Council has been working closely with other local planning authorities in the wider Derby Housing Market Area (“HMA”) (i.e. Derby City, Amber Valley and Derbyshire County Councils) in drawing up aligned LDF Core Strategies.

4.3 In January 2010 we undertook a major public consultation on the key options available for selecting major sites for housing and other development. This took place in the context of the duty to meet a regional building requirement of 12,000 additional dwellings in South Derbyshire by 2026.

4.4 A high response was received with over 4,000 individual comments being submitted. Summaries of all comments remain available to view on the Council’s website at www.ldf.consultations.south-derbys.gov.uk/

4.5 It is evident that there is very strong local feeling about house-building in particular, especially in relation to the prospect of greenfield urban extensions to Derby and Swadlincote, but also to development in village locations.

- 4.6 Our intention had been to publish a “Preferred Option” Core Strategy for further public comment in October 2010. This was to be informed by people’s comments and a range of technical evidence base work, including detailed studies into ‘strategic housing sites’, employment, renewable energy, flood risk, water supply and transport modelling.
- 4.7 However, the process was overtaken by various Ministerial announcements following the election of the Coalition Government in May 2010 and the publication of the Localism Bill in December last year.

Responding to the new Localism agenda

4.8 The Government’s headline proposals are now to:

- abolish regional plans and house-building targets currently handed down to councils
- provide financial incentives to councils and communities to significantly increase local support for house-building
- pursue a ‘pro-growth’ agenda
- ensure councils work together where cross-boundary issues arise (such as in the Derby HMA) through a new ‘Duty to Co-operate’
- encourage local people to get involved in drawing up LDFs and prepare their own ‘neighbourhood plans’
- ensure that benefits from new housing developments are seen and felt where it is built – i.e. using growth to improve local communities by providing local infrastructure

4.9 In response, and in line with the resolution of this Committee in November 2010 [Minute EDS/25 refers], officers have therefore been concentrating on the following two main areas of work:

- (1) A technical re-assessment of the District’s future housing needs**
With the imminent abolition of regional house-building targets, the Council will need to assess and consult the public on the scale of future growth we should be aiming to meet. In this regard, Derbyshire County Council has been leading work on behalf of the Derbyshire HMA to produce a range of household projections based on a number of alternative growth scenarios.

- (2) A round of drop-in ‘community conversations’ held throughout the District between February and March 2011.**
Given the Government’s expectation for local people to have a greater say in determining how their communities will change, we conducted 13 neighbourhood ‘drop-in’ events.

Through these, officers were able to explain how localism in planning might work (including preparing neighbourhood plans) and ask questions about what new investments or other changes people felt were needed in each community.

The Proposed Way Forward

- 4.10 It should be noted that the Government's reforms to the planning system are still unfolding and the exact terms of the Localism Bill will not be known until later in 2011.
- 4.11 Nevertheless it is clear that Ministers expect LDFs (or perhaps "local plans") to provide a clear vision for local growth and a context within which local communities and parish councils can prepare neighbourhood plans. The Government has also suggested that LDFs should be put in place before April 2012 after which time a "general presumption in favour of sustainable development" may apply.
- 4.12 It is therefore essential that progress on the LDF Core Strategy continues as swiftly as possible, whilst ensuring local people and other stakeholders are genuinely involved in the key decisions.
- 4.13 The Derby HMA Joint Advisory Board have considered how to take this work forward and have recommended that the relevant councils explore with local people over the Summer the following:
- 1) The overall **amount** of housing needed in the Derby HMA and South Derbyshire up to 2028;
 - 2) The general locations **where** the housing should be located. In this regard, whilst we already have public and stakeholder responses to previous 'options' consultations, the abolition of the East Midlands Regional Plan means important questions about the proportion of development to be accommodated as urban extensions to Derby and Swadlincote need to be explored. We also need to explore development locations not previously contemplated by the Regional Plan.
- 4.14 This is proposed to be followed up with a formal "Publication" version Core Strategy in January 2012. Dependent upon Planning Inspectorate timetables, it is expected a Public Examination could take place in Summer 2012 with adoption before the end of 2012. An outline timetable is attached at Appendix 2.
- 4.15 It is therefore being recommended that a report be taken to Council on 7 July 2011 seeking endorsement to conduct such a period of consultation between July and August and to adopt the outline timetable. The consultation would be conducted on an aligned basis with other Derby HMA councils, and it is intended that a single HMA-wide document would be published. The report to Council will include specific details of the 'Scale and Distribution' options being recommended to be published.
- 4.16 Clearly, there are many complex issues affecting all wards which require elected members' consideration. It is therefore also being recommended that an informal workshop for all councillors across the Derby HMA be convened in late August/early September. The timing would mean that initial public comments arising could be reported to members at the workshop.

Other matters

- 4.17 As well as reforming the planning system the Coalition Government have confirmed that the Community Infrastructure Levy ("CIL"), introduced by the previous Government, would be taken forward with some changes.

