

Please note:

Due to the size of the Appendices, and in an effort to save paper, we have not printed a hard copy of the Appendices. A hard copy is available for inspection in the Members Room. Any Member will be sent a hard copy on request to the report author/Governance Team.

North East Derbyshire District Council

Cabinet

15 February 2017

North East Derbyshire Local Plan: Consultation Draft and Proposals for Public Consultation

Report of Councillor M Gordon, Portfolio Holder with Responsibility for Environment

This report is public

Purpose of the Report

- To update Cabinet on progress in preparing the Local Plan.
- To seek approval of the content of the Draft Local Plan and to undertake public consultation on it and associated documents.
- To seek approval of the arrangements for consultation.

1 Report Details

Background

- 1.1 At its meeting on 5th August 2015 Cabinet endorsed the Local Plan Steering Group's (LPSG) recommendations (Report No MG/03/15-16/HF) to cease work on a 2 Part Local Plan and commence the preparation of a single Local Plan, including consideration of options for an alternative strategic distribution of housing and other development; and bringing forward a comprehensive review of the Green Belt.
- 1.2 On 26th October 2016 Cabinet approved the Publication of a "Local Plan Position Statement," which provided a summary of where the Council had got to in the production of the Local Plan. In particular it outlined what new evidence base work had been done, including the Green Belt Review and what work still needed to be done.

- 1.3 In the meantime Cabinet has continued to delegate to the Local Plan Steering Group the general task of overseeing and considering the detailed issues arising out of the preparation of the Local Plan. The LPSG has continued to meet regularly to progress the Plan. Since LPSG Minutes were last reported to Cabinet in August 2015 the following meetings have taken place: (Minutes from these meetings are attached at **Appendix 1**):
- a) 23 September, 2015 - Consideration of the new Local Plan timetable and draft cabinet report on the Local Development Scheme and bringing forward the Green Belt Review. The Group also looked at an expansion of the Green Belt Functionality Study to include sites around the urban edge of Chesterfield and Sheffield.
 - b) 8 December, 2015 - Consideration of updates in relation to the Local Plan timetable and Green Belt Review and plans to undertake a call for sites to update the SHLAA to include Green Belt Sites. Members also received a presentation on Plans being prepared by Bolsover District Council, Derbyshire Dales District Council, Sheffield City Council and on the Ashover Neighbourhood Plan
 - c) 11 May, 2016 - Members received a presentation on the findings of the expanded Green Belt Functionality Study and on the methodology for the Strategic Green Belt Review
 - d) 18 July, 2016 – Members received an update on the initial findings of the Green Belt Review and considered a proposal for a revised spatial distribution of housing.
 - e) 6 September, 2016 – Members received updates on Local Plan preparation including the Local Plan Position Statement; on the cross boundary Strategic Site at Coalite, including the impact of the potential realignment of HS2; and a presentation on Neighbourhood Plans emerging across the District their timing and relationship to the Local Plan.
 - f) 3 October, 2016 - Members received updates on the progress of the Local Plan and were advised that work had commenced on preparing a Local Plan Position Statement which would be published in August subject to Cabinet Approval. Members were advised on the progress and protocol of Neighbourhood Plans in North East Derbyshire. The progress of the Holymoorside and Walton draft Neighbourhood Plan which had been submitted was discussed in detail.
 - g) 11 October, 2016 – Consideration and discussion of an emerging potential strategic site and its implication for the Local Plan Strategy and associated position statement.
 - h) 13 December, 2016 – Members received updates on the progress of the Local Plan and were advised on the content of the Authority Monitoring Report. The members received a presentation on the Local Plan’s strategy and policies outlining the scale and distribution of planned growth in the District. The progress of the Ashover Neighbourhood Plan was discussed.
 - i) 17 January, 2017 – Members received a presentation on the main changes and chapters prepared for the draft Local Plan. Arrangements for public consultation were discussed. (Minutes of this meeting not yet available).

- 1.4 The LPSG has overseen the development of the Draft Local Plan to the point where the plan text has been drafted and draft Policies Maps prepared detailing preferred land use allocations. Since the role of the LPSG is to act in an advisory capacity, without the authority to make plan-making decisions, it is now necessary to seek Cabinet approval of the Draft Local Plan and associated documentation along with authorisation to undertake public consultation.
- 1.5 The following sections explain the context for and the key features of the Draft Local Plan and associated consultation material, along with an outline of the proposed arrangements for public consultation.

Draft Local Plan

- 1.6 A copy of the Draft Local Plan text and Policies Maps is attached at **Appendix 2**. It should be noted that it may be necessary to make minor changes to the plan text as the Planning Policy team continues to check and format the document for public consultation. Some illustrations in the document require updating prior to consultation and this is signposted in the document. The Draft Plan is up to date in terms of the available evidence however parts of the evidence base remain to be updated. Where relevant this is signposted within the document, with the explanation that the outcome of the additional work will be taken into account in the next iteration of the Plan and may affect the targets, policies and/or allocations in the Plan.
- 1.7 The Policies Map for this draft version of the Local Plan consists of a series of map extracts covering the areas where housing and employment allocations are proposed. The Publication Version of the Plan will be accompanied by a full district map.
- 1.8 The Local Plan is not produced in isolation, and has to be in accordance with the legislation regulating plan-making and in the context of the government's planning policies. The plan must also have regard to the relevant plans and strategies of other public bodies and organisations insofar as they raise strategic planning matters of cross boundary significance for North East Derbyshire. More locally the Local Plan takes account corporate strategies and initiatives such as the Corporate Plan, Growth Strategy, Housing & Economic Development Strategy and Regeneration Frameworks along with the strategies and objectives set by the two Local Enterprise Partnerships.
- 1.9 The Council first began work on replacing its development plan with a Core Strategy under the old system of Local Development Frameworks. It then moved forwards to prepare a Local Plan in two parts and consulted upon an Initial Draft Local Plan (Part 1) in February 2015. In response to changes in legislation and issues associated with the spatial distribution of growth the Council is now preparing a single local plan rather than one in 2 parts. Whilst this Draft Plan retains much of the previous initial draft plan's strategic context there are some notable differences such as a revised spatial distribution of development and hierarchy of settlements which gives a greater focus on development at the main towns of Dronfield, Eckington and Killamarsh in the north of the district than previously. This has been made possible by the proposed release of land from the Green Belt following a comprehensive review of Green Belt boundaries.

Issues for Consideration

- 1.10 The draft Plan has been prepared positively taking account of comments received during previous consultations and in the light of the most up to date evidence available. It contains a vision and objectives along with strategic policies on the scale and distribution of development to meet the district's objectively assessed needs. The Plan designates important areas to be protected and enhanced and sets out criteria based policies on a range of planning issues to be used in the determination of planning applications. Figure 1 below provides an overview of the Draft Plan's structure and content. A more detailed explanation of key elements of the document follows.

Figure 1: Draft Local Plan Structure & Content

CHAPTER	CONTENT
1: Introduction	Provides an overview of the Plan's context and approach.
2: Spatial Portrait	Provides a short description of the geographic, economic, social and environmental characteristics of the area (called the Spatial Portrait) along with the key issues facing the district.
3: Vision & Objectives	Sets out the Plan's vision for North East Derbyshire describing the kind of place North East Derbyshire will be by 2033. A number of objectives are defined to achieve the vision and help guide the Plan's strategy
4: Spatial Strategy	Sets out the Plan's strategy for housing, employment and retail growth together with overarching policies to guide the distribution of development in line with a hierarchy of settlements. It includes 4 strategic site allocations earmarking land for major mixed use developments and which are considered critical to achieving the strategy. It also includes strategic policies for the Green Belt and countryside.
5: Living Communities	Sets out the plan's housing policies including affordable housing and Gypsies and Travellers. It includes housing allocations to deliver the levels of growth set out in the strategy.
6: Working Communities	Sets out economic development policies to protect existing employment areas and allocate new sites to meet the growth requirements of the Strategy. Also includes policies for retail, town centres and tourism development.
7: Sustainable Places	Sets out area based policies, building on the settlement and retail hierarchy policies and strategic elements of the Regeneration Frameworks, to ensure sustainable growth in the District's four towns namely Clay Cross, Dronfield, Eckington and Killamarsh.
8: Sustainable Development & Communities	Sets out specific criteria based policies aimed at achieving sustainable patterns and forms of development including policies to protect and enhance the natural and built environment, to address climate change, and to ensure high quality design and place-making throughout North East Derbyshire.

9: Infrastructure & Delivery	Sets out policies dealing with the delivery of the physical, social and green infrastructure required to support the development and growth set out in the Plan. This chapter will be more fully developed as the Infrastructure Delivery Plan (IDP) is produced alongside the next publication version of the Local Plan.
10: Monitoring & Implementation	Chapter 10 sets out the arrangements for monitoring the effectiveness of the Plan's policies. This chapter will be more fully developed as part of the next publication version of the Local Plan

Scale & Distribution of Development

- 1.11 Over the period 2011 - 2033 the draft Local Plan aims through Policy SS2 to allocate sufficient land to accommodate a minimum of 6,600 dwellings and 50ha of employment in order to meet objectively assessed needs. The overall strategy approach to the location of development remains as in previous iterations of the plan, i.e. to focus development on the most sustainable settlements & strategic sites. However, the current Plan is able to demonstrate a spatial distribution of development that is more in line with this strategy by giving a greater focus on development at the main towns of Dronfield, Eckington and Killamarsh. This has been made possible by the proposed release of land from the Green Belt following a comprehensive review of Green Belt boundaries. The settlement hierarchy has also been updated and simplified to identify the relative sustainability of settlements in the district, creating 4 bands, each with a different policy approach to development (see Figure 4 below).
- 1.12 It is envisaged that the four Towns (level 1 settlements) and Strategic Sites together will accommodate the majority (i.e. over 50%) of the District's housing growth requirements during the Plan period and the majority of new employment and retail land provision. Of the 6,600 dwellings required approximately 1000 have been built since 2011. Figure 2 below provides an overview of how the remaining housing requirement will be distributed at a strategic level. Table 4.2 in the Draft Local Plan sets out the housing requirement for each settlement, based upon each settlement's position in the hierarchy, the level, availability and suitability of land for housing. Chapter 5, Policy LC1 : Housing Allocations lists the sites allocated for development and these are illustrated on the Policies Map.

