

Appendix A - Assessment of Local Plan Review Factors

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A	PLAN REVIEW FACTORS		
A1.	The plan policies still reflect current national planning policy requirements.	Disagree	<p>The Part 1 Plan broadly covers the 2019 NPPF (the NPPF) content but lacks detail or needs updating in a number of key areas. These include the approach to strategic policies, climate change policies, changes to the definition of affordable housing and housing needs for different groups.</p> <p>The social objective in the NPPF now includes reference to ensuring a sufficient range of homes, which is expanded on in paragraph 61 and is a subtle shift from the 2012 NPPF's policy objective of delivering a wide choice of homes; revised local plan policies can be prescriptive to address the needs of groups with specific housing requirements. The environmental objective now includes reference to making effective use of land.</p> <p>The NPPF requires Local Plans to make explicit which policies are strategic policies, and these should be limited to those necessary to address the strategic priorities of the area and any cross-boundary issues. Currently, the Local Plan Part 1 makes reference to cross-boundary collaboration in BNE1 Design Excellence.</p> <p>The NPPF states that major development (i.e. sites of 10 homes or more, or 0.5ha+)... should expect at least 10% of the homes to be available for affordable home ownership. The NPPF also introduced entry-level exception sites. First Homes are also to be introduced on market-led schemes</p>

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			from December 2021 with the opportunity for local plan policy to set local eligibility criteria and discount thresholds.
A2.	There has not been a <u>significant</u> change in local housing need numbers from that specified in your plan (accepting there will be some degree of flux).	Partly agree	Whilst the standard methodology for the calculation of housing need has not resulted in a significant change to South Derbyshire's annual housing requirement, the introduction of the 35% uplift for the twenty largest cities in England has directly affected Derby City's housing need. Derby City Council will have the capacity for new housing within the City boundary independently assessed; in the event that Derby City is unable to meet all of its housing need within the City boundary, Derby City Council will need to cooperate with its HMA partners and neighbouring authorities to establish how any unmet need will be accommodated.
A3.	You have a 5-year supply of housing land	Agree	The Council has a 5-year supply of housing land as demonstrated in the Housing Position Paper, January 2021 . Maintaining a 5-year supply of housing land through an up-to-date local plan provides the greatest certainty for both communities and housebuilders. Therefore, the timely review of the adopted Local Plan, with a view to allocating housing sites to be delivered beyond 2028, is the proactive mechanism to maintain the 5-year supply.

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A4.	You are meeting housing delivery targets	Agree	The latest available Housing Delivery Test measurement (2020) for South Derbyshire was 167% and the forecast for 2021 is also above the 95% threshold, as set out in paragraph 75 of the NPPF.												
A5.	Your plan policies are on track to deliver: (i) affordable housing targets	Disagree	<p>Affordable housing completions for the period 2019/20 were 291. This is an increase on the number recorded in the 2018/19 period when 225 affordable homes were completed. 22.52% of homes completed in the period were classed as affordable.</p> <table border="1" data-bbox="1265 676 1962 951"> <thead> <tr> <th colspan="4">Gross Affordable Housing Completions 2019-20</th> </tr> <tr> <th>Social Rented Homes</th> <th>Shared Ownership</th> <th>Affordable Rented Homes</th> <th>Affordable Homes Total</th> </tr> </thead> <tbody> <tr> <td>112</td> <td>75</td> <td>104</td> <td>291</td> </tr> </tbody> </table> <p>The Strategic Housing Market Assessment (SHMA) (January 2020) demonstrated an increase in affordable housing need to 325 affordable homes for rent per annum; adding in the requirement for 10% affordable home ownership on sites, this equates to around half of South Derbyshire's housing requirement each year.</p>	Gross Affordable Housing Completions 2019-20				Social Rented Homes	Shared Ownership	Affordable Rented Homes	Affordable Homes Total	112	75	104	291
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	<p>Your plan policies are on track to deliver:</p> <p>ii) other plan objectives including commercial floorspace/jobs targets over the remaining plan period.</p>	Agree	<p>The total industrial and business land need outside the Derby Urban Area within South Derbyshire between 2011 - 2028 is 47.27ha. On 31 March 2020, the amount of new land developed since 1 April 2011 was 36.77ha, with a further 0.93ha under construction at the time of the survey.</p> <p>A further 72.95ha had planning consent and 18.71ha did not yet have planning consent but was allocated for industrial and business development in the Local Plan Part 1.</p> <p>Net additional floor space delivered in the 2020/21 monitoring period was 2,885 sqm.</p>
A6.	<p>There have been no significant changes in economic conditions which could challenge the delivery of the Plan, including the policy requirements within it.</p>	Disagree	<p>The Covid-19 pandemic will have had an affect on economic conditions within South Derbyshire. The full impact will only be realised over the coming months and indeed years, however, the timely gathering of evidence leading to a local plan review, will assist in putting the District 'on the front foot' and the best economic position post Covid-19.</p> <p>The announcement of the Freeport site, which extends into South Derbyshire, may shift the economic conditions of the area over time.</p>