- 4.18 The CIL is a tariff-based mechanism through which councils can obtain developer contributions from most forms of development to fund local infrastructure that is needed as a result of development. Contributions are based on a charging schedule which needs to be justified in terms of the scale of likely future growth in the area, the infrastructure needs arising from it and the ability of developers to make contributions in terms of development viability.
- 4.19 Whilst CIL is not compulsory, the scope for using S106 planning obligations will be radically reduced after April 2014. Furthermore, the Derby HMA Joint Advisory Board has recently endorsed the principle of a co-ordinated and aligned approach across the Derby HMA in view of the need for aligned growth strategies in our respective Core Strategies.
- 4.20 It is therefore being recommended that a full report on CIL be brought for consideration at a future meeting of this Committee.

5.0 Conclusions

- 5.1 The Council needs to progress its Core Strategy in alignment with those of Derby City and Amber Valley, as a matter of urgency.
- 5.2 In the spirit of localism, we also need to explore with our communities and other stakeholders the level of future housing growth needed, together with general principles of how it should be located. A further round of neighbourhood level “conversations” is therefore needed, together with a realistic timetable to ensure swift adoption of the Core Strategy.

6.0 Financial Implications

- 6.1 None arising directly from this report although the proposed programme of community engagement will need to be managed having regard to available resources. Adoption of the Core Strategy will also provide more certainty over future New Homes Bonus payments.

7.0 Corporate Implications

- 7.1 LDF documents, and in particular the Core Strategy, are central to the achievement of key corporate objectives under the theme Sustainable Growth & Opportunity.

8.0 Community Implications

- 8.1 The LDF documents, and in particular the Core Strategy, will continue to be the key mechanism for shaping development and achieving healthier, safer, vibrant and sustainable communities in South Derbyshire.

9.0 Background Papers

- 9.1 None.

Appendix 1

Proposed Neighbourhood 'Drop-in' Events July – August 2011

Community Area	Venue	Date	Time	Approx attendance at previous event (Feb/Mar 2011)
Willington and Findern Area	Findern Village Hall, Castle Hill, Findern, DE65 6AL	12 July 2011, Tuesday	3.30pm – 7.30pm	70
Etwall Area	Frank Wickham Hall, Portland Street, Etwall, DE65 6JF	13 July 2011, Wednesday	3pm – 7.30pm	70
Repton Area	Repton Village Hall, Askew Grove, Repton, DE65 6GS	14 July 2011, Thursday	2.30pm – 7.00pm	50
Swadlincote Area	Swadlincote Town Hall, The Delph, Swadlincote, DE11 9DA	15 July 2011, Friday	10am – 3pm	30
Melbourne Area	Bill Shone Leisure Centre, High St, Repton, DE73 8GJ	19 July 2011, Tuesday	3pm – 7.30pm	26
Woodville Area	Woodville Youth Centre, Moira Road, Woodville, DE11 8DG	STC for 20 July 2011, Wednesday	3pm – 7.30pm	26
Aston Area	All Saints' Heritage Centre, Shardlow Road, Aston on Trent, DE72 2DH	21 July 2011, Thursday	3pm – 7.30pm	65
Etwall Area	Mickleover Country Park Social Club, Merlin Way, Mickleover, DE3 0UJ	22 July 2011, Friday	3pm – 7.30pm	73
Southern Villages Area	Rosliston Forestry Centre, Rosliston	27 July 2011, Wednesday	1pm – 5pm	40
Stenson Area	Stenson Fields Primary School Heather Close, Stenson Fields, DE24 3BW	TBA: either 28 July 2011 (Thurs) or 9 August 2011 (Tues)	3pm – 7.30pm	32
Hilton and North West Area	Hilton Village Hall, Peacroft Lane, Hilton, DE65 5GH	1 August 2011, Monday	3pm – 7.30pm	19
Hatton Area	Hatton Centre, Station Road, Hatton, DE65 5EH	STC for 3 August 2011, Wednesday	3pm – 7.30pm	24
Newhall	Old Post Centre, High Street, Newhall DE11 0HX	4 August 2011, Thursday	3pm – 7.30pm	10

Appendix 2

LDF Core Strategy: Progress and Indicative Revised Timetable

Stage	Description and Key Tasks	Timetable	
Issues and Ideas	Public consultation on development issues	Jan - April 2009	Completed
Issues and Alternative Options	Public consultation on major site options	Jan - May 2010	
... Localism Bill published December 2010...			
Localism Community Engagement Phase 1	<ul style="list-style-type: none"> All-member HMA workshop General 'Localism' awareness raising, briefing Parish Councils and initial public engagement on issues affecting local areas 	Jan– May 2011	
Localism Community engagement phase 2	<ul style="list-style-type: none"> Engagement with local people on amount and broad distribution of future housing HMA workshop for elected members HMA workshop for Developer/business community Engagement with other stakeholders Ongoing technical work incl. transport modelling and detailed assessment of strategic sites. 	May–Sept 2011	
... Localism Bill enacted / Regional Plan abolished December 2011? ...			
Publication of draft Core Strategy	<ul style="list-style-type: none"> Publication of draft Core Strategy including statutory consultation 	Jan 2012	
Submission of draft Core Strategy	<ul style="list-style-type: none"> Draft Submission to Secretary of State, including statutory public consultation 	Apr 2012	
Independent Examination	<ul style="list-style-type: none"> Public Examination 	Summer 2012 *	
Adoption	<ul style="list-style-type: none"> Formal adoption 	Dec 2012	

* Subject to Planning Inspectorate availability