



OPEN REPORT LOCAL PLAN SUB COMMITTEE

Local Plan Sub Committee 17th April 2024

Local Plan Public Consultation – Housing Options

Report of Director of Place and Economy

Report Author and Contact Details

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Wards Affected

All Outside the Peak District National Park

Report Summary

This report provides for Members consideration and approval a proposed consultation proposals for the first round of public consultation on the review of the Derbyshire Dales Local Plan.

Recommendations

1. That Members resolve whether to proceed, for the purposes of public consultation, with Option 1 or Option 2 or Option 3 as set out in Section 3 of this report.
2. That the details of the public consultation set out in Appendix 1 be developed into formal public consultation documentation to be agreed in conjunction with the Chair and Vice Chair of this Sub Committee
3. That public consultation commence on 9th May 2024 for a period of six weeks ending on 20th June 2024
4. That a further report on the results of the public consultation be considered by a future meeting of this Sub Committee
5. That decisions on the future site allocations in the Local Plan be undertaken as part of the detailed development of the policy and proposals, and be subject to consultation as part of the Regulation 18/19 consultations during the latter part of 2024 and during Spring 2025

List of Appendices

Appendix 1 – Proposed Consultation Background Paper

Background Papers

Report to Local Plan Sub Committee 1st February 2024

<https://democracy.derbyshiredales.gov.uk/documents/s9522/Proposed%20Outline%20for%20Local%20Plan%20Public%20Consultation.pdf>

Consideration of report by Council or other Committee

This report provides detailed proposals of the approach to be taken to the first period of public consultation on the review of the Derbyshire Dales Local Plan. Results of the public consultation along with details of proposed changes to the Derbyshire Dales Local Plan will be subject to consideration by Community and Environment Committee

Council Approval Required

No

Exempt from Press or Public

No

Proposed Outline for Local Plan Public Consultation

1. Background

1.1 Members will recall at the last meeting of this Sub Committee held on 1st February 2024 considering a report which set out outline proposals for public consultation on the Derbyshire Dales Local Plan. At that Meeting members resolved:

- That the outline proposals for public consultation set out in Section 2 of the report be approved, taking into account the following suggestions for implementation into the consultation process:
 - That the reasons why proposals are being put forward are made clear to residents and that the benefits of proposals are emphasised.
 - That communities are asked what infrastructure they feel would be beneficial to their area and complementary to proposed development (both social and grey/green).
 - That residents are asked what types of housing they feel would be important to improve the sustainability of their communities.
 - That residents are asked to help identify potential sites within their areas, should they be prepared to contribute.
 - That consultation be undertaken with organisations such as the County Council and Severn Trent to assist in identifying any potential difficulties with the development of proposed sites.
 - That the settlement hierarchy document be concentrated into a presentable and easy to understand format that can be distributed to residents.
- That a report be presented to the next meeting of this Sub-Committee which sets out for approval the precise details of the forthcoming public consultation.

2. Key Issues

2.1 Members will recall that at the last meeting of this Sub Committee it was suggested that this first round of public consultation on the Local Plan should be undertaken at a relatively high level, and that the results of the consultation be used as a basis for future decisions relating to the location and distribution of new housing development. It is also suggested that this round of public consultation should also seek views on a Vision and Objectives for the Local Plan, as previously discussed at this Committee.

2.2 On the basis of the current evidence it is proposed that the consultation on the housing options us as a starting point a Derbyshire Dales wide housing target, of 217 dwellings per annum for the period 2017-2040.

2.3 This sets out a requirement for 4,991 dwellings per annum over the period 2017-2040. However, in order to ensure that this level of development is actually delivered during the plan period, an additional 20% has been added to this figure. This allows for the none or slow implementation of

development and for flexibility in the market. This is wholly in accordance with advice in the NPPG, and is standard practice. Indeed, the adopted Derbyshire Dales Local Plan had an overall figure which was 17% higher than identified requirement.