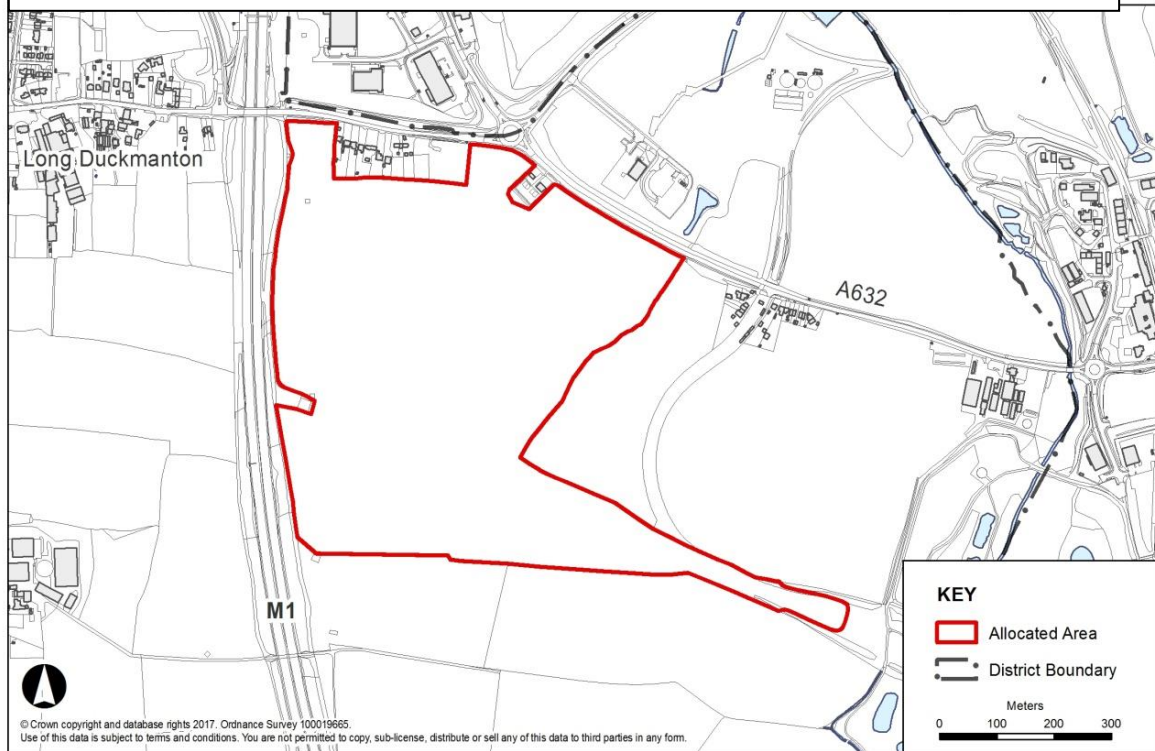
Figure 2: Housing Distribution (Strategic Level)

Location	No. Of Dwellings
Towns Level 1 Settlements	2508
Strategic Sites	1270
Larger Villages Level 2 Settlements	1962
TOTAL	5740

Strategic Sites

- 1.13 Four Strategic Sites are identified in the Draft Local Plan:
- the Former Biwaters Site, Clay Cross, (mixed use, housing & employment);
 - The Avenue, Wingerworth, (mixed use, housing and employment);
 - Markham Vale, Duckmanton (employment only); and
 - Land South of Markham Vale (employment only).
- 1.14 Three of these sites have been carried forward from previous iterations of the plan and one 'Land South of Markham Vale' is proposed as a new strategic employment site (see Figure 3 below). The site consists of agricultural land and is understood to be immediately available, providing a follow on employment site to the successful Markham Vale development. The site has the potential to address the outstanding employment land requirements in the District in an area that has a proven track record of delivery. However it will be important to ensure that the allocation of this site does not undermine the delivery of the adjacent Coalite Site, or the delivery of planned employment within neighbouring administrative areas.

Figure 3: Strategic Site – Land South of Markham Vale, Long Duckmanton



Coalite Priority Regeneration Area

- 1.15 The Coalite Site is of strategic scale and has planning permission, however there are concerns over its ability to deliver within the plan period due to the scale of remediation required and the blight of HS2. For this reason it is not included as a Strategic Site, nevertheless the Council still strongly supports the site's remediation and development and therefore in accordance with regeneration ambitions the Draft Local Plan, allocates the site as a Priority Regeneration Area.

Green Belt & Safeguarded land

- 1.16 The previous iteration of the Draft Local Plan (Part 1) published for consultation in 2015 sought to distribute development in a way that did not involve a review of the Green Belt. However evidence revealed a significant mismatch between the strategy and the proposed spatial distribution of housing, land availability and demand; such that the level of growth being planned for across the District could not be accommodated in a sustainable way or where demand and viability were highest.

Figure 4: Settlement Hierarchy

Type of Settlement		Policy Approach	Place
Level 1	a: Principal Towns	<p>The Towns will provide for a significant proportion of the District’s housing growth requirements, will accommodate any required retail growth within their town centres and provide a focus for new employment growth.</p> <p>Justification:</p> <ul style="list-style-type: none"> • most sustainable locations for new development in terms of the range of services and facilities they provide and support • generate the greatest needs for new housing, jobs, services and facilities. • important roles in providing the economic, commercial and social hearts of the District and growth targeted to support and where possible enhance these roles. 	Clay Cross Dronfield
	b: Secondary Towns		Eckington Killamarsh
Level 2:	Settlements with good level of sustainability	<p>These settlements will contribute to the District’s growth requirements through existing permissions and allocations.</p> <p>Justification:</p> <p>These comprise the larger villages with a good level of sustainability due to the level of services and facilities they provide, the availability of jobs and public transport.</p>	Calow Grassmoor Holmewood Morton North Wingfield Pilsley Renishaw Shirland Stonebroom Tupton Wingerworth

<p>Level 3:</p>	<p>Settlements with limited sustainability</p>	<p>No housing allocations are proposed in these settlements over and above existing commitments. Windfall developments of appropriate scale may be acceptable in line with criteria based Policies of the Local Plan or an adopted Neighbourhood Plan.</p> <p>Justification: These settlements have a limited range of services and facilities and lack the sustainability to support significant growth.</p>	<p>Apperknowle Arkwright Town Ashover Barlow Commonside Barlow Village Cutthorpe Heath Higham Highmoor Holmesfield Holymoorside Kelstedge Long Duckmanton Lower Pilsley</p>	<p>Marsh Lane Mickley Old Brampton Ridgeway Spinkhill Stretton Temple Normanton Unstone Crow Lane Unstone Green Wadshelf Walton Wessington</p>
<p>Level 4:</p>	<p>Very small villages and hamlets with very limited sustainability</p>	<p>In these settlements new development will be restricted to limited infilling of 1-2 dwellings or more if in line with an adopted Neighbourhood Plan.</p> <p>Justification: These small villages and hamlets have few or no services and facilities and very limited sustainability.</p>	<p>Alton Bolehill Brackenfield Cock Alley Fallgate Handley near Stretton Littlemoor Sutton Scarsdale Woolley Moor</p>	

- 1.17 This evidence led the Council to undertake a review of the Green Belt during 2016. The Green Belt Review¹ provides an objective assessment of the role of individual land parcels in fulfilling the purposes and objectives of the Green Belt and identifies those parcels where release of the land for development would cause least harm to the strategic functions of the Green Belt. These sites have also been taken through the Council's usual site assessment process to assess their suitability and availability for development.
- 1.18 The Maps at Appendix B in the Draft Plan appended to this report, clearly identify those parcels of land proposed for removal from the Green Belt. The Policies Maps identify the proposed purpose of each site, i.e. whether it is proposed to meet the development needs of the District during this plan period (as an allocated site) or to meet development needs beyond the plan period (as Safeguarded Land). A small number of sites are proposed to be released from the Green Belt, but are not allocated for development. This is because they are no longer considered to perform a valid Green Belt function, but are not suitable or available for development. Figure 5 summarises the scale of development that could be supported on the land proposed for release from the Green Belt.
- 1.19 National guidance requires that when defining Green Belt boundaries authorities should have regard to their permanence in the long term, so that they are capable of enduring beyond the plan period. The identification of 'safeguarded land' between the urban area and the Green Belt can help to meet longer-term development needs that extend beyond the current plan period, thereby avoiding the need for a review of the Green Belt with each Local Plan review. Safeguarded land is considered necessary in North East Derbyshire in order to provide a degree of permanence to the Green Belt boundaries put in place by the Local Plan and means that future reviews of the Green Belt may not be needed. Safeguarded land is not allocated for development and planning permission for its permanent development should only be permitted following a Local Plan review which proposes the land for development. One area of land (35.4ha) to the south of Eckington has been identified for safeguarding.

