

DERBYSHIRE DALES LOCAL PLAN EXAMINATION STAGE 1

SESSION 4, MATTER 4 - THE HOUSING REQUIREMENT

Hearing statement on behalf of A. R. Yarwood and several clients

1. I am Roger Yarwood. I set out my background and qualifications in a separate appendix.
2. I submit that:
 - There is insufficient flexibility built into the housing supply.
 - The delivery of 74% of housing commitments in the first 5 years is unrealistic.
 - That constraints render it unlikely that commitments and allocations are deliverable.
 - Additional land needs to be allocated for housing.
3. The expectation that Local Plan will deliver at least 6,440 dwellings over the period 2013-2033 is unrealistic. The statement that to accommodate this requirement, sufficient land will be identified to accommodate at least 3,188 dwellings on new sites allocated in Policy HC2. is misleading. 300 houses at Ashbourne Airfield will as Policy HC2 acknowledges be delivered beyond the plan period.
4. Furthermore, reliance on Cawdor Quarry to deliver a substantial element of the housing provision demonstrates that the Council is unduly optimistic in its expectations of meeting its OAN target. The Council has indicated that it believes that Cawdor will be developed and has identified it as a strategic site for 470 dwellings. However, Cawdor Quarry failed to deliver the housing allocated in the previous Local Plan. Despite being granted permission for housing development over 16 years ago it remains undeveloped. The developers have effectively conceded that the development of the site is not viable. There can be no realistic expectation that this site will deliver any housing.
5. Yet, despite this history, the Council is now to be reliant on the development of even more quarry sites.
6. Outline planning permission has been granted at Halldale Quarry but, as experience at Cawdor demonstrates, this is not a good indicator of delivery. There is no evidence of the quarry allocations being viable and reasonably deliverable within the lifetime of the Plan. The experience of Cawdor only serves to demonstrate that Quarry sites are very difficult to bring forward.