
REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 8
DATE OF MEETING:	4th JUNE 2015	CATEGORY:
REPORT FROM:	DIRECTOR OF COMMUNITY AND PLANNING	OPEN
MEMBERS' CONTACT POINT:	NICOLA SWOROWSKI (EXT 5983) Nicola.Sworowski@south-derbys.gov.uk	DOC:
SUBJECT:	LOCAL PLAN PART 1 – FURTHER INFORMATION	REF:
WARD(S) AFFECTED:	DISTRICT	TERMS OF REFERENCE: *see below

1.0 Recommendations

1.1 Note the content of the report

2.0 Purpose of Report

2.1 To update Members as to the current situation with the Local Plan Part 1 and the next steps to be taken in order to progress the Local Plan.

3.0 Detail

3.1 The Local Plan Part 1 underwent hearings in November and December 2014 led by the Inspector, Ms Kingaby.

3.2 As part of the examination a joint hearing session was held with Amber Valley and Derby City regarding the assessed housing need for the Derby Housing Market Area (DHMA) and the distribution of Derby City's unmet need. This joint session was presided over by Ms Kingaby and Amber Valley's Inspector, Mr Foster. Following this session and subsequent correspondence from the Inspectors it was deemed necessary to undertake additional Sustainability Appraisal (SA) work around the apportionment of Derby's unmet need. This work has also included Derby City reconsidering its housing capacity again.

3.3 Ms Kingaby also requested that further work be undertaken in regard to the District's five year housing land supply, the viability of the affordable housing target suggested and the infrastructure requirements of the large strategic housing sites.

3.4 This report will consider each of those elements separately starting with the SA work.

3.5 The SA work has been undertaken as a four stage approach:

1. Derby City re-examining their housing capacity to confirm the housing need they would be unable to meet within their administrative boundary.
2. South Derbyshire and Amber Valley to set out how their housing need will be met.
3. Testing reasonable alternatives for meeting Derby's unmet need in Amber Valley and South Derbyshire.
4. Concluding on the most reasonable option for accommodating Derby's unmet need.

3.6 There are currently 396 dwellings unaccounted for across the Derby Housing Market Area (DHMA). The SA work that has been undertaken has considered the full housing need as agreed by the Inspectors of 33,388 dwellings across the DHMA for the period 2011-2028 and therefore these unaccounted for dwellings have also been considered. This work has started and Derby City has confirmed that they are capped at 11,000 dwellings. Work is continuing on the remaining stages.

3.7 Considering the other elements that have been requested then, linked directly to the SA work is the five year housing land supply. One of the most important assessments involved with the production of a Local Plan is the ability to demonstrate that the housing policies within the Plan will deliver a five year supply upon adoption. The Local Plan Inspector has deemed that South Derbyshire are currently unable to do this and has requested this is rectified otherwise the Plan will be considered unsound. In order to finalise this calculation, the housing figure that South Derbyshire is to meet over the plan period 2011-2028 has to be confirmed which is dependent upon completion of the SA work. However, any increase in the housing figure will result in the need for further sites or extensions to existing strategic sites to be dealt with through Part 1 of the Plan.

3.8 The second element that was requested by the Inspector was further information regarding the viability of the affordable housing target. A viability expert was appointed who has undertaken a review of our Plan to assess (alongside the existing information) whether the 30% target is still achievable. The report currently in draft concludes that 30% is achievable on all sites across the District when also combining it with developer contributions. All sites are different, especially brownfield sites and as expected the large brownfield sites do show less viability than greenfield sites. However, the policy in the Local Plan (H20) allows for these differences and whilst 30% is considered and evidenced as a reasonable starting point, the policy does make clear that it can be subject to a viability assessment if necessary. Once finalised, the report will be published on the Council's website as part of the examination documents.

3.9 The final element of the work is around Infrastructure requirements on the strategic sites. This work has been undertaken to demonstrate to the Inspector on a site by site basis, the requirements for each site. This piece of work has involved the updating of information, as evidence on this front continually changes.

3.10 This work will be submitted as soon as possible to allow the Inspector to reconvene the hearings into the Local Plan which may also include a further joint hearing session with Amber Valley and Derby City.

4.0 Financial Implications

4.1 None arising directly from this report.

5.0 Corporate Implications

5.1 There is the risk of further delay in the Local Plan Part 1 process without the necessary information as requested by the Inspector being submitted. Having an up to date Local Plan is an action of the Corporate Plan.

6.0 Community Implications

6.1 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 and existing residents.

7.0 Background Papers

7.1 These include: Submission South Derbyshire Local Plan Part 1 and the Sustainability Appraisal.

7.2 All submitted documents for the Local Plan can be found at: http://www.south-derbys.gov.uk/planning_and_building_control/planning_policy/local_plan_examination/default.asp