



**South  
Derbyshire**  
District Council

## Head of Community and Planning

Civic Offices, Civic Way,  
Swadlincote, Derbyshire DE11 0AH

**[www.south-derbys.gov.uk](http://www.south-derbys.gov.uk)**

### Please ask for: **Ian Bowen**

Phone: (01283) 595821

Fax: (01283) 595850

Typetalk: (0870) 2409598

DX 23912 Swadlincote

E-mail: [ian.bowen@south-derbys.gov.uk](mailto:ian.bowen@south-derbys.gov.uk)

Our ref: R/31.5.3/IB

Your ref:

Date: 29 June 2011

Dear Resident/Consultee

## Invitation to further 'drop in' events about planning for housing...

I am writing to update you on the **Local Development Framework** (LDF or Local Plan) and invite you to take part in the second phase of our neighbourhood consultations.

You will recall that earlier this year the Council held 13 'drop in' events across the District to talk about planning in your local area. Prior to that, in January 2010, we consulted on a number of major development options. Your views have been received and registered in response to these two consultations and copies of all representations, or their summaries, can be viewed on the Council's website at: [www.ldf.consultations.south-derbys.gov.uk](http://www.ldf.consultations.south-derbys.gov.uk)

## What we're now consulting on ...

As we promised earlier this year, we are, jointly with Amber Valley Borough Council and Derby City Council, now able to seek your views on the big questions of how much housing will be needed across the whole area over the next 15 years or so and what our strategy should be for locating it. We are doing this because we expect the Government to scrap the existing regional building targets before we formally publish our local plans. Among other things, we would like your views on **how much housing growth we should plan for** and the extent to which growth should be concentrated around the edges of Derby or dispersed to other towns, villages and locations throughout the Derby Housing Market Area (HMA).

## The Local Plan timetable...

We intend to publish a draft Local Plan (LDF Core Strategy) in early 2012 subject to Parliament passing the Localism Bill by the end of this year. We expect a public examination in summer 2012 with adoption by the end of next year. A more detailed timetable is available on our website.



## How you can get involved ...

We will be returning to the 11 'community' areas and once again holding **drop in events** in each area, **beginning in July**. At the events, planners will be on-hand to explain how we are progressing with the Local Plan and answer questions about the proposed options. We would like to hear what you think about the options and the issues they raise. Detailed information on the options and a questionnaire will be available on our website to coincide with the start of the consultation. We will be accepting comments until Friday 30 September 2011.

The attached sheet provides details of the dates, times and venues for the events. Whilst the map on the reverse will help you identify which community area is closest to you, **please note that anyone can attend any event, you don't have to attend the event nearest to where you live.**

Once again we would like to extend the invitation to our drop in events far and wide. **Please do tell your family, friends and neighbours** so that as many people as possible have the opportunity to join in with planning their area. Further information is available on our website, including updated area profiles – go to [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF) Should you be interested in planning matters for the wider Derby HMA, further details can be found at [www.derbyshire.gov.uk/derbyhma](http://www.derbyshire.gov.uk/derbyhma)

Yours faithfully



**Ian Bowen**  
**Planning Policy Manager**

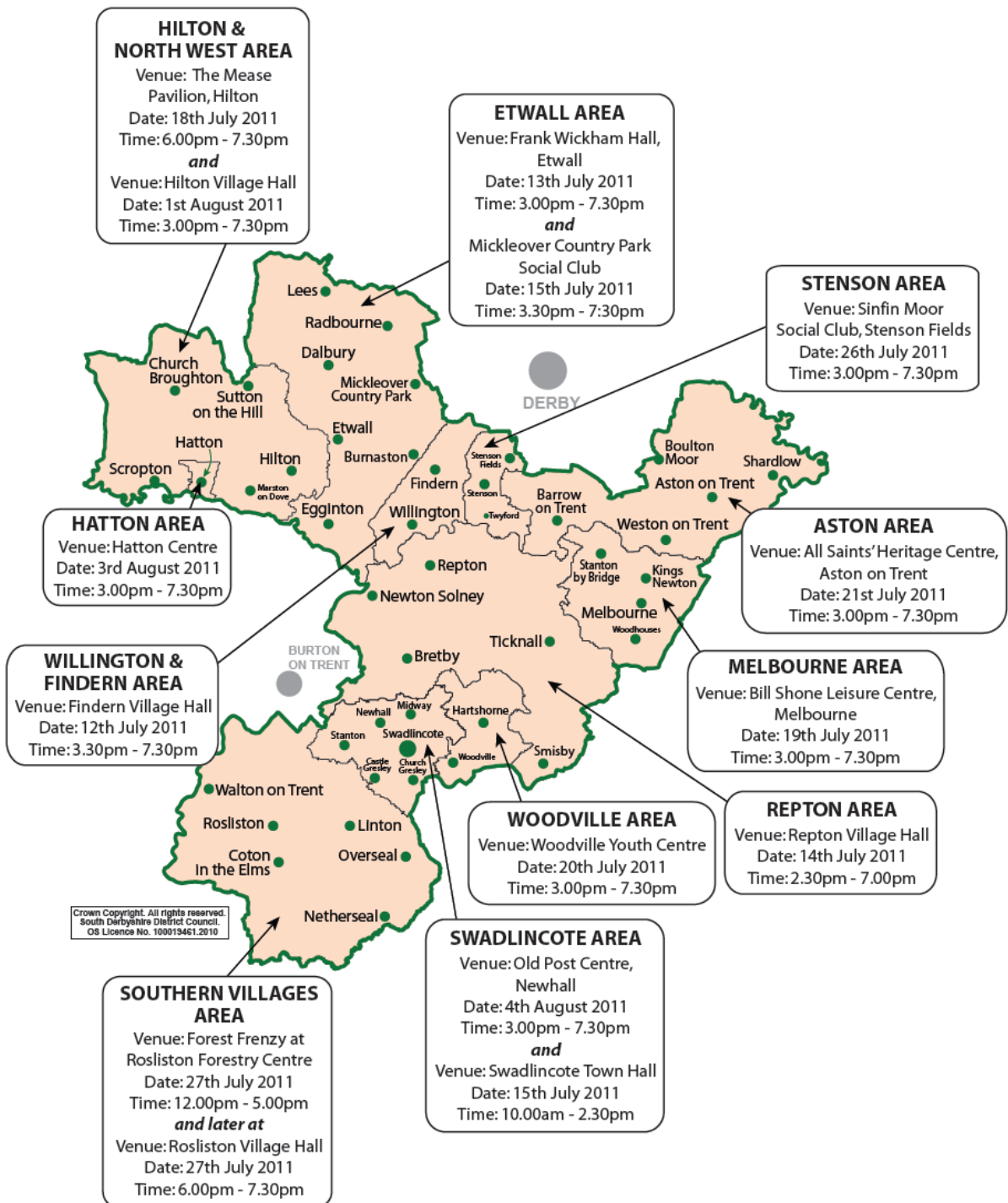


## ‘Drop In’ Events

Community Area	Venue	Date	Time
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<b>Newhall</b>	Old Post Centre, High Street, Newhall DE11 0HX	4 August 2011, Thursday	3pm – 7.30pm

See over...





**From:** Sworowski Nicola

**Sent:** 01 July 2011 09:00

**Subject:** South Derbyshire Local Development Framework

**Attachments:** Letter to respondees.pdf

Dear Consultee,

Please see the attached letter about the Local Development Framework and an invitation to further upcoming neighbourhood events.

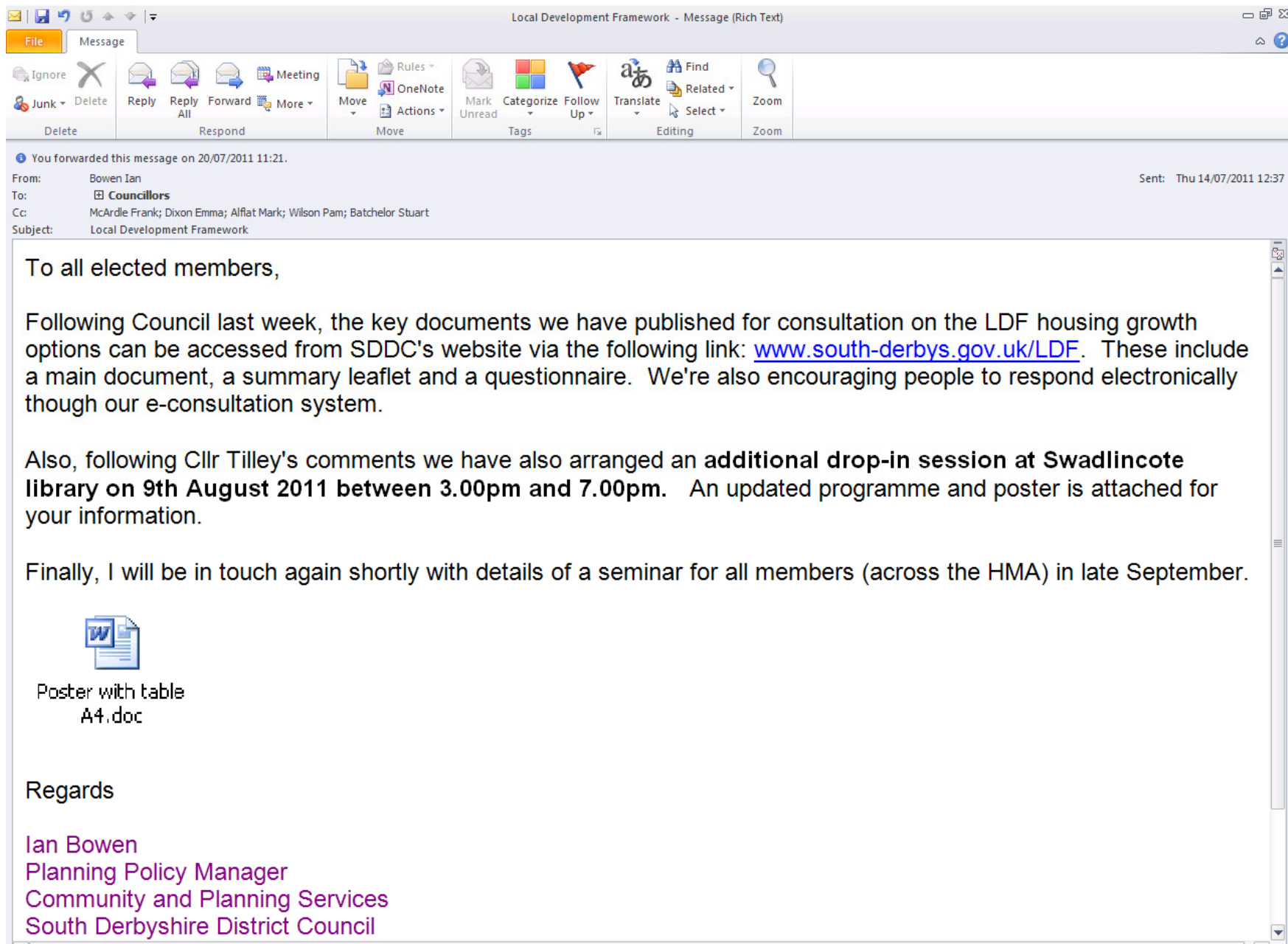
Yours faithfully

Sent on behalf of

**Ian Bowen**

**Planning Policy Manager**

---





## Head of Community and Planning

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Our ref: P/31.5.3/IB

Your ref:

Date: 29 June 2011

Dear Parish Council

## Invitation to further 'drop in' events about planning for housing...

I am writing to update you on the **Local Development Framework** (LDF or Local Plan) and invite you to take part in the second phase of our neighbourhood consultations, including by displaying **posters** on parish notice boards.

You may recall that earlier this year the Council held 13 'drop in' events across the District to talk about planning in your local area. Prior to that, in January 2010, we consulted on a number of major development options. All comments we received can be viewed on the Council's website at: [www.ldf.consultations.south-derbys.gov.uk](http://www.ldf.consultations.south-derbys.gov.uk)

## What we're now consulting on ...

As we promised earlier this year, we are, jointly with Amber Valley Borough Council and Derby City Council, now able to seek your views on the big questions of how much housing will be needed across the whole area over the next 15 years or so and what our strategy should be for locating it. We are doing this because we expect the Government to scrap the existing regional building targets before we formally publish our local plans. Among other things, we would like your views on **how much housing growth we should plan for** and the extent to which growth should be concentrated around the edges of Derby or dispersed to other towns, villages and locations throughout the Derby Housing Market Area (HMA).

## The Local Plan timetable...

We intend to publish a draft Local Plan (LDF Core Strategy) in early 2012 subject to Parliament passing the Localism Bill by the end of this year. We expect a public examination in summer 2012 with adoption by the end of next year. A more detailed timetable is available on our website.



## How you can get involved ...

We will be returning to the 11 'community' areas and once again holding **drop in events** in each area, **beginning in July**. At the events, planners will be on-hand to explain how we are progressing with the Local Plan and answer questions about the proposed options. We would like to hear what you think about the options and the issues they raise. Detailed information on the options and a questionnaire will be available on our website to coincide with the start of the consultation. We will be accepting comments until Friday 30 September 2011.

The attached sheet provides details of the dates, times and venues for the events. Whilst the map on the reverse will help you identify which community area is closest to you, **please note that anyone can attend any event, you don't have to attend the event nearest to where you live.**

Once again we would like to extend the invitation to our drop in events far and wide. **Please do tell your family, friends and neighbours** so that as many people as possible have the opportunity to join in with planning their area. Further information is available on our website, including updated area profiles – go to [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF) Should you be interested in planning matters for the wider Derby HMA, further details can be found at [www.derbyshire.gov.uk/derbyhma](http://www.derbyshire.gov.uk/derbyhma)

Finally, through the previous consultation, a number of residents expressed an interest in becoming more involved by representing their area in planning for their neighbourhood. The Government sees Parish Councils taking the lead in neighbourhood planning and so we have passed on the relevant Parish Council's contact details to those individuals.

Yours faithfully



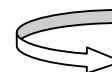
**Ian Bowen**  
**Planning Policy Manager**

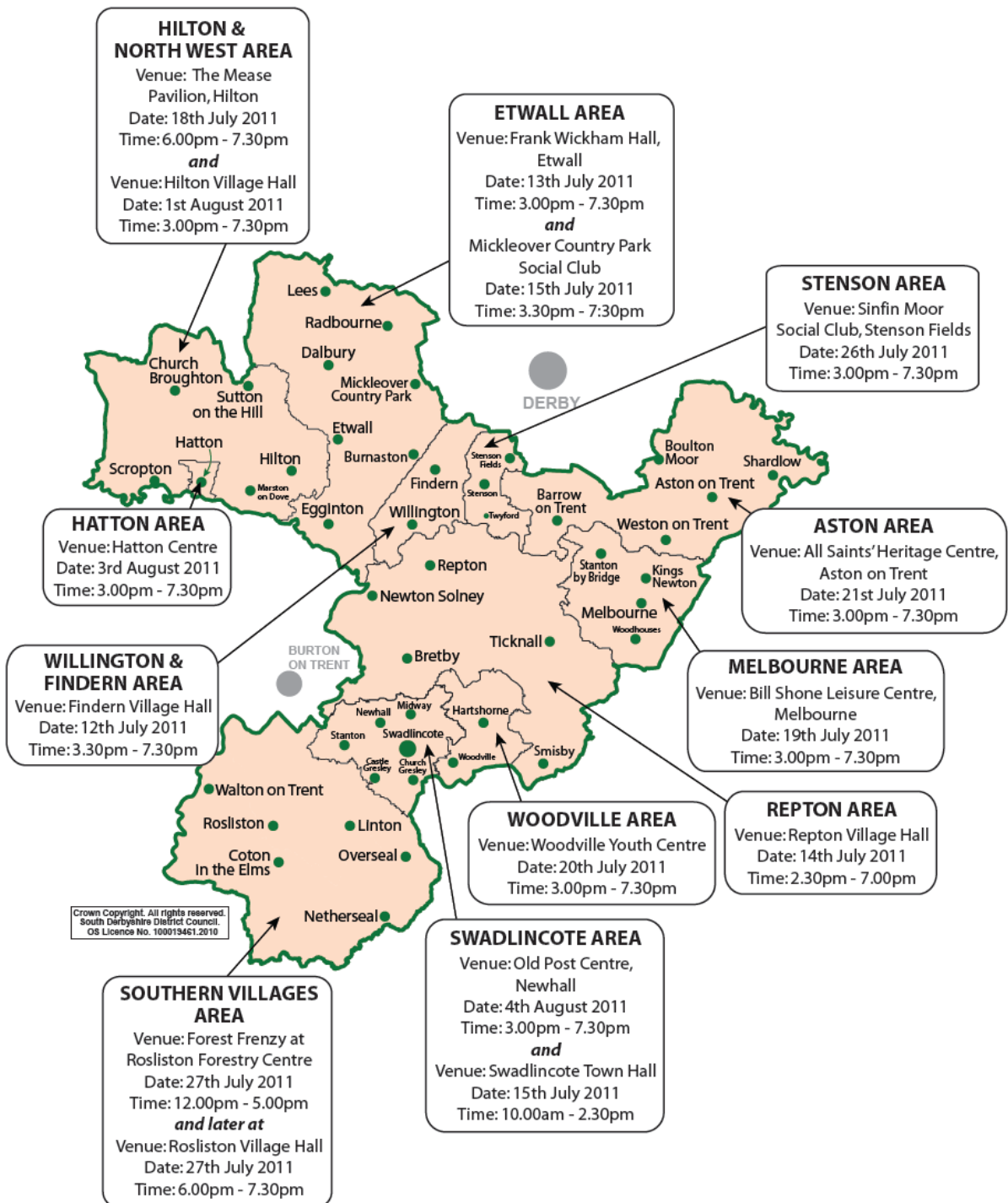


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Our ref: R/31.5.3/IB

Your ref:

Date: 29 June 2011

Dear Mrs Wheeler

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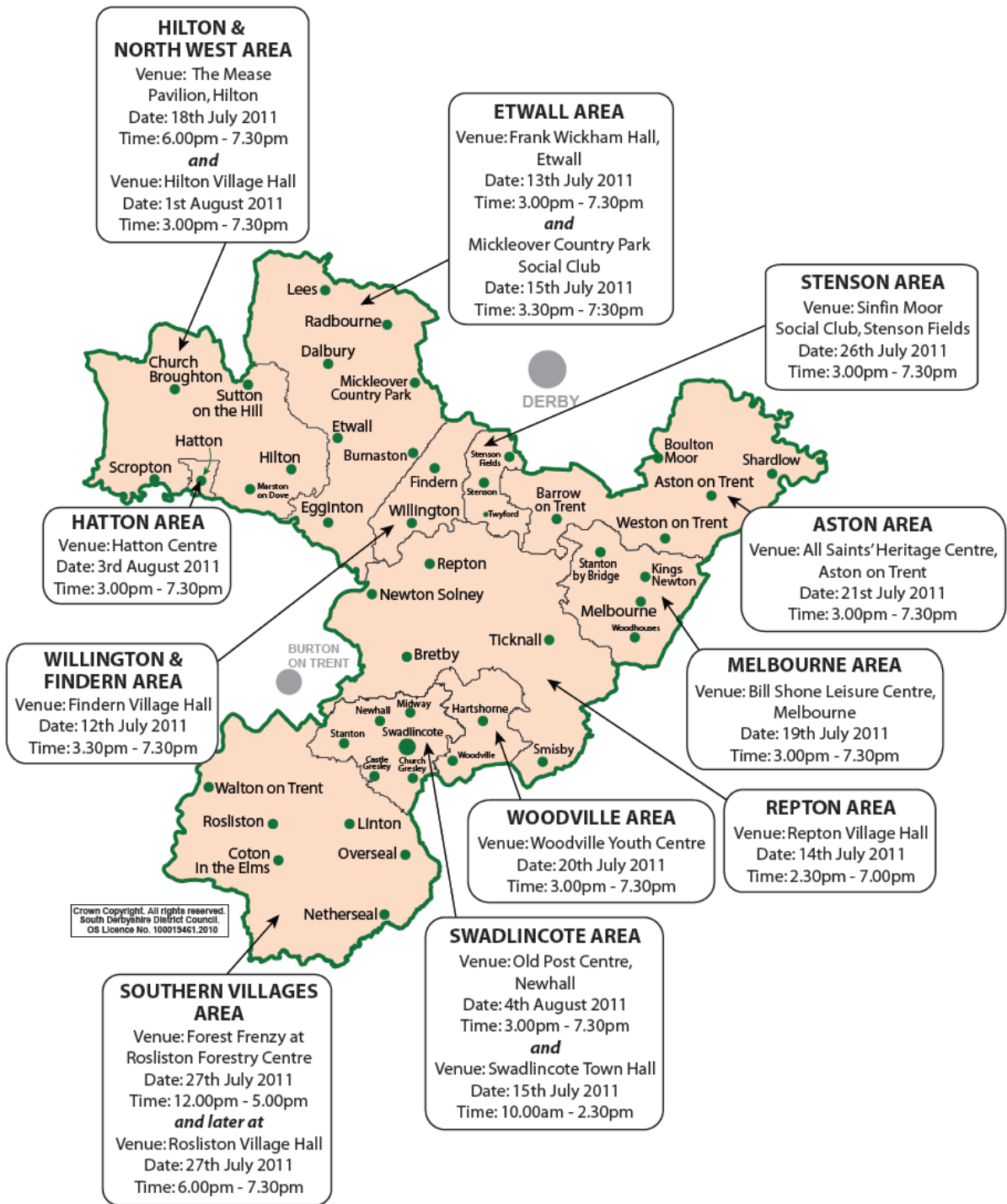


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See over ...





**From:** Sworowski Nicola

**Sent:** 23 September 2011 15:55

**Subject:** South Derbyshire Local Development Framework

Dear Consultee,

You may be aware that we are currently consulting on an 'Options for Housing Growth' document. The document asks both how much housing the Derby Housing Market Area should plan for and also in broad terms how this growth should be distributed. This consultation is closing on the **30<sup>th</sup> September 2011** and all responses should be submitted by this date.

Further information about the consultation including a copy of the questionnaire we are asking people to fill in can be found at: [http://www.south-derbys.gov.uk/planning\\_and\\_building\\_control/planning\\_policy/local\\_development\\_framework/the\\_core\\_strategy](http://www.south-derbys.gov.uk/planning_and_building_control/planning_policy/local_development_framework/the_core_strategy)

Yours faithfully,

Sent on behalf of

**Ian Bowen**

**Planning Policy Manager**



**Head of Community and Planning**

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Our ref: S/31.5.3/IB

Your ref:

Date: 29 June 2011

Dear Parent/Guardian

**- Invitation to event about planning for housing -**

I am writing to let you know that the District Council has arranged a further series of 'drop in' events, this time to talk about future housing provision. We are in the process of drawing up our local plan and the plan will need to show where large housing and other development will take place to meet the needs of our growing population over the next 15 years or so.

Under a proposed law on 'Localism', rigid regional targets setting the amount of new homes to be built in local areas will be scrapped. The Government has also made clear its policy is one of development and growth and is urging councils to draw up local plans without delay.

We therefore need to consider afresh **how much** development should take place up to 2028 and **where** it should be built.

The details of the events are attached to this letter. Please also do tell your family, friends and neighbours about the events as once again we are looking to extend this invitation far and wide.

Yours faithfully

**Ian Bowen**  
**Planning Policy Manager**

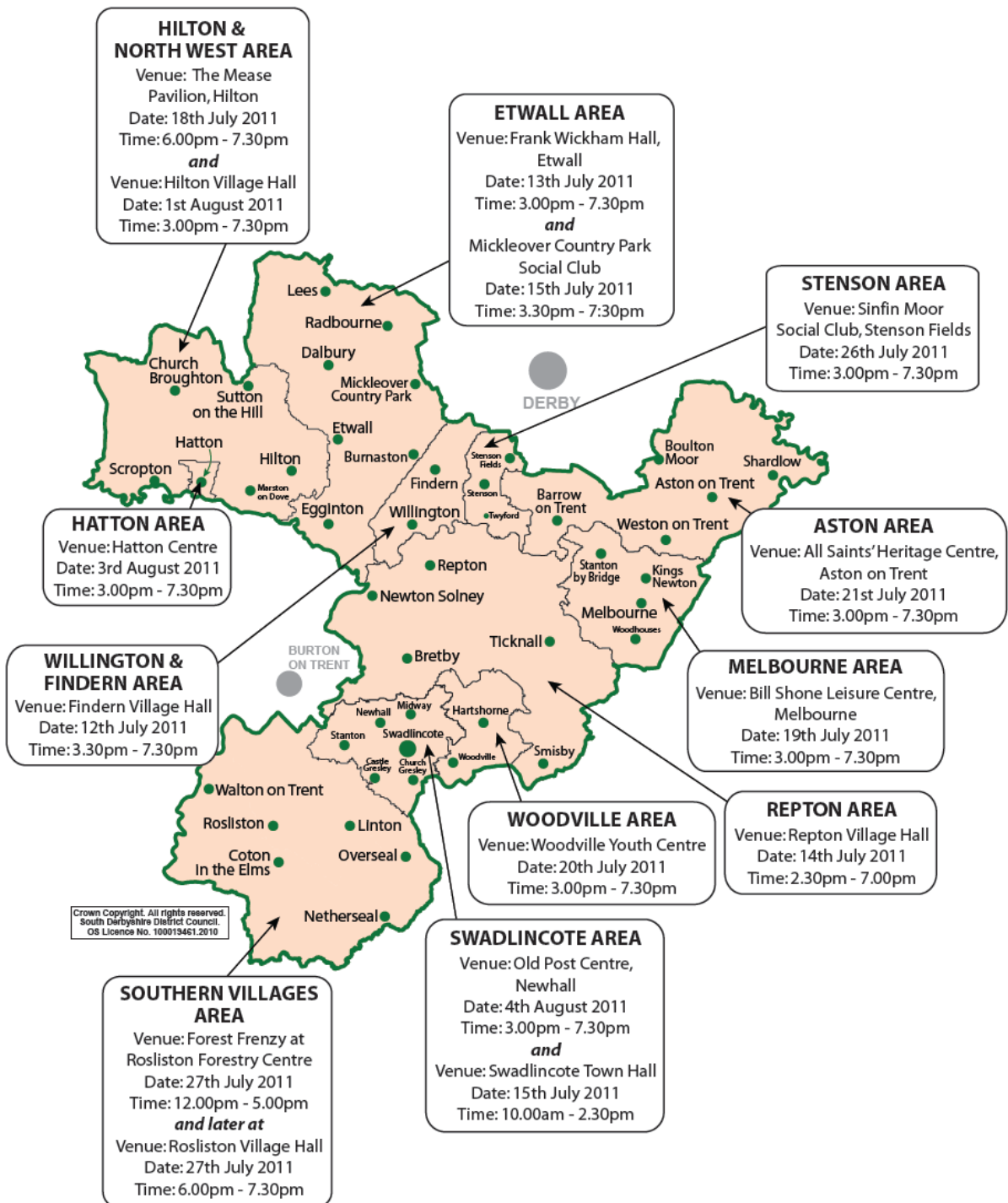


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See over...







**South  
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District Council**

# Invitation to Planning 'Drop In' Event

The District Council is holding a series of 'drop in' events during July and August to talk to people about the amount of new housing needed over the next 15 years or so and where that housing should be located.

*Please note you are welcome to attend any event, not just the one nearest to where you live.*

## HILTON & NORTH WEST AREA

Venue: The Mease Pavilion, Hilton  
Date: 18th July 2011  
Time: 6.00pm - 7.30pm  
**and**  
Venue: Hilton Village Hall  
Date: 1st August 2011  
Time: 3.00pm - 7.30pm

## ETWALL AREA

Venue: Frank Wickham Hall, Etwall  
Date: 13th July 2011  
Time: 3.00pm - 7.30pm  
**and**  
Mickleover Country Park Social Club  
Date: 15th July 2011  
Time: 3.30pm - 7.30pm

## STENSON AREA

Venue: Sinfin Moor Social Club, Stenson Fields  
Date: 26th July 2011  
Time: 3.00pm - 7.30pm

## HATTON AREA

Venue: Hatton Centre  
Date: 3rd August 2011  
Time: 3.00pm - 7.30pm

## ASTON AREA

Venue: All Saints' Heritage Centre, Aston on Trent  
Date: 21st July 2011  
Time: 3.00pm - 7.30pm

## WILLINGTON & FINDERN AREA

Venue: Findern Village Hall  
Date: 12th July 2011  
Time: 3.30pm - 7.30pm

## MELBOURNE AREA

Venue: Bill Shone Leisure Centre, Melbourne  
Date: 19th July 2011  
Time: 3.00pm - 7.30pm

## REPTON AREA

Venue: Repton Village Hall  
Date: 14th July 2011  
Time: 2.30pm - 7.00pm

## WOODVILLE AREA

Venue: Woodville Youth Centre  
Date: 20th July 2011  
Time: 3.00pm - 7.30pm

## SWADLINCOTE AREA

Venue: Old Post Centre, Newhall  
Date: 4th August 2011  
Time: 3.00pm - 7.30pm  
**and**  
Venue: Swadlincote Town Hall  
Date: 15th July 2011  
Time: 10.00am - 2.30pm

## SOUTHERN VILLAGES AREA

Venue: Forest Frenzy at Rosliston Forestry Centre  
Date: 27th July 2011  
Time: 12.00pm - 5.00pm  
**and later at**  
Venue: Rosliston Village Hall  
Date: 27th July 2011  
Time: 6.00pm - 7.30pm

Further information can be found on our website at

**[www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF)**

or by calling

**01283 595983**

**South Derbyshire changing for the better**



Please note that this questionnaire accompanies the Derby HMA Housing Growth Options consultation document which you should read first. This document and an electronic version of the questionnaire can be found at

[www.derbyshire.gov.uk/derbyhma](http://www.derbyshire.gov.uk/derbyhma)

## Local Development Framework

### Options for Housing Growth Questionnaire

July – September 2011

**Please provide your contact details – you only need to fill this in if you wish to be kept informed of future consultation.**

**Name**

**Company/Organisation**

**Address (including postcode)**

**Tel**

**E-mail address**



All information provided will be treated in confidence and in accordance with the Data Protection Act 1998. We will only use the information to develop the Core Strategies for Derby HMA, which forms part of our Local Development Frameworks. As a part of the reporting process for this consultation only your name, organisation and comments will be published where this information is given.

**Q1. Having looked at our consultation document, how much housing do you think we should be planning for? Please give reasons.**

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**Q2. Which of the main options in the consultation document for distributing new housing do you support? Are there any other options which you support?**

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**Q3. Our estimates indicate that around 10,000 new homes can be delivered in Derby City between 2008 and 2028 through 'brownfield' sites and existing commitments. Do you agree with this? If not, please give reasons.**

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**Q4. Are there any locations where urban extensions to the existing built up area of Derby would best be accommodated – or avoided? Please give reasons.**

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**Q5. If we pursue urban extensions to Derby, should we consider identifying sites currently in the Green Wedges and / or Green Belt for development? If so, where?**

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**Q6. If we pursue major growth in the five main towns; Alfreton, Belper, Heanor, Ripley , Swadlincote:**

- a) which town(s) would benefit most from development? and**
- b) in which locations in and around the five main towns would development be of most benefit and in which locations would development have the greatest adverse impact? Please give reasons.**

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**Q7. Are there any places outside urban areas (for example, in villages or other rural places) where there is a need or opportunity for development and growth?**

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**Q8. If 'new settlement(s)' is your preferred option, can you make any suggestions about where one or more might be built?**

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**Q9. Thinking about all the options and any comments you may have previously made in response to our earlier consultations, are there any key investments needed in your community (e.g. open space) which you think might be successfully addressed through development?**

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**Q10. Do you have any other comments on the housing options or more general comments on how this consultation process could be improved?**

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All comments should be submitted by **5pm on Friday 30 September 2011.**

Please return this questionnaire to your local council:

<b>Amber Valley Borough Council:</b>
<b>email:</b> <a href="mailto:communityplanning@ambervalley.gov.uk">communityplanning@ambervalley.gov.uk</a>
<b>Post:</b> Community Planning Team, Amber Valley Borough Council, Town Hall, Market Place, Ripley, DE5 3BT
<b>Web:</b> <a href="http://www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/local-development-framework-(ldf)/core-strategy-consultations.aspx">www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/local-development-framework-(ldf)/core-strategy-consultations.aspx</a>
<b>Derby City Council:</b>
<b>email:</b> <a href="mailto:derby.ldf@derby.gov.uk">derby.ldf@derby.gov.uk</a>
<b>Post:</b> LDF Support Officer, Spatial Planning, Derby City Council, Saxon House, Heritage Gate, Derby DE1 1AN.
<b>Web:</b> <a href="http://www.derby.gov.uk/Environment/Planning/LandUsePlanning/Core+Strategy.htm">www.derby.gov.uk/Environment/Planning/LandUsePlanning/Core+Strategy.htm</a>
<b>South Derbyshire District Council:</b>
<b>email:</b> <a href="mailto:LDF.options@south-derbys.gov.uk">LDF.options@south-derbys.gov.uk</a>
<b>Post:</b> South Derbyshire District Council, Planning Services, Civic Offices, Civic Way, Swadlincote, Derbyshire DE11 0AH.
<b>Web:</b> <a href="http://www.south-derbys.gov.uk/LDF">www.south-derbys.gov.uk/LDF</a>

We can give you this information in any other way, style or language that will help you access it. Please contact us on – 01332 255076, minicom – 01332 256666 or fax us on – 01332 255898. **Please contact us if you need help reading this document or any part of it translating.**

Polish

Aby ułatwić Państwu dostęp do tych informacji, możemy je Państwu przekazać w innym formacie, stylu lub języku.  
Prosimy o kontakt: 01332 255076 Tel. tekstowy: 01332 255898

Punjabi

ਇਹ ਜਾਣਕਾਰੀ ਅਸੀਂ ਤੁਹਾਨੂੰ ਕਿਸੇ ਵੀ ਹੋਰ ਤਰੀਕੇ ਨਾਲ, ਕਿਸੇ ਵੀ ਹੋਰ ਰੂਪ ਜਾਂ ਬੋਲੀ ਵਿੱਚ ਦੇ ਸਕਦੇ ਹਾਂ, ਜਿਹੜੀ ਇਸ ਤੱਕ ਪਹੁੰਚ ਕਰਨ ਵਿੱਚ ਤੁਹਾਡੀ ਸਹਾਇਤਾ ਕਰ ਸਕਦੀ ਹੋਵੇ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਟੈਲੀਫੋਨ 01332 255076 ਮਿਨੀਕਮ 01332 255898 ਤੇ ਸੰਪਰਕ ਕਰੋ।

Urdu

یہ معلومات ہم آپ کو کسی دیگر ایسے طریقے، انداز اور زبان میں مینا کر سکتے ہیں جو اس تک رسائی میں آپ کی مدد کرے۔ براہ کرم 01332 255076 منی کام 01332 255898 پر ہم سے رابطہ کریں۔

## EQUALITIES MONITORING INFORMATION

This information will be used for monitoring purposes only. Equality monitoring helps us improve our services by better understanding the people we are serving. The form will be collected separately from any other forms attached.

Further information on equality monitoring can be found in the equality service monitoring guidance. None of the questions are compulsory however by completing the form you will be helping us create a better service.

Age	<input type="checkbox"/> 16–25	<input type="checkbox"/> 26–35	<input type="checkbox"/> 36–45	<input type="checkbox"/> 46–55	<input type="checkbox"/> 56–65
	<input type="checkbox"/> 65+				
Gender	<input type="checkbox"/> Male	<input type="checkbox"/> Female	<input type="checkbox"/> Transgender		

### Ethnicity

I would describe my ethnic origin as:		
<b>Asian or Asian British</b> <input type="checkbox"/> Bangladeshi <input type="checkbox"/> Indian <input type="checkbox"/> Pakistani <input type="checkbox"/> Any other Asian background  <b>Black or Black British</b> <input type="checkbox"/> African <input type="checkbox"/> Caribbean <input type="checkbox"/> Any other Black background	<b>Mixed</b> <input type="checkbox"/> White & Asian <input type="checkbox"/> White & Black African <input type="checkbox"/> White & Black Caribbean <input type="checkbox"/> Any other mixed background  <b>White</b> <input type="checkbox"/> British <input type="checkbox"/> Irish <input type="checkbox"/> Any other White background	<b>Other Ethnic Group</b> <input type="checkbox"/> Chinese <input type="checkbox"/> Gypsy / Traveller <input type="checkbox"/> Any other ethnic group  Please State Other Background <hr/>

### Disability


**Do you consider yourself to be a disabled person?**

Please select one option

☐ Yes

☐ No

# Exhibition display boards



## Options for Housing Growth in the Derby Housing Market Area

Welcome to this drop-in event. Earlier this year we asked for your views about what changes you would like to see in your neighbourhood.

