

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

**Thursday 28th April 2016 all day
Holiday Inn Derby Riverlights, Morledge, Derby, DE1 2AY**

AGENDA

09.30 Matter 2: Housing (Policies AC1, AC6, AC14, AC18, AC19, AC20, AC21, AC22, AC23, AC24, AC25, AC26)

Please note: omission sites will not be considered before 13.00.

Participants for this session:

Name	Representing
Mr Steven Lee/ Mr Ian Woodhead	Derby City Council
Mr Jonathan Pheasant/ Ms Nicky Bartley/ Mr Dave Brown	Derby City Council
Ms Laura Simpson	Derby City Council (Highways)
Ms Nicola Sworowski	South Derbyshire District Council
Ms Sue Green	Home Builders Federation
Mr Nicholas Mills	NLP <i>for</i> Commercial Estates Group
Mr Steve Harley	Oxalis Planning <i>for</i> Bloor Homes Ltd
Mr Gary Lees	Pegasus <i>for</i> Miller Homes Ltd
Mr Paul Stone	Signet Planning <i>for</i> Peveril Homes and William Davis Limited
Mr David Peck	Planning and Design Group <i>for</i> Hallam Land Management
Cllr Mike Poplar and Cllr Mary Moffat	Breadsall Parish Council
Mr Andrew Williams	Boyer <i>for</i> Bellway Homes and Clowes Developments
Mr Chris Jesson	Planning and Design Group <i>for</i> JGP Properties Ltd
tbc	Friends of Chaddesden Wood
Mr Gary Lees (tbc)	Pegasus <i>for</i> Christ Church, Oxford
Mr Alan Caborn	Resident
Mr Andrew Maloney	Resident
Mr Steve Simms	SSA Planning <i>for</i> Kentucky Fried Chicken (Great Britain) Ltd
Mr Chris Lindley/ Mr Trevor Raybould/ Mr Matthew Harrison	DPDS <i>for</i> The Poyser Family
Mr John Acres	Acres Land & Planning <i>for</i> British & Continental Co Ltd
Mr Michael Knott	Barton Willmore <i>for</i> JSC Farming and Central Land Holdings Ltd
Mr Richard Pigott	Planning Design Practice Ltd <i>for</i> Mr Tom Shally

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Main issue 2iii - Whether the Strategic Site Allocations are justified and deliverable.

- a) What is the basis for the selection and rejection of strategic sites? Is this process supported by robust evidence?

Individual sites (the following questions b) to i) apply as appropriate to each of the Strategic Site Allocations listed below and provide a framework for consideration of this Main Matter. Each site will be considered in turn. However, it is not intended that every question will be discussed in every case. The Inspector will focus on those aspects that are relevant to the representations on a particular site, as well as any specific points that he may have.)

- b) Where a site is currently within a Green Wedge, has its removal from this designation been justified?
- c) Has the overall amount and mix of development proposed at the site been justified by the evidence base? (For the City Centre (AC1), has it been demonstrated that there are sufficient developable sites for the amount of development proposed in the plan period to be achieved? For Rykneld Road, Littleover (AC20) is the requirement for 2.4 ha of B1 employment land justified and deliverable?)
- d) Have all the infrastructure implications of the development of the site been identified in sufficient detail and supported by the evidence base?
- e) 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?
- f) Are the transport implications of the development and the measures to address them sufficiently clear and deliverable?
- g) Are the education implications of the development and the measures to address them sufficiently clear and deliverable?
- h) Have the flood risk implications of the development been appropriately assessed and taken into account? Has the sequential test been applied appropriately, where relevant?
- i) Is there sufficient viability evidence at this stage to have reasonable certainty that the development proposed will be deliverable within the plan period in the context of affordable housing provision, necessary infrastructure and other Local Plan requirements?

- City centre (AC1)
- Castleward (AC6)
- Former Derbyshire Royal Infirmary (AC6)
- Osmaston Regeneration Area (AC14)
- Wragley Way, Sinfin (AC18)
- Former Manor/Kingsway Hospitals (AC19)

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- Rykneld Road, Littleover (AC20)
- Hackwood Farm, Mickleover (AC21)
- Onslow Road, Mickleover (AC22)
- Former Mackworth College (AC22)
- Boulton Moor East (AC23)
- Boulton Moor West (Fellowlands Way) (AC23)
- South Chellaston Sites (AC24)
- Brook Farm, Chaddesden (AC25)
- South of Mansfield Road (AC26)

j) Has the Local Plan taken appropriate account of proposed housing developments outside the City Council boundary – for example to the west of Mickleover?

'Omission' sites

k) Would the Local Plan be unsound if any of the additional or alternative 'omission' sites promoted in representations were not included? If so, are these sites soundly based and deliverable in the plan period and have they been subject to sustainability appraisal?

- Overall approach to omission sites
- Land West of Moorway Lane, Littleover
- Land at North of Allan Avenue/Pritchett Drive, Littleover
- Land at Mansfield Road, Breadsall Hilltop
- Land at Rough Heanor Farm, Mickleover
- Land at Acorn Way/Derby Road, Spondon
- Land at North Avenue, Darley Abbey