

Your North East Derbyshire



Publication Draft Plan Consultation - Guidance Note (February 2018)

- What does the new Local Plan cover?
 - What is this consultation about?
 - How do I make comments?

What does the new Local Plan cover?

We are in the process of preparing a new Local Plan to guide future development across the District up to 2034. The Local Plan sets out the strategy for development within the District, including policies on the type, location, quantity and timing of new housing, business and retail development. It includes our planning vision, objectives and policies to guide the future sustainable development of the area taking into account national planning guidance and informed by evidence collected on a range of economic, social and environmental considerations. The policies of the plan designate particular areas of land for protection and also allocate land for new housing, employment and other uses to achieve the Plan's vision.

What is this consultation about?

Following the consultation on the Consultation Draft Local Plan in February 2017, we have made some changes to the Local Plan in the light of the representations received and further evidence gathering. The main changes in the Publication Draft Plan are as follows:

- The time period covered by the Local Plan has been updated to run from 2014 to 2034 - to align with the updated evidence base and to ensure a fifteen year time horizon beyond the point of adoption of the Plan.
- A reduction in the amount of land proposed to be released from the Green Belt for housing, including the deletion of all Safeguarded Land.
- The Housing Target is unchanged at 6,600 for the Plan period, however the sites identified to meet the target have changed, affecting the overall distribution of development.
- A new Employment Land Target is set at 41 hectares (Net) for the Plan period - based upon updated evidence and economic forecasts. The sites protected and identified to meet this target have changed.
- Removal of the Strategic Site Allocation for employment at Land to the South of Markham Vale due to a reduction in the employment land requirements and the site's impact upon protected historic assets, namely the setting of Bolsover Castle.
- A new Retail Target for up to 2900 m² convenience floorspace towards the end of the Plan period and changes to Town Centre Boundaries.
- Affordable Housing Policy amended to require 30% affordable housing in higher value areas and 20% in the remaining parts of the District.
- Policy on Open Space, Sports and Recreation Facilities updated to protect and enhance all existing facilities and provide for new facilities.
- Numerous minor wording changes to Policies throughout the Local Plan to address representations, updated evidence and national guidance.

- A District wide Policies Map has been prepared to illustrate land use designations and proposed allocations.
- Key elements of the evidence base have been updated/prepared including in relation to:
 - Housing, employment, retail and sport & recreation requirements and supply.
 - Transport and Infrastructure Evidence.
 - Viability and Sustainability of the Plan's policies and proposals.

The current version of the Local Plan called the Publication Draft Plan sets out the policies and proposals that we consider are the most appropriate to meet the needs of the District up to 2034.

The Publication Draft Plan is now subject to a formal six week period of public consultation, following which the Plan will be submitted to the Secretary of State who will appoint an independent Inspector to examine the Plan. The Inspector will consider any comments that are made during this stage of consultation.

The consultation will run from 21 February to 4 April 2018 and includes the following public drop-in sessions:

Venue	Date	Time
Clay Cross Social Centre Market Street, Clay Cross, S45 9JE	Friday 9th March	4.30pm - 7.30pm
Dronfield Civic Hall, (Main Hall) Civic Centre, Dronfield, S18 1PD	Tuesday 13th March	4.30pm - 7.30pm
Eckington Civic Centre, (Main Hall) Market Street, Eckington S21 4JG	Thursday 15th March	4.45pm - 7.45pm
Killamarsh Sports Centre, (Parish Function Suite) Community Campus, Stanley Street, Killamarsh, S21 1EL.	Thursday 22nd March	4.45pm - 7.45pm

How do I make comments?

Unlike the previous stages of consultation, we are now required to ask two specific questions related to soundness and legal compliance of the Plan. These questions are more commonly known as the ‘Tests of Soundness’ and are the same questions the independent Planning Inspector will be asking as part of the examination and are summarised below. Further detailed guidance on the tests can be found in the representation form guidance note.

Where possible we would ask you to submit your comments directly online or alternatively by completing a comments form. Using either of these two methods will ensure that comments address these two questions and can then be submitted in a format that the Inspector examining the plan can readily use.

If you need help making your comments please contact the Planning Policy Team, see page 6 for further details.

Question 1: Is the Local Plan sound?

As part of the examination, the independent Planning Inspector is required to consider if the Local Plan has been positively prepared, is justified, is effective and is consistent with national policy.

The following points should be considered before making a representation on the Soundness of the Local Plan:

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

If you think our assessments are not objective or do not take sufficient account of unmet needs in neighbouring authorities then your comments relate to whether our Local Plan has been positively prepared.

Justified - the policy should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate, robust and credible evidence.

If you think that the evidence doesn’t support the choice made in our Local Plan or that realistic alternatives exist then your comments relate to whether it is justified

Effective - the policy should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.

If you think the proposals in the Local Plan will not happen or the proposed development and infrastructure required to support it cannot be provided, or the relevant organisations and bodies who will deliver elements of it haven’t signed up to it, or the Local Plan does not join up with the strategies of the District’s neighbouring authorities, then your comments relate to whether our Local Plan is effective or not.

Consistent with national policy -

The policy should enable the delivery of sustainable development in accordance with the policies within the National Planning Policy Framework (NPPF, 2012) or include clear and convincing reasons for doing something different.

Question 2: Is the Local Plan legally compliant?

A plan is considered to pass this test when it complies with the legal requirements under section 20(5) (a) of the Planning and Compulsory Purchase Act 2004.