¹ The Green Belt Review forms part of the evidence base for the local plan and will be published for consultation alongside the Draft Local Plan.

Figure 5: Proposed Allocations in the Green Belt

	Settlement	Housing Capacity
Towns	Dronfield	860
	Eckington	435
	Killamarsh	560
	Total for Towns	1855
Larger Villages	Renishaw	270
	Total for Larger Villages	270
Safeguarded Land	Eckington	800
	Total Safeguarded Land	800
Total Green Belt Release (excluding land not suitable for development)		2925

Employment Land

1.20 The strategy is based on ‘quality and location’ of employment land rather than simply ‘quantity’ and therefore aims to identify and protect the most important sites as ‘Priority Employment Areas’, where development will be restricted to standard business class uses (B1, B2 & B8). In other ‘Secondary Employment Areas’ a broader range of employment generating uses may be acceptable provided such uses do not restrict the wider employment operations of the site. Policies WC2 & WC3 list the Primary and Secondary Employment locations. Figure 6 identifies the location and level of available employment land that will contribute to the strategic growth requirement. The total available employment land exceeds the minimum target of 50ha, providing for a degree of flexibility and to allow for losses of employment land elsewhere in the District.

Figure 6: Employment Land Availability

Site	Hectares ¹
<i>Land Within Existing Employment Areas</i>	
Coney Green Industrial Estate, Clay Cross	11.7
Westthorpe Fields, Killamarsh	0.35
Markham Vale (part former Coalite Works), Long Duckmanton	1.25
Ravenshorn Commercial Park, Renishaw	2.50
Sub-total	15.80
<i>Strategic Site Allocations</i>	
The Avenue	5.00
Former Biwaters Site, Clay Cross	8.00
Markham Vale, Long Duckmanton	5.00
Land South of Markham Vale, Long Duckmanton	25.00
Sub-total	43.00
<i>Employment Allocations</i>	
Callywhite Lane Industrial Estate Extension, Dronfield	6.00
Sub-total	6.00
Total Provision	64.80
¹ The areas identified reflect the estimated net developable area for each site. The policies map shows the gross area allocated.	

Sustainability Appraisal (SA)

- 1.21 In drawing up a Local Plan, the local planning authority must carry out an appraisal of the sustainability of the Plan's proposals through a process called Sustainability Appraisal (SA). The first stage is to prepare a Scoping Report, which was first published in 2007, and updated in 2012.
- 1.22 Through this process a set of SA objectives has been established which has been used to assess and improve the sustainability credentials of the emerging plan policies and proposals. A report setting out the progress on the SA, including the assessment of the policies in the new Draft Plan and the reasonable alternatives considered will be published for consultation alongside the Draft Plan.

Summary Recommendation

- 1.23 It is recommended that Cabinet approves the content of the Draft Local Plan for Public Consultation and Delegates responsibility to the Joint Assistant Director of Planning and Environmental Health in consultation with the Portfolio Holder with responsibility for Environment for approving any additional non-material changes to the Local Plan text prior to consultation (including the insertion of maps and illustrations within the document).

Figure 8: Proposed Consultation Arrangements

Date	Venue	Staffed Exhibition/ Drop-in Sessions
Fri 10th March	Clay Cross Social Centre, Main Hall	4.00pm – 7.00pm
Mon 13th March	North Wingfield Community Resource Centre.	4.00pm – 7.00pm
Tue 14th March	Dronfield Civic Centre, Main Hall	4.00pm – 7.00pm
Mon 20th March	Killamarsh Sport Centre, Parish Function Suite	4.30pm – 7.30pm
Wed 22nd March	North East Derbyshire District Council Offices, Council Chamber	3.00pm – 7.00pm
Thu 23rd March	Eckington Civic Centre, Main Hall	4.00pm – 7.00pm
Fri 31st March	Shirland Village Hall	4.00pm – 7.00pm

2 Conclusions and Reasons for Recommendation

- 2.1 This report identifies the progress made in preparing the Draft Local Plan outlining its key defining features including the spatial strategy and policy objectives; and in identifying proposed housing and employment sites. The Plan and associated documentation has been developed to a stage where public consultation can take place subject to Cabinet approval.
- 2.2 In order to ensure the Local Plan is developed in line with the adopted timetable it is recommended that Cabinet approves the Draft Local Plan for public consultation, approve the consultation arrangements and provides for the necessary delegated authority to approve final detailed arrangements for consultation along with the associated documentation.

3 Consultation and Equality Impact

- 3.1 The contents of this report have been considered by members of the Local Plan Steering Group, as summarised in paragraph 1.3 and 1.4 of this report.
- 3.2 There are likely to be equalities issues arising out of the preparation of Development Plan Documents, in terms of both the content of the document and the way consultation and participation is arranged. These issues will be addressed

when preparing publicity material and arranging public exhibitions in accordance with the Council's most up to date procedures.

- 3.3 An equality impact assessment of the Local Plan's policies will be undertaken at the publication stage of the Local Plan and any necessary amendments prior to consultation on that document.

4 Alternative Options and Reasons for Rejection

- 4.1 A series of alternative options for the strategic direction of the Local Plan, its detailed policies and proposed allocations have been considered as part of the preparation of the document. The consideration of reasonable alternatives is an integral part of Local Plan preparation and will form part of the criteria the Plan is tested upon when it is examined by an independent inspector.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 The preparation of the Local Plan has financial implications. The Planning Policy Team's budget as currently set is considered to be sufficient to support the delivery of the Local Plan.

- 5.1.2 The timely adoption of the Local Plan will facilitate housing and business growth in the District, which in turn will enable the Council to benefit from revenue associated with the New Homes Bonus and Business Rate retention.

5.2 Legal Implications including Data Protection

- 5.2.1 The Council has a statutory duty to prepare and keep up to date a Local Plan. The Planning and Compulsory Purchase Act (2004) and the Town and Country Planning (Local Planning) (England) Regulations 2012, set out the statutory procedures for preparing these planning policy documents. These procedures have been, and will continue to be, followed.

- 5.2.2 There are no specific data protection issues arising from this report.

5.3 Human Resources Implications

- 5.3.1 There is a need to ensure that resources in the planning service continue to be sufficient to ensure that timely delivery of a sound Local Plan.

6 Recommendations

- 6.1 It is recommended that Cabinet:

i) Approves the content of the Draft Local Plan and authorises public consultation on it and associated documents;

ii) Approves the timetable and arrangements for public consultation; and

iii) Delegates responsibility to the Joint Assistant Director of Planning and Environmental Health in consultation with the Portfolio Holder with responsibility for Environment for approving:

- a. any additional non-material changes to the Local Plan text prior to consultation (including the insertion of maps and illustrations within the document); and
- b. details concerning the final arrangements and associated supporting documents for public consultation.

7 Decision Information

Is the decision a Key Decision? (A Key Decision is an executive decision which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
District Wards Affected	All
Links to Corporate Plan priorities or Policy Framework	All

8 Document Information

Appendix No	Title
Appendix 1	Minutes of Meetings of Local Plan Steering Group
Appendix 2	North East Derbyshire Draft Local Plan
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Report Author	Contact Number
Helen Fairfax Planning Policy Manager	217168

Please note:

Due to the size of the Appendices, and in an effort to save paper, we have not printed a hard copy of the Appendices. A hard copy is available for inspection in the Members' Room. Any member will be sent a hard copy on request to the report author/Governance Team.

NORTH EAST DERBYSHIRE DISTRICT COUNCIL

Agenda Item No 2

LOCAL PLAN STEERING GROUP

NOTES OF MEETING HELD ON 23 SEPTEMBER 2015

Present:

Councillor M Gordon (in the Chair)

Councillor W Armitage

“ N Barker

“ B Barnes

Councillor A Cooper

“ T Williams

“ J Windle

Also Present

Helen Fairfax – Planning Policy Manager

Rick Long – Principal Planning Officer

James Arnold – Assistant Director – Planning and Environmental Health

Lucy Chapman – Principal Planning Officer

Bryan Harrison – Senior Economic Development Project Officer and Urban Designer

Sarah Cottam – Governance Officer

15/15-16 Apologies for Absence

Apologies for absence had been received from Councillor A Foster and Steve Brunt, Assistant Director – Streetscene.

16/15-16 Notes of Last Meeting

The Notes of the last meeting held on 21 July 2015 were agreed as a true and correct record.

16/15-16 Local Plan Progress

Local Development Scheme (Timetable and Draft Cabinet Report)

The Group considered the timetable and draft cabinet report on the Local Development Scheme. At its meeting on 5 August 2015, Cabinet considered a report on the Local Plan. It was noted that progress had already been made in preparing for a new Local Plan and this included consulting on an Initial Draft plan in February/March 2015. Cabinet also noted that the consultation process had generated a substantial number of representations, many of these related to specific potential housing sites but also included some challenges both to the format of the Local Plan and to the proposed strategy.

In addition to the challenges received through the consultation responses, work undertaken so far on site assessments had revealed significant problems in identifying sufficient sites in appropriate locations to demonstrate that the proposed strategy could be delivered successfully. Cabinet considered that taken together the issues raised significant uncertainty and serious concerns over the soundness of the plan, sufficient enough to justify a resolution to move to the preparation of a Single Local Plan and it was agreed that a new timetable and project plan (LDS) be drawn up in consultation with the Local Plan Steering Group.

The LDS had now been prepared and the Group noted the key milestones:-

- Late 2015/early 2016 – continue with site assessment/commence Greenbelt review;
- June/July 2016 – consultation on the revised strategy options;
- February 2017 – consultation on the preferred options;
- October 2017 – Publication;
- February 2018 – Submission;
- Mid 2018 – public examination;
- Late 2018 – adoption of the Local Plan.

