



Draft notes of meeting of Derby HMA Joint Advisory Board

10 October 2023

Amber Valley Borough Council Offices, Town Hall, Market Place, Ripley

2.00 pm – 4.00 pm

Chair – Councillor Steve Taylor, SDDC (Cllr ST)

Item 1 Welcome and introductions

Amber Valley Borough Council

Councillor Emma Monkman, Amber Valley District Council (EM)
Matt Bowers, Interim Planning Policy Manager (MB)
Andrew Johnston, Planning Policy Officer (AJ)

Derby City Council

Councillor Shiraz Khan (Cllr SK)
Andy Waterhouse, Spatial Planning Group Manager (AW)
Nicky Bartley, Planning Policy Team Leader (NB)

Derbyshire County Council

Steve Buffery, Team Leader – Policy & Monitoring (SB)

South Derbyshire District Council

Councillor Stephen Taylor (Cllr ST)
Steffan Saunders, Head of Planning & Strategic Housing (SS)
Jess Cheadle, Planning Policy Officer (JC)

Erewash Borough Council

Steve Birkinshaw, Head of Planning & Regeneration, Erewash Borough Council (SBi)

Item 2 Apologies for absence.

Councillor Tony King (Cllr TK)

Councillor Alex Breene, Erewash Borough Council (Cllr AB)

Oliver Dove, Planning Policy and Regeneration Manager, Erewash Borough Council (OD)

Paul Clarke, Chief Planning Officer (PC)

Amanda Vernon, Planning Policy Team Leader South Derbyshire District Council (AV)

Item 3 Notes from JAB meeting held on 4 July and matters arising.

It was agreed by those who were present at the meeting that the notes were an accurate record of the meeting.

Item 4 HMA Strategy Update Presentation - Sustainability Appraisal.

SS provided a brief timeline of historic joint working between the Councils within the HMA. HMA boundary study has concluded that this is the appropriate boundary for strategic planning in the HMA. Since then, we have had the Growth Options study and the urban capacity study take place in Derby and in the context of looking at our shared geography. Looking forward we are looking at sustainability appraisal across the HMA. It is very important that this is undertaken using a consistent methodology across the key objectives.

It is required for the options to be assessed now within the Sustainability Appraisal – this was shown in the previous Local Plan examination as the inspector was critical there was not HMA wide SA work done sooner within the Local Plan process.

The 35% uplift for Derby considering the Derby Capacity work sets out that there is a shortfall of just over 9,000 homes over the 15 year local plan period. This is with the presumption that AVBC and SDDC can accommodate their housing requirement within their own areas.

There are 4 potential options for testing the HMA housing requirement by the consultants. These are using the 8 potential distribution options – catering for distribution across the HMA including the unmet need.

Cllr ST noted that this is a lot of work that needed to be undertaken and queried when this would start? SS – As soon as we can using the consultants in the process of being appointed by AVBC, as they are currently doing their SA for the Local Plan. What we know is likely to happen again if we get to a key stage of making decisions of a policy content without a SA in front of us that is when we are likely to receive criticism from the Local Plan examining Inspector.

ACTION Circulate the 16 key SA objectives.

NB – **Derby City update**, have received final update from AECOM which have concluded capacity of 10,000 was robust which was below the baseline that Derby City had asked to be tested. Derby City have since updated some of this information which has led to a capacity of just over 12,000. Since it has led to comments from SDDC and Employment Land Review draft

and we have been able to look at an increase in windfall allowance and development around the railway station therefore a capacity of 12,500. This figure is deliverable however is reliant on public sector / private sector input.

Cllr SK – This is the limitation, the absolute maximum that we can stretch to. There may be issues in relation to Derby City Centre as a high-rise area. We would rather come to an agreement now rather than down the line being told by central government a housing number that has to be delivered.

SBi – Does the figure include green wedge?

NB – Yes green wedge is included, for Greenbelt to be included a HMA wide green belt review would need to be taken account of.

Cllr ST – Has the Tall Buildings strategy changed with regard to Cllr SK comment (Issues in relation to Derby as a (high-rise area)?

AW – It is something that Historic England with regard to the World Heritage Sites are looking at carefully and what DCC approve. Tall Buildings Strategy is a way of looking at in a more optimistic manner in what tall buildings we can develop. It might kick start further development across the City for the next 20 / 30 years.

NB – Since COVID we have done a City Centre ambition document, so we know about a lot of the sites and their developments. There is a development partner for redevelopment e.g. the Midland Road area of Derby and Derby Riverside (1,000 homes presumed).

SB- The County Council is very happy to support all local authorities in facilitate and deliver the growth required.

SS – We propose to engage with consultants on Sustainability Appraisal Option 4 (lower than standard method housing figures) and see if they accept the screening out of that number or if they accept going ahead with including that as an option for testing. It is expected that this will be unrealistically low as the government advise is you should do standard method and 35% uplift for Derby.

Agreed proceed with SA

Item 5 Individual Authority Updates.

SBi - Erewash Local Plan will proceed with Examination Tuesday 12th December. Statement of Common Ground contains words on the basis of “pending outcome of Derby City Capacity Assessment” this is now complete therefore can this be updated. Deadline for hearing statements to be received by inspector is 30th November.

ACTION – Statement of Common Ground to be updated taking into account latest information on housing capacity and SA work.

NB – Derby City Council have updated their LDS. Proposed Plan adoption June 2025 with first consultation in May / June 2024.

MB – AVBC – have been proceeding on viability, are awaiting on results. Full Council considered the Local Plan in September with a revised timetable.

SS – SDDC – currently looking at getting member / officer working group established. Ready to report back on Issues and Options Consultation following this. Working on the same timescales as Derby City, prior to June 2025 adoption.

SB- The minerals plan, pre-submission draft had over 400 representations and the two authorities have spent over the summer working on those. Have had an objection from Historic England and currently looking at Statement of Common Ground shortly. Reports to Council / Cabinet in the New Year and submission in March will take place.

Item 8 Time and date of next meeting.

Tuesday 23 January 2024 (now amended to 20 February 2024)

2.00 to 4.00 pm to be chaired by Cllr King.

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(option available to attend remotely for those unable to attend in person)