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City Growth Service**
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Officer: Maria Duffy
Ref: FAP/MD/ALB

Tel: 0114 273 6380
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Mr Paul Wilson
Corporate Director and Deputy Chief Executive
Derbyshire Dales District Council
Town Hall
Matlock
Derbyshire DE4 3NN

Dear Paul

Thank you for your correspondence confirming that Derbyshire Dales District Council intends to meet its Objectively Assessed Housing Need (OAHN) in full, without reliance on any other authority providing assistance.

Currently, Sheffield City Council's position is that we intend to also meet our OAHN in full. To do this will require significant release of land from the Green Belt, which will have to be justified on the basis of exceptional circumstances. As part of justifying the exceptional circumstances required to carry out a Green Belt review, as part of the Local Plan, we need to ensure that all reasonable options for meeting our housing requirements have been explored. We are therefore likely to write to other local authorities in Sheffield City Region to ask if they have any flexibility within their supply which would reduce pressure for Green Belt release in Sheffield. Any such flexibility would also assist delivery in the short to medium term in advance of strategic sites in Sheffield coming on stream.

Nevertheless, we would not realistically expect Derbyshire Dales to meet any of Sheffield's needs, as this would not represent a sustainable solution in our view. We note that the nearest settlement within the planning authority boundary to Sheffield is Darley Dale, which is a considerable commuting distance to Sheffield with poor transport connectivity. Other districts in Sheffield City Region would be better placed to meet some of Sheffield's need if necessary, either because there is a stronger housing market relationship or better public transport connections.

I trust that this assists with preparation for Derbyshire Dales' Local Plan Examination in Public.

Yours sincerely

Maria Duffy
Team Manager, Forward and Area Planning

Large print versions of this letter are available by telephoning
(0114) 273 4791