The Group noted that the date for adoption of a single Local Plan involved a delay compared to the timetable for adopting a Local Plan Part 1, but was realistic, and that the timescales for preparing and adopting a Single Plan were the same timescales as those originally proposed for the two part plan. The process could not be completed in shorter timescales as time had to be factored in to consult with the public/members. The Council needed to be satisfied that the draft Plan was sound before it was submitted.

Greenbelt Review

The Group considered an update on the Green Belt review. In August Cabinet resolved to begin preparation of a single Local Plan which would look at options for an alternative strategic distribution of housing and other development including bringing forward a comprehensive review of the Green Belt. In order to meet the Local Plan timetable set out in the LDS, it was important that preparation work could commence without delay to enable the evidence base to be satisfactorily completed. It was considered appropriate to commence a Green Belt review to enable the Council to be in a position to take the critical decision at a future stage on whether it was necessary and desirable to release land from the Green Belt to allow the Local Plan Strategy to be delivered effectively.

A Green Belt Functionality Study was carried out in 2014 to assess the function of general areas of Green Belt around settlements in the North and parts of the West of the District to identify those areas that were least sensitive to change.

37 settlement fringe areas of Green Belt had been identified. An individual assessment of each zone was undertaken to assess the performance against the scoring system based on the Green Belt purposes set out in the National Planning Policy Framework. This would identify how the Council could meet the

housing need within the district. The Group were advised that value would be added by expanding the original Study to include the South of Sheffield, areas around Chesterfield and settlements around the south of North East Derbyshire. An additional 18 areas had been identified. Once completed, the expansion of the Study would allow a comprehensive understanding of the functionality of the North East Derbyshire Green Belt.

AGREED –

- (1) That the report be submitted to Cabinet in October 2015, to update on the progress in preparing the Local Plan and ask that the revised Local Development Scheme be adopted and the proposed timetable for the preparation of the Local Plan should take effect from 1 November 2015.
- (2) To request authorisation for work to commence on a Green Belt review.

17/15-16 Report on Housing Land Availability Monitoring

The Group considered an update on Housing Land Availability Monitoring. The Council had a statutory duty to prepare an Authority Monitoring Report (AMR) and report on the selection of key issues, one of which was details of the net additional and affordable dwellings in the District in the relevant financial year.

The National Planning Policy Framework also required the Council to illustrate the expected rate of housing delivery through housing a trajectory. This would show whether the Council had a five year housing land supply.

This task was usually undertaken by the Planning Policy Team's Planning Technician during April and May of each year. The Planning Technician Post had been vacant since July 2014 and due to the ongoing shared service review and implementation process the post had not yet been replaced. There was not spare resource in the department to carry out the task and given that the Council was now six months into the next monitoring period it was suggested that the survey work for 2014/15 and 2015/16 be combined into one. The work on this would be carried out in February/March 2016 when the shared Planning Policy Service should have come into effect and additional shared staff resource should be available.

The implications of the combined approach would be:-

- Every effort will be made to identify in which year completions occurred. Where it was impossible to distinguish whether a dwelling was completed in 2014/15 or 2015/16 for a particular site the completions will be divided equally between the two years;
- The publication of the AMR at 2014/15 would be delayed and would coincide with the publication of the AMR 2015/16;
- The five year housing land supply position would only be available for AMR 2015/16;
- Due to the delay in publishing the AMR 2014/15, development management officers would not have up-to-date information about the five year land supply position of the district. This could possibly put the Council in an awkward position at any Planning appeals between now and

April to May 2016. However, the real impact on this was negligible given the Council did not have and was not close to having a five year land supply. Although combining the two surveys into one had some implications, these were not insurmountable. This approach would provide the best results with the limited resources currently available and at a time when the Council did not have a five year housing land supply.

AGREED – That the Local Plan Steering Group approved the approach of combining the 2014/15 and 2015/16 housing land supply availability and monitoring into a single survey.

18/15-16 Duty to Co-operate

The Group considered an update on Duty to Co-Operate. At present there had been no movements in terms of the Duty to Co-Operate in North East Derbyshire.

Bolsover District Council were due to consult on Strategic Options on 30 October.

Chesterfield Borough Council were moving forward with a single Local Plan and Derbyshire Dales had not yet published any further information following the withdrawal of its Local Plan in 2014. The Group were advised that discussions were underway across the D2N2 local planning authorities concerning sharing a strategic evidence base between councils. The group would be kept up to date with developments.

North East Derbyshire was currently in consultation with other authorities regarding Green Belt reviews. Chesterfield Borough did not need to review as they had sufficient land availability. Sheffield were pursuing an independent review. All authorities had agreed the same approach, but reviews would be undertaken at different times.

AGREED – That the update on the Duty to Co-operate be noted by the Group.

19/15-16 Neighbourhood Planning

Ashover Parish Council had requested another meeting with the Council regarding the Neighbourhood Plan and the District's Local Plan. It was felt that Ashover may now wish to move forward with their Neighbourhood Plan, but it was noted that once the District's Local Plan was in place the Neighbourhood Plan would have to conform with the District's Local Plan.

20/15-16 Date of Next Meeting

It was decided that the next Local Plan Steering Group due to take place on Tuesday 20 October 2015 be cancelled and re-arranged for a date in early December 2015.

NORTH EAST DERBYSHIRE DISTRICT COUNCIL

LOCAL PLAN STEERING GROUP

NOTES OF MEETING HELD ON 8 DECEMBER 2015

Present:

Councillor M Gordon (in the Chair)

Councillor W Armitage
“ N Barker

Councillor A Foster
“ J Windle

Also Present

Helen Fairfax – Planning Policy Manager

Philip Tschavoll-Selenko – Senior Planner (Temporary)

James Arnold – Assistant Director – Planning and Environmental Health

Sarah Cottam – Governance Officer

19/15-16 Apologies for Absence

Apologies for absence had been received from Councillors A Cooper and B Barnes.

20/15-16 Notes of Last Meeting

The Notes of the last meeting held on 23 September 2015 were agreed as a true and correct record.

21/15-16 Local Plan Progress

Local Development Scheme Timetable

The Group considered the Local Development Scheme timetable. The timetable had recently been published on the Council's website and it was advised that in June 2016 the consultation on the revised Strategy options would take place.

The timetable was adopted by Cabinet on 28 October 2015 and factored in sufficient time to undertake a Green Belt Review.

Green Belt Review

The Group considered an update from the Planning Policy Manager on the key work programme tasks which all related to the wider Green Belt Review work that Cabinet had recently approved being brought forward. This involved three aspects:-

- 1 Undertaking a call for sites which was currently underway from the 26 November 2015 to 14 January 2016.

- 2 Updating the Green Belt Functionality Study which had taken place October to December 2015 and;
- 3 Undertaking the main Green Belt Review which was scheduled to take place January to May 2016.

Call for Sites

This work was currently underway to update the SHLAA and include Green Belt Sites to bring it in line with the NPPF. The work was necessary to update the evidence base following Cabinet's decision to move to a single Local Plan.

Green Belt Functionality Study

During 2015 a Green Belt Functionality Expansion Study took place to secure comprehensive coverage of the first stage review (undertaken in 2014) in advance of the Strategic Green Belt Review. The final report had not been received, but initial findings were presented to the Group.

In the Green Belt Functionality Study, zones were identified and an individual assessment took place of each zone. Through a simple scoring system the performance of each zone was assessed against five purposes and objectives for Green Belt Review, set out in the National Planning Policy Framework (NPPF).

- (i) To check the unrestricted sprawl of large built up areas;
- (ii) To prevent neighbouring towns merging into one another;
- (iii) To assist in safeguarding the countryside from encroachment;
- (iv) To preserve the setting and special character of historic towns;
- (v) To assist in urban regeneration by encouraging the recycling of derelict and other urban land (this objective was considered to apply equally across the study area and was therefore omitted from the study).

18 additional areas had been identified around the south of Sheffield, around Chesterfield and the settlements in the south of North East Derbyshire (Wingerworth/Grassmoor/Temple Normanton).

The Group were advised that consultants were carrying out a Functionality Study and once finalised this would be circulated to members of the Group. This study would provide a baseline for the detailed Green Belt Review to be carried out from January 2016.

AGREED – That the Group note the update on the Local Plan Progress.

22/15-16 Duty to Co-operate

The Group were advised that the Council had been consulted by neighbouring authorities on their emerging Local Plans.

Bolsover District Council's Local Plan

Bolsover District Council were currently consulting on the identified strategic options:-

- Vision and objectives;
- Housing and employment target options;
- Four spatial strategy options;
- Four strategic sites – Coalite, Bolsover North, Clowne North and Whitwell Colliery;

The closure of the consultation was the 11 December 2015. Bolsover were positive about growth but had viability issues, however they did have a significant stock of employment land.

Sheffield City Council's Local Plan – Options for Growth

Sheffield City Council were currently consulting on the 'City Wide Options for Growth to 2034'. The consultation looked at the challenges and opportunities in the city. The housing target was 43,000 (2,150 per year and an employment land target of 10 hectares per year).

Sheffield City Council has concerns that it may not be able to meet its own needs within its boundaries and suggested that a strategic review of the Sheffield/North East Derbyshire Green Belt was required. Sheffield City were also looking at expanding the tram network within the Sheffield boundary, but not towards the South. Potential general locations for Park and Ride sites were located close to the boundary with North East Derbyshire District Council.

Officers would be considering the consultation material in more detail and preparing a response in consultation with the Chair of the Group.