We would now also like to hear your views on options for the overall amount and location of housing we should plan for up to 2028.

**Why are we doing this?**

Under a proposed new law on 'Localism', regional house building targets handed down to individual councils are expected to be scrapped.

This doesn't mean an end to development. The Government expects councils to draw up local plans promoting development and growth.

Councils are also being expected to work together where housing markets span local authority boundaries. South Derbyshire is therefore working closely with Amber Valley Borough Council and Derby City Council within the "Derby Housing Market Area" (HMA).

**Before we are able to produce site or village specific proposals we need your help to consider:**

- how much housing will be needed across the Derby HMA;
- and
- which locations could benefit most from new development.

**Quote:** "... (we are) encouraging local authorities to work together effectively across their boundaries through a strengthened duty to co-operate; and driving house building by combining the incentives we are introducing with the removal of top down targets."

**Eric Pickles MP, Secretary of State**

**South Derbyshire Changing for the better** [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF)

Board 1

## Derby Housing Market Area

**Legend:**

- Green Belt
- Green Wedges
- Green Belt in neighbouring HMA (Nottingham Core)

**South Derbyshire Changing for the better** [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF)

Board 2

## Why do we need more housing?

A message we have heard through our previous consultations is that many people feel the Derby HMA does not need any additional new houses.

However, the population has been growing, at the same time as households are getting smaller. This generates a need for new housing.

The basic mechanics of new household need are shown in the diagram below:

### WHY DO WE NEED HOUSING?

#### POPULATION CHANGE

**NATURAL POPULATION GROWTH**

This is the natural growth of the existing population. Basically this is the difference between the number of births and deaths in an area.

The natural population of the Derby HMA is projected to grow by 27,400 by 2028 (an increase of 6%).

**'NET' MIGRATION**

This is the difference between the number of people moving into an area compared to people moving out. If more people move in than move out, then there is 'net-immigration'.

Between 2003 and 2008 there has been considerable net-immigration into the Derby HMA.

#### HOUSEHOLD FORMATION/SIZE

This is the average number of people who live in a household and gives an indication of how many new households might be generated from any increase in population.

The factors that influence household size and formation are things like the age and structure of the population, marital status, family size, etc.

Average household sizes have been falling for many years which means more households are being generated per 1,000 population than might have been in the past.

Of course, there are many other factors in deciding how much new development is needed, as shown in the adjacent diagram:

We propose that our Core Strategies should plan for housing up to 2028. Failing to provide the right amount of new housing over this period will have negative impacts on residents, the economy and the environment.

### WHAT FACTORS HAVE TO BE CONSIDERED?

**Quote:** "We expect local councils to plan positively for new housing development but we believe that they are best placed to judge need and we trust them to continue to plan for housing in a way that is consistent with national policy."

**Eric Pickles MP, Secretary of State**

**South Derbyshire Changing for the better** [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF)

Board 3

## How much new housing is needed?

There is no simple answer to the question of how many additional homes are actually needed. We have carried out assessments of population change, migration and other factors.

This has produced several growth scenarios, four of which are:

1. **"Balanced Migration"**... this is what would be needed if we planned for 'natural growth' of the population and assumed the same number of people will move into the area as will move out.
2. **"Continuing to build homes at recent levels"**... this is what would be built if we carried on building at the same rate as in the recent past.
3. **"Meeting the Regional Plan's target"**... this is what is required in the existing East Midlands Regional Plan.
4. **"Higher Migration"**... the figure suggested by the Government's official 2008 Projection figures.

The diagram below shows how the amount of housing required changes with the different scenarios:

### NEED FOR HOUSING IN THE DERBY HMA 2008 - 2028

To help you respond, adjacent are some of the main pros and cons of different levels of growth:

### PROS AND CONS

SCENARIO	PROS	CONS
LOWER GROWTH	<ul style="list-style-type: none"> <li>Need to find a smaller amount of additional land for higher household densities - less green space created</li> <li>Older more reduced impact on resources</li> <li>Older more reduced impact on resources</li> <li>Older more reduced impact on resources</li> <li>Older more reduced impact on resources</li> </ul>	<ul style="list-style-type: none"> <li>May not be the physical capacity to provide the new houses</li> <li>May not be the physical capacity to provide the new houses</li> <li>May not be the physical capacity to provide the new houses</li> <li>May not be the physical capacity to provide the new houses</li> </ul>
HIGHER GROWTH	<ul style="list-style-type: none"> <li>Need to find a smaller amount of additional land for higher household densities - less green space created</li> <li>Older more reduced impact on resources</li> <li>Older more reduced impact on resources</li> <li>Older more reduced impact on resources</li> <li>Older more reduced impact on resources</li> </ul>	<ul style="list-style-type: none"> <li>May not be the physical capacity to provide the new houses</li> <li>May not be the physical capacity to provide the new houses</li> <li>May not be the physical capacity to provide the new houses</li> <li>May not be the physical capacity to provide the new houses</li> </ul>

**South Derbyshire Changing for the better** [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF)

Board 4

## Where should the housing go?

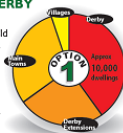
As well as the amount of new housing to 2028, we also need to consider how it should be distributed.

We will continue to make the best use of brownfield sites and reduce the number of vacant properties, however, any other development required will have to be located elsewhere. We have produced four distribution options:

### CONCENTRATE MOST DEVELOPMENT IN & ADJOINING DERBY

#### KEY FEATURES

Re-development of brownfield sites in Derby, and significant greenfield expansion immediately within and on the edge of the City, including in neighbouring local authority areas. This could involve areas currently designated as Green Wedge and/or Green Belt.



Significant amounts of development would also be promoted in and around the main towns of Alfreton, Belper, Heanor, Ripley and Swadincote and may require some urban extensions to them.

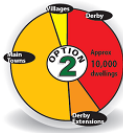
In villages and other rural settlements in Amber Valley and South Derbyshire, development would be on a limited scale to meet local needs only.

### A GREATER ROLE FOR OTHER TOWNS

#### KEY FEATURES

As Option 1, but with a greater amount of housing development dispersed more widely across the main towns of Alfreton, Belper, Heanor, Ripley and Swadincote.

The development of greenfield extensions to Derby would largely be limited to development already committed and would be less than under Option 1.



### A GREATER ROLE FOR RURAL SETTLEMENTS

#### KEY FEATURES

As Option 2 but development would be even more dispersed to include some named villages and other rural locations.

This option infers that, apart from development on brownfield sites in central Derby, development would be spread more thinly amongst a combination of largely already committed urban extensions to Derby, the main towns and large sites in some named settlements.



### NEW SETTLEMENT(S)

#### KEY FEATURES

An option which could be pursued in combination with Options 2 or 3, involving the concentration of significant amounts of development in one or more freestanding new settlements.

A 'new settlement' would be defined as a self contained, self sustaining settlement that would be of scale that could largely accommodate its own services, employment, education facilities and other infrastructure.



The pie charts accompanying each option illustrate how growth could be shared out between different types of location.



## What happens next?

We will continue to progress our LDF Core Strategy in line with the timetable below:

TABLE : Summary of Progress So Far and future timetable

CONSULTATION STAGE	PURPOSE	DATE	
1. LDF Core Strategy "Issues and Ideas"	Early consultation on development and growth issues	January - March 2009	COMPLETED
2. LDF Core Strategy "Issues and Options"	Presenting a vision, objectives and the main alternative options for accommodating 36,000 new homes in the HMA by 2026	January - May 2010	
3. Localism Bill introduced to Parliament	Coalition Government proposals to embed 'localism' into planning and scrap 'top-down' targets	December 2010	
4. Localism Community Engagement Phase 1	Responding to the Localism Bill and discussing local planning and infrastructure issues with local people	February - March 2011	NEXT STEPS
5. Publication of Draft LDF Core Strategies	With the prospect of the removal of targets, to consult on options for amount and location of future house building up to 2028	July - September 2011	
6. Localism Bill expected to come into force	Statutory stage of consultation on final proposals for growth up to 2028	Early 2012	
7. Submission of LDF Core Strategies	Localism Bill becomes law, sets context for localism regulations and abolishes 'top-down' building targets	End 2011	
8. Public Examinations	Formal submission of proposals to government	Spring 2012	
9. Formal adoption of LDF Core Strategies	Formal independent hearings to assess soundness of draft core strategies	Summer 2012	
	Formal adoption of aligned core strategies in the Derby Housing Market Area	End 2012	

*"Local planning authorities should therefore press ahead without delay in preparing up-to-date development plans, and should use the opportunity to be proactive in driving and supporting the growth that this country needs."*

Eric Pickles MP, Secretary of State

### How to respond - your views are important

Your views and comments are important in helping to shape the Core Strategies for the Derby HMA. Instructions on how to respond are included within the leaflet and questionnaire.

In responding please remember that all previous comments remain valid and this consultation is considering 'larger than local' issues which span the entire HMA.



## How to Respond ...

This leaflet only provides a brief summary of the options. Please take time to read the full Housing Options Document which is available on the councils' websites, at the councils' offices and in all local libraries.

You should respond to your local council (see details below), and a questionnaire is available at the same locations.

### Amber Valley Borough Council



web: [www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/local-development-framework-\(ldf\)/core-strategy-consultations.aspx](http://www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/local-development-framework-(ldf)/core-strategy-consultations.aspx)



Community Planning Team, Amber Valley Borough Council, Town Hall, Market Place, Ripley, DE5 3BT



**01773 841584**



email: [communityplanning@ambervalley.gov.uk](mailto:communityplanning@ambervalley.gov.uk)

### Derby City Council



web: [www.derby.gov.uk/Environment/Planning/LandUsePlanning/Core+Strategy.htm](http://www.derby.gov.uk/Environment/Planning/LandUsePlanning/Core+Strategy.htm)



LDF Support Officer, Spatial Planning, Derby City Council, Saxon House, Heritage Gate, Derby DE1 1AN.



**01332 255076**



email: [derby.ldf@derby.gov.uk](mailto:derby.ldf@derby.gov.uk)

### South Derbyshire District Council



Web: [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF)



Planning Policy Team, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire DE11 0AH.



**01283 595983**



email: [LDF.options@south-derbys.gov.uk](mailto:LDF.options@south-derbys.gov.uk)

#### Obtaining alternative versions of this document

If you would like this document in another language, or if you require the services of an interpreter, please contact us. This information is also available in large print, Braille or audio format upon request - please phone 01283 595795.

Documents are also available on a shared website at  
<http://www.derbyshire.gov.uk/derbyhma>

All comments should be submitted by  
5.00pm on  
Friday 30th  
September 2011

# Options for Housing Growth

## SUMMARY LEAFLET

July 2011

**Amber Valley Borough Council, Derby City Council and South Derbyshire District Council share a common housing market and we are working together to draw up aligned local plans – known as**

### **Local Development Framework Core Strategies**

**Our plans will need to show where housing and other development will take place to meet the needs of our growing population over the next 15 years or so.**

Under a proposed law on 'Localism', rigid regional targets setting the amount of new homes to be built in local areas – and where it should be built – will be scrapped. The Government has also made clear its policy is one of development and growth and is urging councils to draw up local plans without delay.

We therefore need to consider afresh **how much** development should take place in the Derby Housing Market Area up to 2028 and **where it** should be built.

We have published a document setting out some options for dealing with these issues. This sheet summarises some of the main points and tells you where you can find out more and how you can comment.



Crown Copyright. All rights reserved.  
South Derbyshire District Council.  
OS Licence No. 100019461.2010

Your views are important.  
Information on how you can  
respond is given on the  
back page of this leaflet ...



## 1 Why do we actually need more housing?

A message we have heard through our previous consultations is that many people feel the Derby HMA does not need any additional new houses. Often, people feel new housing just destroys green fields and brings with it additional stresses and strains on local roads, schools and other services.

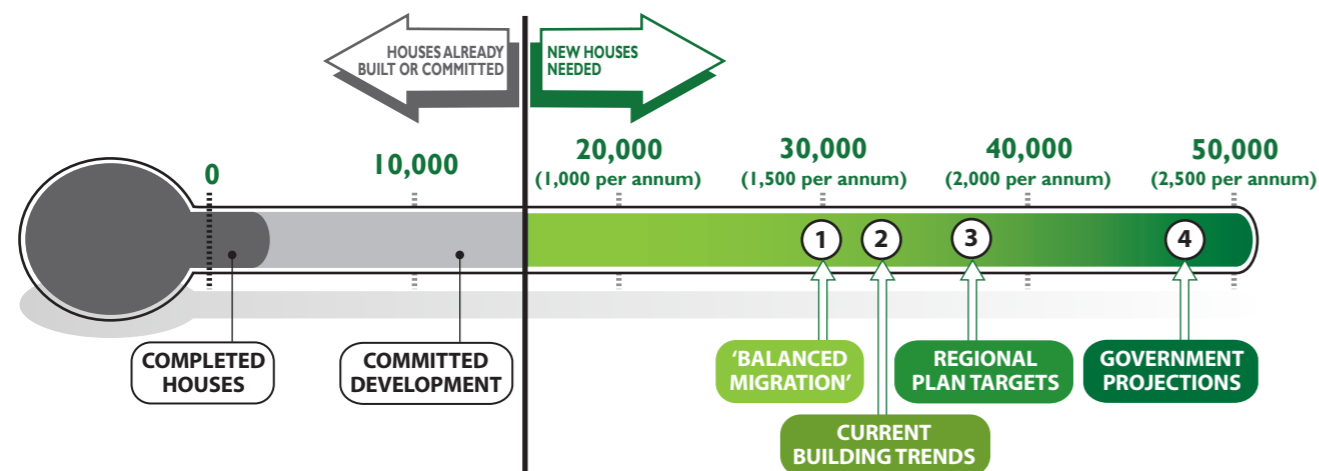
However, the population is growing for a variety of reasons – people are living longer and the number of people in each household is getting smaller. Growth in the Derby HMA has also historically been driven partly by people moving into the area. This all means that, even with reductions in vacant properties and maximum use of brownfield land, there will still be a need to find room for more housing on greenfield sites. The Government has also made it clear that its policy is to see increased house building.

## 2 How much growth should we plan for?

There is no simple answer as to how many additional homes are actually needed and we must ask ourselves whether planning for the future on the basis of past trends is possible, realistic or desirable. Providing too little housing has negative impacts; providing too much housing has negative impacts. We have to take many things into account and decide on the level of housing that meets our needs in a way that creates the least detrimental impact and most benefit to the area.

We are presenting four possible growth scenarios which are shown graphically on the following diagram, which also shows how much housing has already been built or otherwise committed (for example through planning permissions). These are not the only options available to us, but they indicate a range of possibilities:

### NEED FOR HOUSING IN THE DERBY HMA 2008 - 2028



More information about each of the scenarios is set out below. There are pros and cons in planning for both high growth and low growth and these are set out in the main document.

### 1. 'Balanced Migration':

This projection is based on what would be needed if we planned for 'natural growth' of the population and assumed that the same number of people will move into the area as will move out.

### 2. Continuing to build homes at recent levels:

This projection is based on the total number of new homes that would be built if we carried on building at the same rate as the recent past.

### 3. Meeting the Regional Plan's target:

This reflects the target that is identified in the existing Regional Plan.

### 4. 'Higher Migration':

This projection is based on the Government's 2008 ONS Projection figures and would be the number of new homes needed if in-migration continues at the same rate as it did between 2003 and 2008.

## 3 Distribution and general locations of future housing

In addition to looking at the overall amount of development needed, we also need to consider the broad locations for future development up to 2028. The existing East Midlands Regional Plan seeks to focus the majority of development in and around the City of Derby and the main towns in Amber Valley and South Derbyshire. But, we also now need to consider other options.

All options set out below assume that we will continue to give priority to making the best possible use of brownfield land and other sites already committed within Derby City which we estimate could provide up to around 10,000 homes.

Clearly, any development that cannot be built on brownfield land within the built up area of Derby will have to be located elsewhere if needs are to be met, possibly on new 'greenfield' sites.

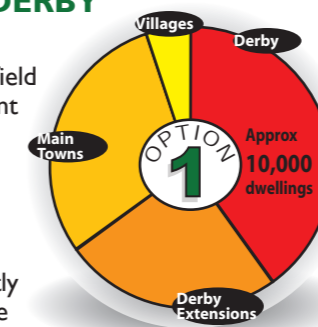
Key questions we would like your views on are the extent to which future housing growth should be concentrated around the edges of the City or dispersed to other towns, villages and locations throughout the Derby HMA.

The following diagram illustrates the main options for accommodating growth in no order of preference. Please note, the pie charts are for illustrative purposes, proportions are approximate only.

### CONCENTRATE MOST DEVELOPMENT IN & ADJOINING DERBY

#### KEY FEATURES

Re-development of brownfield sites in Derby, and significant greenfield expansion immediately within and on the edge of the City, including in neighbouring local authority areas. This could involve areas currently designated as Green Wedge and/or Green Belt.



Significant amounts of development would also be promoted in and around the main towns of Alfreton, Belper, Heanor, Ripley and Swadlincote and may require some urban extensions to them.

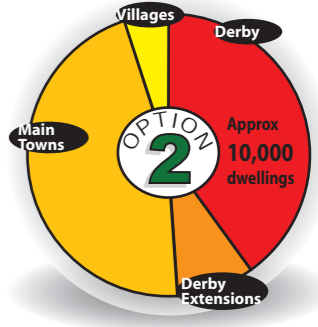
In villages and other rural settlements in Amber Valley and South Derbyshire, development would be on a limited scale to meet local needs only.

