

From: [Ashley Lewis](#)
To: [Programme Officer](#)
Subject: RE: Derby City Local Plan Part 1: Core Strategy examination - work on 5 year housing land supply.
Date: 09 June 2016 12:17:56

Hello,

Please see below for comments from Cathedral Quarter and St Peters Quarter regarding the housing land supply section of the Local Plan.

The Cathedral Quarter and St Peters Quarter BID's have reviewed the information provided by Derby City Council on the 5 year Housing land supply section of the Local Plan and would like to make the following comments.

Both BID's acknowledge the need for additional housing and the benefits that increasing the provision for city centre living can bring to the BID areas.

The information provided in Appendix A, however, does raise some important questions. It is widely acknowledged amongst commercial property experts that there is a shortage of quality office space in the town centre at present and it would be of real concern to both BID's if serviceable office space should be granted planning permission for conversion to residential property. This is of particular relevance at present given that Pride Park is almost at capacity and that there appears to be a resurgence in the demand for professional services to locate to city centres.

Where it has been demonstrated that there is no longer a market demand for certain office space or where premises are no longer viable for today's market, both BID's would acknowledge that conversion to residential dwellings is the preferred option in many circumstances given that the alternative may be vacant buildings and deterioration of the stock. Both BID's would reserve the right, however, to provide comment on a case-by-case basis based on relevant factors which may impact upon the overall attractiveness of the BID areas and the town centre as a whole.

It should also be acknowledged that removal or conversion of useable office stock from the BID areas will impact negatively on BID Levy income, which in turn will have a bearing on the projects and activities that the BID's can fund in those areas.

Kind regards,

Ashley Lewis
BID Project Manager

Partnerships for Better Business Ltd

Cathedral Quarter BID is project managed by Partnerships for Better Business Ltd (pfb UK), BID Management Consultants specialising in the development and delivery of Business Improvement Districts in Towns, Cities and Industrial Estates.

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From: Programme Officer [mailto:Programme.Officer@derby.gov.uk]
Sent: 20 May 2016 14:01
To: Programme Officer
Subject: Derby City Local Plan Part 1: Core Strategy examination - work on 5 year housing land supply.

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Dear Respondent

At the recent examination hearings the Inspector requested a block of work from the Council regarding 5 year housing land supply. He gave a deadline of Friday 20 May. This information has now been received and can be viewed on the Council website. The relevant files have been added as EX038 – EX041.

<http://www.derby.gov.uk/environment-and-planning/planning/localplanpart1corestrategyexaminationlibrary/#examination-documents>

Mr Moore is inviting further comments on this work. This will apply mostly to interested parties, who took part in the sessions, but he is also opening it up to all respondents to the Plan. Any further comments should be sent to me by **noon on Friday 10th June**.

Mr Moore has asked me to make provisional arrangements for an additional hearing day, in the week beginning 27th June. Once he has received the further comments, Mr Moore will take a view on whether this further session is necessary or not.

Please do not hesitate to get in touch if you have any queries.

Kind regards

Carmel

Carmel Edwards

Programme Officer
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