Derbyshire Dales District Council Local Plan

Derbyshire Dales were principally consulting on the options for housing and employment targets and also the location for new developments. Derbyshire Dales withdrew their recent local plan in 2014 as it did not meet the needs required. There was currently a housing shortfall of 4,400 over the plan period. Derbyshire Dales also had to meet the housing needs for settlements that were within the National Park.

Derbyshire Dales may need to look to neighbouring authorities if unable to accommodate its own housing needs. The Group were advised that North East Derbyshire could only assist neighbouring authorities if there was the capacity but this was uncertain until the completion of a Green Belt Review.

23/15-16 Neighbourhood Planning

Ashover Neighbourhood Plan

The Council had recently met with the Ashover Planning Group to discuss the details of their Neighbourhood Plan. Ashover were keen to submit their plan in

December 2015. The Group were advised that the consultant working with Ashover was also working on similar plans with Holymoorside and Wessington Parishes. The Planning Policy Manager advised that there would be resource issues in the District Council to look at the Neighbourhood Plan due to the Christmas Closedown period and requested submission be delayed until January 2016.

Fifty houses had already been built or planned for since 2011 in Ashover. Ashover were currently identifying land for new builds and believed that the targets could be met. There were currently 9 houses planned for in the village and these would be classed as 'starter homes'. The Planning Policy Manager was unsure if the site assessment methodology was being used by the consultant.

24/15-16 Date of Next Meeting

The next Local Plan Steering Group would take place on Tuesday 19 January 2016 and the Group agreed that all future Local Plan Steering Group meetings would take place at 10.00 am instead of 9.30 am.

The Chair of the Group wished to express his thanks and appreciation to Rick Long, Principal Planning Policy Officer for all the hard work he had done for the Group. Rick would be leaving North East Derbyshire in January 2016.

NORTH EAST DERBYSHIRE DISTRICT COUNCIL

LOCAL PLAN STEERING GROUP

NOTES OF MEETING HELD ON 11 MAY 2016

Present:

Councillor M Gordon (in the Chair)

Councillor W Armitage
“ N Barker
“ A Cooper

Councillor A Foster
“ J Windle

Also Present

Helen Fairfax – Planning Policy Manager
Philip Tschavoll-Selenko – Senior Planner (Temporary)
James Arnold – Assistant Director – Planning and Environmental Health
Lucinda Chapman – Principal Planning Officer
Steve Brunt – Assistant Director - Streetscene
Sarah Cottam – Governance Officer
Michael Watts – Nathaniel Lichfield and Partners (NLP)

1/16-17 Appointment of Chair

AGREED – That Councillor M Gordon be appointed Chair of the Local Plan Steering Group.

2/16-17 Apologies for Absence

Apologies for absence had been received from Councillor J Austen and B Barnes.

3/16-17 Notes of Last Meeting

The Notes of the last meeting held on 8 December 2015 were agreed as a true and correct record.

4/16-17 Local Plan Progress

Green Belt Review

The Local Plan Steering Group were advised that the Call for Sites was completed in January 2016 and had yielded 20 new sites in the Green Belt giving a total of 120 Green Belt SHLAA sites to consider. The functionality study was now complete and was being used to inform the main part of the Green Belt Review. The main Green Belt Review was currently under way and being undertaken by consultants at Nathaniel Lichfield and Partners. It was advised that work had evolved into a bigger piece of work than was originally anticipated. It was initially intended to assess only SHLAA sites, but it soon became clear of the need to expand this to give a more comprehensive

coverage of all land parcels around settlements in the Green Belt. This therefore significantly increased the scale of the task.

The Group considered a presentation from Michael Watts of Nathaniel Lichfield and Partners (NLP) on the Green Belt Review. The main objective of the presentation was to explain the role of the Green Belt Review in the emerging local plan process and to outline the methodology for the Green Belt Review and to share emerging findings.

The reasons for carrying out a Green Belt Review were:-

- Local Planning Authorities were required by Government to prepare an evidence base for objectively assessing development needs;
- Local Planning Authorities had to consider meeting all development needs in light of sustainable development;
- A Green Belt Review provided evidence on development potential in Green Belt settlements; and
- Was part of a requirement for a sound local plan.

It was noted that all reasonable alternatives would be considered in the Green Belt Review. Carrying out a Green Belt Review would identify parcels of land considered to make no, or limited contribution to Green Belt purposes, it would identify the development potential of those parcels of land and assess the deliverability.

In essence a review would enable the Council to release land from the Green Belt if 'exceptional circumstances' were demonstrated through the formulation of the Local Plan.

Methodology

The aim of the Green Belt Review methodology was to:-

- To assess whether parcels of land still met Green Belt purposes;
- Identified parcels which may possibly be released from the Green Belt;
- Identify constraints and opportunities;
- Also provide evidence for an enduring Green Belt Boundary.

The Group were advised that the review comprised of two parts. Part A the Strategic Functionality Study and Part B the Green Belt Review (NLP).

The Functionality Study identified areas where development would have a significant impact on the function of the Green Belt and formed the basis of NLP's Review.

The Green Belt Review (Part B) would be carried out in the three stages.

Stage A – Parcel Definition around 20 settlements;
Principal towns – Dronfield (1)
Secondary towns – Eckington and Killamarsh (2)

Large Settlements – Wingerworth, Walton, Grassmoor, Holymoorside, Renishaw and Temple Normanton (6)

Small Settlements – Cutthorpe, Highmoor, Holmesfield, Ridgeway, Marsh Lane, Unstone Green, Wadshelf, Barlow-Commonside, Barlow Village, Old Brampton and Unstone Crow Lane (11)

The Green Belt would then be sub-divided based on character and land use and clearly defined enduring physical boundaries. The Steering Group noted that weak boundaries could be vulnerable to urban encroachment whereas strong boundaries were less likely to be altered on an ad-hoc basis and were found more likely to withstand the passage of time.

Stage B – Assessment of Parcels – Each parcel would be assessed against the 5 Green Belt purposes –

- 1 To check unrestricted sprawl;
- 2 To prevent neighbouring towns from merging;
- 3 To assist in safeguarding the countryside from encroachment;
- 4 To preserve the setting and special character of historic towns; and
- 5 To assist in urban regeneration.

All the parcels of land would be visited by NLP and where possible the measurable criteria would be used to ensure consistency.

Assessment Outcomes

- The parcel would be considered to meet at least one of the purposes robustly (Red);
- The parcel would be considered only able to partly meet one or more of the purposes (Amber); or
- The parcel would be assessed as meeting one of the purposes robustly (Green).

The Group noted that Red parcels of land would be discounted at this stage, with only Amber and Green going forward to Stage C.

The Supplementary Parcel Assessment would take place which compared the strategic growth options and emerging special distribution. If insufficient land was identified for release, a further assessment would be undertaken. Where the functionality study identified land as making a limited contribution – purpose 3 (countryside) would be omitted from the scoring.

Again, Red parcels of land would be discounted with Amber and Green going forward to Stage C.

Stage C – Assessment of Constraints - Using SHLAA all the Green and Amber parcels would be assessed against a range of sustainable criteria which would look at the suitability of the site for development and the deliverability of the site. The assessment would provide the Council with a range of sites it could consider for allocation through the local plan process provided exceptional circumstances were shown.

The consultant advised that stages A and B had largely been completed. Around 460 parcels had been identified and visited, however a limited number of parcels did not meet the Green Belt purposes, only a small number at the moment.

The assessment at present only provided limited development opportunities so it was necessary to undertake the supplementary assessment. Following on from this the next steps would be to finalise Stage B parcel assessments, share the results with officers at Chesterfield Borough and Sheffield City Councils in order to consider cross-boundary issues and to keep consistency through the duty to co-operate. Assessments of suitable Parcels and Potential Parcels would be undertaken and the Green Belt reports would be finalised.

The results would be presented at the next Local Plan Steering Group meeting in July 2016.

Next Steps

Helen Fairfax, Planning Policy Manager advised the Group of the next steps for the Local Plan Process. Site assessments were taking place and feedback was being fed into alternative scenarios. The Group were advised of the possible delay to the consultation planned for June/July this year and it may be necessary to combine consultation processes in order to keep the adopted timetable needed to be adhered to.

AGREED – That the Group noted the update on the Local Plan progress.

5/16-17 Duty to Co-operate

The Group were advised that North East Derbyshire had been contacted by Derbyshire Dales District Council under the Duty to Co-operate. Strategic/cross boundary matters between the two Councils were considered to be the:-

- Need to ensure a consistent approach to Local Plan policies that manage the impact of development on the National Park and its setting; and
- Requirement to meet objectively assessed needs for housing.

Derbyshire Dales had to accommodate 6,440 dwellings, but could only find suitable land for 6,015 dwellings (shortfall of 425). Derbyshire Dales was therefore asking this Council to formally consider whether it is able to accommodate some or all of its unmet needs.

Helen Fairfax, Planning Policy Manager advised that North East Derbyshire could not at this time confirm whether it could accommodate any of Derbyshire Dales' shortfall as this would depend upon the outcome of the North East Derbyshire Green Belt Review and the policy/plan making decisions made in light of its findings.

It was AGREED – that a response would be sent to Derbyshire Dales District Council in consultation with Councillor Michael Gordon.

6/16-17 Neighbourhood Plans

Ashover Neighbourhood Plan

Ashover had formally submitted its Neighbourhood Plan in March 2016 and this was subject to the basic conditions checks. At present, consultations were on hold as the two statutory bodies considered that a strategic environmental assessment was needed due to the sensitive areas.

