

## LEE ROWLEY MP: BRIEFING NOTE FOR KILLAMARSH RESIDENTS ON THE CONSULTATION ON THE DRAFT LOCAL PLAN

### **Background**

*A consultation is currently being undertaken on the draft North East Derbyshire local plan – the document which will determine how our area will develop, and where houses will be built, in the coming years. This is an important consultation where we can make the case that the remaining proposed greenbelt sites aren't needed and shouldn't be built on.*

*All residents can get involved in the consultation if they wish. The consultation is a technical one (on some proposed modifications to the draft document) and arguments need to be made based on established planning rules and principles. If you are responding, we recommend that you use specific arguments to maximise the impact of your response and to increase the chance of success.*

*This note outlines some of the points you might like to make if you decide to respond to the consultation. You can use some or all of these points.*

*The arguments we recommend you make are broken down into two – where we think you should disagree with some of the proposals under consultation (see box 1) and then some wider observations you should make about the proposals (see box 2).*

### ***(1) Proposals that we recommend you disagree with***

- **That you disagree that housebuilding at Westthorpe, Killamarsh (KL1) should remain in the plan:** residents should make clear that they disagree with the proposal to build 330 houses at Westthorpe.
- **That you disagree that housebuilding at Rotherham Road, Killamarsh (KL2) should remain in the plan:** residents should make clear that they disagree with the proposal to build 70 houses at Rotherham Road.

### ***(2) Important points we think you should also make to the Inspector***

- **That you remain unconvinced that the “exceptional circumstances” test has been made to remove any land in North East Derbyshire from the greenbelt at all:** under national rules, greenbelt sites can only be released for housebuilding if “exceptional circumstances” have been proven in an area. We don't think this is the case in North East Derbyshire and we recommend you highlight that no exceptional circumstances exist. As a result, the Inspector should remove the remaining two greenbelt sites in Killamarsh.

***(2) Important points we think you should also make to the Inspector (continued)***

- **That the most recently published housing numbers for North East Derbyshire demonstrate there is no longer a shortfall of houses within the plan:** all local plans must have a target for housebuilding and North East Derbyshire's was proposed a number of years ago, by a previous Council leadership, for 6,600 homes by 2034. Based on the amount of housebuilding that has already happened, has been approved or is planned, we do not think there is a material gap between the target and what will actually be built. As a result, the Inspector should accept that there is no need to build on the greenbelt sites in Killamarsh.
- **That the Inspector's justification for the removal of sites elsewhere in the District (such as sites in Coal Aston and Eckington) really could be applied to the remaining greenbelt sites in Killamarsh:** that we would ask the Inspector to apply her own logic, as outlined in correspondence dated 18/02/2019, to remove the remaining Killamarsh greenbelt sites.
- **Development on KL1 would harm greenbelt openness and the greenbelt's purpose of stopping unrestricted sprawl:** the proposed development at Westthorpe would be a significant expansion of Killamarsh into open countryside. It would also harm the perception of openness in the countryside by framing the greenbelt land to the west and being visible from nearby villages like Spinkhill, Renishaw and Mastin Moor.
- **Development on KL2 would harm greenbelt openness:** development on the land off Rotherham Road would frame the greenbelt land to the north, harming the perception of openness of the countryside north of Killamarsh.
- **That coronavirus is likely to change the economic calculus of the coming years and may reduce demand:** that given the current uncertain economic times, there is likely to be incrementally less demand in North East Derbyshire to 2034 and therefore not as many houses will be needed.
- **That you agree that the spatial strategy should be changed to no longer require over 50% of houses be placed in level 1 settlements:** the Inspector was right to say that the requirement to build the majority of the District's housing in Killamarsh, Eckington, Dronfield and Clay Cross was not justified by the evidence.

***Need more help or information?***

*Please just get in touch with Lee on [lee.rowley.mp@parliament.uk](mailto:lee.rowley.mp@parliament.uk) or 439222 and he will be happy to talk through this in more detail if needed.*