

**DERBY CITY LOCAL PLAN PART 1: CORE STRATEGY
AGENDA FOR PUBLIC EXAMINATION HEARING**

**Tuesday 26th April 2016 14:00
Derby QUAD, Market Place, Derby, DE1 3AS**

AGENDA

14:00 Matter 2i: Housing (Policy CP6)

Participants for this session:

Name	Representing
Mr Andrew Waterhouse/Mr Steven Lee	Derby City Council
Mr Nick Ireland (G L Hearn)	Derby City Council
Mr Derek Stafford	Amber Valley Borough Council
Ms Nicola Sworowski	South Derbyshire District Council
Ms Sue Green	Home Builders Federation
Mr Christopher Jesson	PDG for JGP Properties Ltd
tbc	Friends of Chaddesden Wood
Mr Steve Simms	SSA Planning for Kentucky Fried Chicken (Great Britain) Ltd
Mr John Acres	Acres Land & Planning for British & Continental Co Ltd

Main issue 2i - Whether the housing strategy has been positively prepared and whether the overall level of housing provision and its distribution are justified and appropriate.

- a) Has an appropriate approach been taken to defining the housing market area?
- b) What are the full, objectively assessed needs for market and affordable housing in the housing market area and the City? Is the Council's methodology appropriate and justified?
- c) How does the objectively assessed need for affordable housing relate to the overall scale of housing provision? Would an increase in the total housing figures in the housing market area help deliver the required number of affordable homes and, if so, has this consideration been given appropriate weight in determining the overall level of housing provision?
- d) Has appropriate account been taken of employment trends in the housing needs assessment?
- e) Has appropriate account been taken of market signals in the housing needs assessment?
- f) Has the housing needs assessment appropriately addressed the needs for all types of housing and of different groups, including the private rented sector, self-build, family housing, housing for older people, households with specific needs and student accommodation?

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- g) Is there reasonable certainty that the objectively assessed needs for the housing market area as a whole will be met?
- h) Does the withdrawal of the Amber Valley Local Plan Part 1 have any implications for meeting objectively assessed needs for the housing market area?
- i) Has the limit of 11,000 additional dwellings in the City in the plan period, which is less than its own objectively assessed needs, been justified? In particular:
 - i. Does the evidence base support the retention of existing Green Belt boundaries?
 - ii. Does the evidence base support the boundaries of the Green Wedges? Are they a justified constraint on development?
 - iii. Has the potential for redevelopment of brownfield sites in the plan period been appropriately taken into account? Does the plan provide appropriate guidance for new housing development on previously developed land?
 - iv. Does the evidence base demonstrate that there are no other developable sustainable sites within the plan area during the plan period?
- j) Is the distribution of new housing within the plan area in accordance with the overall spatial strategy?
- k) Have reasonable alternatives to the distribution of housing development been considered?
- l) Is the housing strategy sufficiently flexible to adapt to rapid change or to respond to new circumstances?