
REPORT TO:	ENVIRONMENTAL SERVICES	AGENDA ITEM:	12
DATE OF MEETING:	3 rd JANUARY 2002	CATEGORY:	DELEGATED
REPORT FROM:	DEPUTY CHIEF EXECUTIVE	OPEN	
MEMBERS' CONTACT POINT:	GILL HAGUE 595821	DOC:	
SUBJECT:	SOUTH DERBYSHIRE LOCAL PLAN REVIEW	REF:	
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE:	ES03

1.0 Recommendations

- 1.1 To seek Member's approval of a First Deposit Draft of the reviewed South Derbyshire Local Plan, a copy of the Written Statement for which is circulated separately with this agenda and a Proposals Map exhibited at Committee, for the purposes of public consultation at the earliest opportunity;
- 1.2 to endorse the fee of £20 charged for copies of the Written Statement requested in connection with this Committee Report; and
- 1.3 to agree a charge of £30 per copy for the formal consultation version of the document

2.0 Purpose of Report

- 2.1 To explain to Members the process undertaken, the constraints within which it must fit, and the resultant recommended content of the reviewed South Derbyshire Local Plan. To seek approval to undertake formal public consultation as soon as the appropriate number of plans can be printed and legal requirements complied with, and the agreement of charges.

3.0 Executive Summary

- 3.1 In February 2000 Members agreed 10 objectives that the local plan should seek to achieve. Paragraph 4.7 sets out the work undertaken since that time and how the subsequent proposed policies and allocations in the reviewed local plan will achieve the objectives in the light of recent national planning policy guidance.
- 3.2 Environmental policies seek to protect the best of the natural and built local environment and ensure that new development avoids the creation of 'anywhereville'. The environmental policies in the plan set the scene and are the main backdrop against which the locational policies and allocations are assessed.

- 3.3 Existing allocations that have not yet been fully implemented are carried forward from the current local plan. The proposed major new allocations for housing and employment to meet the Structure Plan requirements are located in and on the edge of the Swadlincote urban area and on the edge of Woodville, Willington and Derby City (Boulton Moor). Where possible the best use of brownfield land has been made.
- 3.4 The character of the rural area is maintained and the needs of rural residents met via a sustainable settlement hierarchy of larger villages that provide a range of existing services and facilities. An emphasis is also placed on the need to redevelop redundant rural buildings for employment uses to assist the viability of the rural economy.
- 3.5 Existing recreational and community facilities are protected. Major leisure and shopping development is directed in the first instance to Swadlincote town centre by the identification of sites suitable for redevelopment that will make better use of land and improve the centre's image. Leisure and tourism facilities are also directed to The National Forest. The plan will ensure that new residential developments in particular, meet the needs of residents in terms of open space, educational and health facilities.
- 3.6 Transport policies seek to ensure that new developments can be accessed by all and by a variety of transport modes.
- 3.7 It is intended to place the draft plan on formal first deposit for public consultation by the end of January 2002.

4.0 Detail

- 4.1 The local plan review commenced formally in December 1999 with the publication of an Issues Paper that was sent to targeted consultees, and the setting of a programme agreed with the Government Office for the East Midlands. In February 2001 responses to the Issues Paper were reported to Members who agreed a set of objectives that the new local plan should seek to achieve.
- 4.2 Since that time a considerable amount of survey work has been undertaken. Unfortunately, the agreed programme that envisaged the publication of a First Deposit Draft within 12 months of the County Council's response to the Panel's report on the Structure Plan Examination in Public, which in effect would be July 2001, has slipped. This was due to the need to understand and take into account new national planning policy guidance (PPGs) particularly PPG3 Housing, and the loss of a member of staff.
- 4.3 Although as the title implies the document deals with local planning issues, when being prepared the Local Plan must have regard to PPGs, Regional Planning Guidance (RPG) and the Derby and Derbyshire Joint Structure Plan. It is the latter document that sets the control totals in relation to how much land should be found to accommodate new housing and employment.
- 4.4 PPG3 makes it quite clear that local authorities should follow the search sequence when allocating land for housing and states 'they should seek only to identify sufficient land to meet the housing requirement set as a result of the RPG and strategic planning process. In doing so they do not need to consider all the land in

their area: they should not extend the search further than required to provide sufficient capacity to meet the agreed housing requirement.

