
REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 12
DATE OF MEETING:	20th AUGUST 2015	CATEGORY:
REPORT FROM:	DIRECTOR OF COMMUNITY AND PLANNING	OPEN
MEMBERS' CONTACT POINT:	NICOLA SWOROWSKI (EXT. 5983) nicola.sworowski@south-derbys.gov.uk	DOC:
SUBJECT:	LOCAL PLAN PART 1	REF:
WARD(S) AFFECTED:	DISTRICTWIDE	TERMS OF REFERENCE: *see below

1.0 Recommendations

- 1.1 Members approve the continued approach to the Local Plan work

2.0 Purpose of Report

- 2.1 To update Members on the Local Plan Part 1 and Part 2 and the Derby Housing Market Area (HMA) position.

3.0 Detail

- 3.1 Since the previous report to this Committee regarding the Local Plan there has been a HMA JAB (Joint Advisory Board) meeting and continuation of SDDC work and HMA work.
- 3.2 There is now agreement across the HMA that the full housing requirement of 33,388 dwellings can be met. As Members will recall this was concluded by both South Derbyshire's and Amber Valley's Inspectors to be the requirement across the Derby HMA from 2011 – 2028. Derby City has again considered their capacity for delivering dwellings and 11,000 is still considered to be their cap. This continues to mean that 5,388 dwellings need to be delivered outside of the City boundary through the 'Duty to Co-operate' requirement with ourselves and Amber Valley Borough Council (AVBC). How this will be met will be considered through the joint HMA sustainability appraisal (SA) work.
- 3.3 A previous report to this Committee on the 4th June set out the four stages of the SA work. This work has been ongoing and the scoping consultation (with statutory consultation bodies) was completed on the 10th August. The responses received are currently being considered by HMA Officers. It is intended that the public consultation on the work will start before the end of August. This work is to confirm Derby's unmet needs and identify reasonable options to test for the split of that unmet need between Amber Valley and South Derbyshire.
- 3.4 On the 15th July, AVBC Officers took a report to their Full Council which

recommended that two housing sites were removed and one site was included in their Plan and also to agree with the option of increasing their housing target up to 9,849 dwellings. This was approved along with a further site being removed from the Plan.

- 3.5 Along with this Council's Full Council approval on the 2nd March this year, Members approved the recommendation for increasing the housing target by up to 277 dwellings to 12,618 dwellings. However, these recommendations only allow for a degree of flexibility that may not be in line with the outcomes of the SA work, in which case further Member approval would be required.
- 3.6 Derby City Council has approval to undertake their Regulation 19 consultation (prior to submission of their plan) and is keen that this takes place as soon as possible. A verbal update will be given at Committee should their timetable have been confirmed by that point.
- 3.7 Further hearings are required and Ms Kingaby wants to hold a further joint session of the Derby HMA authorities as part of the reconvened examination. It is anticipated that at this stage that this would at the earliest be the end of October.
- 3.8 Other work was also requested of South Derbyshire regarding viability, infrastructure and five year supply. The viability and Infrastructure work is now complete and will be published online and submitted to the Inspector in due course. The viability work undertaken by a consultant reconsidered the viability of sites with South Derbyshire and what affordable housing target would be achievable. The study concluded that 30% is considered viable across the majority of sites in South Derbyshire.
- 3.9 Consideration is being given to the most appropriate time to undertake a first Part 2 consultation and whether prior to the Inspectors report on the Local Plan would be sensible given the need to still address at least 600 dwellings in the District.

4.0 Financial Implications

- 4.1 There are none directly arising from this report.

5.0 Corporate Implications

- 5.1 Achieving the adoption of a Local Plan is a key priority within the Councils Corporate Plan.

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 and existing residents.

7.0 Background Papers

- 7.1 Local Plan Part 1

Appendix A – Plan Wide Viability Review