### A GREATER ROLE FOR OTHER TOWNS

#### KEY FEATURES

As Option 1, but with a greater amount of housing development dispersed more widely across the main towns of Alfreton, Belper, Heanor, Ripley and Swadlincote.

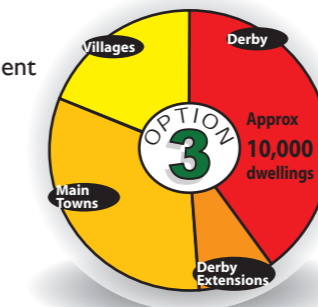
The development of greenfield extensions to Derby would largely be limited to development already committed and would be less than under Option 1.



### A GREATER ROLE FOR RURAL SETTLEMENTS

#### KEY FEATURES

As Option 2 but development would be even more dispersed to include some named villages and other rural locations.



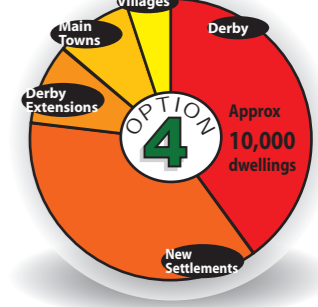
This option infers that, apart from development on brownfield sites in central Derby, development would be spread more thinly amongst a combination of largely already committed urban extensions to Derby, the main towns and large sites in some named settlements.

### NEW SETTLEMENT(S)

#### KEY FEATURES

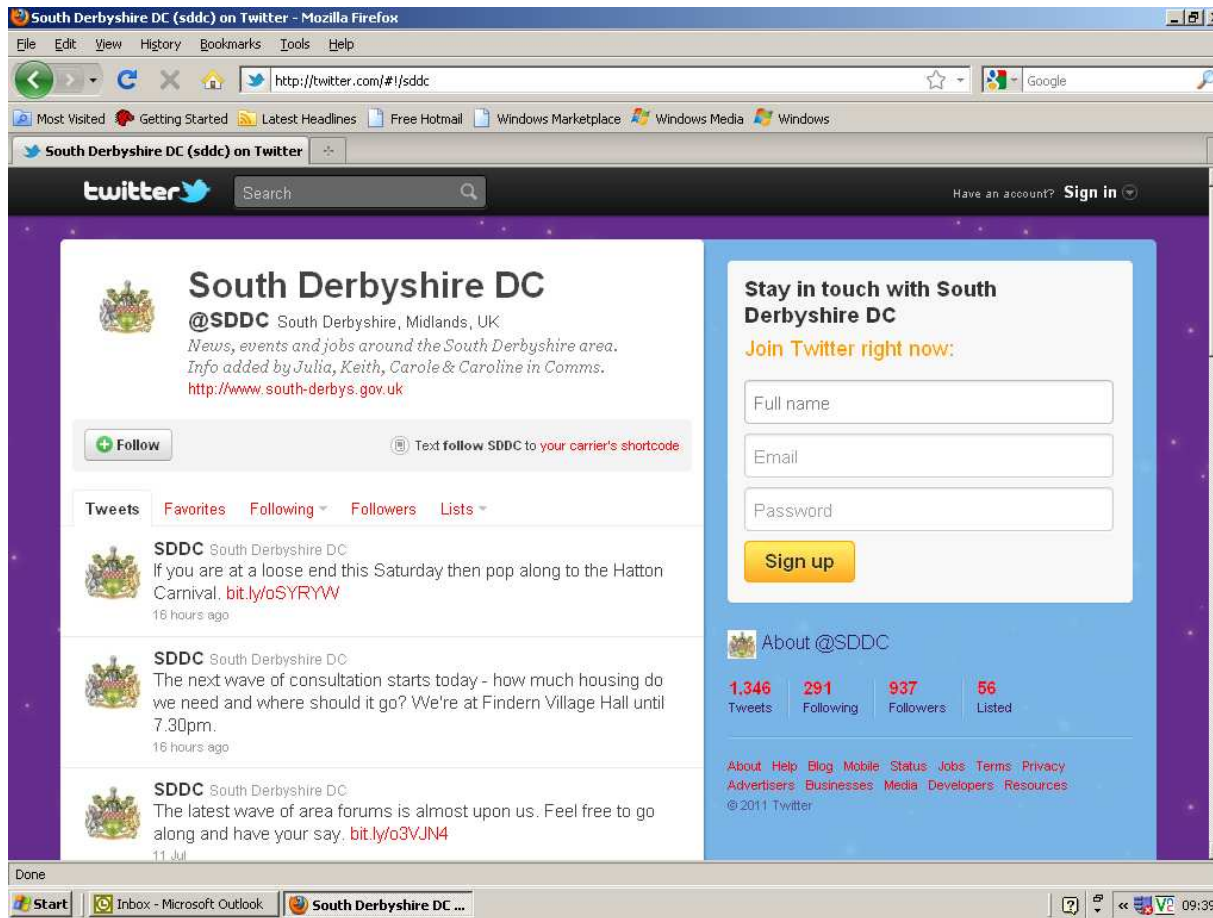
An option which could be pursued in combination with Options 2 or 3, involving the concentration of significant amounts of development in one or more freestanding new settlements.

A 'new settlement' would be defined as a self contained, self sustaining settlement that would be of scale that could largely accommodate its own services, employment, education facilities and other infrastructure.



## APPENDIX D12

### Findern



## Etwall

The screenshot shows a Mozilla Firefox browser window displaying the Twitter profile of South Derbyshire DC (@SDDC). The browser's address bar shows the URL <http://twitter.com/#!/sddc>. The Twitter profile header includes the South Derbyshire DC crest, the name "South Derbyshire DC", the handle "@SDDC", and the location "South Derbyshire, Midlands, UK". Below this, it says "News, events and jobs around the South Derbyshire area. Info added by Julia, Keith, Carole & Caroline in Comms. <http://www.south-derbys.gov.uk>". There is a "Follow" button and a text-based follow option: "Text follow SDDC to your carrier's shortcode".

The "Tweets" tab is selected, showing three tweets from @SDDC:

- Tweet 1:** "Our consultation on how much housing the District needs & where it should go continues today - come to Frank Wickham Hall, Etwall, 3-7.30pm. 29 minutes ago"
- Tweet 2:** "Nordic walking classes are taking place across the District. Read how it has made a difference to one resident. [bit.ly/pYGjkw](http://bit.ly/pYGjkw) 1 hour ago"
- Tweet 3:** "If you are at a loose end this Saturday then pop along to the Hatton Carnival. [bit.ly/oSYRYW](http://bit.ly/oSYRYW) 18 hours ago"

On the right side of the profile, there is a section titled "Follow South Derbyshire DC on Twitter" with a "Sign up »" button. Below this is a section titled "Curious how South Derbyshire DC uses Twitter?" with a button "Discover who @SDDC follows". At the bottom right, there is an "About @SDDC" section with statistics: 1,348 Tweets, 291 Following, 939 Followers, and 56 Listed. Links for "About", "Help", "Blog", "Mobile", "Status", "Jobs", "Terms", "Privacy", "Advertisers", "Businesses", "Media", "Developers", and "Resources" are provided, along with the copyright notice "© 2011 Twitter".

The Windows taskbar at the bottom shows the Start button and several open applications: "Inbox - Microsoft Outlook", "Guidance note - Messag...", "Amended poster with ta...", "Guidance Note for Staff ...", and "South Derbyshire DC ...". The system clock shows the time as 11:38.

## Repton

Come along to Repton Village Hall today, 2.30 – 7pm and get involved with our consultation on the District's housing needs.

Swadlincote Town Hall and Mickleover

There are 2 'drop in' events today on planning for housing: Swadlincote Town Hall, 10am-2.30pm & Mickleover CP Social Club, 3.30-7.30pm

Woodville

Come to Woodville Youth Centre from 3pm today to talk about how much housing we'll need over the next 15 years. We'll be there till 7.30pm.

## Stenson Fields

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Info added by Julia, Keith, Carole & Caroline in Comms.  
<http://www.south-derbys.gov.uk>*

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 **SDDC** South Derbyshire DC  
And don't forget it's 'Love Parks' Week - nothing like a game of rounders/football/cricket to work off some energy. [bit.ly/nAVgds](http://bit.ly/nAVgds)  
2 minutes ago

 **SDDC** South Derbyshire DC  
Come along to Sinfin Moor Social Club in Stenson Fields, 3-7.30pm today, to talk about how much housing we'll need and where it should go.  
6 minutes ago

 **SDDC** South Derbyshire DC  
This week marks the one year countdown until the Olympics. There is plenty of things planned in South Derbyshire. [bit.ly/psvsGW](http://bit.ly/psvsGW)  
25 Jul

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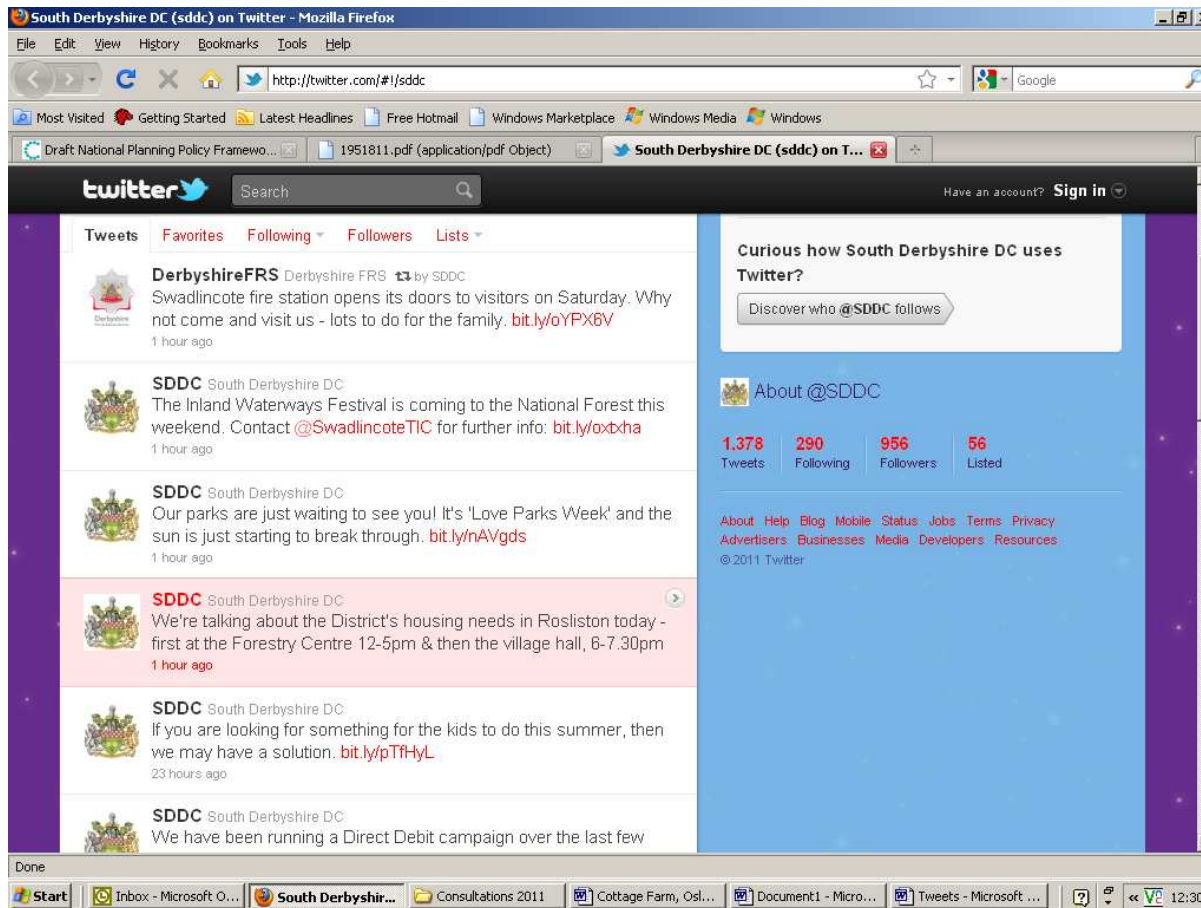
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## Rosliston



## Hilton Village Hall

How many new homes might South Derbyshire need over the next 15 years? Come to Hilton Village Hall today, 3pm - 7.30pm to find out.

## Hatton

Come along to the Hatton Centre today, 3-7.30pm, to find out how many new homes South Derbyshire might need over the next 15 years or so.

### Newhall

Today we're at the Old Post Centre, Newhall, from 3pm – 7.30pm, to talk about how many new homes South Derbyshire needs. Come and join us.

### Swadlincote Library

How many new homes might South Derbyshire need over the next 15 years? Come to Swadlincote Library today, 3pm - 7pm to find out.

People are invited to attend Findern Village Hall, in Castle Hill, from 3.30pm to 7.30pm on Tuesday, July 12; Frank Wickham Hall, in Portland Street, Etwall, between 3pm and 7.30pm the following day or Repton Village Hall, in Askew Grove, from 2.30pm to 7pm on Thursday, July 14.

Two events are taking place on Friday, July 15 at Swadlincote Town Hall, on the Delph, between 10am and 2.30pm and at Mickleover Country Park Social Club, in Merlin Way, from 3.30pm to 7.30pm.

The following week will start with a drop in at The Mease Pavilion, in Hilton, from 6pm to 7.30pm on Monday, July 18. Sessions between 3pm and 7.30pm will also be held at Melbourne Leisure Centre, in High Street, the following day; Woodville Youth Centre, in Moira Road, on Wednesday, July 20 and the All Saints' Heritage Centre, in Shardlow Road, Aston, on Thursday, July 21.

Everyone is invited to attend the sessions and have a say. Further drop ins have also been scheduled and will be publicised nearer the time.

Comments will be used to help draw up a draft Local Plan, which is due to be published early next year. South Derbyshire is working closely with Derby City and Amber Valley Borough Councils to deliver a joined up approach.

A full list of all drop-in events and further details is available at [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF) or by telephoning 01283 595749.

Details will also be published on the day of events at [www.twitter.com/sddc](http://www.twitter.com/sddc).

*July 7, 2011*



**Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH.**

**Keith Bull**  
Media specialist

Phone 01283 228761 Fax 01283 595853 Mobile 07977 437336  
email [keith.bull@south-derbys.gov.uk](mailto:keith.bull@south-derbys.gov.uk)

### **Residents invited to have their say on housing needs**

Residents in South Derbyshire are being invited to discuss the options for the amount of housing they think will be needed over the next 15 years.

Fifteen drop in events have been set up to give people another opportunity to have their say on the future of their communities.

South Derbyshire District Council is drawing up its new Local Plan to shape where potential homes, jobs and community facilities go.

Conversations were held with communities in February and March to listen to their views about neighbourhood priorities. Area profiles have been drawn up to highlight what residents would like to protect and their hopes for change.

The process has now moved on a stage and planners will be talking to locals about where they think housing should go and how much is required.

Cllr Peter Watson, Chairman of the Environmental and Development Services Committee at the District Council, said: "South Derbyshire has led the way so far in engaging with residents about the future of their communities.

"Ensuring development is properly planned and well managed is essential to ensure that the necessary infrastructure is in place for future generations and we are encouraging local people to get involved every step of the way.

"We want to hear the views of residents about the levels of growth we need to plan for and the places it can be best accommodated."



**Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH.**

**Keith Bull**  
Media specialist

Phone 01283 228761   Fax 01283 595853   Mobile 07977 437336  
email [keith.bull@south-derbys.gov.uk](mailto:keith.bull@south-derbys.gov.uk)

### **Second wave of Community Conversations to shape South Derbyshire**

Further conversations are to be held with residents to help shape how South Derbyshire will look over the next 15 years.

The District Council's Core Strategy will set out where homes and community facilities go and where jobs can be created.

Over recent weeks, planning officers have been talking to communities about housing need and where it should be broadly located.

A second round of drop in sessions has now been lined up to draw in as much feedback as possible.

Those living in the Stenson area are invited to the Sinfen Moor Social Club, in Arleston Lane, on Tuesday, July 26.

Two events are being held in Rosliston the following day, with the first held from the Forestry Centre from noon to 5pm, and the second at the village hall between 6pm and 7.30pm.

Further sessions at Hilton Village Hall, in Peacroft Lane, and the Hatton Centre, in Station Road, have been scheduled for Monday, August 1 and Wednesday, August 3 respectively.

Residents can also attend the Old Post Centre, in High Street, Newhall, on Thursday, August 4 and Swadlincote Library, in Civic Way, between 3pm and 7pm on Tuesday, August 9.

## APPENDIX D15

### **A new Local Plan for South Derbyshire: Public Drop-in events**

A series of public ‘drop-in’ events have been arranged to talk about the future of Hilton and the surrounding areas.

South Derbyshire District Council is drawing up its new Local Plan to shape where potential homes, jobs and community facilities go.

Conversations were held with communities in February to listen to your views about neighbourhood priorities. Area profiles have been drawn up to highlight what you said you would like to protect and your hopes for change.

A further round of drop-in events will now take place in July and August so that you can comment on options for the amount of new housing you think will be needed over the next 15 years or so and where it should be located.

Thirteen events have been organised across the District, including:

- **Etwall**, Frank Wickham Hall, in Portland Street.  
Wednesday, July 13, 3pm – 7.30pm
- **Mickleover** Country Park Social Club, off Merlin Way  
Friday, July 15, 3.30pm – 7.30pm
- **Hilton**, The Mease Pavilion, off The Mease  
Monday, July 18, 6pm – 7.30pm
- **Hilton** Village Hall, in Peacroft Lane.  
Monday, August 1, 3pm – 7.30pm
- **Hatton** Adult Education Centre, in Station Road.  
Wednesday, August 3, 3pm – 7.30pm

Everyone is invited to attend. This is your chance to have your say.

A full list of all drop-in events and further details are available at [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF) or by ringing 01283 595749.

## APPENDIX D16

### **A new Local Plan for South Derbyshire: Public Drop-in events**

A series of public 'drop-in' events have been arranged to talk about the future of Repton and the surrounding areas.

South Derbyshire District Council is drawing up its new Local Plan to shape where potential homes, jobs and community facilities go.

Conversations were held with communities in February and March to listen to your views about neighbourhood priorities. Area profiles have been drawn up to highlight what you said you would like to protect and your hopes for change.

