

REPORT TO:	COUNCIL	AGENDA ITEM: 7
DATE OF MEETING:	13th JUNE 2016	CATEGORY: RECOMMENDED
REPORT FROM:	DIRECTOR OF COMMUNITY AND PLANNING SERVICES	OPEN PARAGRAPH NO:
MEMBERS' CONTACT POINT:	NICOLA SWOROWSKI 01283 595983 nicola.sworowski@south-derbys.gov.uk	DOC:
SUBJECT:	DRAFT SOUTH DERBYSHIRE LOCAL PLAN PART 2	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: PL01

1.0 Recommendations

That Members endorse the publication of the Draft Local Plan Part 2 (Appendix A), for the purposes of public consultation.

2.0 Purpose of Report

2.1 The report is submitted to Members to seek endorsement of the Draft Local Plan Part 2 for the purposes of undertaking public consultation to allow the progression of the Plan towards submission to the Secretary of State.

3.0 Executive Summary

3.1 The report explains the changes made from the initial consultation document for the Local Plan Part 2 which was consulted on from December 2015 to February 2016 in writing the draft version of the Plan.

3.2 The report also identifies the list of policies to be included and the location of the preferred housing sites. The preferred local green spaces and alignment of the settlement boundaries can be seen at Appendix A which is a draft copy of the Draft Local Plan Part 2.

4.0 Detail

4.1 The Local Plan Part 2 is the final piece of the replacement of the 1998 Local Plan. The Part 2 contains non-strategic housing allocations (less than 100 dwellings), revised settlement boundaries, local green spaces and detailed development management policies.

4.2 Members will recall that the Local Plan Part 2 was initially consulted on from December 2015 to February 2016. Following that consultation, the responses received have been considered and a draft version of the Plan drawn together.

- 4.3 There were 2,278 individual comments from 318 people. As with the Part 1 of the Plan, a consultation statement will be published alongside the draft version of the plan that considers all of the responses received and the effect it has had in terms of changes to the Plan. Through the Local Plan Member Working Group held on the 23rd May to discuss the Local Plan Part 2 it has been agreed that an executive summary will be produced given the size of the document.
- 4.4 Subject to approval of the Draft Local Plan Part 2 it will be consulted on from the end of June to the beginning of August. The consultation will involve all of the information being available on the Council's website, sent to Parish Councils and drop in events taking place across the District. There will also be a questionnaire drawn up as part of the consultation.

Draft Policies

- 4.5 The main changes in the policies from the initial version to this Draft Plan is the removal of the Infill policy (was H23) which is now part of the development in the countryside policy (BNE5) and also the removal of the recreational uses in the countryside policy (was BNE6). Two new policies have been added which are Marina Development (BNE7) and Former Power Station, Drakelow (BNE13). The policy regarding a new secondary school has become part of the Infrastructure chapter as INF12.
- 4.6 The list of policies and chapter headings are as follows:

Settlement Boundaries

SDT1 Settlement Boundaries and Development

Housing

H23 Non-Strategic Housing Allocations

H24 Replacement Dwellings in the Countryside

H25 Rural Workers Dwellings

H26 Residential Gardens within the Countryside

H27 Residential Extensions and Other Householder Development

H28 Residential Conversions

Built and Natural Environment

BNE5 Development in the Countryside

BNE6 Agricultural Development

BNE7 Marina Development

BNE8 Trees, Woodland and Hedgerows

BNE9 Local Green Space

BNE10 Advertisements and Visual Pollution

BNE11 Heritage

BNE12 Shopfronts

BNE13 Former Power Station, Drakelow

Retail

RTL1 Swadlincote Town Centre

RTL2 Swadlincote Town Centre Potential Redevelopment Sites

RTL3 Local Centres and Villages

Infrastructure

INF11 Telecommunications

INF12 Provision of Education Facilities

Housing Sites

- 4.7 The initial consultation considered all of the Strategic Housing Land Availability Assessment (SHLAA) sites as either not suitable or possibly suitable or marked as a Part 1 allocation. Through the previous consultation, several new sites were submitted for the Council to consider which have been assessed and included as part of the SHLAA. This draft plan has considered the sites further and through policy H23 sets out 18 proposed allocations which are:

Site Ref	Address	No of dwellings
A	Moor Lane, Aston	around 40
B	Jacksons Lane, Etwall	around 52
C	Derby Road, Hilton	around 40
D	Station Road, Melbourne	around 22
E	Station Road, Melbourne	around 24
F	Acresford Road, Overseal	around 70
G	Valley Road, Overseal	around 64
H	Milton Road, Repton	around 40
I	Mount Pleasant Road, Repton	around 24
J	Off Kingfisher Way, Willington	around 50
K	Oak Close, Castle Gresley	around 55
L	Linton Road, Rosliston	around 20
M	Linton Road, Rosliston	around 14
N	Midland Road, Swadlincote	around 57
O	Cadley Hill, Swadlincote	around 99
P	Land north of Scropton Road, Scropton	around 10
Q	Montracon site, Woodville	around 60
R	Stenson Fields	around 50

- 4.8 The suggested allocations total around 791 dwellings. The intention of the Local Plan Part 2 was to deliver 600 dwellings as part of the overall target of 12,618 dwellings. The suggested over supply is to ensure that the 600 dwelling target is met should sites not come forward or not deliver the dwelling numbers suggested in the table above.
- 4.9 Maps for all of the sites are included in the draft plan and in the appendix of the document are maps that include all of the listed SHLAA sites.

Settlement Boundaries

- 4.10 The previous consultation included maps for each of the settlements with boundaries to show the currently used 1998 Local Plan boundaries and the suggested revisions to those boundaries. Following comments received these have been considered further and revisions made where appropriate. The settlement boundaries did not take account of any housing allocations to be made in the Part 2 of the Plan as it was not possible at that stage. As the suggested allocations are now being proposed the settlement boundaries can now include the allocations within the boundaries where necessary.

Local Green Spaces

- 4.11 Local Green spaces are areas of land that can be designated in order to protect them from development where they are of particular importance to local communities and

can be demonstrated as such. The principle of Local Green Spaces is set out in paragraphs 76 – 78 of the NPPF.

- 4.12 Through the first consultation, there were 84 local green spaces proposed though this was just a starting point and people were encouraged to suggest others and also make comment on those suggested by the Council. There were over 40 additional site suggestions made through the consultation which have all been assessed. More defined criteria have been used in assessing the sites. Where sites have other protection, be it from Sport England, being Parish Council owned, or through other policies in the Local Plan, has meant that now 53 sites are suggested.

Sustainability Appraisal

- 4.13 The European Directive 2001/42/EC enacted in England under the Environmental Assessment of Plans and Programmes Regulations (2004) requires a Strategic Environmental Assessment (SEA) to be completed at the same time as preparing the Local Plan. This is the same process as that undertaken in Part 1.
- 4.14 The purpose of SEA is to *“provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”*. Planning legislation in England further requires that additional assessments of economic and social impacts of the Plan are undertaken in preparing Local Plans. Consequently, a combined assessment known as a ‘sustainability appraisal’ consistent with government guidance, has been prepared to accompany the draft Local Plan Part 2.

Next Steps

- 4.15 Subject to approval of this report the Draft Local Plan will be consulted upon from June to August this year. Following that, the responses will be considered and used to write a Pre-submission version of the Local Plan Part 2 which will be consulted upon under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which is the final consultation prior to submitting the Plan to the Secretary of State. The Regulation 19 consultation will take place around mid-October this year and run for six weeks as is the statutory requirement. The Plan should then be submitted before the end of the year along with any suggested modifications that have become evident as being required following the Regulation 19 consultation. Once submitted the timescales are then determined by the Planning Inspectorate but it would be expected that the hearings into the Plan would take place around March 2017.

5.0 Financial Implications

- 5.1 There are no direct financial implications with this report.

6.0 Corporate Implications

- 6.1 The adoption of a South Derbyshire Local Plan is a key action within the Place theme of the Corporate Plan. This report considers the second part of the Local Plan.

7.0 Community Implications

7.1 This part of the Local Plan will continue to ensure that development across the District is achieved in as sustainable manner as possible against a full set of policies and allocations.

8.0 Background Papers

8.1 Local Plan Part 1

Appendices

Appendix A.1 Draft Local Plan Part 2

Appendix A.2 Settlement Boundary maps

Appendix A.3 Housing Site maps

Appendix A.4 Local Green Space maps