Holymoorside & Walton Parish Council and Wingerworth Parish Council were both working up draft neighbourhood plans, but as yet had not submitted them to the Council.

Dronfield Town Council were currently considering a neighbourhood plan and would soon be choosing their preferred consultant, but due to staffing issues, had not yet begun the process. The Group were advised that dealing with neighbourhood plans took up half of an officer's time to deal with and the District Council funded the consultation processes for every neighbourhood plan.

7/16-17 Date of Next Meeting

The next Local Plan Steering Group would take place on Monday 18 July 2016 at 10.00 am in Chamber 1, Mill Lane, Wingerworth.

NORTH EAST DERBYSHIRE DISTRICT COUNCIL

LOCAL PLAN STEERING GROUP

NOTES OF MEETING HELD ON 18 JULY 2016

Present:

Councillor M Gordon (in the Chair)

Councillor W Armitage

“ J Austen

“ N Barker

Councillor B Barnes

“ A Cooper

“ J Windle

Also Present

Helen Fairfax	– Planning Policy Manager
Philip Tschavoll-Selenko	– Senior Planner
James Arnold	– Assistant Director – Planning and Environmental Health
Phil Delaney	– Principal Planning Officer
Sarah Cottam	– Governance Officer

8/16-17 Apologies for Absence

There were no apologies submitted to this meeting as all members of the Local Plan Steering Group were present.

The Chair welcomed Phil Delaney to the meeting, who was the new member of staff in the Planning Policy Team.

The Group were advised that at 11.00 am a minute's silence would be observed as a mark of respect for those affected by the Nice attacks last week.

9/16-17 Notes of Last Meeting – 11 May 2016

The Notes of the last meeting held on 11 May 2016 were agreed as a true and correct record.

10/16-17 Local Plan Progress

Green Belt Review

The Group noted that at the last meeting of the Local Plan Steering Group it was advised that the next steps would be the site assessments, feedback into alternative growth scenarios, decisions about scale or growth and Green Belt release, public consultation and the Local Plan timetable.

Since that time two key strands of work had been developed:-

- A revised approach to housing distribution – based on achieving sustainable development in the most appropriate locations;
- A Green Belt review – objective assessment of land parcels against purposes and objectives of the Green Belt.

The Group recognised that the previous Strategy had sought to avoid development in the Green Belt but this could not be demonstrated as being deliverable. In July 2015 Cabinet approved a shift to a single Local Plan and to undertake a Green Belt review to inform of the revised Strategy options.

The Group were advised that the approach to strategic distribution of housing would need to be revised and the next step was to take account of what had been built since 2011 and what had planning permission as this formed part of the future supply.

Whilst the north currently contributed around 50% of the existing housing it was only currently providing for less than 15% of the known supply, which was less than 10% of the requirement. Most of the expected supply (regeneration sites and current supply) was within the South and East – over 50% of the total requirement (therefore a clear imbalance across the District and this linked to an argument for Green Belt review).

The proposed approach to the strategic distribution of housing was to be completed in a three step approach:-

- Priority 1 – delivering the strategic development sites (Avenue, Biwater, Coalite);
- Priority 2 – focus on the four main towns (pro-rata) (Clay Cross, Dronfield, Eckington and Killamarsh);
- Priority 3 – focus on other most sustainable settlements.

Prioritising the development of housing to the strategic development sites in order to help bring these sites to the market, not only as they would provide sustainable areas for new housing but they would significantly improve the environment of the areas in question and the District as a whole. This also accords with the NPPF. These sites would have to be adjusted to reflect the development difficulties which may limit the amount of land that they could bring forward within the planned period.

Strategic sites

Avenue 1,100 (770)

Biwaters 800 (560)

Coalite 660 (462)

The remaining housing need would then need to be split amongst the most sustainable areas for development. The settlement hierarchy recognised that the towns of Dronfield, Clay Cross, Eckington and Killamarsh not only lead the list but account for around 50% of the housing within the District. Therefore 50% of the remaining requirement should be divided amongst the four towns.

This should be pro-rata where possible, or in response to specific constraints and opportunities.

The remaining 50% of housing requirements should then be shared amongst the 16 most sustainable villages identified through the Settlement Role and Function Study undertaken in 2010 and updated in 2013, and the Settlement Hierarchy Background documents of 2014.

Members were provided with a table which showed how the distribution could look by following the logic of the proposed approach. Essentially this maintained the level of housing in the south, east and west but saw an uplift in the northern towns as they accommodated a pro-rata share of the housing. This was indicative of course and dependent upon the outcome of the Green Belt review and decisions that could be made in light of it.

The Group were advised that the figures were also sensitive to change due to the recent HS2 announcement that put a further question mark for delivery of the Coalite site which accounted for approximately 500-600 dwellings in the east area supply as this would need to be found elsewhere. The figures did show that this approach to work would need to be looking for land to accommodate between 1,500 and 2,000 homes around the northern settlements which would need to come from the Green Belt if found appropriate. The Planning Policy Manager advised the Group that the plans for the HS2 revised route were currently out to public consultation.

The Planning Policy Manager outlined, for information, the role of the Green Belt review and the methodology behind the review and also showed some site examples in the District that had been through this methodology.

Following the initial assessments it was demonstrated that all but nine parcels of land in the District robustly met the Green Belt purposes. The parcels were largely developed and had a limited development capacity (circa 100). In order for North East Derbyshire to meet any of the spatial development distribution options further parcels would have to be identified for development without harming the strategic function of the Green Belt. The Planning Policy Manager advised that they were currently checking the outputs and cross referencing, but initial conclusions could be drawn.

A supplementary assessment showed a further 34 parcels that only partially met Green Belt purposes. These parcels could be considered by North East Derbyshire for removal from the Green Belt, subject to their deliverability, and the demonstration of exceptional circumstances. From this a gross yield could be approximately 3,500.

The Group were advised that the supplementary assessment would harm the Green Belt but the process ensured only those least harmful relative to the others were identified.

The Group were supplied with maps that showed the locations of sites around the main settlements in the north. All these sites had been considered against the Council's normal sites assessment criteria which identified whether the sites

were suitable, available and deliverable, thereby reducing the overall number of available and/or suitable sites

The Planning Policy Manager went on to advise the Group of the potential capacity in the District. The gross capacity was 3,506 dwellings on 43 parcels with a net capacity of 2,609 dwellings on 25 parcels.

The potential capacity had been compared to the identified growth options of:-

- (a) Up to 1,000 dwellings (restricted growth);
- (b) Between 1,000 and 2,000 dwellings (medium level growth – meeting the OAN);
- (c) Up to 4,000 dwellings (high level growth).

The deliverable parcels could accommodate growth options (a) and (b) and option (c) would require land for 1,391 additional dwellings.

Next Steps

Going forward linking the Green Belt review to the Strategic Distribution Housing would take place and initial work indicating a fair match between the strategy requirements for 1,500 – 2,000 dwellings and a potential net capacity of 2,600.

The Planning Policy Team would be working closely with Members and the Local Plan Steering Group and would be liaising with the neighbouring authorities regarding their Local Plans.

The Planning Policy Manager advised that over the summer the team would be working on all the next steps and would bring back an update to the Local Plan Steering Group in Early September. The Group were also advised that consideration was needed to the longer term development needs of five to ten years beyond the Plan period and the safeguarding of land. It was advised that Planning Policy would be working alongside consultants on this to future proof the Local Plan.

North East Derbyshire would also be working with Sheffield City Council under the Duty to Co-operate to discuss their needs and would look at parcels on the border with Sheffield at Lightwood which could possibly be released to meet their needs. However it would be for Sheffield to make a case to North East Derbyshire for the release of this land.

The Group were also advised that the website had been updated with the Local Plan timetable. This was agreed through Cabinet to combine both consultation periods and a position statement was due to go out to the public on the website in the Autumn.

11/16-17 Duty to Co-operate

As previously discussed in the last agenda item North East Derbyshire were due to meet with Sheffield to discuss their unmet needs. A recent meeting had also taken place with Chesterfield Borough Council and they had advised that

they are carrying out their own Green Belt review. It was advised that nothing further had been received from Derbyshire Dales District Council through the Duty to Co-operate.

12/16-17 Neighbourhood Planning

It was advised that Ashover's Neighbourhood Plan was on hold pending a sustainability appraisal. After this, this would then go for consultation once received by North East Derbyshire.

Dronfield had recently appointed a consultant, Andrew Towleron, and were in discussions regarding the Neighbourhood Plan, a meeting was scheduled between Dronfield and Andrew Towleron at the end of this week.

The Group were advised that Holymoorside's Neighbourhood Plan was currently out for consultation.

13/16-17 Date of Next Meeting

It was agreed to schedule an earlier meeting of the Local Plan Steering Group, which would take place on Tuesday, 6 September 2016 at 10.00 am.

NORTH EAST DERBYSHIRE DISTRICT COUNCIL

LOCAL PLAN STEERING GROUP

NOTES OF MEETING HELD ON 6 SEPTEMBER 2016

Present:

Councillor M Gordon (in the Chair)

Councillor J Austen
“ B Barnes
“ N Barker

Councillor A Cooper
“ J Windle

Also Present

Helen Fairfax	- Planning Policy Manager
Philip Tschavoll-Selenko	- Senior Planner
James Arnold	- Assistant Director – Planning and Environmental Health
Richard Cooper	- Planning Policy Officer
George Newton	- Planning Officer
Sarah Cottam	- Governance Officer

14/16-17 Apologies for Absence

An apology for absence was received from Councillor W Armitage.

The Chair welcomed George Newton to the meeting, who was the new member of staff in the Planning Policy Team.