A further round of drop-in events will now take place in July and August so that you can comment on options for the amount of new housing you think will be needed over the next 15 years or so and where it should be located.

Thirteen events have been organised across the District, including:

- **Findern** Village Hall, in Castle Hill  
Tuesday, July 12, 3.30pm – 7.30pm
- **Repton** Village Hall, in Askew Grove  
Thursday, July 14, 2.30pm – 7pm
- **Melbourne**, Bill Shone Leisure Centre, in High Street.  
Tuesday, July 19, 3pm – 7.30pm

Everyone is invited to attend. This is your chance to have your say.

A full list of all drop-in events and further details are available at [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF) or by ringing 01283 595749.

## APPENDIX D17

### **A new Local Plan for South Derbyshire: Public Drop-in events**

A series of public 'drop-in' events have been arranged to talk about the future of Hatton and the surrounding areas.

South Derbyshire District Council is drawing up its new Local Plan to shape where potential homes, jobs and community facilities go.

Conversations were held with communities in February and March to listen to your views about neighbourhood priorities. Area profiles have been drawn up to highlight what you said you would like to protect and your hopes for change.

A further round of drop-in events will now take place in July and August so that you can comment on options for the amount of new housing you think will be needed over the next 15 years or so and where it should be located.

Thirteen events have been organised across the District, including:

- **Etwall**, Frank Wickham Hall, in Portland Street.  
Wednesday, July 13, 3pm – 7.30pm
- **Hilton**, The Mease Pavilion, off The Mease  
Monday, July 18, 6pm – 7.30pm
- **Hilton** Village Hall, in Peacroft Lane.  
Monday, August 1, 3pm – 7.30pm
- **Hatton** Adult Education Centre, in Station Road.  
Wednesday, August 3, 3pm – 7.30pm

Everyone is invited to attend. This is your chance to have your say.

A full list of all drop-in events and further details are available at [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF) or by ringing 01283 595749.

## APPENDIX 18

### **A new Local Plan for South Derbyshire: Public Drop-in events**

A series of public 'drop-in' events have been arranged to talk about the future of Etwall and the surrounding areas.

South Derbyshire District Council is drawing up its new Local Plan to shape where potential homes, jobs and community facilities go.

Conversations were held with communities in February and March to listen to your views about neighbourhood priorities. Area profiles have been drawn up to highlight what you said you would like to protect and your hopes for change.

A further round of drop-in events will now take place in July and August so that you can comment on options for the amount of new housing you think will be needed over the next 15 years or so and where it should be located.

Thirteen events have been organised across the District, including:

- **Etwall**, Frank Wickham Hall, in Portland Street.  
Wednesday, July 13, 3pm – 7.30pm
- **Mickleover** CP Social Club, off Merlin Way.  
Friday, July 15, 3.30pm – 7.30pm

Everyone is invited to attend. This is your chance to have your say.

A full list of all drop-in events and further details are available at [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF) or by ringing 01283 595749.

## **A new Local Plan for South Derbyshire: Public Drop-in events**

A series of public 'drop-in' events have been arranged to talk about the future of Melbourne and the surrounding areas.

South Derbyshire District Council is drawing up its new Local Plan to shape where potential homes, jobs and community facilities go.

Conversations were held with communities in February and March to listen to your views about neighbourhood priorities. Area profiles have been drawn up to highlight what residents would like to protect and their hopes for change.

The process has now moved on a stage and a further round of drop-in events will take place in July and August to discuss options for the amount of new housing locals think will be needed over the next 15 years and where it should be located.

Cllr Peter Watson, Chairman of the Environmental and Development Services Committee at the District Council, said: "South Derbyshire has led the way so far in engaging with residents about the future of their communities.

"Ensuring development is properly planned and well managed is essential to ensure that the necessary infrastructure is in place for future generations, and we are encouraging local people to get involved every step of the way.

"Although the Government is proposing to scrap regional housing targets, the district needs to build large numbers of new homes to help meet the needs of its fast growing population.

"We want to hear the views of residents about the levels of growth we need to plan for and the places it can be best accommodated."

Thirteen events have been organised in the District, including one at Repton Village Hall, in Askew Grove from 2.30pm to 7pm on Thursday, July 14.

The Bill Shone Leisure Centre, in High Street, Melbourne, will host a drop in session between 3pm and 7.30pm on Tuesday, July 19.

Residents are also invited to All Saints' Heritage Centre, in Shardlow Road, Aston, from 3pm to 7.30pm on Thursday, July 21.

Everyone is invited to attend the sessions and have a say.

A full list of all drop-in events and further details are available at [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF) or by ringing 01283 595749.

## **A new Local Plan for South Derbyshire: Public Drop-in events**

A series of public 'drop-in' events have been arranged to talk about the future of Willington and the surrounding areas.

South Derbyshire District Council is drawing up its new Local Plan to shape where potential homes, jobs and community facilities go.

Conversations were held with communities in February and March to listen to your views about neighbourhood priorities. Area profiles have been drawn up to highlight what you said you would like to protect and your hopes for change.

A further round of drop-in events will now take place in July and August so that you can comment on options for the amount of new housing you think will be needed over the next 15 years or so and where it should be located.

Thirteen events have been organised across the District, including:

- **Findern** Village Hall, in Castle Hill  
Tuesday, July 12, 3.30pm – 7.30pm
- **Repton** Village Hall, in Askew Grove  
Thursday, July 14, 2.30pm – 7pm
- **Hilton**, The Mease Pavilion, off The Mease  
Monday, July 18, 6pm – 7.30pm
- **Hilton** Village Hall, in Peacroft Lane.  
Monday, August 1, 3pm – 7.30pm

Everyone is invited to attend. This is your chance to have your say.

A full list of all drop-in events and further details are available at [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF) or by ringing 01283 595749.

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### Local Motors

**£4,495 Smart forfour Passion, 1.1 5-Door**



## Planning 'Drop In' Event

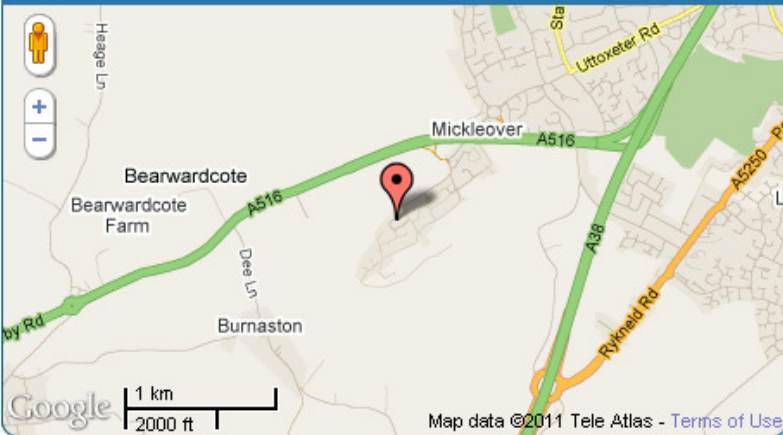
By beavink at 15:24 on 22/06/11 [edit event](#)

0 comments... [add your comments below](#)

Following on from previous consultations about the 'Local Plan', South Derbyshire District Council are holding a series of 'drop in' events in July and August to discuss how much housing will be needed over the next 15 years or so and where it should be located. A 'drop in' will be held at Mickleover CP Social Club on Friday 15 July 2011, 3.30pm - 7.30pm.

Date: Friday, July 15, 2011

### Event Location



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
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>

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Everyone has an opinion about the future of their communities.

We all have ideas of what we would like to see improved, a vision of how the place you call home could look in 10 or 15 years.

In South Derbyshire, one of the fastest growing areas in the UK, the District Council wants to hear your views.

The authority is drawing up its new Local Plan – formally called a Local Development Framework - to help shape where potential homes, jobs and community facilities go.

With the likely imminent demise of Regional Strategies, the Council will now need to produce, jointly with the authorities in the wider Derby area, its own estimates of future population and household growth.

You may remember that we held a series of conversations in communities earlier in the year to hear what you had to say about infrastructure needs and neighbourhood planning.

They were highly successful, and more than 500 residents gave constructive feedback on what they would like to protect and their hopes for change. This was taken away and added to area profiles that have been drawn up.

The process has now moved on a stage and planners want to hear from you about where you think housing should go and how much is required.

Cllr Peter Watson, Chairman of the Environmental and Development Services Committee at the District Council, said: "South Derbyshire has led the way so far in talking to residents about the future of their communities.

"The District will still need to build large numbers of new homes to meet the needs of its fast growing population in its local communities.

"Ensuring development is properly planned and well managed is essential to ensure that the necessary infrastructure is in place for future generations, and we are encouraging local people to get involved every step of the way.

"We want to hear the views of residents about the levels of growth we need to plan for and the places it can be best accommodated."

Our planners will be out and about talking to residents over July and August.

People are invited to attend Findern Village Hall, in Castle Hill, from 3.30pm to 7.30pm on Tuesday, July 12; Frank Wickham Hall, in Portland Street, Etwall, between 3pm and 7.30pm the following day or Repton Village Hall, in Askew Grove, from 2.30pm to 7pm on Thursday, July 14.

Swadlincote Town Hall, on the Delph, will host a session between 10am and 2.30pm on Friday, July 15.

The following week will start with a drop in at The Mease Pavilion, in Hilton, from 6pm to 7.30pm on Monday, July 18. Sessions between 3pm and 7.30pm will also be held at Melbourne Leisure Centre, in High Street, the following day and Woodville Youth Centre, in Moira Road, on Wednesday, July 20.

Two events will take place at Rosliston on Wednesday, July 27. The Forestry Centre, in Burton Road, is holding the first between noon and 5pm before the Village Hall, in Main Street, takes over from 6pm to 7.30pm.

Hilton Villlage Hall, in Peacroft Lane, the Hatton Centre, in Station Road, and the Old Post Centre, in High Street, Newhall, are the venues from 3pm to 7.30pm on Monday 1, Wednesday 3 and Thursday, August 4 respectively.

Everyone is invited to attend the sessions and help contribute to a brighter and more prosperous future.

Ian Bowen, Planning Policy Manager at South Derbyshire District Council, said: "With the expected scrapping of regional building targets, we now need to make our own assessments of how much new housing our area will require jointly with other councils in the Derby area.

"We want to explore with our communities the level of future housing growth needed, together with general principles of how it should be located. Taken together with the neighbourhood consultations we held earlier this year, this will be a crucial step in drawing up a local plan to reflect the needs of South Derbyshire. We want to invite everyone to come and make a difference."

A full list of all drop-in events and further details is available at [www.south-derbys.gov.uk/LDF](http://www.south-derbys.gov.uk/LDF) or by ringing 01283 595749.

Also keep you eye on Twitter for details of events on the days they happen.

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LDF

Local Development Framework (LDF) Core Strategy

Have your say at one of our neighbourhood drop in events.

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Housing

Jobs & careers

Leisure,

Planning &

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Help







Derby HMA

Options for Housing Growth

21 July 2011

Welcome




Derby HMA

Options for Housing Growth

Objectives of today

Andrew Waterhouse  
Derby City Council





What we are doing:

- preparing three separate but aligned Core Strategies
- working together to ensure a joined up approach
- and sharing costs and resources



What we have done so far:

• Issues & Ideas	Jan - March 2009
• Issues & Options	Jan - May 2010
<i>Localism &amp; CALA</i>	
• Community engagement	Feb - March 2011
<i>Planning for growth</i>	



## Purpose of today:

To help answer 2 simple questions!

- How many new homes?
- Where should they go?

HMA Document, summary leaflet & questionnaire



## Population and Household Projections for the Derby HMA Authorities:

### Scenario Testing

Steve Buffery  
Principal Planning Officer  
Derbyshire County Council



## Structure of Presentation

- The need for up-to-date population and household projections
  - Planning Policy Context
  - Collaborative Working in Derbyshire and Nottinghamshire
  - Commissioning of Projections
- The projections modelling process
- Growth scenarios used in the projections
- Dwelling requirements implied by the projections
- What are the scenarios showing in terms of housing requirements
- Housing requirements set out in the Derby HMA Options for Housing Growth Consultation



## The Need for up-to-date Population and Household Projections

### Planning Policy Context

- Planning Policy Statement 12: Local Spatial Planning (Section 4.36) states that Core Strategies **must** be founded on a robust and credible evidence base.
- PPS3: Housing, requires that the determination of an appropriate level of housing in an area, should be based on sound evidence, which includes **up-to-date population and household projections**.
- PPS3 also makes it clear that local housing targets should be based on other evidence including Strategic Housing Market Assessments (SHMAs) and Strategic Housing Land Availability Assessments (SHLAAs).
- Population and household projections are therefore only **part of the picture** in determining local housing targets.



### Collaborative Working in Derbyshire and Nottinghamshire

- The authorities of Derbyshire County Council, Derby City Council, Nottinghamshire County Council and Nottingham City Council (DDNN) have recently been working collaboratively to produce up-to-date population and household projections for all local authorities in Derbyshire and Nottinghamshire.
- The projections have been produced to respond to the Government's intention in the Localism Bill to revoke regional spatial strategies, including the East Midlands Regional Plan and abolish regional assemblies.
- Up-to-date population and household projections were previously commissioned by East Midlands Regional Assembly (EMRA), which is shortly to be abolished.
- Concern amongst the DDNN authorities that there may be a void in the commissioning of population and household projections at the local level.



### Commissioning the Projections

- DDNN were successful in a bid for funding from EMC (East Midlands Councils) to support the commissioning of up-to-date projections for all the city and districts in both counties.
- The projections were commissioned from a company called Edge Analytics using its POPGROUP population and household forecasting model.
- POPGROUP is one of the most widely used and nationally recognised models which is currently available.
- DDNN asked consultants to provide a set of projections based on six key growth scenarios.
- Scenarios were discussed and agreed with all the authorities in both counties.

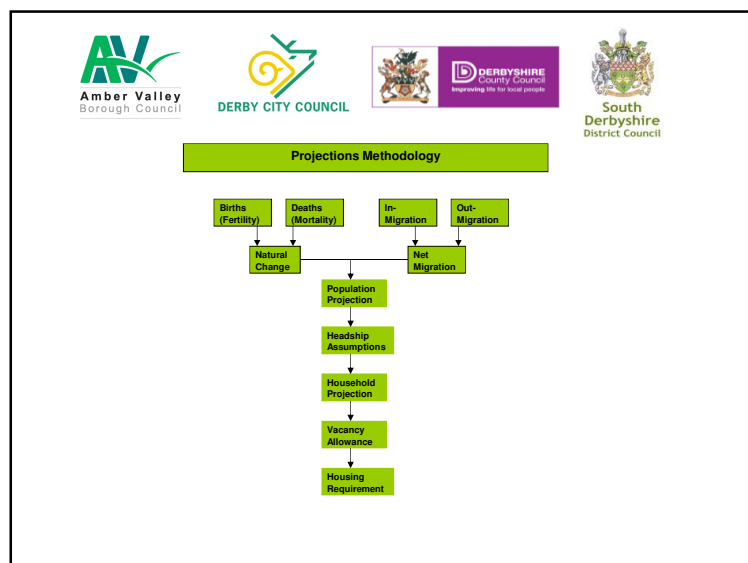


### The Projections Modelling Process

- The projections produced by Edge Analytics have been based on the following key data sources:
  - Latest Office for National Statistics (ONS) 2008-based Sub-National Population Projections;
  - ONS Revised mid-year Population Estimates 2002-2009; and
  - Communities and Local Government's (CLG) 2008-based Sub-National Household Projections.



- Population and household projections modelling is a complex and technical process.
- However, it relies on three primary sources of information at the local level:
  - **Births:** Number of births and fertility rates
  - **Deaths:** Number of deaths and mortality rates
  - **Migration:** Number of people moving into, and out of, the area
    - Internal (national) migration
    - International Migration: immigration and emigration



**The Growth Scenarios used in the Projections**

- The commissioning authorities (DDNN) requested the consultants to provide a range of projections based on six key growth scenarios which included:
- Dwelling-led Scenario** based on past housing completions 2000-2010;
- Employment-led Scenario** using a policy forecast which retains the number of jobs at its 2008/09 level;
- Long-Term Migration Scenario** based on historical evidence from an eight year period (2001/2 to 2008/9);
- Natural Change Scenario** based on just the natural change in the population and no in or out migration;
- Net Nil-Migration Scenario** which balances in-migration and out-migration;
- SNPP Scenario** which replicates the 2008-based Sub-National Population Projections.

