

North East Derbyshire Local Plan Examination

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Ms Helen Fairfax
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9 April 2019

Dear Ms Fairfax,

North East Derbyshire Local Plan Examination Follow Up to Hearing Sessions

Thank you for your letter of 27 March 2019. I deal with the points in your letter in turn.

Employment Land Requirement

It is important that Policy SS4 (Biwaters site) reflects the most up to date position on the amount of B1, B2 and B8 land that will be provided. The main modification to Policy SS4 should reflect the more detailed breakdown proposed within the supporting text in the Statement of Common Ground (ED46). I will review the proposed wording for the main modification in due course.

I note the proposed changes to the site areas for Markham Vale and the Avenue, Wingerworth in Table 6.2 to reflect known infrastructure requirements and planning permissions for the sites and the changes to Table 6.2 will be a main modification.

I note the Council's overall point in relation to the shortfall in the supply of employment land against the requirement. Having regard to the flexibility in supply which may be provided by the Coalite site and Dronfield Regeneration Area, additional employment allocations are not necessary for the soundness of the plan's economic strategy. The Council's proposed approach to monitor employment land take up with provision for an early plan review if necessary is reasonable and the monitoring table should include a mechanism for measuring take up and an appropriate review 'trigger'.

Green Belt and Site DR1

I note the Council's points about the implications of deleting proposed allocations for the long term permanence of the Green Belt boundary. However, the circumstances at the time of plan review including housing need, the strategic context for development and non-Green Belt options may result in a different spatial strategy and distribution of development being appropriate. For these reasons, I do not consider that the identification of safeguarded land would be a sound approach. Furthermore, if the Council wishes to pursue this option, in the interests of fairness it would be necessary to canvass potential locations for safeguarded land more widely with consequent delay to the Examination process.

In relation to Site DR1, I note your point about the south-east boundary of the revised site and I will follow this point up separately via email which will be made available on the Examination web site.

Land Supply Data and Five Year Supply

Thank you for the update on the work underway. I indicated in my letter of 8 February 2019 that it may be necessary to invite comments on this additional information in advance of the consultation on main modifications. As you have now confirmed that the monitoring information will be rolled forward a year to 31.3.19, I consider that representors who responded to the Matters, Issues and Questions on the matter of five year land supply should have an opportunity to review this information in advance of consultation on main modifications. I will liaise with you via the Programme Officer on the duration and timing of this and the information that should be made available.

Affordable Housing Definition

The Council's suggested approach deals with this matter satisfactorily.

Infrastructure

On the basis of the additional evidence submitted, the Council's approach to deal with any implications for the highway network at the A61 Bowshaw roundabout and the B6057 Green Lane/Callywhite Lane junction through the submission of Transport Assessments with individual proposals is reasonable.

Future Progress

I am aware that some main modifications may not 'emerge' until the completion of the updates to the monitoring and land supply data. However, I aim to make as much progress as possible on the 'known' modifications in the meantime and I will be in touch with further comments via the Programme Officer.

Please let me know via the Programme Officer if there are any queries on the contents of this letter.

Yours sincerely

Sarah Housden

INSPECTOR