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LOCAL PLAN ADVISORY COMMITTEE

Minutes of a Meeting held on Monday 3 March 2014 in the Council Chamber, Town Hall, Matlock at 6.00pm

PRESENT

Councillor Lewis Rose, OBE - In the Chair

Councillors Bob Cartwright, Albert Catt, David Fearn, Chris Furness, Mike Ratcliffe, Geoff Stevens, MBE, Jacquie Stevens, Carol Walker, Jo Wild.

Paul Wilson (Corporate Director), Mike Hase (Planning Policy Manager) and Jackie Cullen (Committee Assistant).

14 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Andrew Shirley, Andrew Lewer and Garry Purdy. Councillor Jo Wild attended as a substitute member.

343/13 – MINUTES

It was moved by Councillor Geoff Stevens, seconded by Councillor Albert Catt and

RESOLVED

(unanimously)

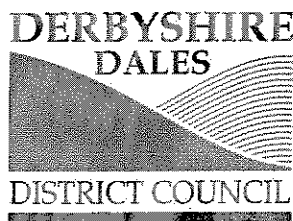
That the minutes of the meeting of the Local Plan Advisory Committee held on 29 January 2014 be approved as a correct record.

The Minutes were signed by the Chairman.

344/13 – DERBYSHIRE DALES LOCAL PLAN PRE-SUBMISSION DRAFT – DERBYSHIRE DALES HOUSING & ECONOMIC NEEDS ASSESSMENT

The Advisory Committee considered a report advising on the contents and implications of the Derbyshire Dales Housing and Economic Needs Assessment. The report recommended that the housing requirements set out in the Derbyshire Dales Local Plan Pre Submission Draft, of 200 dwellings per annum over the period 2006-2028 be confirmed as the appropriate level of provision for inclusion in the plan to be submitted to the Secretary of State.

Correspondence received after publication of the agenda was summarised by the Planning Policy Manager at the meeting.



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Correspondence received after publication of the agenda was summarised by the Planning Policy Manager at the meeting.

At a meeting of this Committee held on 16th October 2013, it was resolved that in order to minimise the risks of the Derbyshire Dales Local Plan being found unsound at Examination in Public, additional research be commissioned to review the basis for the housing targets within the Derbyshire Dales Local Plan taking account of the National Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) published in August 2013.

Following the resolution of this Committee, a consortium of consultants led by Atkins, along with Arc4, and Edge Analytics were appointed to undertake this commission. A copy of the brief was set out in Appendix 1 to the report. A copy of their final report was set out in Appendix 2 to the report.

DERBYSHIRE DALES HOUSING & ECONOMIC NEEDS ASSESSMENT – MAIN FINDINGS

Having gathered data and evidence relating to the Housing Market Area and Functional Market Area, the consultants recommended that based on the evidence, it is considered that the Derbyshire Dales is part of a wider housing market area extending across Derbyshire, into East Staffordshire and the Sheffield area, and that in terms of the Functional Economic Market Area, the definition of employment land requirements on the basis of the District Council boundary remains an appropriate approach to adopt.

Demographics

Demographic modelling was undertaken and the results of the study were set out in the report.

The study undertook demographic forecasting on the basis of a number of different scenarios, as detailed in the report. The data for each of the scenarios for the period 2012-2028 were set out in Appendix 3 to the report.

Annual changes in dwelling and job numbers that take account of the Derbyshire Dales Local plan for the period 2012-2028 were shown in Appendix 4 to the report.

Employment Land Supply and Requirements

The study included an overview of the current Use Class B employment land, in terms of the quantity, quality and supply of employment land, as well as a review of the future employment land requirements for the Derbyshire Dales Local Plan.

Based on employment growth in that part of the District which lay outside the Peak District National Park, and taking account of past employment land development rates, the consultants advised that over the Local Plan period of 2013 – 2028 there would be a need for a further 20 hectares of B class employment land.

Retail Provision

The study included a quantitative capacity assessment of the potential need for future retail development across the District. The results of the study were set out in the report.

Housing Market Characteristics

This section of the report addressed the requirements relating to the preparation of a Strategic Housing Market Assessment.