15/16-17 Notes of Last Meeting – 18 July 2016

The Notes of the last meeting held on 18 July 2016 were agreed as a true and correct record.

16/16-17 Local Plan Progress

The Group considered a presentation from Helen Fairfax, Planning Policy Manager on the Local Plan Progress to date. The Group were advised the purpose of the update was to provide information on the Local Plan preparation. The Group were advised that work had commenced on preparing a Local Plan Position Statement which would be published in Autumn subject to Cabinet approval. The Position Statement would include detail of:-

- Where we have come from;
- Where we are now;
- What still needs to be done;
- How the Plan is evolving;
- What the next steps are.

The statement would also clearly explain the reasons for amending the Local Plan timetable and rationalising the planned consultation stages. It was clarified

to the Group that amended consultations were non statutory and Planning Policy were trying to rationalise the process. It was advised that all comments from previous public consultation stages had been considered and formed part of the ongoing process.

The purpose of the position statement was to ensure the process was open and transparent.

The Group agreed that the draft Position Statement would be brought to the next Local Plan Steering Group meeting and a decision would be made on whether to include the Green Belt Study alongside the Statement. Following this the Position Statement would be reported to Cabinet in October seeking authority to publish. The document would be reported to Full Council prior to being published on the Council's website.

17/16-17 Duty to Co-operate

The Group received an update on the Coalite Site and maps were provided on screen of the specific area.

Coalite was a priority area for regeneration and the site was cross boundary with part being in Bolsover. Planning permission had been secured at both Authorities for the remediation of the site and a meeting had taken place with the developers regarding the Plan for the site. Subsequently the proposed route for the HS2 had changed and the plans clearly showed it cutting across the site affecting the planned housing development.

The Local Plan would need to take into account the impact of HS2 on the deliverability of the Coalite site and reserve sites may be needed to account for the loss of development if the HS2 crossed the Coalite site. A meeting had taken place with Bolsover District Council officers and the developers regarding the potential uncertainties for the site. This matter will be kept under review.

Reports regarding this site and the development of the Local Plan had been taken to Strategic Alliance Joint Committee to comply with the Duty to Co-operate.

The Chair of the Local Plan Steering Group requested that copies of the presentation be forwarded to the two absence members of the Group.

18/16-17 Neighbourhood Planning

Richard Cooper, Principal Planning Policy Officer advised the Group of the progress of the Neighbourhood Plans in North East Derbyshire. The Group considered the background to the Neighbourhood Plans which derived from the Localism Act 2011. The Neighbourhood Plan sat alongside the Local Plan and formed part of the development plan. There was a process and protocol to follow which involved various departments such as Planning Policy and Governance. In North East Derbyshire there were five plans in the pipeline.

- Ashover - submitted March 2016 was awaiting Strategic Environmental Assessment (SEA);

- Holymoorside & Walton – submitted in August 2016 and was awaiting an environmental check;
- Wingerworth – draft plan only – May 2016;
- Wessington – drafting plan;
- Dronfield – applied for area.

Common features within a Neighbourhood Plan were:-

- Giving guidance on development in and out of a settlement;
- The protection of character of the area and also stating the mix, and size of affordable housing.

The Group were advised that a Neighbourhood Plan could also indicate the amount of housing that could be allocated in the area, but this could not be less than stated in the District's Local Plan.

The Group were advised that the Parish Councils would pay for the preparation of the Plan and meet any additional costs from the consultant, but any costs associated with the examination and referendum would have to be met by the District Council.

The Group requested details of how much Neighbourhood Plans would cost the District in total, the Principal Planning Policy Officer would find out this information for Members.

The Local Plan Steering Group also considered the Neighbourhood Plan timings in comparison to the Council's Local Plan, and it was reiterated that when the Local Plan came into force, this would supercede all Neighbourhood Plans. The Principal Planning Policy Officer advised the Group of the next steps which would be to publicise and obtain an examiner for the Holymoorside and Walton Neighbourhood Plan.

The Council were still awaiting the Strategic Environmental Assessment for Ashover, after which this would hopefully be publicised and also the Council would be considering the draft Plan for Wingerworth Parish.

The Local Plan Steering Group noted the update on Neighbourhood Planning.

19/16-17 Date of Next Meeting

The next meeting of the Local Plan Steering Group was due to take place on Tuesday 18 October 2016 at 10.00 am. However an earlier meeting of the Group would take place on Monday 3 October at 9.30 am in Chamber 1, Mill Lane, Wingerworth to enable the Group to consider the contents of the Draft Local Plan Position Statement.

NORTH EAST DERBYSHIRE DISTRICT COUNCIL

LOCAL PLAN STEERING GROUP

NOTES OF MEETING HELD ON 3 OCTOBER 2016

Present:

Councillor M Gordon (in the Chair)

Councillor W Armitage
“ J Austen
“ N Barker

Councillor A Cooper
“ J Windle

Also Present

Helen Fairfax	- Planning Policy Manager
James Arnold	- Assistant Director – Planning and Environmental Health
Phil Delaney	- Principle Planning Officer
Richard Cooper	- Planning Policy Officer
Sarah Cottam	- Governance Officer

20/16-17 Apologies for Absence

An apology for absence was received from Councillor B Barnes.

21/16-17 Notes of Last Meeting – 6 September 2016

The Notes of the last meeting held on 6 September 2016 were agreed as a true and correct record.

22/16-17 Local Plan Progress

Position Statement

The Group considered the draft Position Statement, which was attached for Members' information. The Planning Policy Manager gave a brief update on the progress of the Green Belt Review. At present the document was still in draft form. The undertaking of the sustainability appraisals of Green Belt sites and reasonable alternatives was needed, from this new sites may come forward.

A proposal was put forward by officers to publish the Green Belt Review alongside the draft Local Plan in February 2017, but officers would preferably not wish to publish this until complete.

The Group was advised that the purpose of releasing Local Plan Position Statement would be for information only, rather than consultation. It was explained that the public could comment on the statement and these would be fed into the consultation process in February.

The Statement would be detailed and give explanations of the change to the format and direction of the Plan. This would be easy to read and include diagrams.

A leaflet was proposed by officers and this would highlight the key messages from the Position Statement. The leaflet would clarify the position of the Local Plan and would be available on the website.

Members felt that the leaflet was not necessary and officers should wait until the consultation process had begun in February. The Council wanted to be open and transparent about the Local Plan process and one member suggested that Councillors could feedback information where necessary to their wards after full Council on 31 October 2016.

The Planning Policy Manager outlined the next steps for the Position Statement. The document would be amended and finalised. It was agreed that another meeting of the Local Plan Steering Group on the 18 October to view the statement was not necessary and could be dealt with by e-mails through the Chair.

The Position Statement was due to go to Cabinet on 26 October 2016 and then would go on to full Council on 31 October 2016. The Group were advised that this would be published on the website, the week commencing 7 November 2016.

The public consultation period on the draft Local Plan would begin on 24 February and would run until the 7 April 2017 (six week period). It was agreed that a further meeting of the Local Plan Steering Group was required in December 2016, it was agreed that this would take place on the 13 December 2016 at 10.00 am.

23/16-17 Duty to Co-operate

There was no update available at this meeting.

24/16-17 Neighbourhood Planning

Holymoorside & Walton Submission Draft Neighbourhood Plan

Richard Cooper (Planning Policy Officer) updated the Group on the progress of the Holymoorside and Walton Draft Neighbourhood Plan.

The Group were advised of the Neighbourhood Planning process, the Plan proposals, planning aspects and the other plans in progress.

Holymoorside and Walton Parish Council submitted their plan in August 2016 but were still awaiting an environmental check, but it seemed unlikely to require a sustainable environmental assessment (SEA).

The Plan period ran up until 2031, unlike the Local Plan which would run until 2033. It was advised that the Plan fit within the NPPF and the District's Local Plan.

The Holymoorside and Walton Neighbourhood Plan '*encouraged development proposals, which clearly demonstrate how sustainable development has been considered and addressed and that meets the needs of the community.*'

The Group were advised that the Neighbourhood Plan did not alter settlement boundaries. Following advice from a District Officer, the Parish would work together with the District on the Local Plan Settlement Boundaries and the Green Belt.

The only issue arising from the Plan was that it could not protect named stores and golfcourses as these were not permissible to protect in this way.

The other Neighbourhood Plans in progress were:-

- Ashover – submitted March 2016 and was awaiting sustainable environmental assessment (SEA);
- Wingerworth – draft Plan only – May 2016;
- Wessington – drafting Plan – early stages;
- Dronfield – area (Parish designated).

Members of the Group requested that officers keep a check on how much it costs the District to process the Neighbourhood Plans. It was noted that the Neighbourhood Planning had a huge impact on staff resources.

The Group agreed that as the meeting on 18 October 2016 was not taking place, the draft Ashover Plan would be circulated to the group by e-mail for comment.

25/16-17 Date of Next Meeting

The next scheduled meeting of the Local Plan Steering Group due to take place on Tuesday 18 October 2016 had now been cancelled and the next meeting of the Local Plan Steering Group would now take place on Tuesday 13 December 2016 at 10.00 am.

NORTH EAST DERBYSHIRE DISTRICT COUNCIL

LOCAL PLAN STEERING GROUP

NOTES OF SPECIAL MEETING HELD ON 11 OCTOBER 2016

Present:

Councillor M Gordon (in the Chair)

Councillor W Armitage

“ J Austen

“ B Barnes

Councillor N Barker

“ J Windle

Also Present

Helen Fairfax	- Planning Policy Manager
James Arnold	- Assistant Director – Planning and Environmental Health
Phil Delaney	- Principal Planning Officer
Sarah Cottam	- Governance Officer

26/16-17 Apologies for Absence

An apology for absence was received from Councillor A Cooper.