- 2.4 Details of the text to be utilised for the public consultation is set out in Appendix 1. In considering this text, Members should be mindful that this will act as a background paper for use in the development of more suitable consultation material. It is considered that delegated authority should be given to the Chair and Vice Chair of this Committee to sign off the content of the consultation material.
- 2.5 The public consultation would seek views on the overall level of housing needs, and the potential distribution of the housing supply across the plan area, including the implications, of the meeting or otherwise, the housing need from within the Peak District National Park.
- 2.6 As the level of development within the National Park is yet to be agreed, the public consultation will seeks views on the implications for the plan area of development coming forward at 20 dwellings/annum and 50 dwellings/annum in the National Park.
- 2.7 As Members will see from Appendix 1 the public consultation will seek views from residents and other consultees, including Parish Councils, about which of the options best meets the Progressive Alliance's commitment to supporting rural villages across the plan area.
- 2.9 The extent of the public consultation is guided by the Statement of Community Involvement¹. This sets out that in essence the consultation will take place as 'digital by default', where most of the process is undertaken online. This will include all documents and the supporting evidence base being made available on the District Council's website, along with an online survey that will seek views on the questions set out in Appendix 1.
- 2.10 All relevant documents will also be made available at Matlock, Wirksworth and Ashbourne libraries, and leisure centres. Residents without access to the internet and email will be able to make representations in writing in the usual way via letter. It is suggested that up to two sessions be held online for Parish Councils, in order for them to understand the purpose and contents of the public consultation and assist them to formulate their responses.
- 2.11 It is anticipated that the public consultation would be undertaken for a period of six weeks commencing on Thursday 9th May 2024 and running until Thursday 20th June 2024.
- 2.12 Once the public consultation has been completed decisions will need to be made about where and how much new housing development should take place. To achieve this, it is suggested that a site selection process (that would provide an indication of the relative merits of each site, and how it fits

in with the overall strategy that Members are wishing to achieve through the Local Plan) will need to be put in place.

- 2.13 It is recommended that decisions on the future site allocations in the Local Plan be undertaken as part of the detailed development of the policy and proposals for inclusion in the Derbyshire Dales Local Plan through the Local Plan Sub Committee. This would allow for Members to take into account the results of this public consultation. These could then be subject to consultation as part of the Regulation 18/19 consultations during the latter part of 2024 and during Spring 2025.

3. Consultation Options

- 3.1 In developing the options for the public consultation a number of alternatives, whose purpose have been to meet the aspirations of the Progressive Alliance, were prepared. These alternatives have been considered, and discussed extensively with the Chair and Vice Chair of this Committee since the last meeting of this Sub Committee.

- 3.2 As a result, it was considered that there were three options with potential be put forward for public consultation:

3.3 Option 1 – Distribution of Housing between Market Towns and Smaller Settlements

- 3.4 This Option would maintain a similar approach to that set out in the adopted Derbyshire Dales Local Plan in that it would maintain most existing adopted allocations, particularly around the Market Towns.

- 3.5 This would involve the District Council making choices about which sites it considers are appropriate for allocation in the Derbyshire Dales Local Plan for the period up to 2040. This option would limit any housing allocations to those within or on the edge of the Market Towns, of Matlock, Ashbourne and Wirksworth. This option would not result in the allocation of any other housing development in the Plan Area.

- 3.6 The Progressive Alliance has, however, indicated that it would wish to see some new development across the smaller rural villages in the Plan Area to help support services and facilities like rural shops, pubs, primary schools and doctors' surgeries. To achieve this ambition, under this Option the Local Plan would include a policy approach which would give positive support to an appropriate scale of new residential development in Settlements in Tiers 3-5.

3.7 Option 2 – Direction of Housing to Smaller Settlements

- 3.8 This Option seeks to positively allocate development within Settlements in Tiers 3,4 & 5 as a priority aspect of the Local Plan's development strategy. By focussing development first in the rural settlements it is considered that this can be seen to a means of delivering the aspirations of the Corporate Plan to build flourishing and sustainable communities for residents and deliver the housing that meets the needs of Derbyshire Dales residents.

