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<b>REPORT TO:</b>	Environmental and Development Services	<b>AGENDA ITEM: 9</b>
<b>DATE OF MEETING:</b>	30 January 2014	<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	Director of Community and Planning Services	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	Nicola Sworowski 01283 595983 <a href="mailto:nicola.sworowski@south-derbys.gov.uk">nicola.sworowski@south-derbys.gov.uk</a>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>Draft Local Plan Consultation Responses</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	All	<b>TERMS OF REFERENCE:</b> EDS

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## **1.0 Recommendations**

1.1 It is recommended that the Committee:

- (i) note the content of the report
- (ii) and endorse the revised timetable

## **2.0 Purpose of Report**

2.1 To update Members on the Draft Local Plan Part 1 consultation and to set out the timetable for the continued progress of the Local Plan.

## **3.0 Detail**

- 3.1 Members will be aware that the Council undertook consultation on the Draft Local Plan from September to November last year including a series of 14 public drop-in sessions around the District.
- 3.2 The majority of the drop-sessions were well attended with over 550 people having visited the events to gain further information about the plan. The most well attended sessions were at Mickleover, Etwall and Repton.
- 3.3 The Draft Local Plan Part 1 consultation was a Regulation 18 consultation which was our penultimate consultation in the process. The final consultation to be undertaken is the Regulation 19 'submission' consultation; this is concerned with the soundness of the Local Plan as opposed to offering options for consultation.
- 3.4 There were 1,491 comments received on the Draft Local Plan from 368 individuals. Comments were received on all aspects of the Plan with most being housing related. A more detailed analysis of the responses can be seen at Annex A.
- 3.5 The suggested housing allocations received mixed responses with the exception of the site north of William Nadin Way which received only support. The Authority received the highest number of responses (128), to the proposed allocation at

Hackwood Farm, of these 126 were objections. Other sites which attracted higher levels of interest were Etwall (28 responses received including 23 objections) and Hilton (16 responses received of which 13 were objections).

- 3.6 The main reasons given for objections vary from site to site but there were common themes across the sites which included:
- Loss of greenfield agricultural land
  - Burden on local services and facilities
  - Impact on local primary and secondary schools
  - Traffic concerns
- 3.7 Whilst there was support for the increase in the housing number in the HMA from 33,700 to 35,354 and for South Derbyshire from 12,700 to 13,454 there were still responses received from developers/agents suggesting the increase was still insufficient to address the housing need of the Derby HMA and South Derbyshire. The housing levels identified as being required ranged from 14,000 to 19,648 for South Derbyshire to meet its need. The responses focussed on the Housing Requirements Study (HRS) and the further work undertaken on the housing target increase through the Strategic Housing Market Assessment (SHMA). In particular developers noted the suggested housing target for South Derbyshire is still below that suggested by the 2008 national based household projections and they also queried the migration and household formation calculations made in the HRS.
- 3.8 A question put forward for consideration in the consultation was whether a 'reserve site' policy is required. This policy would only come into force should housing delivery fall consistently below the five year supply for a sustained period of time. Three sites were given as possible options on the basis that only one would be selected if the policy were considered appropriate. The three sites were: Lowes Farm, Newhouse Farm and Woodville Regeneration site. Only a few comments were received on the principle of a reserve site policy with most comments offering either support or objection to the individual sites.
- 3.9 Specific comments were received across the majority of policies in the Draft Local Plan which need to be considered further and modifications made where appropriate.
- 3.10 One policy that received numerous comments was policy S4 – Settlement Hierarchy. The comments covered the level of development that each category of settlement could be subject to and also comments on individual settlements questioning if they were in the correct category. There were also comments questioning the role that previously developed land has to contribute to the S4 policy.
- 3.11 There was a mixed response over proposals to leave the allocation of non-strategic sites (which would deliver 600 homes) to the Part 2 of the Local Plan. Some consultees felt that all of the housing allocations required should be made within Part 1. Others thought that there would be greater flexibility if more than 600 dwellings were left to Part 2 with the highest number suggested being 1,300 of the 13,454 to be allocated.
- 3.12 There were fewer comments submitted on the suggested employment allocations and there was a mixture of support and no support across all of the sites. Again, whilst the information is still being digested it is not anticipated that there will be any fundamental changes to the suggested employment allocations.