27/16-17 Local Plan Update

The purpose of the special meeting of the Local Plan Update was to discuss an emerging potential strategic site and its implications for the Local Plan Strategy and Position Statement.

The Group were advised that the site in question was in the south of the district and was submitted to SHLAA in 2013 and given a reference number of SH/2001 with a capacity of 241 dwellings.

In February 2015 the site was identified in the initial draft Local Plan as having long term development potential post 2022.

Discussions had taken place with the landowner about bringing the site forward and looking at adjacent land for opportunities to improve the neighbourhood. The landowner became frustrated by the shift to a Single Local Plan and extended timetable and began discussions on a planning application.

In October 2016 Keepmoat submitted a potential masterplan for the site and the desire to again work alongside the District's Local Plan.

The scale of the proposal was significant and raised issues for the Local Plan and could affect the contents of the position statement.

Members of the Group considered the illustrative extracts from the masterplan and agreed that it was difficult to prove that the site was suitable to bring forward at this stage in the process. The Stonebroom Masterplan would generate in the region of 500 dwellings, see the regeneration of the Tarran

Bungalows stock, a new primary school, extracare scheme, community facilities and improved accessibility in green space.

Since last year the Policy position had moved. The Green Belt Review had the potential to open up land in the North to achieve a more balanced distribution of housing more in line with the strategy. There had also been significant planning permissions in the past two years which added up to the target for the plan and there was less need to look at new allocations in the Southern settlements.

The Group were advised that a site of this scale was akin to the a strategic site allocation which would be difficult to demonstrate deliverability. It was late in the process and significant evidence was still required for the site. The site could pose a clear risk to the soundness of the plan.

Members of the Group noted that the scheme would involve a significant (strategic scale increase in the size of Stonebroom) and was not in line with the strategy approach of the plan which sought to concentrate development on the most sustainable settlements focussing on the main towns and mixed use strategic sites.

Whilst the potential benefits of the scheme were noted, these were not fully evidenced and did not outweigh the risks to the sound and timely preparation of the Local Plan.

A consultation process had not yet taken place on the site, but therefore no viable evidence was available and therefore the site could not be included in the position statement and Local Plan.

AGREED – That all Members present at the meeting agreed the officers' recommendation that the Local Plan Steering Group do not seek to incorporate the site into the Local Plan as an allocation and the position statement remains unchanged.

28/16-17 Date of Next Meeting

The next meeting of the Local Plan Steering Group was due to take place on Tuesday 13 December 2016 at 10.00 am.

NORTH EAST DERBYSHIRE DISTRICT COUNCIL

LOCAL PLAN STEERING GROUP

NOTES OF MEETING HELD ON 13 DECEMBER 2016

Present:

Councillor M Gordon (in the Chair)

Councillor W Armitage
“ J Austen
“ N Barker

Councillor A Cooper
“ A Foster
“ J Windle

Also Present

Helen Fairfax	- Planning Policy Manager
James Arnold	- Assistant Director – Planning and Environmental Health
Phil Delaney	- Principal Planning Officer
Philip Tschavoll-Selenko	- Senior Planner
Lucy Chapman	- Principal Planning Officer
Sarah Cottam	- Governance Officer

29/16-17 Apologies for Absence

No apologies for absence were received at the meeting.

30/16-17 Notes of Last Meeting – 11 October 2016

The Notes of the last meeting held on 11 October 2016 were agreed as a true and correct record.

31/16-17 Local Plan Progress

(a) Authority Monitoring Report (AMR 11/12)

The purpose of the report was to inform members of the contents of the latest North East Derbyshire Authority Monitoring Report including the five year housing land supply position.

The report sought to inform the Local Plan Steering Group of the contents of the AMR 11 for the period of 1 April 2014 to 31 March 2015, and AMR 12 for the period 1 April 2015 to 31 March 2016 for their publication on the Council's website.

The key findings of the AMR 11/12 were summarised as:-

- The net completion of new dwellings for the period 2014/15 was 262 houses, which was slightly lower than the emerging local plan target of 300 dwellings per annum. For the period 2015/16, 431 houses were completed this was substantially above the emerging local plan target;

- During the 2014/15 period 77% of all new housing was built upon previously developed (brownfield land) and in the 2015/16 period 47%. The first figure showed an increase on the AMR 10 when it was 57%. A core planning principle of the NPPF was to encourage the effective use of land by re-using land that had been previously developed (brownfield), provided that it was not of high environmental value;
- Within the period of 2014/15 129 (net) affordable dwellings were completed. During 2015/16 this figure increased further to 165 net completed affordable units;

With regard to the five year housing land supply, the final five year housing land supply calculation concluded that the Council had a 3.8 year supply taking into account the backlog and the 20% buffer.

The Local Plan Steering Group were advised that the authority's monitoring report for 2015 and 2016 was there for information and to inform of the content and a report would be going to the next Cabinet on 14 December 2016.

The Group were also advised that the report did not include employment land supply position, but that this would be inserted once the date is available early in 2017.

Members commented that the figures in the AMR Reports were positive.

AGREED – That the Local Plan Steering Group note the content of the 11th and 12th North East Derbyshire Authority Monitoring Report AMR 11 for the period 1 April 2014 to 31 March 2015, and AMR 12 for the period 1 April 2015 to 31 March 2016 and for its publication on the Council's website following Cabinet approval.

(b) Local Plan Strategy, Policies & Sites

The Local Plan Steering Group considered a presentation on the Local Plan Strategy Policy and Sites. It outlined that the key principles of the Plan's strategy were:-

- To focus growth on the most sustainable settlements and strategic sites;
- To ensure the scale and distribution of planned growth in line with the proposed settlement hierarchy;
- To rely on only those commitments ie. Planning permissions that aligned with the strategy.

Over the period 2011 to 2033 the Local Plan would allocate sufficient housing and employment land to accommodate –

- (1) A minimum of 6,600 dwellings and;
- (2) 50ha (net) of new employment land.

In terms of employment the draft plan's approach will be:-

- To protect the most important employment sites – that were attractive to the market eg Holmewood and the Markham Vale Site including sites of local significance;
- To allow for continued losses and de-allocate unsuitable sites eg Hephthorne Lane – which was part of the flood plain;
- Find new sites in accessible locations.

In terms of distribution of growth for housing it was reported that as at 31 March 2016 – 1030 dwellings had been built since 2011 leaving land for 5570 dwellings to be found:-

- The draft Plan seeks to provide growth in the following priority order
 - Main towns (up to 50%)
 - Strategic sites
 - Larger villages.

The Group considered allocations maps for the principal and secondary towns which were Clay Cross, Dronfield, Eckington and Killamarsh and also for settlements with a good range of facilities which were Calow, Grassmoor, Holmewood, Morton, North Wingfield, Pilsley, Renishaw, Shirland, Stonebroom, Tupton and Wingerworth. The maps outlined the suggested housing allocations for inclusion in the draft Plan.

The Planning Policy Manager gave the group a summary of the total number of dwellings for the proposed allocations in the Green Belt.

Towns

Dronfield 860
 Eckington 435
 Killamarsh 560

Total - 1,855.

Larger Villages

Renishaw 270

Total - 270.

Safeguarded Land

Eckington 800

Total - 800.

The total Green Belt release (excluding green scoring parts not suitable for development) 2,925 potential capacity.

The Group were advised that the proposed housing allocations (together with associated amendments to the Green belt boundaries) would be

subject to public consultation alongside the Draft Local Plan scheduled for February 2017.

Local Plan Next Steps

The Local Plan Steering Group would consider the draft Local Plan and arrangements for the consultation on 17 January 2017 where at this meeting any queries would be firmed up before the consultation process began. The Member Information Events would be taking place between the 18th and 26th January 2017 which would provide all members with the opportunity to see the draft Plan proposals in advance of its publication in February.

Cabinet on 8 February 2017 would be asked to approve the draft plan for public consultation thereafter followed by the public consultation on the draft plan over a 6 week period. The Group were advised that the Council 'news magazine' would be going out February time which would include all the details of the consultation meetings which would take place around the District. Councillor A Cooper raised concerns that in the past Pilsley had not been receiving the 'news magazine' and was worried that the information would not be received.

The Planning Policy Manager advised that Scott Chambers in Communications was looking into the issue of the non receipt of the 'news magazine' in Pilsley and other areas.

AGREED – That the Group notes the update on the Local Plan Strategy Policy and Sites.

Councillor J Windle left the meeting at this point.

32/16-17 Duty to Co-operate

The Group were advised that the Council had been consulted upon the Bolsover District Consultation Draft Local Plan (October 2016). No objections were to be raised, but a number of representations made relating to strategic cross boundary issues which would be agreed through the Chair of the Local Plan Steering Group.

33/16-17 Neighbourhood Planning

The Group were advised that the Ashover Neighbourhood Plan's Sustainability Appraisal was to be re-visited by the Parish council and would be submitted again after Christmas. North East Derbyshire District Council were still required to respond. The Council would soon have to arrange for an Inspector to look at the Neighbourhood Plan. It was advised that grants were available for a referendum if necessary. The Group were also advised that Wessington Parish had a plan in the pipeline which was due to be submitted to the Council in due course. It was advised that a full update would be given at the next Local Plan Steering Group meeting.

34/16-17 Date of Next Meeting

The next meeting of the Local Plan Steering Group was due to take place on Tuesday 17 January 2017 at 10.00 am.

LPSGNotes 1213