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LOCAL PLAN ADVISORY COMMITTEE

Minutes of a Meeting held on Monday 28 September 2015 in the Council Chamber, Town Hall, Matlock at 6.00pm

PRESENT

Councillor Albert Catt - In the Chair

Councillors Martin Burfoot, Phil Chell, Tony Millward, BEM, Joyce Pawley, Garry Purdy, Lewis Rose, OBE, Andrew Shirley, Peter Slack, Andrew Statham and Jacquie Stevens.

Mike Hase (Policy Manager) and Jackie Cullen (Committee Assistant).

Councillors Sue Bull and Ann Elliott attended as observers.

18 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Tony Morley and Mike Ratcliffe.

164/15 – PUBLIC PARTICIPATION

In accordance with the procedure for public participation, Mr John Evans, of Darley Dale Town Council, spoke in support of correspondence previously provided (and distributed at the meeting) regarding the Town Council's criticism of the Wardell Armstrong report.

Mrs Vicki Raynes, Tansley Parish Council, reported on the views gathered by the Community Survey that Tansley had carried out prior to the last consultation. Mrs Raynes complained about the lack of up to date information on the Council's website with regard to the local plan, and asked why the Tansley Fete Field had been put forward for assessment, as it was privately owned by the Tansley community.

165/15 – MINUTES

It was moved by Councillor Tony Millward, seconded by Councillor Andrew Shirley and

RESOLVED
(unanimously)

That the minutes of the Local Plan Advisory meeting held on 21 September 2015 be approved as a correct record.

The Minutes were signed by the Chairman.

166/15 – DERBYSHIRE DALES LOCAL PLAN SETTLEMENT HIERARCHY

Councillor Lewis Rose, OBE, arrived at 6.30pm during discussion of this item.

The Committee considered a report on work that had been undertaken to assess the relative roles and functions of settlements across the plan area and the extent to which they could contribute towards meeting future needs. The report recommended the identification of a settlement hierarchy that took account of each settlement's social, economic and environmental circumstances.

The Planning Policy Manager advised the Committee that in the light of issues arising from correspondence and comments received after publication of the agenda, a few concerns had arisen which he felt it would be necessary to address, and for this reason had amended his recommendations.

In response to Mr Evans' statements over factual inaccuracies in the Wardell Armstrong report, the Planning Policy Manager advised that he would discuss these with the Council's landscape consultants to see if it was advisable to alter the report.

With regard to Mrs Raynes' query as to why the Fete Field was put forward for assessment, the Policy Manager advised that the landscape assessment had been carried out unencumbered of sites identified to the District as having residential development potential.

The report itself addressed the NPPF requirement that the purpose of the planning system was to contribute to the achievement of sustainable development and identified three dimensions to sustainable development: economic, environmental and social.

The formulation of a settlement hierarchy provided a useful basis for planning in a sustainable way and sought to guide development to those locations where local services and employment were available, whilst minimising environmental impacts and the need to travel. The validity of the settlement hierarchy as presented in the withdrawn Derbyshire Dales Local Plan needed to be reviewed to ensure it reflected the latest information about the availability of services.

An updated settlement assessment had therefore been undertaken, the results and analysis of which were set out in the report. It was noted that within the plan area, the largest and most sustainable settlements were easy to identify, and consequently no detailed assessment had been undertaken of Ashbourne, Matlock and Wirksworth.

Each of the 21 settlements was given a score for its economic, environmental and social characteristics; the methodology for this was described in the report, and the resulting scores were set out in Table 1 in the report. A settlement hierarchy was proposed, with 5 tiers, as set out in Table 2 in the report. It was noted that given the same opportunities for development, it should be expected that each settlement in a higher tier would be allocated more development in the new local plan than settlements in lower tiers.

It was moved by Councillor Garry Purdy, seconded by Councillor Peter Slack and

RESOLVED

1. That delegated authority be given to the Corporate Director in conjunction with the Chair of this Committee to finalise the contents of Settlement Assessment
2. That the final version of the Settlement Assessment be circulated to relevant Ward Members for verification of the Social & Economic elements
3. That the findings of the Settlement Assessment be subject to consultation as part of the preparation of a revised Derbyshire Dales Local Plan.

Voting:

For	9
Against	0
Abstentions	2

The Chairman declared the motion carried.

167/15 - DERBYSHIRE DALES LOCAL PLAN EVIDENCE BASE UPDATE – INFRASTRUCTURE AND VIABILITY

The Committee considered a report on work that had been undertaken to support the preparation of a revised Derbyshire Dales Local Plan in respect of the Infrastructure Needs and Plan Viability and the Community Infrastructure Levy (CIL).

At the meeting of this Committee held on 8th July 2015, Members considered a Progress Report on work that had been undertaken to further develop the Local Plan evidence base to support the preparation of a revised Derbyshire Dales Local Plan. At that meeting, it was resolved that a series of reports would be presented to future meetings of this Committee in respect of the evidence base, Local Development Scheme and Statement of Community Involvement.

In order to progress with the preparation of the Derbyshire Dales Local Plan, it was necessary to undertake an assessment of existing infrastructure in order to identify gaps in existing provision across the plan area, and to identify the infrastructure requirements necessary to support the sustainable growth of the plan area, giving careful attention to viability and costs in plan-making and decision-taking. To ensure viability, the costs of any requirements likely to be applied to development, such as the requirement for affordable housing, design standards, infrastructure contributions etc. should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner / developer to enable the development to be deliverable.

Details of the Community Infrastructure Levy were set out in the report, and Consultants were appointed to undertake a range of tasks as listed, and to act as retained consultants to undertake a whole plan viability assessment and provide advice on deliverable levels of affordable housing, and other development needs.

The initial stage of the infrastructure needs assessment was to determine the extent to which previous infrastructure plans remained up to date, and to identify areas which required some further development work. The overall conclusion was that in general terms, there were few matters of serious immediate concern for the District. A copy of the report was published on the Members' Portal for information.

Further results of the assessment were identified in the report.

The need for viability assessments derived from the guidance in the NPPF that Local Plans needed to be deliverable, and from the CIL Regulations which indicated that in considering the introduction of CIL, it should not have an adverse impact upon the delivery of development.

The methodology and outcome of the Infrastructure Report was detailed in the report, and it was noted that the viability of CIL on residential development was limited to high and mid value areas of the District when a policy of 33% and 45% affordable housing contributions was applied. However, at 30% affordable housing provision, there was considered to be potential for CIL within all areas of the District albeit at a relatively nominal level in the lower value area.

The viability to charge CIL on commercial development was limited, as illustrated in the report, and taking all the relevant factors into account, a potential CIL charging scenario was tabled under paragraph 4.10 of the report.

It was therefore recommended that on the basis of the contents of this report the District Council investigate further the introduction of CIL and that a further report be presented to this Committee for its consideration.

It was moved by Councillor Garry Purdy, seconded by Councillor Tony Millward, BEM, and

RESOLVED
(unanimously)

1. That the Committee endorse the findings of the evidence base report on Infrastructure Needs and Viability.
2. That a further report be presented to this Committee which outlines options for the introduction of a Derbyshire Dales Community Infrastructure Levy (CIL).
3. That the findings of the report be incorporated into a revised Derbyshire Dales Local Plan.

MEETING CLOSED 7.12PM

CHAIRMAN