

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

**Thursday 5th May 2016 10:00
Holiday Inn Derby Riverlights, Morledge, Derby, DE1 2AY**

AGENDA

10:00 Matter 3: The Economy and Regeneration (Policies CP5, CP9, CP10, CP11, AC11, AC12, AC13, AC14, AC15, AC16, AC17)

Participants for this session:

Name	Representing
Mr Steven Lee	Derby City Council
Mr Richard Carruthers	Derby City Council
Mr Robert Hepwood	Clowes Developments (UK) Ltd
Mr Nolan Tucker	WYG for Celanese
Mr Gary Lees	Pegasus Group for Christ Church, Oxford
Ms Jenna Conway	Heaton Planning Ltd for Tarmac Trading Ltd

Main issue - Whether the Local Plan would proactively drive and support sustainable economic development.

- a) Does the Local Plan set out a clear economic vision and strategy for the area which proactively encourages sustainable economic growth? Is the strategy realistic as well as aspirational?
- b) Have the objectively assessed needs for economic development in terms of land or floorspace been appropriately identified and justified?
- c) Does the Local Plan assist in providing a supply of land for economic development that is sufficient and suitable to meet the identified needs?
- d) Is the supply of employment land consistent with the amount of housing development proposed in the City or housing market area?
- e) Is the approach to the protection or release for redevelopment/change of use of existing employment land in Policy CP10 consistent with national policy?
- f) Are the Local Plan employment policies sufficiently flexible that they could accommodate needs not anticipated in the plan?
- g) Does the Local Plan make appropriate provision for office development?

Individual employment sites (the following questions h) to m) apply as appropriate to each of the strategic employment allocations listed below)

- h) Has the overall amount of development proposed at the site been justified by the evidence base?
- i) Has the possibility of some housing development at the site been considered?

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- j) Have all the infrastructure implications of the development of the site been identified in sufficient detail and supported by the evidence base?
- k) Is it sufficiently clear who is going to deliver the required infrastructure and by when? Which infrastructure is critical to the delivery or rate of development of the site?
- l) Are the transport implications of the development and the measures to address them sufficiently clear and deliverable?
- m) Is there sufficient viability evidence at this stage to have reasonable certainty that the amount of development proposed will be deliverable within the plan period?
- The Derwent Triangle (AC11)
 - Derby Commercial Park, Raynesway (AC12)
 - Land South of Wilmore Road, Sinfin (Infinity Park Derby) (AC15)
- n) Have the regeneration priorities in Policy CP5 been justified?
- o) Do policies for the following regeneration areas provide an appropriate basis for their redevelopment or enhancement? Do they provide sufficient clarity as to the mix and amount of development, including provision for housing? Would redevelopment of these areas be viable and deliverable?
- Former Celanese Acetate Site, Spondon (AC13)
 - Derby Aerospace Campus (AC16)
 - Sinfin Lane (AC17)

Omission site

- p) Would the Local Plan be unsound if the additional or alternative 'omission' employment/commercial site promoted in representations was not included? If so, is this site soundly based and deliverable in the plan period and has it been subject to sustainability appraisal?
- Chaddesden sidings/quarry
- q) Should the Local Plan include a policy for telecommunications development?

Inspector's closing remarks