An analysis of the affordable housing needs within the study indicated a shortfall of 180 affordable dwellings each year over the next five years (2013/14 to 2017/18), with the largest shortfalls being for 1 bedroom general needs dwellings.

The report advised that the 180 shortfall should be viewed as the extent to which there was an imbalance between affordable housing need and supply, and not a specific target. The actual target for delivery needed to be established through an economic viability assessment.

The report concluded that in relation to housing requirements, net in-migration was a key driver which influenced the need for housing across the District. Scenarios associated with migration trends indicated a need for between 146 and 200 additional dwellings each year (over the period 2012 to 2028).

Overall it concluded that a dwelling target of 200 per annum remained appropriate. In line with stakeholder views and evidence presented in this report, a broad mix of dwelling types and sizes should be delivered to address the needs from different sections of the community. In terms of tenure, economic viability assessment would determine the extent to which affordable housing could be delivered and the percentage split between affordable rented and intermediate tenure dwellings.

IMPLICATIONS FOR DERBYSHIRE DALES LOCAL PLAN

Housing Requirements

In considering the implications of the study for the Derbyshire Dales Local Plan the starting point had to be the advice issued in the National Planning Policy Framework, as set out in the report, as well as the National Planning Practice Guidance.

The issues that needed to be addressed in this instance were :-

1. What is the objectively assessed need for Derbyshire Dales?
2. Taking account of the guidance in the NPPF and other evidence what should the housing requirement be for the Derbyshire Dales be for the period 2006-2028?

The National Planning Practice Guidance set out that household projections published by the Department for Communities and Local Government should provide the starting point in estimating the overall housing need. As such the demographic modelling and scenario testing that had been undertaken in the study which took account of both the 2008 and 2011 ONS & Department for Communities and Local Government Population & Household was considered to be wholly in accordance with the National Planning Practice Guidance.

It was considered that the objectively assessed need for the whole of Derbyshire Dales for the period 2006-2028 should be 273 dwellings per annum or an overall figure of 6006, which was generally consistent with the finding of the Strategic Housing Options Report published in June 2012.

The existence of the Peak District National Park constrained the potential to fully meet the objectively assessed needs for housing in the district. Thus it was envisaged that only 30 dwellings per annum were likely to come forward in that part of the District. Consequently, to fully meet the Objectively Assessed Need across the Derbyshire Dales Local Plan area would require land to be provided for 243 dwellings per annum.

An assessment had been undertaken to determine the extent to which the housing requirements of the various demographic scenarios set out in the study could be met; the result of this assessment was set out in Appendix 5 to the report, and indicated that there was insufficient suitable land available across the plan area to meet the Jobs-Led (Total) and SNPP-2010 (Objectively Assessed Need) Scenarios. The assessment did however indicate that given the availability of land, the Jobs-Led (People) scenario of 249 dwellings per annum could be achieved over the plan period, and that for all the other scenarios, the Derbyshire Dales Local Plan Pre Submission Draft already made adequate provision to meet the overall requirement.

In order to assess the impact that the different scenarios had upon social, economic and environmental matters, a sustainability appraisal had been undertaken on six of the eight scenarios. A copy of the Sustainability Appraisal for the six scenarios was set out in Appendix 6.

It was clear from the evidence that the Objectively Assessed Need of 273 dwellings per annum could not be met within the Derbyshire Dales. As such, taking all the other factors into consideration, it was recommended that the housing requirement for Derbyshire Dales be set at 200 dwellings per annum over the period 2006-2028.

Taking account of the evidence set out in Appendices 4, 5 and 6, the content of Chapter 7 – Promoting Healthy and Sustainable Communities in the Derbyshire Dales Local Plan Pre Submission Draft had been revised, a copy of which was set out in Appendix 7 to the report.

Employment Land & Retail

Taking account of the evidence in the study on both future employment land requirements and retail capacity it was considered that no changes needed to be made to the relevant employment land and retail policies within the Derbyshire Dales Local Plan.