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A7.	There have been no significant changes affecting viability of planned development.	Disagree	<p>Delivery of the larger housing allocations under Policies H6 (Drakelow Park) and H15 (Wragley Way) have seen delays, when compared with that anticipated at the Local Plan's adoption, due to viability constraints.</p> <p>Again, going forward, the Covid-19 pandemic may have a knock-on effect on viability.</p>
A8.	Key site allocations are delivering, or on course to deliver, in accordance with the local plan policies meaning that the delivery of the spatial strategy is not at risk.	Agree	<p>The vast majority of housing allocations have delivered as projected in the Local Plan. In respect of the two housing allocations identified in A7 above, the Council is working proactively with partners to ensure the required homes are delivered with the Plan period.</p> <p>The robustness and deliverability of the overall strategy, of accommodating Derby's unmet need on sites adjoining Derby City as well as facilitating growth in the Key Service Villages in the District, has been borne out since the Local Plan Part 1's adoption.</p>

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A9.	There have been no significant changes to the local environmental or heritage context which have implications for the local plan approach or policies.	Partly agree	<p>The Environment Bill is set to introduce a mandatory requirement for development to deliver biodiversity net gain. The Environment Bill is expected to become an Act by winter 2021 and policies to support this new requirement will be included in the next Local Plan.</p> <p>The National context of climate change has 'changed gear' since the adoption of the Local Plan Part 1 and to adequately address current objectives through planning, to commence a local plan review is an appropriate response.</p>
A10.	There are no new sites that have become available since the finalisation of the adopted local plan which require the spatial strategy to be re-evaluated.	Agree	The spatial strategy as set out in the Local Plan Part 1 remains appropriate for the Plan period. There are no 'strategic level' sites in public ownership in the District.

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A11.	Key planned infrastructure projects critical to plan delivery are on track and have not stalled / failed and there are no new major infrastructure programmes with implications for the growth / spatial strategy set out in the plan.	Partly agree	<p>The majority of strategic housing allocations have been delivered or are being delivered.</p> <p>A key piece of infrastructure for the delivery of Policy H6 (Drakelow) is the Walton bypass, which includes a bridge over the River Trent. An application to vary and remove various conditions to facilitate the delivery of the site was approved, subject to a revised Section 106 agreement, in May 2021.</p> <p>The delivery of Policy H15 (Wragley Way) is affected by the complexities of delivering the South Derby Integrated Transport Link (Policy INF4) and the new junction onto the A50.</p> <p>The Woodville-Swadlincote Regeneration Route (Policy INF4) is currently under construction.</p> <p>The A38 grade separation works may potentially influence housing delivery around the Derby fringe.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A12.	All policies in the plan are achievable and effective including for the purpose of decision-making.	Agree	<p>All of the policies in the Local Plan are considered to be deliverable. In producing the annual Housing Position Paper, anticipated delivery on each housing allocation is reviewed and where sites have not come forward as originally planned, positive intervention measures have been taken to facilitate delivery within the Plan period.</p> <p>Decision making policies are largely contained within the Local Plan Part 2.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A13.	There are no recent or forthcoming changes to another authority's development plan or planning context which would have a material impact on your plan / planning context for the area covered by your local plan.	Partly agree.	As per A2 above.

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A14.	There are no local political changes or a revised / new corporate strategy which would require a change to the approach set out in the current plan.	Agree	<p>The recent local political changes do not necessitate an immediate change to the current local plan; any change in policy direction will be worked through the Local Plan review.</p> <p>Whilst a new Corporate Plan has been published by the Council since the adoption of the Local Plan Part 1, the new Corporate Plan is not in conflict with it.</p>