

PUBLIC PARTICIPATION
COUNCIL HELD ON 24 MARCH 2022

STATEMENT and QUESTIONS from Ms Sharon Briddon, Matlock Local Resident

I have noted from the agenda that you are proposing to opt for the higher volume of housing option. Bearing in mind that Matlock Town has once again flooded since that proposal was put forth, due once again to overload in the existing local drainage system, please can you confirm what consultation has taken place with consultees such as Lead Local Flood authority and the Highway Authority given the cumulative impacts of development from planning applications which have been submitted for the area, and has the council considered the concerns of local residents in this proposal?

RESPONSE:

At this time no decision has been made on what the future housing target for the period to 2040 will be. The report seeks to indicate what the range of future housing requirements could be and the extent to which the current evidence suggests that there is an available supply of land to meet the potential targets. Initial consultations have already taken place with the County Council as Lead Local Flood Authority, and Highways Authority. These discussions will continue as further work is undertaken on the Local Plan.

In addition, should sites that have so far proved to be undeliverable (financially, environmentally and practically) be urgently re-examined? It is especially important, in view of the current climate emergency and the councils environmental and carbon goals, that they ensure every site is at the very least fully complicit with the Town and Country Planning (Environmental Impact Assessment) Regulation 2017, and indeed go further than that to ensure that all possible sustainable building and energy provisions are used. At the moment, many proposed plans do not comply with even the minimum standards required.

RESPONSE:

The District Council declared a Climate Change Emergency in 2019 and has subsequently adopted a Climate Change Action Plan and a Climate Change Supplementary Planning Document. The District Council is fully committed to ensuring that the Local Plan includes policies which require new developments to take a much more proactive approach to mitigating climate change.

How does the council plan to achieve biodiversity net gain with this higher housing number, including continuing to build on greenfield sites, when in fact other councils are choosing to opt for the lower housing number to enable protection of these green sites and landscapes?

RESPONSE:

The District Council is working with Derbyshire County Council and the other local planning authorities in Derbyshire to ensure that the mechanisms are in place to meet the legal obligations with regards to Biodiversity Net Gain. This will include new policies in the Local Plan as set out to Council on 19th January 2022.

It feels that the policies are in direct contradiction of one another by considering increasing the amount of building and thereby increasing the amount of environmental damage, in areas that are already plagued with regular flooding events and increased traffic as a result of the continuing volume of development in a small area. There is far too high a concentration of development in small towns that do not have the appropriate infrastructure in place due to 50% of the district being in the Peak Park - that has to be taken into consideration and the proposed development numbers appropriately adjusted to account for this.

I look forward to hearing the council's responses to these questions.

RESPONSE:

The District Council has an obligation to prepare policies and proposals for the future use and development of land through the Local Plan. The current Local Plan review will set the future development needs for the period up to 2040. This includes policies related to the future housing requirements, climate change and biodiversity net gain. In taking the Local Plan forward the District Council will seek to ensure that it is able to reconcile these three important issues and deliver a sound plan as assessed by an independent Planning Inspector.

STATEMENT and QUESTION from Wolds Community

With reference to the very disturbing fact that the target housing number has been selected without any public consultation with the Derbyshire Dales communities; we would now like a clear explanation of:

When will public consultation take place and what will be the topics?

RESPONSE:

At this time public consultation is envisaged to take place on the revised modifications to the Local Plan as set out in the report in October 2023. The revised modifications to the Local Plan i.e. changes to the policies and text required to address the areas identified in the report to Council on 19th January 2022. To ensure that the Local Plan is sound public consultation will be undertaken in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Statement of Community Involvement.

STATEMENT and QUESTION from Ms Laura Stevens, on behalf of Dales Climate Hub

I write on behalf of Dales Climate Hub with regard to the Local Plan. We would like to submit a question to Committee. We are very disappointed to be hearing about this Council Meeting just one day beforehand. With busy lives this gives little time to study the 181 pages of said Plan but pages 129 and 124 are pertinent to our question. It seems DDDC already knows that such planned developments would be unsustainable and thinks that off-setting will do. It will not do.

How does the Council plan to avoid sacrificing the environment, our green spaces and local biodiversity if the Higher Growth Scenario is to be adopted and over 300 houses built p/a till 2040 (referring to p129 the Council has never before managed to "design 'in' the measures such as low carbon infrastructure and enhanced biodiversity net gain")?

RESPONSE:

The District Council has an obligation to prepare policies and proposals for the future use and development of land through the Local Plan. The current Local Plan review will set the future development needs for the period up to 2040. This includes policies related to the future housing requirements, climate change and biodiversity net gain. In taking the Local Plan forward the District Council will seek to ensure that it is able to reconcile these three important issues and deliver a sound plan as assessed by an independent Planning Inspector.

STATEMENT and QUESTIONS from Mr John Youatt, Local Resident

Q1. Was the public consulted on the 2021 comprehensive and deeply relevant sustainability report by Clearlead, including annex A?

Q2. In fond memory of Freddie, who led on this subject during the Local Plan:-

We said then that the SDNP's plan included a substantial reduction of its housing target, on account of the fact that the Housing Authority area is half in the Park. The local plans there are also under review. The same topic is being pursued again.

Will the Council please ask our MP to compare notes with their MP with a view to a common approach?

RESPONSE:

Q1 The Scoping Report prepared by Clearlead Consultants was subject to consultation with the Statutory Bodies – the Environment Agency, Historic England and Natural England. There is no obligation to undertake public consultation on the Scoping report. More detailed Sustainability Appraisal work will be made available on the District Council's website in due course.

Q2 The circumstances surrounding housing development in the South Downs National Park has changed in recent years. The particular circumstances that Mr Youatt refers to relate to the East Hampshire Core Strategy where the level of housing was reduced in the National Park area of the Joint Core Strategy Area. The situation now is that the South Downs National Park now have their own adopted Local Plan. The Plan includes a reduced housing requirement with the shortfall being met through the Duty to Cooperate being engaged with neighbouring authorities.

In relation to Derbyshire Dales and the Peak District National Park, the District Council will continue to work with the National Park Authority to identify and agree a potential capacity of additional housing for the National Park to accommodate as part of the overall requirement for Derbyshire Dales. At this time it is still envisaged that the National park will only be able to accommodate 20 dwellings per annum.