
REPORT TO:	FULL COUNCIL	AGENDA ITEM: 9
DATE OF MEETING:	2nd MARCH 2015	CATEGORY:
REPORT FROM:	DIRECTOR OF COMMUNITY and PLANNING	OPEN PARAGRAPH NO:
MEMBERS' CONTACT POINT:	NICOLA SWOROWSKI (EXTENSION 5983) nicola.sworowski@south-derbys.gov.uk	DOC:
SUBJECT:	LOCAL PLAN PART 1 – HOUSING REQUIREMENT	REF:
WARD(S) AFFECTED:	DISTRICT	TERMS OF REFERENCE:

1.0 Recommendations

- 1.1 To agree with increasing the housing target in the Local Plan Part 1 (2011-2028) in the range of 12,539 – 12,618 dwellings (an increase of 198 – 277 dwellings).

2.0 Purpose of Report

- 2.1 The report is being submitted to bring Members up to date with the latest position on the Local Plan Part 1 and to seek endorsement on an increased housing requirement to be met in South Derbyshire from 2011 – 2028.

4.0 Detail

Background

- 4.1 South Derbyshire's Local Plan was submitted to the Secretary of State on the 8th August 2014 and Ms Kingaby was appointed as the Inspector to test the Plan shortly afterwards. Ms Kingaby set dates for an examination in public that started on the 25th November 2014 and concluded on the 5th December 2014.
- 4.2 As Members are aware, South Derbyshire has worked alongside Amber Valley Borough Council (AVBC) and Derby City Council (DCC) as part of the Derby Housing Market Area (HMA). This working arrangement has been in place since 2009.
- 4.3 It is essential that under the duty to cooperate regulations that were introduced as a legal duty through the Localism Act 2011 that authorities in the context of strategic cross boundary matters engage and continue to engage constructively.
- 4.4 This duty to cooperate is particularly important for the Derby HMA in regard to housing requirements. Derby City is not able to meet all of its housing needs within its boundary and as its neighbours as part of the HMA, AVBC and South Derbyshire have agreed to meet the remaining requirement. Derby's need has been assessed as 16,388 but is only able to provide sites for 11,000 dwellings.

- 4.5 During the examination a joint HMA housing session was held that was headed by Ms Kingaby and Mr Foster who is AVBC's Inspector. This was to consider further the objectively assessed need for the Derby HMA.
- 4.6 Following the close of the examination, the Inspectors have written to the HMA authorities concluded that the most appropriate housing need for the Derby HMA is 33,388 dwellings over the period 2011 - 2028. Ms Kingaby wrote separately to the Council to ask for further information on viability, five year supply and infrastructure requirements on site.
- 4.7 The Derby HMA are currently in a position of being unable to demonstrate where all of the 33,388 dwellings required across the HMA are to be located. There are 396 dwellings that are currently unaccounted for.
- 4.8 This shortfall has occurred due to AVBC's change in housing target since the South Derbyshire Plan was submitted. During Amber Valley's hearings their Inspector asked that the HMA undertake some sensitivity testing on the GL Hearn work on housing requirement. This work led to AVBC's Inspector increasing the HMA housing requirement by 1,474 dwellings.
- 4.9 AVBC were put into a period of suspension to allow for this additional housing to be found amongst other specific AVBC issues including a lack of a five year supply. Following HMA discussions, it was agreed that AVBC would find sites to accommodate all of the additional growth and also help to correct their five year supply position. After having consulted twice on new sites, it was concluded by AVBC that not all the sites were appropriate which meant a reduction in their target from 10,060 to 9,651 dwellings.
- 4.10 This change in target for AVBC along with a minor change in Derby City (additional 13 dwellings to round to 11,000) led to this current position of 396 dwellings being unaccounted for. At the point that Members made their decision to submit the Local Plan it was on the basis that the HMA requirement was being fully met.
- 4.11 Also, in the letter written by both Inspectors to the HMA authorities was the request for further information in regard to the split of Derby's unmet needs between AVBC and South Derbyshire. This work will be undertaken on a HMA basis rather than individually through each of the existing Sustainability Appraisal's (SA).
- 4.11 The previous report to Full Council on the 3rd July 2014 reasoned that any further growth was no longer mutually beneficial to South Derbyshire given that it was already providing 2,736 dwellings of Derby's needs plus meeting its own needs. This position has not significantly changed but in order to allow the progression of any of the three HMA Local Plans these remaining 396 dwellings must be accounted for across the HMA.
- 4.12 Therefore, the recommended approach for South Derbyshire is to:
- Agree to a share of the 396 dwellings based on a range including the current (55%) and historical (70%) split between AVBC and South Derbyshire of Derby's unmet needs. This would mean South Derbyshire's housing target rising to a requirement in the range of 12,539 – 12,618 dwellings.
- 4.13 This option will require decisions to be made at a later point as it is most likely that new sites will be required in order to meet the additional requirement and to provide a

five year supply as required upon adoption of the Local Plan. The approach is subject to the completion of the SA work.

4.14 At the time of writing there is no guarantee from either of the other two HMA authorities to address the remaining amount but if recommended for approval then it allows for further discussions to be held. As further work is required and therefore further Member approval will be needed, should the HMA position change then there will be opportunity for Members to consider it further.

5.0 Financial Implications

5.1 None arising directly from this report.

6.0 Corporate Implications

6.1 There is a risk of further delay to the Local Plan process without the full amount of housing required in the period 2011 – 2028 across the HMA being addressed. A lack of an up to date Local Plan has the potential to impact on themes within the Corporate Plan as the Local Plan sets out development requirements up to 2028.

7.0 Community Implications

7.1 An adopted Local Plan will ensure that development across the District is achieved in as sustainable manner as possible and in a way that provides the infrastructure of community facilities for both the new residents but also existing residents.

8.0 Background Papers

8.1 Submission Local Plan Part 1

Appendix

A Letter from Ms Kingaby & Mr Foster confirming the HMA housing requirement