- 4.5 Based upon the March 2001 Housing Land Availability Schedule, (having deducted a figure for small brownfield windfalls and conversions, those built since 1991 and those with planning permission but not yet started), the number of additional new dwellings that need to be provided up to the year 2011 comprise some 239 in the Swadlincote Sub-area, and 2,218 in the Derby Sub-area. The total number of dwellings allocated in the new plan exceeds the Structure Plan requirement by 2.3 % resulting from the need to ensure the comprehensive redevelopment of the brownfield land south of Woodville.
- 4.6 In relation to employment land the Structure Plan requires no land over and above that currently allocated in the existing plan for the Derby Sub-area but a further 38 ha needs to be found in the Swadlincote Sub-area.
- 4.7 Given the Structure Plan requirements and the current PPGs the draft new local plan seeks to achieve the agreed set of objectives in the following ways:

In the Swadlincote Sub-Area

- **Improve the status of Swadlincote town centre as the main focus for retailing, service and leisure provision** - Based upon the work undertaken to produce the Swadlincote Town Centre Vision and Strategy, the plan defines a town centre boundary to enable major retail and leisure proposals to be assessed in accordance with the search sequence advocated by PPG6. Primary and secondary shopping frontages are identified in order to ensure that the retail provision is not undermined by too many non retailing activities, and sites with redevelopment potential indicated to give a clear steer to future investors.
- **Provide better access to and within the town** – This has been done by including policies that require developers to make provision for access to their new developments in accordance with the Council's adopted Cycling and Walking Strategies. A regeneration transport route is proposed to aid access between Woodville and the town centre thus avoiding the congested clock roundabout.
- **Maximise the use of suitable brownfield land for housing and employment uses and reduce the need to travel**- This has been done by allocating the following brownfield land identified in the Urban Capacity Study for residential development at Sunnyside, Coronation Street, Rose Valley, Frederick Street and Hastings Road. The new major employment allocation, although on greenfield land, provides a more practical size than that previously allocated south of Cadley Hill, and is located close to committed residential development at Church Gresley, thus providing the opportunity for jobs close to homes.
- **Assist the regeneration of the Woodville area.** This will be done through the comprehensive redevelopment of a major brownfield site to the south of Woodville. Provision is made for new housing, employment, recreation opportunities in the National Forest and a new link road from the A511 to the town centre. Policies also seek to retain and enhance the local centre along the High Street.

In the Derby Sub-area

- **Maximise the potential to create balanced communities and reduce the need to travel.** There is no requirement in the Structure Plan to identify new land for employment use in this sub-area. However, it is possible to create new balanced communities by putting some employment uses back on land previously used for such a purpose, rather than allocating all the brownfield land for housing. Thus the plan continues to allocate most of the former MOD site at Hilton in accordance with the previous local plan. Redevelopment of the former Willington Power Station site for housing and employment is enhanced by the opportunity to transport goods by rail and the ability to provide new cycle and pedestrian links to the existing railway station. There is however insufficient brownfield land in the sub-area that can be developed in such a way, thus the remainder of the housing requirement is allocated at Boulton Moor, where major employment sites within Derby City will be accessible via the extended Derby Southern Spur Road. A park and ride facility there will complement the Local Transport Plan and the development will be contained by the retention of the Green Belt. The release of the greenfield site will be phased in order to ensure that as far as possible the brownfield land in the sub-area is developed first.

District Wide

- **Protect and enhance the quality and character of the natural and built environment.** The Environment Chapter of the plan sets the scene by identifying the important national and local attributes of the environment that need protecting. The plan requires a high standard of new development in terms of design and construction that should reflect local distinctiveness and policies encourage innovative use of sustainable materials and layout. The major housing and employment allocations seek to reduce the amount of open countryside developed and protect the character of the historic and attractive villages.
- **Ensure as far as practicable that new development provides for the needs of occupiers, users and visitors.** Policies seek to ensure that developments are accessible to all and by a range of transport mode. Policies require the provision of facilities and services to meet the needs of new developments either by new on site provision or contributions towards upgrading existing ones. Sites with rail freight opportunities are protected to ensure the option to reduce the amount of goods travelling on roads is not lost.
- **Direct development in the rural area to sustainable locations.** The plan incorporates a sustainable settlement hierarchy developed in order to assess applications for new housing development against the search sequence set out in PPG3. The sustainable settlements are Etwall, Melbourne, Willington, Hilton, Aston on Trent, Findern, Shardlow, Ticknall, Overseal, Repton, Hatton, Linton, Hartshorne, Netherseal, and Rosliston. These sustainable settlements provide a series of service centres for the smaller villages. Minor amendments have been made to the boundaries of those settlements to remove anomalies.

