

12 July 2016

Delivered by email

Programme Officer
c/o Planning Services
Derby City Council
The Council House
Corporation Street
Derby
DE1 2FS

Dear Ms Edwards

EXAMINATION OF DERBY LOCAL PLAN PART 1: CORE STRATEGY

We write on behalf of our Client, Miller Homes Ltd, in relation to the Inspector's letter dated 14th June 2016. We note the Inspector has welcomed comments on the implications of the below matters and has given until 12th July 2016 to respond:

- (i) The updated 2014-sub national population projections
- (ii) South Derbyshire Local Plan Inspector's Report
- (iii) The Court of Appeal Judgement – Secretary of State for Communities and Local Government vs West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 44

Miller Homes Ltd submits comments on the implications on these matters referenced as below:-

2014-based Sub National Population Projections (SNPP)

We acknowledge the Council's latest evidence including the GL Hearn 'Derby Housing Market Area Implications of 2014-based Subnational Population Projections' report dated June 2016 and the Council's commentary on the implications dated 13th June 2016. In particular, we note the reduction in the projected population growth from 29,135 to 26,859 over the period 2011-2028 between the 2012-based SNPP and 2014-based SNPP. Despite the reduction we consider that a reassessment of the objectively assessed housing needs (OAHN) at such a late stage in the development plan process is unnecessary. The Inspector should be aware of the National Planning Practice Guidance (NPPG) [ID: 2a-016-20150227] which states:

"The National Planning Policy Framework is clear that Local Plan should be kept up-to-date. A meaningful change in the housing situation should be considered in this context, but this does not automatically mean that housing assessments are rendered outdated every time new projections are issued"

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In the light of the above, we do not consider that the 2014-based SNPP has resulted in a 'meaningful change' and the original OAHN figure of 33,388 remains robust and realistic, and will contribute to the national objective of significantly boosting the supply of housing, in accordance with paragraph 47 of the National Planning Policy Framework (NPPF).

South Derbyshire Local Plan Inspector's Final Report

The South Derbyshire Local Plan Part 1 was adopted by Full Council on 13th June 2016 on consideration of the Inspector's Final Report. The Inspector's Report makes reference to the adoption of a plan period from 2011-2028 to bring the South Derbyshire Local Plan Part 1 in line with Derby City and Amber Valley Local Plans, and secondly, to the full housing need of 33,288 new homes across the HMA to be achieved by the following split: Derby City providing 11,000; Amber Valley providing 9,770; and South Derbyshire providing 12,618.

We consider that the support given to the OAHN for Derby HMA in the South Derbyshire Inspector's Report and the adoption of the Local Plan Part 1 by South Derbyshire Full Council reinforces our Clients view that there are no significant implications resulting from the publication of the 2014-based SNPP.

The Court of Appeal Judgement – Secretary of State for Communities and Local Government vs West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 44

We note that house builders developing sites of fewer than 10 homes will no longer be expected to make an affordable housing contribution. In addition, draft Policy CP7 'Affordable and Specialist Housing' indicates that the Council will require the provision of affordable housing within residential developments on sites of 15 or more dwellings. In light of this, we do not foresee the aforementioned court of appeal judgement having a detrimental impact on the Local Plan Part 1 as the affordable housing threshold is above and beyond the threshold set by Government in any event.

We hope that these representations facilitate a positive and justified progression of the Local Plan towards adoption and if, in the meantime, you have any queries relating to our comments, please do not hesitate to contact me.

Yours sincerely

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Office Director

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