**The change in population for each year up to 2030/31**

Category	Total	00FK
Year	2001	2002
2001	230,730	230,730
2002	232,240	232,240
2003	233,420	233,420
2004	235,370	235,370
2005	237,340	237,340
2006	239,740	239,740
2007	241,750	241,750
2008	243,160	243,160
2009	243,880	243,880
2010	244,180	244,180
2011	244,370	244,370
2012	244,700	244,700
2013	245,070	245,070
2014	245,480	245,480
2015	245,930	245,930
2016	246,420	246,420
2017	246,950	246,950
2018	247,520	247,520
2019	248,130	248,130
2020	248,780	248,780
2021	249,470	249,470
2022	250,200	250,200
2023	250,970	250,970
2024	251,780	251,780
2025	252,630	252,630
2026	253,520	253,520
2027	254,450	254,450
2028	255,420	255,420
2029	256,430	256,430
2030	257,480	257,480
2031	258,570	258,570

**The change in number of households for each year up to 2031**

Category	Total	00FK
Year	2009	2010
2009	102,847	102,847
2010	103,605	103,605
2011	104,373	104,373
2012	105,149	105,149
2013	105,925	105,925
2014	106,701	106,701
2015	107,477	107,477
2016	108,253	108,253
2017	109,029	109,029
2018	109,805	109,805
2019	110,581	110,581
2020	111,357	111,357
2021	112,133	112,133
2022	112,909	112,909
2023	113,685	113,685
2024	114,461	114,461
2025	115,237	115,237
2026	116,013	116,013
2027	116,789	116,789
2028	117,565	117,565
2029	118,341	118,341
2030	119,117	119,117
2031	119,893	119,893



### The number of dwellings required each year to meet the growth in households up to 2031

Derby						
YEAR	Dwelling-Led	Employment-Led	Net New Dwellings		Net NI Migration	SNPP
			Migration-Led	Natural Change		
2009/10	685	547	723	723	723	959
2009/10	688	817	1,306	1,252	1,345	1,240
2010/11	688	813	1,330	1,260	1,368	1,237
2011/12	688	924	1,304	1,219	1,341	1,253
2012/13	687	789	1,254	1,152	1,089	1,203
2013/14	687	684	1,211	1,103	1,050	1,238
2014/15	687	718	1,330	1,125	1,096	1,281
2015/16	687	753	1,258	1,009	992	1,278
2016/17	688	895	1,333	1,044	1,044	1,301
2017/18	687	843	1,303	995	1,005	1,254
2018/19	687	890	1,348	1,014	1,037	1,254
2019/20	687	726	1,300	977	996	1,238
2020/21	687	801	1,275	949	971	1,216
2021/22	687	761	1,324	978	1,012	1,220
2022/23	687	681	1,253	929	953	1,195
2023/24	687	534	1,246	913	939	1,191
2024/25	687	551	1,238	891	915	1,185
2025/26	687	539	1,186	796	822	1,163
2026/27	687	587	1,255	835	866	1,193
2027/28	687	631	1,261	822	859	1,231
2028/29	687	673	1,283	867	860	1,198
2029/30	687	632	1,204	734	785	1,163
2030/31	687	664	1,185	713	768	1,143
Average	687	734	1,249	967	967	1,238



### The size of labour force based on the increase in population up to 2031

Derby						
Year	Dwelling-Led	Employment-Led	Migration-Led	Natural Change	Net NI Migration	SNPP
2009	120,724	120,481	120,847	120,847	120,847	121,462
2010	120,491	120,481	121,810	121,196	121,290	122,513
2011	120,278	120,481	122,702	121,455	121,654	123,521
2012	119,887	120,481	123,290	121,304	121,711	124,203
2013	119,824	120,481	124,013	121,459	121,904	124,998
2014	119,836	120,481	124,682	121,459	122,044	125,738
2015	119,807	120,481	125,393	121,489	122,219	126,458
2016	119,721	120,481	126,048	121,466	122,342	127,154
2017	119,404	120,481	126,646	121,375	122,406	127,749
2018	119,185	120,481	127,226	121,279	122,483	128,336
2019	118,901	120,481	127,786	121,161	122,501	128,873
2020	118,890	120,481	128,517	121,237	122,723	129,564
2021	118,788	120,481	129,074	121,146	122,778	130,087
2022	118,691	120,481	129,737	121,164	122,842	130,728
2023	118,746	120,481	130,415	121,213	123,131	131,371
2024	118,029	120,481	131,273	121,452	123,501	132,177
2025	119,272	120,481	132,046	121,614	123,792	132,903
2026	119,529	120,481	132,735	121,757	124,060	133,608
2027	119,698	120,481	133,596	121,924	124,383	134,328
2028	119,792	120,481	134,332	121,995	124,585	134,999
2029	119,810	120,481	135,000	121,974	124,730	135,595
2030	119,894	120,481	135,615	121,881	124,819	136,134
2031	119,924	120,481	136,183	121,683	124,827	136,625

### Dwelling Requirements Implied by the Projections

- Of particular importance to the Derby HMA authorities, are the projected dwelling requirements for each local authority and the HMA as a whole, which are implied by the six growth scenarios.
- Important to note that the key purpose of the projections is not to determine what the future housing provision figure for each of the Derby HMA authorities should be.
- This will be determined through each authority's Core Strategy process, in consultation with communities in the HMA and based on a wide range of other supporting evidence (including SHMAs and SHLAAs).
- The main purpose of the projections is to provide each of the authorities with evidence about what the future housing requirement is likely to be **if the population and households in the area were to grow in a certain way**.
- Rather than giving one answer, **the projections give a selection of possibilities** which can be compared to each other and used to inform the plan making process.

### What are the Scenarios showing in terms of Housing Requirements

#### Continuing Past House Building Rates (Scenario 1 – 'Dwelling-led')

- This scenario takes the average number of new homes built each year over a 10-year period from April 2000 to March 2010 and assumes that the rate continues into the future.
- The figures used are net, meaning that any demolitions have been taken off the totals.
- The scenario is useful as it shows what level of housing has actually been delivered by the housing market in the past and uses this to project into the future.
- By taking an average over the ten year period, this is likely to iron out any peaks and troughs in the market.

#### District Dwellings pa 2008-2031

Derby HMA	1613
Derby City	687
Amber Valley	358
South Derbyshire	568



### No Increase in Jobs (Scenario 2 – 'Employment-led')

- This scenario assumes the total number of jobs in each of the local authority areas remains constant from 2008/09 over the projection period.
- It shows the number of new homes required just to maintain the same labour force in the area as at 2008/09 levels.
- This provides a baseline figure against which future housing requirements of either a growing or declining labour force might be compared.
- Assumed that the proportion of workers commuting into and out of the area will remain the same as in the past; i.e. those who would need to commute into or out of that local authority to work will continue to do so.

District	Dwellings pa 2008-2031
Derby HMA	1619
Derby City	714
Amber Valley	525
South Derbyshire	380



### Long-term (8 year) migration trend (Scenario 3 – 'Migration-led')

- The Government's new household projections are based on looking back at migration trends over 5 years, and then using this to project forward into the future.
- This scenario looks back over a longer period (2001 to 2009), to help iron out peaks and troughs, and therefore give a more stable basis for the projection.
- These peaks and troughs may be, amongst other reasons, because of economic fortunes (including major industrial closure) and international migration.
- Because of a break in migration data at the 2001 Census, it is not advisable to look back further than 2001.

District	Dwellings pa 2008-2031
Derby HMA	2449
Derby City	1249
Amber Valley	459
South Derbyshire	741



### Natural change in the existing population (Scenario 4 – 'Natural change')

- This scenario examines the housing requirements of the existing population only, assuming no one moves in to, or out of, the area.
- Although this assumption is not realistic, this scenario shows the outcome of ageing the existing population.
- For example, it shows the additional housing required due to more births, people living longer, and the decline in average household size, due to divorce and more people living alone.

District	Dwellings pa 2008-2031
Derby HMA	1425
Derby City	967
Amber Valley	198
South Derbyshire	260



### In and out migration in balance (Scenario 5 – 'Net nil migration')

- This scenario shows the housing levels required if in-migration to and out-migration from an area were in balance and cancelled each other out.
- This varies from the 'natural change' scenario, because the ages of those migrating out from the area are different from those migrating in and therefore the resulting housing needs can be quite different.

District	Dwellings pa 2008-2031
Derby HMA	1441
Derby City	967
Amber Valley	207
South Derbyshire	267



### ONS Population Projections (Scenario 6 – 'SNPP')

- This scenario has been produced for completeness and to check the workings of the model.
- It replicates the population in the Office for National Statistics (ONS) 2008-based population projections for each year of the projection period.
- These projections are based on migration trends over the previous 5 year period (2003-2008).
- The results closely but not precisely match the CLG household projections.
- This scenario is important for comparison purposes with the other scenarios as it shows what the housing requirement would be based on nationally published official data.

#### District Dwellings pa 2008-2031

Derby HMA	2367
Derby City	1210
Amber Valley	574
South Derbyshire	583



### Housing Requirements Set out in Derby HMA Options for Housing Growth Public Consultation

- The Derby HMA authorities have carefully considered the population and household projections produced by Edge Analytics.
- The authorities have decided to present three of the different growth scenarios as the basis for their Options for Housing Growth Public Consultation. The three scenarios are:
  - Scenario 1: 'Dwelling-led';
  - Scenario 5: 'Net nil migration'; and
  - Scenario 6: 'SNPP'.

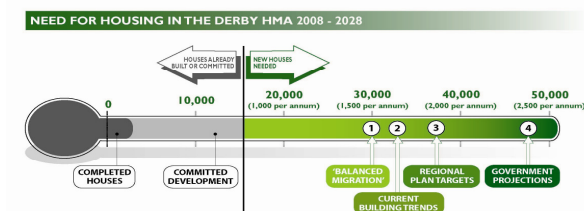


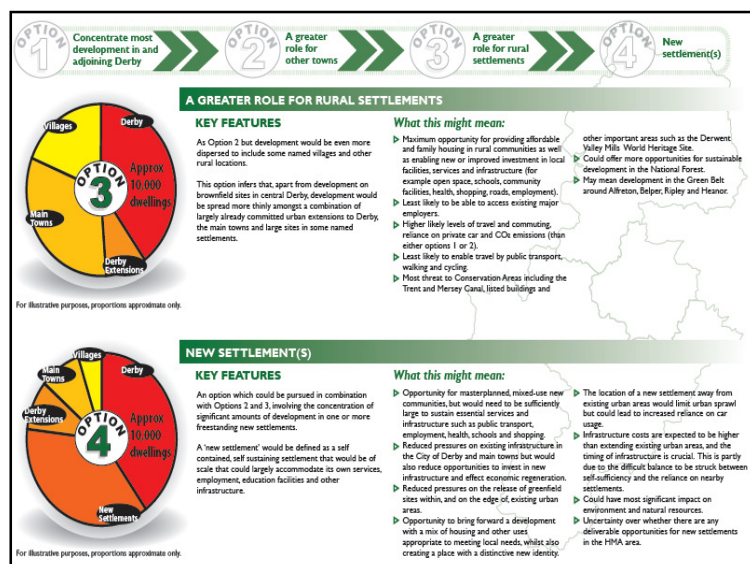
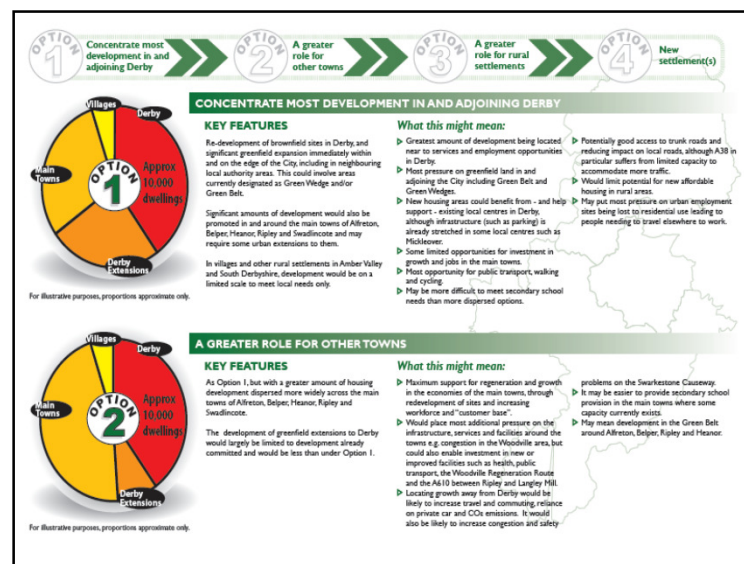
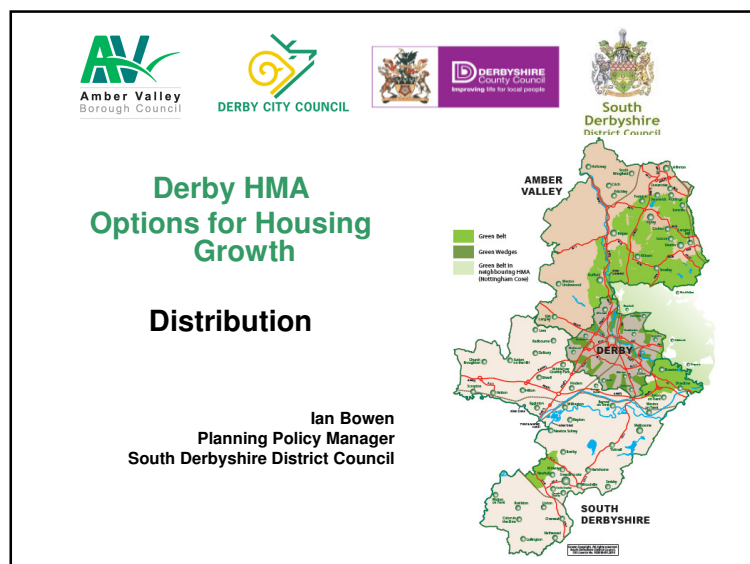
### Housing Requirements Set out in Derby HMA Options for Housing Growth Public Consultation

- A fourth housing requirement is also being presented, which is based on the existing East Midlands Regional Plan housing target.
- Other possible projections scenarios do exist but the ones the Derby HMA authorities have chosen are considered to provide a good indication of the broad range of needs that may have to be met.



### Options for Housing Growth







Amber Valley  
Borough Council



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South  
Derbyshire  
District Council

## Additional evidence

- Sustainable Sites Study
- SHLAA Refresh
- SHMA Refresh
- Viability Assessments



Amber Valley  
Borough Council



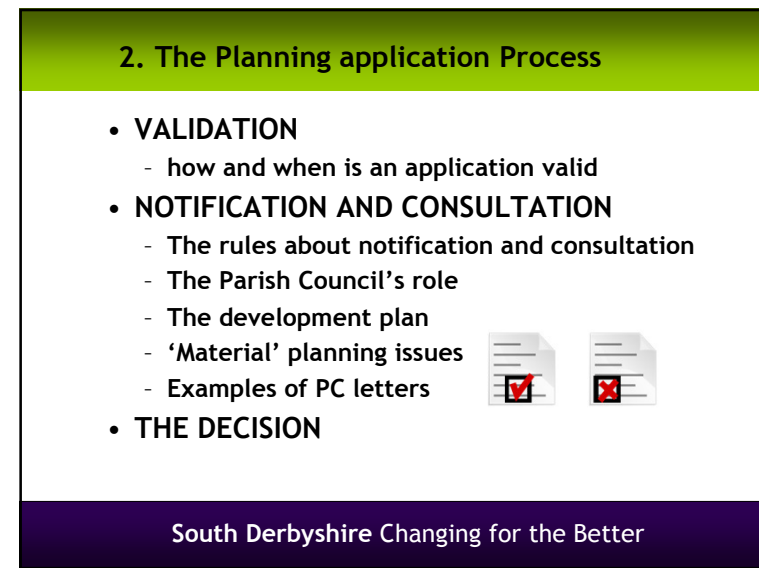
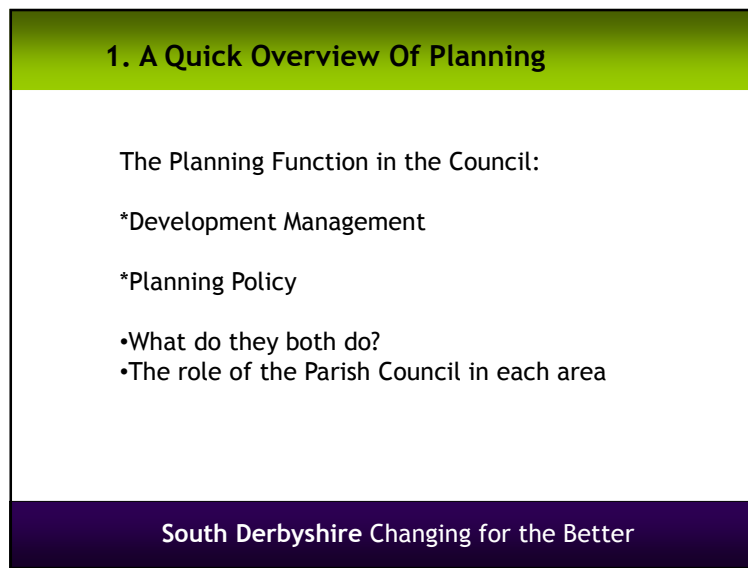
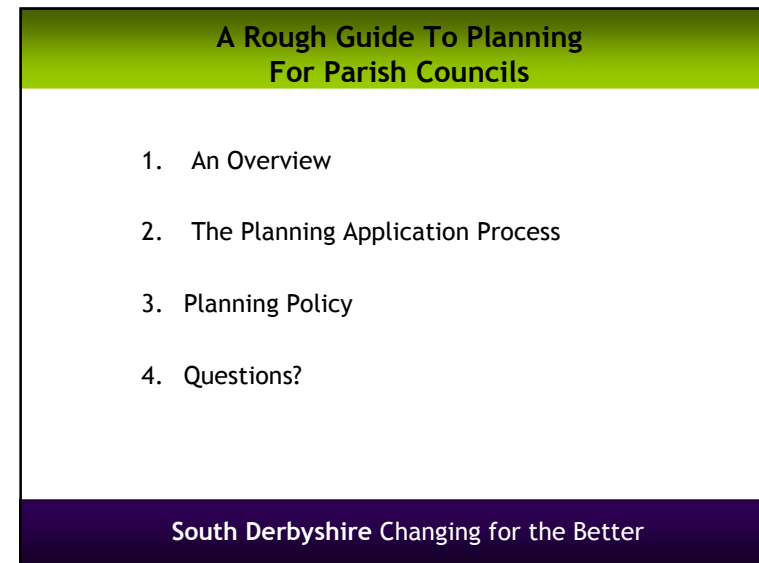
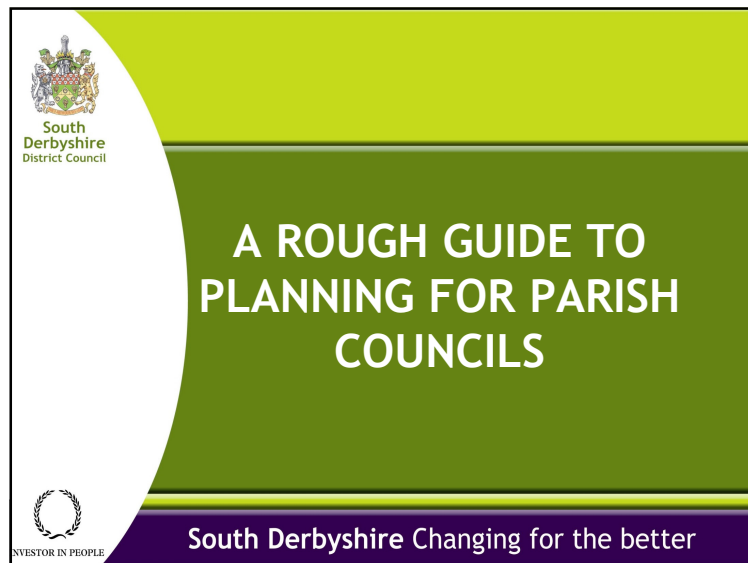
DERBY CITY COUNCIL



South  
Derbyshire  
District Council

## Derby HMA Options for Housing Growth

Questions ?



