

**LEE ROWLEY MP:
BRIEFING NOTE FOR RESIDENTS IN THE SOUTHERN & WESTERN
PARTS OF NORTH EAST DERBYSHIRE 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 and hopefully the last step in improving the Local Plan so that we can get it in place and protect against speculative development.

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 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 Clay Cross, Killamarsh, Dronfield and Eckington was not justified by the evidence.

(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.

(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.
- **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 it's important that the Inspector approves a plan that the whole District can get behind so that speculative development can be reduced:** the south of the District has seen too many speculative applications approved over the last 9 years due to the District not having a plan in place. The Inspector should approve a realistic plan which the whole of the District can be supportive of and which requires the Inspector to be pragmatic about what is needed.

Need more help or information?

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