

DERBYSHIRE DALES LOCAL PLAN EXAMINATION

SUMMARY OF MATTERS AND ISSUES FOR THE EXAMINATION FEBRUARY 2017

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DERBYSHIRE DALES LOCAL PLAN EXAMINATION

Matter 1

Procedural and Overarching Matters

Issues:

1. Compliance with procedural requirements
2. Consultation/participation procedures
3. The Sustainability Appraisal (SA)
4. Compliance with the Duty to Cooperate (DTC), particularly in relation to its consideration of Housing Market Areas

Main Evidence Base

SD09 – Statement of Community Involvement (SCI)

SD04 – SA

SD10 – Regulation 22 Statement

CD02 – Statement of Consultation

SD07 – DTC Statement

Matter 2

Spatial Strategy

Issues:

1. The position of settlements in the hierarchy (Policy S3)
2. The Garden Village option
3. Effects on commuting patterns
4. The requirements of Policy S3 in terms of where development can take place including settlement boundaries in the 1st, 2nd and 3rd tiers
5. The generic strategic policies - positively prepared, effective and consistent with national policy?

Main Evidence Base

CD37 & 38 Rural Accessibility Studies

Matter 3

The Housing Requirement

Issues

1. The use of an Objectively Assessed Need (OAN) for the District v Housing Market Areas

2. The OAN and 2014-based household projections
3. Adjustments in the OAN to take into account economic growth, affordable housing needs and market signals
4. Implications for the OAN arising out of BREXIT
5. The needs of older people
6. Allowance for holiday and second homes
7. The effect of the National Park

Main Evidence Base

CD27 and CD28 – Housing and Economic Development Needs Assessment
EX/02 – Council response to preliminary questions
EX/03 – Implications of 2014-based Population and Household Projections

Matter 4

How Is The Housing Requirement To Be Met and a Five Year Housing Land Supply Maintained?

Issues

1. The extent of flexibility built into housing supply
2. The components that will meet the requirement
3. The housing trajectory
4. Delivery from commitments and allocations
5. Constraints to delivery
6. Housing implementation strategy
7. The wording of housing supply policies e.g. Policies S5 and HC1

Main Evidence Base

CD25 – Strategic Housing and Employment Land Availability Assessment (SHELAA)
SD11 – Monitoring Report
EX/02 – Council response to preliminary questions

Matter 5

Affordable Housing, Housing Mix and Standards

Issues

1. The affordable housing requirement (30%) (Policy HC4)
2. Affordable Housing Exception Sites (Policy HC5)
3. The split between rented and intermediate housing (80/20%)
4. The housing mix (Policy HC11)
5. Space and Accessibility Standards (Policy HC11)

Main Evidence Base

CD27 – Housing and Economic Development Needs Assessment

CD25 – SHELAA

Matter 6

Gypsy and Traveller Provision

Issues

1. The pitch requirement
2. The allocation (Watery Lane, Ashbourne)
3. Allocations to meet the pitch requirement
4. The criteria within Policy HC6

Main Evidence Base

CD53 – Gypsy and Traveller Accommodation Assessment (GTAA)

Matter 7

Employment Development

Issues

1. Is sufficient employment land allocated?
2. The delivery of employment land
3. The effectiveness of Policies EC1, EC3 and EC4 and consistency with Policies S3 and S5

Main Evidence Base

CD27 – Housing and Economic Development Needs Assessment
CD25 – SHELAA

Matter 8 Town Centres

Issues

1. The retail hierarchy
2. Retail capacity
3. The threshold for retail impact assessment
4. Town centre policies

Main Evidence Base

CD23 – Retail Impact Thresholds
CD24 – Retail Study Update

Matter 9 Infrastructure and Community Facilities

Issues

1. The effect of infrastructure requirements/developer contributions on development viability
2. Open Space
3. Delivery of infrastructure in a timely fashion
4. Funding of infrastructure
5. The introduction of a Community Infrastructure Levy (CIL) Charging Schedule

Main Evidence Base

CD20, 21 and 22 – Viability and Community Infrastructure Levy Reports
CD34 and 35 – Transport Evidence Base Reports
EX/04 – CIL Report to Council

Matter 10 Strategic Allocations

Issues

1. Justification for allocations having regard to constraints
2. Delivery of sites
3. Specific policy requirements including infrastructure provision

Note – hearings will be organised on a settlement basis

Main Evidence Base

CD25 – SHELAA

Matter 11 Other Allocations and Settlement Boundaries

Issues

1. Justification for allocations having regard to constraints
2. Delivery of sites
3. Specific policy requirements including infrastructure provision
4. Settlement Boundaries
5. The Matlock to Darley Dale corridor (Policy PD10)

Note – hearings will be organised on a settlement basis

Main Evidence Base

CD25 – SHELAA

Matter 12 Implementation and Monitoring

Issues

1. Indicators and Targets – specific and measureable
2. Review mechanisms