You may wish to consider the following before making a representation on legal compliance:

- Whether the Local Plan has regard to national policy and guidance issued by the Secretary of State
- Whether the Local Plan has been prepared in-line with the Local Development Scheme (LDS). The LDS is effectively a programme of work prepared by us, setting out the documents to be produced. It sets out the key stages in the production of any documents we propose to bring forward for independent examination.
- Whether community consultation has been carried out in accordance with the adopted Statement of Community Involvement.
- Whether the Local Plan complies with the Town and County Planning (Local Planning) (England) Regulations.

On submission of the Local Plan, we must publish the documents prescribed in the regulations, and make them available at their principal offices and on their website.

- Whether the appropriate notifications have been made.
- Whether a Sustainability Appraisal assessing social, environmental and economic factors has been done and made public.
- Whether the requirements of the Duty to Co-operate have been met.

The Localism Act (Section 110) and the National Planning Policy Framework, (paragraphs 178 to 181), create a duty on all local planning authorities and other bodies to co-operate with each other to address strategic issues in the preparation of the Local Plan. Further information about the Duty to Co-operate can be found in the National Planning Practice Guidance <http://planningguidance.planningportal.gov.uk/>

You will also need to indicate;

- If the issue has been raised at a previous consultation and if not give a reason for this.

All these steps are set out clearly when you log on to our online consultation system.

Note: Representations which do not clearly address these points may not be considered valid.

Period for comments:

The period for submission of representations will run for six weeks from **Wednesday 21 February to Wednesday 4 April 2018**.

Representations should be received no later than 5pm on 4 April 2018.

Anonymous comments or comments received outside these dates will not be accepted.

Where to send your comments

We strongly encourage you to make your representation online as this will help us to save paper and time. It will also ensure your comments are reported exactly as you would wish them to be (see section below ‘using the on-line system’). A link to the on-line system is available on our website: www.ne-derbyshire.gov.uk/localplan

Alternatively, you may complete a comments form (available to download from our website). These should be returned:

By e-mail to local.plan@ne-derbyshire.gov.uk

Or by post to: Planning Policy Team, North East Derbyshire District Council, District Council Offices, 2013 Mill Lane, Wingerworth, Chesterfield S42 6NG.

Representations at this stage should only be made to the legal compliance and ‘soundness’ of the Plan. All representations should clearly specify in what respect(s) the Plan is considered to be unsound, and what

change(s) would need to be made to make it sound. A summary of your response should be provided if the response is more than 100 words. You should ensure that your summary accurately reflects the main points of your representation and does not simply refer to attached documents.

Please note that copies of all comments will be made available for the public to view (including your name, but will not include any personal addresses or signatures), and therefore cannot be treated as confidential.

Request to be notified:

You may also request to be notified about any of the following next steps:

- Submission of the Local Plan for public examination by an independent inspector;
- Publication of the Inspector’s recommendations; and
- The adoption of the Local Plan.

Location of documents for inspection

The Local Plan and all of the supporting documents and guidance on how to make a representation is available to inspect on our website: www.ne-derbyshire.gov.uk/localplan and at the following deposit venues:

- District Council Offices, 2013 Mill Lane, Wingerworth, Chesterfield S42 6NG. (9.00am - 5.00pm Monday - Friday); and

- Public Libraries throughout the District (during usual opening hours).

Short guide to using the online Consultation System

A link to the on-line system is available on our website: www.nederbyshire.gov.uk/localplan The on-line consultation system is shared with Bolsover District Council and will therefore include both District's Local Plans, as well as previous versions.

Registering, logging-in or requesting a new password

Step 1: Use the options in the box at the top of the consultation page to register or Login: If you have already registered for a previous consultation you do not need to register again, you just need your e-mail address and password to login. If you can't remember your password you can request a new one. (If you need further help registering, please use our guide on the website or contact us - details below.)

Making a representation

Before you start please read the "Your Views" section at the start of the Publication Draft Plan.

Step 2: Select the document you wish to view or comment on from the 'Current Documents Open to public consultation' box. This consultation is the 'Publication Draft'.

Step 3: From the contents page click on the chapter, policy or site that you are interested in. (You can submit multiple representations)

Step 4: To submit a representation, click on the pencil icon adjacent to the Policy that you are interested in and complete the online response form. You will receive a receipt email from 'Bolsover District Council' no-reply@jdi-consult.net for each of the comments you have submitted.

Step 5: When we have processed your representation, you will receive another email from Bolsover District Council no-reply@jdi-consult.net which is your confirmation that your representation is registered as duly made. The email will be titled 'Representations received. ID...'. Please note that it may take longer to receive this confirmation email if we receive a high volume of representations.

Step 6: You can view your own representations by logging into the system and choosing 'My Reps' from the top box. When we have processed all representations received, you will be able to view representations that have been made without logging in, by clicking on the magnifying glass icon adjacent to the Policy that you are interested in and a summary of all the comments published will be listed.

Please note:

Your representation may not appear online until after the close of consultation. You do not need to e-mail / post your response as well as submitting it online.

Continued overleaf

You can write as much as you like in the full representation box and upload documents / maps. (If your full rep is more than 100 words you will need to provide a summary of 100 words or less.) You should ensure that your summary accurately reflects the main points of your representation and does not simply refer to attached documents.

You can add attachments, but please make sure they do not include signatures or personal data, other than a name.

For more information:

Planning Policy Team,
North East Derbyshire District
Council, District Council
Offices, 2013 Mill Lane,
Wingerworth, Chesterfield
S42 6NG.

or visit www.ne-derbyshire.gov.uk/localplan

Email: local.plan@ne-derbyshire.gov.uk

Tel: 01246 217171 / 7694 /
7169 / 7180

*We speak your
language*

Polish
*Mówimy Twoim
językiem*

French
*Nous parlons votre
langue*

Spanish
Hablamos su idioma

Slovak
*Rozprávame Vaším
jazykom*

Chinese
我们会说你的语言

North East
Derbyshire
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