### An example of a useful letter

South Derbyshire Changing for the Better

### An example of not so useful letter

South Derbyshire Changing for the Better

### 3. Planning Policy

## The Local Plan\*

\*Formerly known as the Local Development Framework

South Derbyshire Changing for the Better

### Localism Act 2011 and the National Planning Policy Framework (NPPF) - Key Planning Reforms

- Re-affirmation of a Plan-led system
- Abolish East Midlands Regional Plan building targets
- Duty to co-operate
- Prepare Local Plans quickly and plan for sustainable housing and economic growth
- Increase growth through financial incentives
- Engage local people and enable neighbourhood plans

South Derbyshire Changing for the Better

## The Duty to Co-operate



South Derbyshire Changing for the Better

## Steps already undertaken

- Jan 2009 - Issues and Ideas
- Jan 2010 - Issues and Options
- Dec 2010 - Localism Bill introduced
- Feb 2011 - Neighbourhood conversations
- July 2011 - Housing Growth Options

South Derbyshire Changing for the Better

## The Local Plan: Preliminary Outline of Proposed Next Steps

- End September - Public Consultation on "Preferred Growth Strategy"
- Spring 2013 - Public consultation on draft local plan
- Summer 2013 - Submission to SoS
- Winter 2013 - Public Examination
- Early 2014 - Adoption

South Derbyshire Changing for the Better

## APPENDIX D27



Amber Valley  
Borough Council



Derby City Council



DERBYSHIRE  
County Council  
Improving life for local people




South  
Derbyshire  
District Council


### Derby Housing Market Area Housing Requirement Study

Stakeholder Workshop


**6 March 2012**  
**Welcome**




Amber Valley  
Borough Council



Derby City Council




DERBYSHIRE  
County Council  
Improving life for local people



South  
Derbyshire  
District Council

### Derby Housing Market Area Housing Requirement Study

Ian Bowen  
South Derbyshire District Council





Amber Valley  
Borough Council



Derby City Council



DERBYSHIRE  
County Council  
Improving life for local people



South  
Derbyshire  
District Council

- **Localism Act 2011 – Key Planning Reforms**
  - Abolish East Midlands Regional Plan building targets
  - Duty to co-operate
  - Prepare Local Plans quickly and plan for sustainable housing and economic growth
  - Increase growth through financial incentives
  - Engage local people and neighbourhood plans



Amber Valley  
Borough Council



Derby City Council



DERBYSHIRE  
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South  
Derbyshire  
District Council

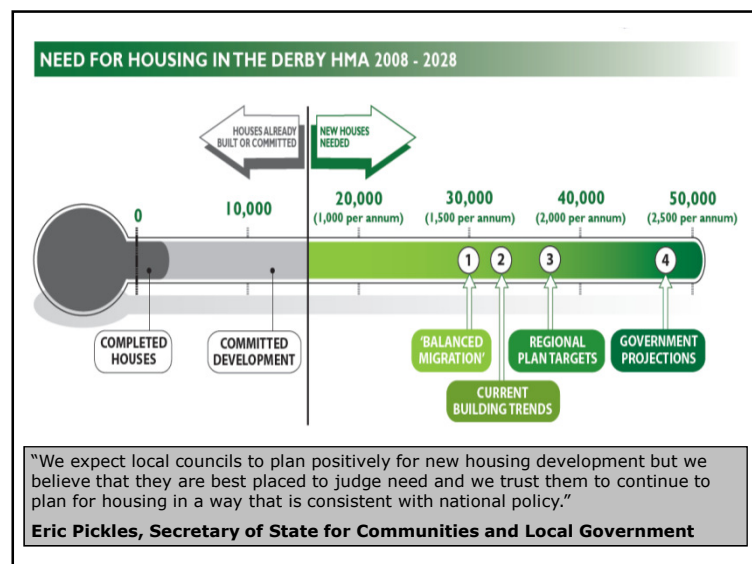
### Derby Housing Market Area OPTIONS FOR HOUSING GROWTH

*This document will affect how the place  
where you live changes and grows.*



**YOUR VIEWS  
ARE IMPORTANT.  
PLEASE TAKE THE  
TIME TO RESPOND.**

July 2011



## Next Steps:

- GL Hearn to undertake detailed review of demand for housing 2008 – 2028
- Employment and labour force growth will be a key determinant in formation of new households in the Derby area

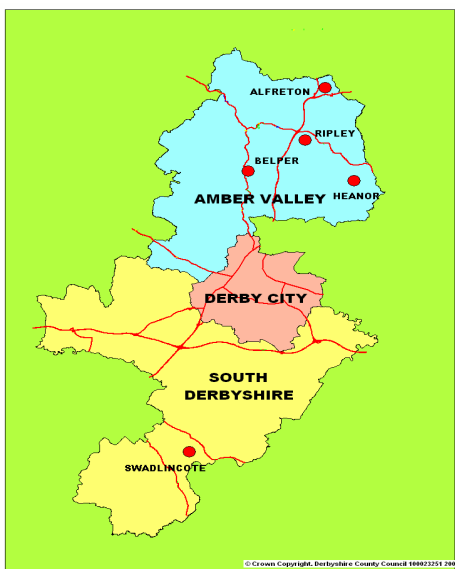
# HEADLINES

**Headlines is the newsletter of the Derby HMA**

**30 June 2010**

**Welcome to the first e-bulletin for the Derby HMA**

**Welcome to Headlines, the on line newsletter that will keep developers, RSLs and council officers up to date with what's happening in the HMA and the affordable housing world. It will help improve communications between all parties and will be published quarterly.**



The Derby Housing Market Area (HMA) covers the districts of Amber Valley, Derby City and South Derbyshire. The HMA contains the principal urban area of Derby, the sub-regional centre of Swadlincote, the market towns of Alfreton, Belper, Ripley and Heanor, surrounding villages, and rural areas.

A housing market is defined as typically comprising an area in which around 70% of the moves are contained and the market is likely to cover the administrative area of a number of local authorities.

## **The Derby HMA Strategic Housing Land Availability Assessment**

The SHLAA was published in January 2010 and can be found on the link below. A SHLAA is a process which identifies land with potential for future housing development.

The preparation of a SHLAA is a Government requirement of local authorities to enable them to identify sufficient land to meet the housing needs of their area for at least 15 years of the development plan period. The Government requires that local authorities should regularly update and review their SHLAAs, which are seen as a key part of the evidence base underpinning the preparation of local authority Local Development Frameworks (LDFs).

Derbyshire County Council - Availability assessment

[http://www.derbyshire.gov.uk/environment/land\\_premises/land\\_availability/SHLAA/default.asp](http://www.derbyshire.gov.uk/environment/land_premises/land_availability/SHLAA/default.asp)

## Single Conversation

The Single Conversation is the HCA's new business process – it is the way in which they agree and secure delivery at a local level.

The local investment plan is currently being prepared for the Derby HMA. More information about the Single Conversation can be found on the HCA's website.

<http://www.homesandcommunities.co.uk/singleconversation.htm>

## Planning

As part of the production of the Local Development Framework separate core strategies are being prepared by each authority. A collaborative approach is being taken, with co-ordination of timetables, joint evidence gathering and alignment of policies.

The consultation on issues and options has now been completed and each authority is now preparing its draft core strategy. The latest news can be found on each authority's website.

## The first Derby HMA Developer/RSL forum will be held on the 13 July 2010.

Thank you to everyone who has confirmed that they will attend. We have had an excellent response and are working to make this event as relevant, successful and above all, as useful as possible.

Please can anyone who would like to attend but has not confirmed their attendance, please e mail by no later than 6 July. An invite is attached to this e mail.

Topics for the forum include: the Single Conversation, the Local Development Framework update and key Developer issues as we emerge from the recession.

## Useful Websites

Below are links to some of the most useful websites.

Homes and Communities Agency (HCA)  
<http://www.homesandcommunities.co.uk/>

Amber Valley Borough Council  
<http://www.ambervalley.gov.uk/>

Derby City Council  
<http://www.derby.gov.uk/>

South Derbyshire District Council  
<http://www.south-derbys.gov.uk/>

Communities and Local Government  
<http://www.communities.gov.uk/newsroom>

Inside Housing – News Views and Jobs  
<http://www.insidehousing.co.uk/>

Derbyshire Partnership Mapping Portal  
[http://derbyshiremaps.derbyshire.gov.uk/Portal\\_32/portal.asp](http://derbyshiremaps.derbyshire.gov.uk/Portal_32/portal.asp)

## Future Newsletters

We want to include the latest news and information in future newsletters. Any suggestions or contributions, especially from developers and RSLs, would be greatly appreciated. Please ring me on 01283 228768 to discuss or send me an e mail.

If you know someone who wishes to receive this e-bulletin or if you wish to be removed from this mailing list please email [andrew.topliff@south-derbys.gov.uk](mailto:andrew.topliff@south-derbys.gov.uk)

**South Derbyshire Local Plan (Part 1)**

**Summary Report**

**of**

**Responses of Public Consultation on**

**Options for Housing Growth**

**(July-September 2011)**

## **Contents**

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Page 2-3:	Q1. Housing numbers
Page 3-4:	Q2. Housing Distribution
Page 4-5:	Q3. Brownfield and existing commitments with Derby City
Page 5-6:	Q4. Urban extensions
Page 6-7:	Q5. Green Wedges and Green Belts
Page 7-8:	Q6. Five main towns
Page 8-9:	Q7. Development outside urban area
Page 9-10:	Q8. New settlement
Page 10-11:	Q9. Key investments
Page 11-12:	Q10. Any other comments
Page 13-14:	Appendix 1: Summary of statutory consultee responses

## Introduction

South Derbyshire undertook a wide ranging public consultation on its Options for Housing Growth between July and 30<sup>th</sup> September 2011. At the time the proposed law on 'Localism' was being drafted, in which rigid regional target setting the amount of new homes to be built in local areas were to be scrapped. The Government had also made clear its policy is one of development and growth and was urging councils to draw up local plans without delay. South Derbyshire therefore needed to consider afresh how much development should take place up to 2028 and where it should be built within the District. The Council therefore sought consultees views on this matter.

A total of 107 consultees responded to this consultation raising around 734 individual comments. All responses are available to view in summary at <http://www.ldf.consultations.south-derbys.gov.uk/>

The following pages summarise the representations received to each of the questions posed in the Options for Housing Growth consultation. Not every consultee response will be summarised below, however the main responses received (comments which have been received more than once) have been grouped together.

### **Q1. Having looked at our consultation document, how much housing do you think we should be planning for?**

The consultation presented four possible growth scenarios for the Derby HMA. It was made clear in the consultation information that these are not the only options available to South Derbyshire, but indicate a range of possibilities.

A mixed opinion was received on the amount of housing that should be provided, however there was a fairly clear divide between what the local residents and developers thought on this matter. The majority of local residents wanted as a maximum 'balanced migration' (30,000 per annum) or lower, whilst the majority of developers suggested the other end of the scale scenario 3 (Regional Plan Targets) and scenario 4 (Government Projections).

Broadly speaking around 20 respondents supported each option. Some consultees did not support a specific option, instead supported between two scenarios or based on two scenarios.

15 comments were received which suggested that the Derby Housing Market Area (HMA) should provide for 'balanced migration', 12 suggested lower than 'balanced migration' and three comments were received which suggest that no more housing is required. Numerous responses were received who thought that due to the recent loss of jobs in the Derby HMA (Bombardier etc) and the need to recover from the recession less houses are required.

Eight comments were received which were in support of scenario 2 (Current Building trends). A further comment suggests slightly more than current building trends should be planned for. Four comments were received in support of scenarios 3 (Regional Planning Targets) and 18 comments have been received in support of scenario 4 'Higher Migration' (Government Projections).

Seven comments have been received which do not support one specific option but have shown support of a housing figure based on scenario 3 or 4. 3 comments have been received which suggest that the housing figure should be between scenario 1

and 2, two comments suggest either scenarios 1 or 2 should be adopted and A further response suggests between 30,000 and 40,000 houses should be provided.

A mix of opinion was received amongst developers as to whether the RSS figure was acceptable, due to the background evidence and the robust examination in public which the figures have been subject to, or whether the figures is out of date as Government projections were now more up to date and offer a more reliable source Of information for likely housing need.

Some of the consultee responses which area in support of scenario 4 suggest that the ONS projection figures provide the most robust and up to date evidence and the planning system under the emerging National Planning Policy Framework and the Localism Bill have a pro growth agenda and higher growth rates would be line with emerging policy and legislation.

Two comments have been received which suggest that the maximum number of houses should be provided for.

General comments were also received, some of which suggest that enough houses should be allocated to meet local need and empty properties should be brought back into use first.

**Q2. Which of the main options in the consultation document for distributing new housing do you support? Are there any other options, which you support?**

Mixed views were received on the distribution of new housing within the HMA. Option 2 (a greater role for other towns) received the most support . Reasons given for this include: consider this to be by far the most sustainable of the growth distribution options and the one with the greatest potential to realise the provision of housing at a level to meet needs in the housing market area, sites are available within or in the main towns in sustainable locations, allows most buildings in towns, while allowing villages to remain as villages and not become suburbs, and if urban areas within South Derbyshire are development and made more attractive places to work and live, these areas will mature and more amenities will spring up.

The second most popular option was option 1 (concentrating most development in and adjoining Derby). Reasons given for this include: consider option 1 to be the most sustainable as it includes the highest level of development in and adjoining Derby, the settlement with the largest number of services and facilities available to residents, concentrating around Derby will minimise essential travelling times, provides the Derbyshire HMA with the most flexible strategy in being able to meet housing demand and the new housing could benefit from and support the existing local centre within Derby.

Option three (a greater role for rural settlements) received the third most positive responses. Reasons given for this include: provides the most flexible strategy in being able to meet housing demand and is constant with national guidance, several villages and smaller towns need housing to retain younger people, the impact should be spread more evenly across the district, and demand will exist across the district meaning such requirements should be met otherwise the monetary gap between urban and rural housing will expand, making if more difficult for less affluent people to live in rural areas.

Option 4 (new settlement) was the least popular option Two consultees who supported option 4 stated if it was affordable. There were however numerous

negative comments regarding a new settlement such as: would not maximise the areas potential during the plan period, the option is unrealistic expensive and unlikely to be very unpopular, this option would be contrary to the policies listed in PSS3 and similar planning policies, is unsuitable as developing any new settlement should be a last resort, this option would take up significant amount of countryside, would be a large process and a new settlement was dismissed as an option in the RSS at an early stage.

Some respondents suggested more than one option was suitable. Two responses suggest that the proposed options are not mutually exclusive and the most suitable strategy is likely to be a combination of options 1-3. Seven consultees support both options 2 and 3, a further seven consultees support options 1 and 2 and four respondents support both options three and four.

Two comments were also received which suggested that a 'settlement hierarchy approach to the distribution of housing growth would be the most appropriate in the circumstance, with the amount of growth allocated to each tier being derived by an assessment of the relative sustainability of the settlement and the availability of suitable housing land in each location.

One consultee stated that they did not support any of the four options.

**Q3. Our estimates indicate that around 10,000 new homes can be delivered in Derby City between 2008 and 2028 through 'brownfield' sites and existing commitments. Do you agree with this?**

Widespread agreement was received from consultees on the redevelopment of brownfield land within Derby City Centre. There was however a split between developers and residents on whether 10,000 new homes could be delivered in Derby City between 2008 and 2028. Residents were in the main of the opinion that 10,000 new homes could be delivered. At least 41 responses were of this opinion with five consultees suggesting that this figure may be too low.

A further comment has been received which does not express agreement with the 10,000 figure, however states that the maximum number should be sought, but an allowance of 25% should be made, which may be undeliverable on any predictable time scale. A further 25% discount should then be made for the temporary economic hard times, which will mean that there are bound to be other sites hard to bring forward

12 responses have been received which suggest that the 10,000 new homes figure on brownfield land is too high. Reasons given for this include:

- Under estimates the challenges facing developers
- Greenfield land may be required in order to meet the target
- Cannot be assumed that all sites identified through the SHLAA process will be delivered within the 15 year projection period
- Brownfield sites identified may have significant viability issues through previous contamination or other factors
- Other competing uses may also require the urban sites, such as commercial, leisure, school etc, therefore it is unrealistic to assume that 10,000 homes can be developed on brownfield sites
- Derby is already grid locked
- Many of the sites will simply not be viable and will not come forward during the plan period unless there is a very significant improvements in land values

- Actual delivery rates are often less
- The SHLAA indicated that 8,007 dwellings were deliverable within Derby over a 15-year period, including existing commitments in the form of sites with planning permission. The assessment also indicated that no sites and therefore no dwellings were deemed to be deliverable in the 16+-year timeframe. Therefore the most up to date and relevant evidence base on available dwellings in Derby suggests that 10,000 new homes could not be delivered on brownfield sites and existing commitments in Derby City.
- Seems very high unless Derby City planners have actually identified potential sites

Three comments have been received which do not scrutinise the 10,000 dwelling figure however do express concern, in regards to the current economic climate (downturn), two of which suggest there are obvious issues with relying on a regeneration strategy where delivery is uncertain. Other comments have been received which again do not scrutinise the figure; however make comment on the deliverability of sites within Derby City. One response suggests that the underpinning assumption (including viability assumptions) should be kept under review to ensure that only those brownfield sites that are deliverable are taken into account. Sufficient 'fall back' or 'reserve sites' capable of accommodating any shortfall caused by changes in circumstances should also be identified to allow some flexibility. Another consultee suggests that Derby City need to be able to demonstrate that there are sufficient viable, deliverable and available sites within the City boundaries to deliver 10,000 dwellings and a further respondent suggests the Council reviews the deliverability of sites in Derby.

Two responses have been received which state that not everyone wants a city life.

#### **Q4 Are there any locations where urban extensions to the existing built up area of Derby would best be accommodated – or avoided?**

As a generalisation developers have submitted comments in support of urban extensions while there was not large support for urban extension from residents.