However it was necessary to make minor changes to the text in Chapter 6 – Supporting the Rural Economy and Enhancing Prosperity of the Derbyshire Dales Local Plan Pre Submission Draft to ensure that updated evidence presented in the study was referred to. A copy of the revised Chapter was set out in Appendix 8 to the report.

Plan submission and Examination in Public

The Committee were advised that the Public Examination would be held at the Town Hall, and members of the public were welcome to attend. The Inspector would be in receipt of all representations the Council had received, and would hear individual representations at his or her discretion.

As soon as the Local Plan was submitted to the Secretary of State, the District Council would very quickly be engaged in a strict timetable for responding to issues raised by the appointed Inspector. As such, there would be a need for Officers to respond to issues within a very short timescale. Therefore, it would be impractical for all decisions that may

need to be taken to be presented to a formal Council Committee. The Committee are therefore requested to grant delegated authority to the Corporate Director, following consultation with the Chairman and Vice-Chairman of this Committee, to respond to any issues that may arise in order to ensure that there was no delay in progressing the Local Plan through the Examination in Public.

It was moved by Councillor David Fearn, seconded by Councillor Geoff Stevens and

RESOLVED
(Unanimously)

1. That the contents of the Derbyshire Dales Housing and Economic Needs Assessment as set out in Appendix 2 be noted.
2. That the housing requirements for the Derbyshire Dales Local Plan remain at 200 dwellings per annum for the plan period 2006-2028.
3. That the changes to Chapters 6 and 7 of the Derbyshire Dales Local Plan Pre Submission Draft as set out in Appendices 7 and 8 to the report be accepted and that they be included in the submission of the Local Plan to the Secretary of State.
4. That the modifications to the Derbyshire Dales Local Plan Pre Submission Draft be approved and submitted to the Secretary of State.
5. That authority be delegated to the Corporate Director to respond to any issues that arise during the preparation of and following submission of the Derbyshire Dales Local Plan to the Secretary of State, following consultation with the Chairman and Vice Chairman of this Committee.

345/13 – DERBYSHIRE DALES LOCAL PLAN PRE-SUBMISSION DRAFT – ALTERNATIVE SITE SUGGESTIONS

A report was presented advising Members of the alternative sites suggested during the public consultation on the Derbyshire Dales Local Plan Pre-Submission Draft. It set out how the alternative sites had been assessed and evaluated and prioritised each site against defined planning criteria based upon their overall suitability for development.

At a meeting of this Committee held on 16th October 2013 it was resolved that further reports be presented to this Committee that set out the details of the representations received during the consultation on the Derbyshire Dales Local Plan Pre Submission Draft.

In addition to consultation responses on the policies and proposals within the Derbyshire Dales Local Plan Pre-Submission Draft, four alternative housing sites were suggested for inclusion. A detailed assessment of these sites had been undertaken and was set out in section 2 of the report.

A detailed schedule of all new alternative sites and resubmitted sites received during consultation on the Local Plan – Pre Submission Draft was contained in Appendix 1 to the report. Maps illustrating the location of each new and resubmitted alternative sites were provided in Appendix 2.

Only those alternative sites which were regarded as being developable and which satisfied criteria A-E (as listed in the report) had been taken forward for further consideration as part of the preparation of the Local Plan. A summary of the issues raised in respect of site CSAS124 were provided in Appendix 3.

SITE PRIORITISATION

Appendix 4 set out the assessment criteria used in the 'Site Prioritisation' methodology and an officer assessment of site CSAS124 against these criteria. The criteria used to determine the priority of potential sites were listed in the report.

Priority 1 sites would in due course, be the sites which were considered first for potential allocation in order to meet the housing requirements.

Whilst it was recommended that site CSAS124 be identified as a Priority 2 site, it was not recommended to be allocated within the Derbyshire Dales Local Plan for residential development because no additional sites were required to meet the housing requirements in the Derbyshire Dales Local Plan, taking account of the recommendations of the report elsewhere on the agenda in respect of the Objectively Assessed Needs Study.

