
REPORT TO:	Environmental & Development Services Committee	AGENDA ITEM: 8
DATE OF MEETING:	6 October 2011	CATEGORY: DELEGATED
REPORT FROM:	Director of Operations	OPEN
MEMBERS' CONTACT POINT:	Ian Bowen 01283 595821 ian.bowen@south-derbys.gov.uk	DOC:
SUBJECT:	Consultation on East Staffordshire Borough Council's Local Development Framework	REF: IB
WARD(S) AFFECTED:	All	TERMS OF REFERENCE: EDS17

1.0 Recommendations

1.1 That:

- (i) members note the contents of the East Staffordshire Core Strategy: Draft Pre-Publication Strategic Options.
- (ii) An objection be raised to the draft document as set out in paragraphs 4.5 - 4.6 of this report

2.0 Purpose of Report

2.1 To consider and formulate a response to consultation on East Staffordshire Borough Council's Local Development Framework Core Strategy.

3.0 Background

3.1 East Staffordshire Borough Council have published for consultation draft "Pre-Publication Strategic Options" as a non-statutory stage of their Local Development Framework ("LDF") Core Strategy.

3.2 The draft document presents a range of alternative site options for accommodating East Staffordshire's projected housing needs for the period 2006 – 2031.

3.3 The relevant documents are available to view at http://eaststaffsbc-consult.limehouse.co.uk/portal/core_strategy_strategic_options/corestrategyprepub

3.4 Whilst the deadline for responses is 21 September, an extension has been agreed to enable the matter to be brought to this Committee.

4.0 Detail

4.1 The Borough Council have elected to persist with their overall housing requirement set out in the draft West Midlands Regional Spatial Strategy of 13,000 dwellings. However, for reasons of deliverability the Council is proposing to extend the plan period a further five years to 2031, which has the effect of reducing the annual housing requirement to 520 dpa.

4.2 Accordingly, the Borough Council estimate that, taking into account total completions since 2006 and unimplemented planning consents, East Staffordshire has an outstanding need to find land for 8,771 dwellings.

4.3 However, in this regard the Borough Council have indicated that:

“ ...the development of 2,000 homes at Drakelow is considered to contribute to East Staffordshire’s housing requirement as it will effectively be an urban extension of Burton upon Trent”.

4.4 The Borough Council is therefore, in effect, seeking to reduce its search for sites by around 2,000 dwellings on the assumption that a permission will be forthcoming at the former Drakelow Power Station site which will contribute to East Staffordshire’s, rather than South Derbyshire’s, housing requirement.

4.5 This proposal has not emerged following any discussion or agreement with South Derbyshire District Council and is considered to be unsound and bound to fail for the following reasons:

- The protection of greenfield land in East Staffordshire enabled through the development of brownfield land at Drakelow would simply mean increased pressure for the development of greenfield land in South Derbyshire.
- It contradicts recent representations from East Staffordshire Borough Council in relation to the planning application at Drakelow and this Council’s Local Development Framework;
- The Panel Report of the West Midlands Regional Spatial Strategy concurs with the principle that a local authority cannot attempt to meet its housing needs by making provision for development in another’s area, particularly if the purpose of such provision is not agreed between all the relevant authorities;
- A joint multi-agency study examining development potential on each side of the regional boundary - which the East Midlands Regional Plan envisaged *may* take place - has never materialised. The premise for such joint working would have been to examine whether development at Drakelow would represent a demonstrably more sustainable development strategy than alternative options around Burton upon Trent, taking into account measures such as transport improvements in the A38/A511 corridor. In the event, matters have moved on with Drakelow having been considered as a development option in the South Derbyshire Local Development Framework;

4.6 Ultimately, the case for Drakelow contributing to Burton’s housing requirement will be a matter for the Borough Council to defend at their own Public Examination – no doubt against vigorous challenge by competing site promoters in East Staffordshire. For clarity, however, it is being recommended that this Council raises an objection for the reasons given above.

5.0 Conclusions

5.1 The assumption that development at Drakelow should be regarded as meeting the needs of East Staffordshire’s rather than South Derbyshire’s housing requirement is unsound and an objection is recommended to the Borough Council’s Core Strategy.

6.0 Financial Implications

6.1 None arising directly from this report.

7.0 Corporate Implications

7.1 The prospect of accommodating housing at Drakelow to meet the needs of East Staffordshire would imply greater amounts of development being needed in South Derbyshire. This would have implications for all services within this Authority but would particularly affect the Corporate Plan objectives for ‘sustainable growth and opportunity’.

8.0 Community Implications

8.1 The prospect of accommodating housing at Drakelow to meet the needs of East Staffordshire would imply greater amounts of development being needed in South Derbyshire. This would have implications for the Sustainable Development theme of the Sustainable Community Strategy which seeks to provide adequate, appropriate and affordable housing for all, in well served communities and high quality development that minimises the impact on the environment.

9.0 Background Papers

9.1 East Staffordshire Core Strategy: Draft Pre-Publication Strategic Options.