A range of locations for urban extensions were suggested. Four comments have been received which suggest Mickleover, one of which suggests land to the west of Mickleover and another which suggests open areas between Mickleover and Mackworth. Reasons given for this include, have established road and cycle routes to employment opportunities, and land to the west of Mickleover links well to the suburban urban area of Derby having direct access to serves, is well served by public transport and is not concerned by Green Belt, Green Wedge or other designations.

Three comments have been received which suggest the north side of the A50 is a suitable location for urban extensions, reasons given for this include to avoid flood plains, there is plenty of land not in the Green Belt and new development would be close to jobs, hospital and the University. Three comments have also been received regarding developing to the south west of the city, one which suggests land adjoining Littleover and two comments suggest Sinfin.

Other locations suggested for housing development include:

- the Pride Park area
- the old Rolls Royce site on Nightingale Road,
- the old British Celanese site at Spondon,

- urban extension to Chellaston,
- northern areas e.g. Mackworth, Spondon and Allestree,
- west of Chellaston,
- south of the city but within the current defined city boundaries such as Stenson Fields, where new road development has taken place on the east of the city,
- to the south and east of the city,
- on the eastern side near the Boulton Moor permission site,
- south western side of the city adjoining Littleover and Thulston Fields on the eastern side of the PUA.

Comments were also received which suggest locations in which urban extensions should be avoided. Development in and around the Mickleover area has received the most opposition with 17 comments. Reasons given for this include, existing roads are already congested, there are already insufficient parking spaces, insufficient open space for the size of the existing population, development would lead to the loss of countryside and detrimentally affect wildlife and increase pressure on services such as schools and medical centres which are already near capacity.

Six comments have been received regarding not supporting development within the Stenson Field, Sinfin area. Reasons for this include the green field between Wragley Way and the A50 should remain open fields, the existing road infrastructure would be unable to cope and development south of Wragley Way would effectively make Barrow, Stenson and Findern villages part of Derby.

Other areas to avoid which have been suggested include: between the A50 and the A5132, due to the land been good agricultural land, growth on the western fringe of Erewash would be unsuitable due to it being located within the Green Belt, beyond the derby spur road or beyond Boulton Moor, land to the east of the PUA (which is constrained by the Green Belt), land off Twyford Road and Land off Areleston Road Barrow Upon Trent. More general locations have been also been suggested such as avoided the north and west of the city, avoid southern areas.

Comments have also been received which suggest that urban extensions should not be considered until all brownfield sites in Derby City have been developed and development should not cause the coalescence of towns and villages in South Derbyshire.

**Q5 If we peruse urban extension to Derby, should we consider identifying sites currently in the Green Wedges and/or Green Belt for development? If so, where?**

The majority of responses received do not agree with identifying sites for development within the Green Wedge and Green Belt. Approximately 37 comments were received which disagreed with developing within both the Green Wedge and Green belt. 11 further responses were received regarding no development occurring within the Green Belt and five further comments were received regarding not identifying sites within Green Wedges. Reasons given for this include, brownfield sites should be developed first, and land is available for urban extension outside the Green Belt and Green Wedges.

A further comment was received from a developer, which states that areas adjoining the city boundary in South Derbyshire should not be ruled out for development

because they might be treated as potential extensions to existing Green Wedges and may be suitable for development.

Four comments were received which agree with identifying sites within the Green Wedge and Green Belt, however one comment states preferably not, but that there is probably some scope for small development (e.g. 10 houses) on land of little aesthetic value in the greenbelt/green wedge, another states only if absolutely necessary, and a developer suggests that greenfield designations should be reviewed to see if they have capacity to accommodate growth. A further seven comments suggest that development could occur within the Green Wedge, however one comment states only if it helps bring economic growth into the area. Two comments from developers suggest that the Green Wedge Policy should be reviewed. Four further comments have suggested that development should occur within the Green Belt.

A few comments have also been received which suggest that there should be no more urban extensions.

One site in the Green Belt was suggested for development – Thulston Fields. A developer suggests that the site does not meet the objectives of Green Belt in PPG2 and the Core Strategy is an opportunity to review the Green Belt area.

Other locations suggested within green wedges/ green belt include:

- Between A50 Alvaston bypass and existing houses
- Between Mickleover and Mackworth
- The area between Oakwood and Spondon could be expanded into with improvement to road links especially A52 for access to Nottingham/Derby
- Some of the inferior green wedge/ green belt to the east side of Derby might be considered
- Some areas of green wedge to the south of Derby City whose boundaries could be redrawn to better enhance and define the urban structure of the city
- Development east of Spondon would allow for provision of a relief road for Spondon
- Several miles of greenbelt outside the city boundary before Derby risks merging with either Nottingham or the M1 corridor
- Andrew Close, Littleover (green wedge) – development of the site would allow for housing in a highly sustainable location, but could also maintain and enhance adjoining area of the green wedge through the proposed creation of public open spaces delivered alongside the housing development,

**Q6 If we pursue major growth in the five towns; Alfreton, Belper, Heanor, Ripley, Swadlincote:**

- a) Which town(s) would benefit most from development? And**
- b) In which locations in and around the five main towns would development be most benefit and in which locations would development have the greatest adverse impact?**

From the responses received there was no one particular town in which received the majority of comments in which people were keen to see growth, but instead there were fairly equal numbers of people suggesting that each of the five towns may benefit from growth. Ripley and Alfreton received approximately 14 comments, Heanor approximately 15 comments and Swadlincote approximately 22. Belper received the least comments with approximately 8 responses. Some negative comments were received regarding development in Belper including; Belper would

loose character by further development (one response suggests however unless there is a genuine opportunity for improvements through appropriate development of any remaining brownfield sites), the town is congested and Belper already sprawls into Kilburn.

In terms of South Derbyshire specifically the majority of responses were positive in regards to development within Sawdlincote and some responses suggested that development could bring economic and infrastructure improvements to the area. Five comments however have been received which disapproves of further housing development in Swadlincote. One response suggests that Swadlincote is poorly connected and major growth in Swadlincote would have an adverse impact upon nearby villages such as Repton. Another representation received states that they would ban further development south of the Trent until road connections from Swadlincote to the north of county and Derby is adequate.

The second part of this question was not as fully answered by consultees as the first part. There were a few comments that suggest that the decision on where development should be located, ought to be based on the location of existing or future employment locations and one response suggests that the location of development should be determined by reference to the housing waiting lists in each town. Another respondent states that development in any of the five towns offers an opportunity to make wildlife improvements.

Few specific comments were received on the locations of where development should take place in and around the five towns. In regards to Swadlincote two responses suggest that the Woodville area should see further development to help the regeneration route, three responses suggested development around Cadley Hill, another response suggested Church Gresley Industrial Estate, a further comment suggested that village around Swadlincote would benefit and one respondent specifically mentions Melbourne.

**Q 7 Are there any places outside urban areas (for example, in villages or other rural places) where there is a need or opportunity for development and growth?**

There were approximately 39 positive comments regarding development taking place within villages (this number also includes those which mentioned specific villages). Numerous responses however contained caveats such as, as long as it is affordable, if development is limited in size and particularly if suitable for younger and older people. Reasons given for developing in villages include, keeping communities alive, schools growing and so on, good for increasing choice and making areas more capable of supporting local services like shops/buses.

Two responses suggest that development should be spread throughout all the villages within South Derbyshire.

In terms of the villages put forward for potential housing development in South Derbyshire, 18 separate villages were mentioned. Repton was mentioned five times, Melbourne and Etwell were mentioned four times, Hilton, Findern and Rosliston were mentioned three times, Aston on Trent, Church Broughton and Willington were mentioned twice and Elvaston, Shardlow, Foston, Hatton, Overseal, Scropton, Stanton on Bridge, and Dalbury were all mentioned once. Locations suggested outside of South Derbyshire include, Radbourne, Hill Pastures and Moira.

In contrast 13 comments have been received which disagree with development in villages, two of which suggest that large scale development should not occur. Reasons given for this include rural areas have had enough new developments, it is vital to keep villages as villages, if you have development in villages this will result in longer car journeys to centres of employment, and village communities should be preserved and not destroyed by large development.

Specific concern has been raised regarding recent development within Hilton. One response suggests that Hilton has grown too fast and in isolation. Large-scale developments should be managed more carefully. Another suggests that from the respondents experience from Hilton village development is difficult and there needs to be a balance between medical, educational, recreational, employment and services. Two responses suggested that Hilton had already suffered major expansion in recent years and the village requires further facilities for the existing population and a further representation states that they do not want another Hilton.

Two consultees state that development should not take place within Milton, reasons giving for this include, it is a hamlet which people enjoy living in and people choose to live here for the quality of peace and quiet. Do not destroy this rural area. Repton Parish Council suggest that other than previously identified need for affordable housing, development is not desirable in Repton.

There was no suggestion or comments on development outside of villages except for an area to the east of Burton on Trent, which was suggested by a developer.

**Q8. If 'new settlement(s)' is your preferred option, can you make any suggestions about where one or more might be built?**

A mixed response was received on this question. The majority of responses received do not support (not preferred option) the idea of a new settlement. One developer suggest that there is no place for a 'new settlement' in the Derby HMA, focus on new development should be in the principle urban area, another states that there are alternative suitable urban locations where housing growth can be located and a further developer suggests that this option would take years to deliver and would not meet housing requirements in the plan period.

Three responses have been received which do not discount the idea of a new settlement however do not suggest a location. One comment suggests that wherever may be considered should have ready access to a good range of existing facilities including public transport, good highway and sewerage infrastructure and above else be situated away from flood plains. The second respondent suggests that a new settlement is a good idea as it does not turn peoples choices to live in a village into a town/development and the third response suggests that the settlement should be close to existing major roads to avoid spoiling the countryside.

Locations suggested for a new settlement include:

- Drakelow Power Station (four comments received)
- Expansion of Hilton (two comments received)
- East of Nottingham (two comments received)
- Between Hatton and Hilton
- North west of Derby
- North of Derby
- West of Swadlincote
- Between Repton and Swadlincote

- Near the A50 or A52
- Heatherton Village development could be expanded
- Findern to be rejoined with its local school
- Extension of some of the smaller villages such as Sutton on the Hill, Radbourne, Findern Village,

**Q9 Thinking about all the options and any comments you may have previously made in responses to our earlier consultations, are there any key investments needed in your community (e.g. open space), which you think might be successfully addressed through development?**

In regards to this question an assorted response of key investments were suggested by respondents. The suggested investment that received the most comments (with 16 remarks) was highway improvements. General comments regarding highway improvements were received such as improvements to public transport (three comments) as well as those regarding specific locations. Highway improvements at Stenson Road Bridge, bypass around south east of Woodville to Swadlincote, improvements to the A50/A58 junction, traffic levels on the B2008 and better facilities and traffic management in the centre of Micklegate, Repton requires safer pedestrian and cycle routes to access Willington were stated to name a few.

The key investment, which received the second most responses, with 12 comments was the provision of leisure and recreational facilities. Specific locations and types of leisure and recreation facilities were mentioned, including hillside playing field in Hilton, village hall and sports field/village green at Stanton by Bridge, village hall in the Stenson ward, play ground at Micklegate, improved recreational facilities at Melbourne, replacement village hall at Repton. An additional comment from the National Trust EM Regional Office, suggest that important heritage resources within the HMA including Calke Abby, which provides tranquil leisure facilities are not diminished or eroded as a result of new development.

10 comments have been received regarding open space provision. Five comments have been received regarding preserving existing open space, two of which mention preserving open space in Micklegate, one consultee suggests that open space is required within Hilton.

One response states that Local Planning Authorities should seek to maximise the multifunctional nature of green spaces or enhance as a result of new development, with natural habitats, locally characteristic native landscaping, areas for informal play, tranquil areas for quiet relaxation, sanctuary areas with minimised access, sustainable drainage systems, and also seek to connect green infrastructure and fill the gaps as a result of new development. Another response however suggests that open spaces are always welcome but not realistic in today's economic climate.

A further comment suggests that access to open space is currently made more difficult by the state of the footpaths and unless there is an additional budget allocation to maintain new open spaces how is maintenance of them to be funded? Another suggests that further planting of hedges and woodland should occur around the city boundary to give people closer access to countryside/woodland and protect habitat for wildlife.

Six comments have also been received regarding housing development. Two responses suggest locations for housing development, one at the WW2 airfield at Foston, another on Blackwell Lane; Melbourne, which has been suggested, could

provide an opportunity for additional allotment gardens for the wider settlement and provide affordable housing. Two further comments were received regarding affordable housing, one in regards to Rosliston (south west side of Main Street) and the other in Repton. Another response suggests that in the northern part of the housing market area, the key issue is lack of good quality family housing rather than particularly community infrastructure. One response however suggests that the countryside should be left alone and houses should not be built.

Four comments regarding school provision were received. One suggests that the areas of Swadlincote and Aston on Trent have the strongest potential for a new secondary school development, another suggests Melbourne and a third suggests that if development is permitted on the scale suggest, developers should be required to contribute funding towards expanding schools (or providing new schools) so that existing residents are not adversely affected if catchments areas need to be redrawn. One response has been received however, which does not support the suggestion of a new secondary school at Melbourne.

Other key investments commented on are; improvements to Internet access, investment in health (doctor's surgery) and employment, which received two, comments each. One comment has been received that investment is needed in water and sewerage infrastructure another suggest investments are required on drains.

One consultee suggests that facilities and services directly relating to new development can be legitimately pursued through the planning process via planning obligations. A further respondent suggests that any identified gaps in infrastructure provision for areas to the west and south of Derby could be delivered through the development of sustainable urban extension, which will include associated community facilities to meet the needs of existing and future residents to such areas.

Six consultees just responded no to this question. Six responses suggest that no investment is required in the following locations within South Derbyshire, Burnaston, Mickleover, Milton, Woodville/Hartshorne, Woodville, Aston on Trent.

There were however three responses who thought that key investments could not be addressed through development.

#### **Q10 Do you have any other comments on the housing options or more general comments on how this consultation process could be improved?**

There was a very wide range of answers to the first part of this question with some comments being more general than specifically about housing options. These comments included:

- A pro growth strategy for providing housing
- Important to have a mix of housing types in new developments
- A brownfield first policy
- Plan for 5 year, not 20 years
- Include a garden grab policy in the Core Strategy
- Provide the Swadlincote relief road
- Maintain open spaces
- Provide sports grounds
- To keep in mind wildlife
- Re-open the Ivanhoe Line
- Investment in heritage and old buildings

- The need to address the current and future housing need of the older people
- Villages need to be retained
- Growth should employment led not housing led

There were 6 respondees who offered positive comments about the consultation process and document. The remainder of the comments concerning the consultation process were for suggested improvements to the consultation. These include a District Council publication, bigger signs at the consultation event, wider notification and a suggestion to email the questionnaire round to consultees.

## **Appendix 1: Summary of statutory consultee responses**

Below is a brief summary of main comments received from the specific consultation bodies:

**Parish Councils:** A range of comments has been received from several parish councils within South Derbyshire and Erewash Borough Council. These include specific locations to be avoided for housing development and whether sites should be located with the Green Belt/Green Wedge. Each parish councils had different views on the questions asked. Not all parish councils responded to all questions in the questionnaire.

**Derbyshire County Council:** In general the County Council supports the options paper and considers it to be comprehensive. The impact of and on neighbouring areas such as East Staffordshire should be considered.

**Sport England:** We would draw your attention to the resultant demand generated for a wide variety of sporting infrastructure, including playing pitches, artificial grass pitches, sports halls and swimming pools. Where existing sporting provision is incapable of accommodating additional demand generated by new housing, consideration should be given to the scale and type of facilities required to facilitate healthy and active communities. This may be in the form of the direct delivery of certain facilities, contributions towards the delivery of others, or improvements to existing provision which can increase their capacity. The required level of new or improved provision will depend on the scale and capacity of existing facilities and existing evidence in the form of PPG 17 compliant assessments will be important tools in understanding the current supply and demand balance for sporting provision. This can then facilitate consideration of the impact that significant new housing may bring and the potential ways to address these impacts. In addition to the evidence base that may be already available, Sport England has developed a number of tools to assist with calculating the increase in demand for sports provision that would arise from new housing development

### **Natural England:**

- Natural England supports sustainable use and reuse of land and where the natural environment is not adversely affected, Natural England supports the principle of reuse of previously developed land before Greenfield land.
- The use of brownfield land requires careful; and detailed ecological assessments where concentrations of important urban and rare biodiversity can be found
- Derby has a number of urban brownfield sites of biodiversity value, a number of which are local wildlife sites. Natural England advises that in allocating sites for development and impacts upon wildlife sites should be avoided
- As potential housing allocations are considered it is advised that initial ecological assessments should be made to inform final decisions on which sites should be allocated in LDF documents.
- Greenbelt and green wedges can play an important role as habitat corridors for biodiversity. Sites within these green areas should be fully appraised before they are identified for growth.

### **English Heritage:**

- Mickleover roads and car parking are not suitable for any further introduction of traffic, which would be brought about by the building of a large number of homes in the area.
- Lower levels of growth would put less pressure on heritage assets, depending upon the location and density of development

- The Derbyshire Areas of Multiple Environmental Sensitivity mapping clearly demonstrates that development to the north, west and north-east of Derby would result in the greatest negative impacts on environmental assets, including, landscape, biodiversity and cultural assets.
- The possible location of growth for Derby within the Green Belt to the east of the city could result in negative impacts on designated heritage assets in the area, including Elvaston Castle and Locko Park registered parks and gardens and their setting. The effect of development resulting in increased traffic levels across the scheduled Swarkstone Causeway will also need to be addressed.
- Pursuing major growth within the five towns would take the pressure off Derby and reduce the impact of development on heritage assets around Derby. The impact on the historic environment would depend upon the location of growth in the main towns. We have also noted that the delivery of growth in the HMA will require new infrastructure, the impact on the setting of Codnor Castle and related heritage assets will need to be considered.
- Growth outside of urban areas is likely to pose a greater threat to conservation areas, listed buildings and the WHS (and presumably scheduled monuments and registered parks and gardens). However, in the absence of more information on the possible location and scale of growth proposed for particular settlements, it is not possible for English Heritage to assess the potential impact of this option on the historic environment.