It was moved by Councillor David Fearn, seconded by Councillor Geoff Stevens and

RESOLVED
(Unanimously)

1. That the extent of representations suggesting alternative sites for inclusion within the Derbyshire Dales Local Plan be noted.
2. That the Officer Recommendations contained at Section 3 of the report in regard to the prioritisation of sites be endorsed

346/13 - DERBYSHIRE DALES LOCAL PLAN PRE-SUBMISSION DRAFT – SETTLEMENT FRAMEWORK BOUNDARY REVIEW

A report was presented advising Members of the comments made in respect of the revised Settlement Framework Boundaries that were subject to public consultation as part of the Derbyshire Dales Local Plan Pre-Submission Draft. The report also considered in a limited number of instances modifications to the draft Settlement Framework Boundaries.

At a meeting of this Committee held on 20th November 2012 Members considered representations received in respect of proposed Settlement Framework Boundaries consulted upon during the Settlement Framework Boundary Review undertaken in summer 2012. The proposed Settlement Framework Boundaries contained within the Derbyshire Dales Local Plan Pre-Submission Draft reflected and had taken into account these previous representations and recommendations (Minute 225/12).

At a meeting of this Committee held on 16th October 2013 it was resolved that further reports be presented to this Committee that set out the details of the representations received during the consultation on the Derbyshire Dales Local Plan Pre-Submission Draft.

At the meeting of this Committee held on 20th November 2013 in addition to consultation responses on the policies and proposals within the Local Plan Pre-Submission Draft, a number of representations were set out which suggested amendments to the Draft Settlement Framework Boundaries.

As part of the consultation on the Derbyshire Dales Local Plan Pre-Submission Draft the proposed Settlement Framework Boundaries where amendments were recommended from the Adopted Local Plan Settlement Framework Boundaries and the 11 settlements where new boundaries were proposed were set out within the accompanying Pre-Submission Policies Maps document. As part of the consultation on the Pre-Submission Draft representations were received upon both the approach within Strategic Policy 2 - *Settlement Hierarchy* and upon the proposed Settlement Framework Boundaries in terms of whether the proposed boundaries had been drawn correctly in accordance with the defined criteria and whether the towns and villages identified within the settlement hierarchy were appropriate for inclusion.

AMENDMENTS TO THE SETTLEMENT FRAMEWORK BOUNDARIES

As a result of consultation on the Derbyshire Dales Local Plan Pre-Submission Draft, 34 representations were received which proposed amendments to the Settlement Framework Boundaries for a number of different towns and villages within the plan area. The proposed amendments comprised both requests to include additional areas of land within the proposed Settlement Framework Boundaries and to exclude areas of land from the defined boundaries.

Maps illustrating the location of the suggested amendments to the Settlement Framework Boundaries were contained within Appendix 1 to the report. A detailed schedule of all new Settlement Framework Boundary amendments and resubmitted amendments received during the consultation on the Local Plan Pre-Submission Draft, along with Officer Comments and recommendations were contained in Appendix 2.

In addition to the amendments to the proposed Settlement Framework Boundaries, representations were also resubmitted requesting the identification of Settlement Framework Boundaries for Carsington and Hopton. The analysis for each settlement identified within the proposed hierarchy as defined in Strategic Policy 2 of the Derbyshire Dales Local Plan was contained within Appendix 3, and it was recommended that no Settlement Framework Boundaries for Carsington and Hopton be defined.

CONCLUSIONS

On balance it was considered that the Settlement Hierarchy defined by Strategic Policy 2 in the Derbyshire Dales Local Plan Pre Submission Draft remained valid and that the criteria for defining Settlement Framework Boundaries were appropriate and that subject to the recommended changes set out in Appendix 2 no further revisions to the Draft Settlement Framework Boundaries were appropriate.

It was moved by Councillor Albert Catt, seconded by Councillor Carol Walker and

RESOLVED (Unanimously)

1. That the proposed amendments to the Settlement Framework Boundaries as outlined in Appendix 2 of the report be endorsed and that they be included in the submission of the Local Plan to the Secretary of State.
2. That Settlement Framework Boundaries are not defined for Carsington and Hopton.

MEETING CLOSED 7.03PM

CHAIRMAN