

DERBY CITY LOCAL PLAN PART 1: CORE STRATEGY EXAMINATION

STATEMENT ON MATTER 2: HOUSING

MARCH 2016

ON BEHALF OF MILLER HOMES

Pegasus Group

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

1. Introduction

1.1 Miller Homes has land interest at Hackwood Farm (Proposed Housing Allocation AC21), but also has interests just outside of the city boundary in the South Derbyshire District Council (SDDC) Local Plan as a further housing allocation at Hackwood Farm and also on land to the west of Radbourne Lane within Amber Valley Borough Council (AVBC) administrative area. Of particular interest to Miller Homes is the ability of the three plans to deliver the housing needed to meet the Full and Objectively Assessed Need (FOAN) across the Derby Housing Market Area (HMA).

2. Reasonable certainty that the OAN for the HMA will be met and implications of the withdrawn Amber Valley Local Plan Part 1 to achieving this.

2.1 It is unfortunate and disappointing that AVBC had to withdraw its Local Plan Part 1 late last year, but it is not considered that this has any fundamental bearing on the Derby City Local Plan Part 1. A key reason for coming to this conclusion is the recently signed Statement on Continued Joint Working where Amber Valley acknowledge the need for it to plan for at least 9,770 dwellings over the 2011-2028 plan period.

2.2 It was evident as part of the inclusion and withdrawal of a number of sites as part of the Amber Valley Local Plan Part 1 post submission changes that there are concerns with some sites that have previously been proposed. However, what is evident is that there are a number of sites beyond the Green Belt that are available and deliverable to help contribute to meeting their housing requirement figure.

2.3 One such example is the Miller Homes and Radleigh Homes land interest at Radbourne Lane that lies on the edge of the administrative boundary of Derby City. The site is not Green Belt nor green wedge and is available for development. Such a site for circa 470 dwellings would accord with the SA preferred strategy and help meet Derby's housing need in a most sustainable location.

2.4 As there is presently no 5 year housing land supply in AVBC and there remains some uncertainty over their future plan process, a planning application is presently being formulated on this site for submission later this year.

3. Conclusion

- 3.1 Whilst the withdrawal of the Amber Valley Local Plan Part 1 has not been helpful, this does not mean that sites are not coming forward and that Amber Valley will not plan for its accepted apportionment of Derby's unmet needs. Sites are available on the edge of the DUA within AVBC and will be coming forward to help meet the needs of Derby in accordance with the SA. It is thus concluded that the housing strategy has been positively prepared and that the overall level of housing provision and its distribution are justified and appropriate.