- 3.9 Having prioritised development in the rural settlements it then seeks to allocate the residual requirement to Tier 1 and 2 settlements. A degree of moderation is applied to ensure that the overall requirement for development over the period 2023-2040 is met.
- 3.10 If this option is carried forward then in the Market Towns it may require some rationalisation of sites currently allocated the adopted Derbyshire Dales Local Plan. In other locations this would require new allocations, Any sites to be removed from the Local Plan would need to be subject to further assessment after the conclusion of the public consultation.
- 3.11 For settlements in Tiers 3, 4 & 5 where the requirement was identified as being less than 10 no sites would be allocated.
- 3.12 The Plan will have to give an indication of how the District Council would see the proposed level of development being viewed as deliverable. This could include assessment of settlement capacity, and/or the definition of settlement boundaries for Tier 3, 4 & 5 villages. It could also include policy wording which provides positive support for new development in these lower order settlements.
- 3.13 The distribution is indicative and does not at this stage take account of any issues like schools' capacity etc. Furthermore, it does not take account of evidence on deliverability or viability or indeed other infrastructure capacity.
- 3.14 Option 3 – Status Quo**
- 3.15 This Option would maintain the same approach to that set out in the adopted Derbyshire Dales Local Plan in that it would maintain the existing adopted allocations, particularly around the Market Towns. This option would not result in the allocation of any other housing development in the Plan Area.

Consultation

- 4.1 Public consultation is a legal requirement of the process for the preparation and review of Local Plans. However public consultation will be required in order for the review of the Derbyshire Dales Local Plan to be completed. This report sets out for Members' consideration outline proposals for the first round of public consultation for the review of the Derbyshire Dales Local Plan.

Timetable for Implementation

- 5.1 The Local Development Scheme approved by this Committee at its meeting on 27th September 2023 sets out the current timetable for the completion of the revisions to the Derbyshire Dales Local Plan. At this time it envisages that during 2024 there will be public consultation, on the principles of the location of new development, future housing needs and policy developments. This will allow submission of the Derbyshire Dales Local Plan to the Secretary of State by 30th June 2025, with adoption to follow 2026.

Policy Implications

6.1 As set out in this and previous reports.

Financial and Resource Implications

7.1 This report seeks approval for public consultation. The cost of the consultation can be met from existing budgets. The financial risk is, therefore, assessed as low.

Legal Advice and Implications

8.1 This report provides for Members consideration and approval a proposed consultation proposals for the first round of public consultation on the review of the Derbyshire Dales Local Plan.

8.2 There are 4 recommendations for decision to be taken in accordance with this report. The risk of Legal challenge should the decisions be taken as recommended has been assessed as low.

Equalities Implications

9.1 There are no direct equalities implications as a consequence of this report. The review of the Derbyshire Dales Local Plan will be subject to a comprehensive Equalities Impact Assessment.

Climate Change Implications

10.1 There are no direct climate change implications as a consequence of this report. The review of the Derbyshire Dales Local Plan will include revised policies which will seek to mitigate the effects Climate Change and be subject to a Climate Change Impact Assessment.

11. Risk Management

11.1 At this time the risk associated with the preparation of the Derbyshire Dales Local Plan is low. The Derbyshire Dales Local Plan is one of the pivotal plans and strategies ensuring the delivery of the District Council's aims and objectives as out in its Corporate Plan. Any significant delays in undertaking the review of the Derbyshire Dales Local Plan will increase the risk to the District Council of delivering its key aims and objectives.

Report Authorisation

Approvals obtained from:-

	Named Officer	Date
Chief Executive	Paul Wilson	09/04/2024
Director of Resources/ S.151 Officer	Karen Henriksen	09/04/2024
Legal Services Manager	Kerry France	09/04/2024

