



DERBYSHIRE
County Council
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Derby HMA Joint Advisory Board

Notes

2 December 2025 – 2.00pm

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

Chair – Cllr Emma Monkman (Amber Valley Borough Council)

Item 1 Welcome and introductions, attendance:

Amber Valley Borough Council (AVBC)

Cllr Emma Monkman (Cllr EM),
Matt Bowers (MB)
Andy Johnston (AJ)

Derby City Council (DCiC)

Cllr Shiraz Khan (Cllr SK)
Paul Clarke (PC)
Philip Stephenson (PS) (via Teams)

South Derbyshire District Council (SDDC)

Cllr Stephen Taylor, (Cllr ST)
Stefan Saunders (SS),

Derbyshire County Council (DCC)

Steve Buffery (Derbyshire County Council)

Erewash Borough Council (EBC)

Oliver Dove (OD)

Item 2 Apologies for absence.

Cllr Carol Wood (DCC)
Steve Birkinshaw (EBC)
Amanda Hammond (SDDC)
Rachael Coates (AVBC)

Item 3 Notes from JAB meeting held on 23 September 2025 and matters arising.

The notes from the previous meeting were agreed with no matters arising.

Item 4 Terms of Reference

The Terms of Reference of the Derby HMA Joint Advisory Board are being revised so that decisions do not rely on all four Elected Members attending the meeting. For the meetings to be quorate an elected member from three of the four Elected Members are now required to be in attendance. If the meeting isn't quorate, it was confirmed meetings could still go ahead but no decision making could occur.

A yearly rota has been established for chair and notes duties. "Year 1" is to commence in 2026 with Amber Valley Borough Council acting as the Chair and Derby City Council compiling the meeting notes throughout the year.

The revised ToR were agreed.

Item 5 Update on Derby HMA Statement of Common Ground (SOCG).

Having been updated with the latest housing figures, SS explained the SOCG just requires a final amendment to add references to SDDC's & DCiC's latest iterations of local plan publication. With the substance agreed, following this amendment, the SOCG will be circulated for final signatures.

Item 6 Update on Transport Modelling

Systra are modelling the impacts of the strategic housing and employment sites on the network identifying what mitigation and improvements to public transport are required. SB explained how the work has progressed very well with the Final Report expected to be issued on Friday (5th December), with an accompanying presentation to be scheduled soon.

Item 7 Local Authority Updates

Amber Valley

The Main Modifications consultation has now closed with 39 representors making 184 representations. AVBC has summarised and responded to the representations and this work has been sent onto the Inspectors and is now displayed this on the Council's website. AVBC believe there will be no further hearing sessions and that it is likely the Inspectors Report won't be issued until the New year, potentially February.

Derby City

Following relevant Cabinet approval, DCiC to commence Regulation 18 consultation between January and March 2026. Regulation 19 consultation is expected to commence between July and September 2026. It is envisaged the Regulation 18 consultation will be detailed and as close to a Regulation 19 consultation as possible so would welcome HMA partner responses.

The Council has purchased some consultation software to help process relevant Local Plan consultation responses. Elected Member training has been scheduled for May 2026.

Derbyshire County Council

Hearings on the Minerals Local Plan were held in May, with approval from DCC and DCiC to carry out additional work to make the Plan sound. The Council now envisages Main Modifications in May 2026 with Adoption to follow in late summer 2026.

South Derbyshire

Part 1 Local Plan: The Council is finalising transport modelling and identifying road link issues relating to some of the allocation. Plan Wide Viability Study to be completed in a few months. The Plan is expected to be submitted in late winter 2026 (potentially April) and it is hoped Adoption will follow at the end of the summer (2026).

Part 2 Local Plan (cover the remaining non-strategic issues): Consultation extended until 30th January 2026. One particularly relevant question which may interest JAB partners is what steps SDDC could take to accelerate housing delivery e.g. can the SDDC housing allocation south of the AVBC/Brun Lane, Mackworth Strategic Area for Future Housing Growth be delivered before the Brun Lane Strategic site is available for development.

Erewash

Inspector has issued a letter on 20th November 2025 asking EBC to withdraw the Plan or proceed only for the Plan to be assessed as being unsound. EBC do not accept the Inspector's recommendations, believing the Council has done everything that has been requested and feel the Inspector hasn't been sufficiently flexible to assist the Council in delivering expected growth. As such, EBC has written to the Secretary of State explaining their concern, and will also be preparing a full/detailed response to the Council. OD would welcome any support from the Derby HMA JAB who may also wish to write to their Secretary of State reporting any concerns on the implications for unmet housing needs. In response SS stated that a generic/collective letter from JAB explaining that a plan led approach is preferred is something that can be considered.

SS to draft a letter for consideration by partners.

It was agreed that irrespective to the Inspector's letter, the Erewash and HMA SOCG will still be finalised.

Item 8 Recent Appeal Decisions with Implications for HMA

SS explained of recent appeals in South Derbyshire and Local Plans being more than 5 years old being particularly vulnerable to an argument that identified housing supply should be reduced to account for housing that is contributed to meeting unmet HMA need.

Item 9 Future Meetings for 2026

The proposed meetings for March, June, September and December 2026 were agreed. The usual Tuesday afternoon slots at Ripley were also confirmed.

MB to circulate meeting invites.

Item 10 Any other business

New planning system: MB explained that the relevant new regulations, which should give clarity are expected at the end of the year. Guidance issued last week is very detailed. The new NPPF is expected before Christmas too. It has been confirmed that the national Development Management Policies are only to be used as guidance now. With reference to transitional arrangements, Councils like AVBC who have a housing requirement less than 80% of identified housing need, will have to commence a new Plan by October 2026. It was discussed that aside from unlikely/potential 'special measures' recourse, there doesn't seem to be a penalty for slipping beyond the expected 30th month local plan production timeframe.

Item 9 Time and date of next meeting.

TBC