- 3.13 Consulted upon at the same time were the Sustainability Appraisal and the Infrastructure Delivery Plan. As this was the first time that these documents had been subject to consultation it was expected that there would be specific issues raised that will need addressing prior to the submission consultation. Both documents are evolving documents, so as more information and detail comes forward through the final parts of the Local Plan process then updates will be made to make the evidence as robust as possible.
- 3.14 There was a limited number of comments regarding the Green Belt and the suggested strategic swap of land in the Boulton Moor area which would result in a net gain of Green Belt of around 2 hectares. One comment received suggested that the swap did not warrant an exceptional circumstance as required by national guidance.
- 3.15 All of these comments will continue to be considered as the Authority moves forward in finalising the Submission version of the Local Plan Part 1. The report regarding this will be brought before Members clearly setting out the changes made. This will be prior to the final round of consultation.
- 3.16 The timetable for moving towards adoption of the Local Plan Part 1 is set out below. This will be formalised through an update of the Local Development Scheme in due course:
- Regulation 19 submission consultation: 10<sup>th</sup> March – 18<sup>th</sup> April 2014
  - Submission to DCLG: 20<sup>th</sup> June 2014
  - Pre-exam meeting: 6 to 8 weeks after submission (August 2014)
  - Examination: Autumn 2014
  - Adoption: Winter 2014

#### **4.0 Financial Implications**

- 4.1 None arising directly from this report

#### **5.0 Corporate Implications**

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

#### **6.0 Community Implications**

- 6.1 South Derbyshire will remain as one of the fastest growing areas in the country, and an adopted Local Plan will ensure this is achieved in a sustainable way, providing the necessary infrastructure and community facilities for existing and new residents.

#### **7.0 Background Papers**

- 7.1 Draft Local Plan Part 1 (2013)  
Housing Requirements Study (2012)  
Strategic Housing Market Assessment (2013)  
Summary of Draft Local Plan responses (hard copy available in Member rooms)

Annex A: Analysis of responses to Draft Local Plan Part 1 consultation

## Annex A: Analysis of responses to Draft Local Plan Part 1 consultation

Responses are summarised based on the consultation questionnaire used.

### 1) Do you agree with the revised Vision for South Derbyshire?

Agree	Disagree	Broadly Agree	Comment Only	Other
44	32	22	32	7

### 2) Do you agree with South Derbyshire's Strategic Objectives?

Agree	Disagree	Broadly Agree	Comment Only	Other
62	30	6	15	13

### 3) Do you agree that the following sites should be allocated for housing development?

Site	Yes	No
Boulton Moor Phase 2	3	5
Boulton Moor Phase 3	4	7
Chellaston Fields	3	7
Holmleigh Way	4	5
Wragley Way	4	20
Primula Way	2	3
Stenson Fields	3	4
Hackwood Farm	2	126
Church Street	4	8
William Nadin Way	3	0
Broomy Farm	3	5
North east Hatton	3	4
Hilton	3	13
Repton	5	8
Etwall	5	23
Aston	5	8
Other comments including Part 2 allocations	38	

### 4) Do you agree with identifying a reserve housing site within the Local Plan? Which reserve site would you prefer?

Policy/Site	Yes	No
Reserve Site Policy	55*	158*
Lowes Farm, West Chellaston	12	10
Newhouse Farm, Mickleover	4	126
Woodville Regeneration Site	30	6

\*Some consultees did not select a preferred site (8) or offered an alternative site so numbers don't tally with the sites.

**5) Do you agree with the proposed employment allocations?**

Site/Policy	Agree	Disagree
Employment Allocation Policy	39	5
Tetron Point (8 ha)	2	0
Cadley Hill (8 ha)	1	2
Land at Hilton (7 ha)	2	3
Drakelow Power Station site (12 ha)	2	0
Dove Valley Business Park (19 ha)	3	3
Extension the Dove Valley Park (exceptions employment site)	1	3
Extension to the Global Technology Cluster (safeguarded site for employment development)	4	3
Other	29	

\*Some of the comments are duplicated as consultees either answered about the policy only and others made only specific responses to the sites suggested.

**6) Do you have any comments to make regarding the Draft Local Plan policies?**

- There were 185 comments received across the range of policies in the Draft Local Plan Part 1. A summary of the responses can be seen at in hard copy in the Members rooms or at <http://www.lfd.consultations.south-derbys.gov.uk/>.

**7) Do you have any comments on the scope and findings of the Sustainability Appraisal (SA)?**

- 17 consultees stated no comments
- 5 stated that had not seen the SA
- 7 comments received on flooding in regard to Aston, Etwall and Wragley Way
- 6 comments received specifically about Etwall and the SA
- 38 comments are specific areas received mainly from developers/agents.

**8) Do you have any comments regarding the Draft Consultation Statement?**

Yes	No	Comments
16	31	<ul style="list-style-type: none"> <li>• Parish Plans seem to have been ignored</li> <li>• Resident comments have not been taken account of</li> </ul>

**9) Do you have any comments regarding the Infrastructure Delivery Plan (IDP)?**

- 11 consultees stated no comment
- 23 consultees mentioned that a replacement Village Hall in Repton should be listed in the IDP.
- Other comments received regarding several villages covered infrastructure such as roads, schools, healthcare, sewerage and drainage.
- Royal Mail commented that they require a delivery office to be added to the IDP.
- Sport England queried the Social Infrastructure section of the IDP.

**10) Do you have any other comments you wish to make?**

- Concerns regarding the level of information on the internet.

- 7 comments were received to say that there weren't aware of the Local Plan and concerns that others wouldn't either.
- Several comments were received that the drop-in sessions were useful.
- Several comments received to say there wasn't sufficient information available.