
REPORT TO:	Environmental and Development Services	AGENDA ITEM: 8
DATE OF MEETING:	5th June 2014	CATEGORY: DELEGATED/ RECOMMENDED
REPORT FROM:	Director of Community and Planning Services	OPEN/EXEMPT PARAGRAPH NO:
MEMBERS' CONTACT POINT:	Nicola Sworowski, x5983 nicola.sworowski@south-derbys.gov.uk	DOC:
SUBJECT:	Local Plan Part 2	REF:
WARD(S) AFFECTED:	All	TERMS OF REFERENCE:

1.0 Recommendations

1.1 The Committee is being requested to note the content of the report and authorise the Local Plan Part 2 first round of options consultation. The dates of the consultation and the document format shall be agreed by the Chair of the Committee and the Planning Policy Manager.

2.0 Purpose of Report

2.1 The report is submitted to outline the content of the first round of consultation on the Local Plan Part 2.

3.0 Detail

3.1 Members will be aware of the progress of the Local Plan Part 1 towards the intended submission to the Secretary of State in July this year. However, the Part 1 will not completely replace the adopted 1998 Local Plan, as both Part 1 and 2 need to be adopted in order for that to happen. This report is concerned with the content of Part 2.

3.2 It was decided that the Local Plan should be split into two parts. Whilst Part 1 covers the strategic matters it also includes strategic housing and employment allocations and many of the Development Management policies required. Nevertheless, it was decided that a Part 2 was needed, as Part 1 could not in a reasonable timescale cover all the elements required of a Local Plan.

3.3 The Local Plan Part 2 will cover the following main areas:

- Remainder of the housing requirement not dealt with in Part 1 and the allocation of non-strategic housing sites.
- Updating settlement boundaries to take account of the changes since 1998 and also the future changes during the lifetime of the Plan.
- Retail Policies

- Conservation and Heritage policies
- Green Belt anomaly review
- Countryside policies
- Allocation of secondary school site(s)

- 3.4 The first round of consultation will offer the opportunity for comments on various options across all of the main areas.
- 3.5 The non-strategic housing allocations will be selected from the Strategic Housing Land Availability Assessment; this holds the most up to date information on sites and contains the sites that have been promoted to the Council as potential housing sites. All sites, except for those selected as strategic sites, will be considered. The size of a non-strategic site is considered to be anything from 10 dwellings to under 100 dwellings and is dependent on the individual site.
- 3.6 The settlement boundaries will be updated to reflect both the changes in each settlement since 1998 and also the strategic allocations, together with offering options for where further growth may come forward.
- 3.7 The Local Plan Part 1 contains a strategic retail policy that reiterates the National Planning Policy Framework. The more detailed retail policies in Part 2 will cover a town centre boundary for Swadlincote, a retail hierarchy, new retail and also a policy to prevent the inappropriate loss of retail.
- 3.8 Much like with retail, there is a strategic conservation and heritage policy included in the Local Plan Part 1 and more detail will be included in Part 2. The detailed policies will cover scheduled ancient monuments, listed buildings, conservation areas, park and gardens, locally listed heritage assets and also a policy to help address accessibility to heritage assets.
- 3.9 A survey and assessment of the existing Green Belt boundary will be undertaken, so that any anomalies can be considered and the boundary changed if appropriate.
- 3.10 The revising of the settlement boundaries, including the boundary for Swadlincote, will concomitantly define the designated Countryside. A specific Countryside policy will be included in Part 2 to set out what development is considered appropriate in the Countryside.
- 3.11 As Members know there have been ongoing discussions with Derbyshire County Council in regard to the provision of education across the District, particularly secondary provision. This is particularly acute due to the number of dwellings that will be built over the lifetime of the Local Plan. It is intended that by the time of the consultation, Derbyshire County Council will be able to formally ask South Derbyshire to notify a site or sites in the Local Plan for the provision of a secondary school or schools, based upon an agreed educational strategy to address the shortfall of secondary school places that it is known will exist at some point in the plan period.

4.0 Financial Implications

- 4.1 None arising directly from this report.

5.0 Corporate Implications

- 5.1 The adoption of a South Derbyshire Local Plan is a key function of the District Council and an action within the Economic Growth priority in the Corporate Plan. The successful adoption has benefits throughout the work of the Council, and will enable control to be maintained on the spatial planning of the District.

6.0 Community Implications

- 6.1 An adopted Local Plan will ensure that development across the District is achieved in as sustainable manner as possible and in a way that provides the infrastructure of community facilities for both the new residents but also existing residents. This report refers to the final part of the replacement Local Plan which sets out development for the period up to 2028.