The Urban Capacity Study has demonstrated that there is no need to extend the village confines to meet the housing targets within the Swadlincote Sub-area. In the

Derby Sub-area the plan seeks to retain the character of the villages and therefore other than at Hilton and Willington where major brownfield opportunities exist, development is directed towards a site on the edge of Derby City. The distribution of the housing requirement between three large sites enables the provision of proper infrastructure and services to meet the needs of the new developments.

Village confines are removed from the unsustainable settlements but the plan contains an 'exceptions' policy to ensure that genuine needs for affordable housing in the rural area are met.

- **Safeguarding existing employment.** The plan contains a policy that seeks to restrict the change of use of employment land and premises to non-employment uses, other than where the existing use causes disturbance or environmental problems, or, where evidence is provided to demonstrate that appropriate marketing for the existing use has proved unsuccessful. In the rural area encouragement is given to the conversion of former agricultural buildings to business and employment use to aid the rural economy.
- **Ensure that the policies and proposals complement those of neighbouring authorities.** The site allocated to the south of Woodville provides an opportunity to look comprehensively at brownfield land within South Derbyshire and adjoining North West Leicestershire. The development of land at Boulton Moor will provide housing to the south east of Derby City without undermining the City's Green Wedge policy and the park and ride facility will ease congestion along the A6 corridor into the city centre.

5.0 Financial Implications

- 5.1 The 2001/02 budget includes £15,000 for the printing of the first draft of the document. (The Council does not have a sufficiently large printer to produce the Proposals Map in house). Some of this money will be recouped via the sale of the document. The financial implications for the remaining programme were set out in a report to Planning and Economic Development Committee 24th February 2000 and expenditure will be sought via the budget cycle.

6.0 Corporate Implications

- 6.1 The local plan is one of the delivery mechanisms for several of the Council's Corporate objectives mainly:
- To safeguard and enhance the natural and built environment
 - To address the needs of South Derbyshire residents for good quality homes, of a variety of tenures, located in well planned and safe environments
 - To promote the health and welfare of all sections of the community, including access to leisure and cultural activities
 - To support the development of The National Forest and its enjoyment by residents and visitors
 - To strengthen and develop the local economy through support for business development and inward investment.

6.2 Policies in the local plan will have implications for the future development of land in Council ownership, and for the land use aspect of other strategies such as those for housing, economic development, heritage and tourism.

7.0 Community Implications

7.1 Although the local plan should not contain policies for matters other than the development and use of land, PPG12 Development Plans states that it is important that regard is had to the Government's wider sustainable development objectives such as 'social progress which recognises the needs of everyone'.

8.0 Conclusions

8.1 The draft local plan seeks to ensure that land use planning within the District reflects national planning policy that seeks to create sustainable development. That is development undertaken in such a way that it reduces the need to travel and ensures that important natural resources and aspects of the built environment are protected for future generations. Policies seek to ensure that new development is carried out to a high standard of design that respects the local character and distinctiveness of South Derbyshire.

8.2 The Plan consists of a Written Statement of policies and proposals together with a Proposals Map. The policies are written in bold upper case followed by a statement of justification in lowercase. A brief explanation is also given of how each policy will be monitored. An introduction to each chapter sets the scene for the topic covered. The Proposals Map, including inset maps where applicable, indicates the area covered by specific policies and proposals.

8.3 Should Members be minded to approve the draft document it will then be placed formally on deposit for a period of six weeks to enable the public to make their views known. The period will commence once a sufficient number of copies of the plan have been printed and the appropriate formal notices placed in the London Gazette and local newspapers. This is likely to be towards the end of January. The County Council also has 28 days to issue a Certificate of General Conformity with the Structure Plan. It is intended to make the document available on the Council's web site and in CD format as well as the paper version.

8.4 Following the end of the six weeks consultation period, comments and objections will be reported to Committee with an appropriate recommendation. The local plan will then be placed on deposit for a further six weeks period to enable comments and objections to be made to any proposed changes. The agreed target is to do so no later than six months from the end of the first deposit period. Unresolved objections will be discussed at a Public Inquiry likely to be held in Autumn 2002.

9.0 Background Papers

9.1 None other than those referred to in the report