



**South
Derbyshire**
District Council
Planning Services



INVESTOR IN PEOPLE

South Derbyshire Local Development Framework

LDF

core
strategy

South Derbyshire Local
Development Framework
(LDF)

Core Strategy Topic Paper

Housing

ECONOMY
RETAIL & LEISURE
TRANSPORT
INFRASTRUCTURE
CLIMATE CHANGE & RENEWABLE ENERGY
WATER & FLOODING
BUILT ENVIRONMENT
SPATIAL VISION & STRATEGY



January 2010

South Derbyshire Changing for the better

Derby Housing Market Area Core Strategies

Housing Topic Paper

1.0 PURPOSE AND SCOPE OF TOPIC PAPER

1.1 This topic paper is number one of a set of nine. The topic papers are:

1. Housing
2. Economy
3. Retail and Leisure
4. Transport
5. Infrastructure
6. Climate Change and Renewable Energy
7. Water and Flooding
8. Built Environment
9. Spatial Vision and Strategy

1.2 The topic papers have been prepared to support the development of options for consultation as part of the preparation of the Core Strategy. The topic papers bring together relevant policies, evidence base and previous consultations that need to inform the Core Strategy. More information about the Core Strategy evidence base can be found online at:

www.south-derbys.gov.uk

1.3 The topic papers have been prepared in collaboration with Amber Valley and Derby City who are also developing Core Strategies. The topic papers therefore include information and analysis common to the Derby Housing Market Area as well as content that is specific to South Derbyshire.

1.4 Also supporting the preparation of the Core Strategy is the Sustainability Appraisal. An initial Sustainability Appraisal Scoping Report was published in July 2008 and is available online at www.south-derbys.gov.uk. The key sustainability implications of the Core Strategy will be considered more fully as the Core Strategy progresses.

Finally, a series of Area Profiles have been produced. The profiles are ward based but in some cases profiles are made up from a number of aggregated ward areas which share similar characteristics. The Area Profiles can be viewed online at: www.south-derbys.gov.uk.

2.0 Derby Housing Market Area Context

2.1 The extent of the Derby Housing Market Area (HMA) was established following research carried out for the Region by DTZ Pieda. This concluded that there was sufficient containment in terms of household moves and travel to work within the Derby City, South Derbyshire and Amber Valley to justify the establishment of an HMA but it also recognised that there were some strong links with some adjacent areas including North West Leicestershire, Erewash, parts of Nottinghamshire and East Staffordshire. Swadlincote, in particular, displays considerable connectivity with the Burton on Trent labour

market having restricted access to the City. The report identified the integrated and overlapping housing markets of Nottingham and Derby are reflected in the strong clusters of travel to work and household migration movements centred upon these principal urban areas.

- 2.2 The Derby HMA has experienced a slightly higher rate of population growth over the period 1996 – 2006 than the regional average. This reflects substantial past house building in Amber Valley and South Derbyshire, much of which has taken place in locations not closely related to Derby Principal Urban Area (PUA). The volume of housing has attracted a large number of in-migrants and also seems to have encouraged out-commuting. The Regional Spatial Strategy (RSS) recognises the sustainability concerns raised if this trend was allowed to continue and provides for a lower rate of in-migration and a PUA growth focus.

3.0 EXISTING NATIONAL, REGIONAL, SUB-REGIONAL AND LOCAL POLICIES

National Policies

- 3.1 There are numerous pieces of national planning policy guidance, which relate to housing. Summarised below is the national guidance, which relate closest to this topic paper and outline the main themes, associated with this topic.

PPS1: 'Delivering sustainable Development' (Jan 2005)

- 3.2 PPS1 outlines the Government's policies on sustainable development through planning. The right amount of land for housing, of suitable quality, in appropriate locations and to meet identified needs is identified as a key role of the planning system in meeting sustainability objectives. This is alongside good and inclusive design, the creation of safe, liveable, mixed communities and promotion of the efficient use of land through development at the most appropriate density.

PPS3: 'Housing' (November 2006)

- 3.3 PPS3 advises Local Planning Authorities to achieve a wide choice of high quality homes, both affordable and market to address the requirements of the community, to improve affordability by increasing housing supply, to create sustainable urban and rural areas, to prioritise brownfield land use, to ensure the efficient use of land, to deliver a mix of housing both market and affordable and to take into account demand and need for housing. In Core Strategies particular regard should be given to meeting the needs of the community, both in terms of house types and locations. Ensuring good accessibility to public transport, jobs and services, promoting mixed-use developments and setting policies that promote good design in new housing developments are also important.

PPS7: 'Sustainable Development in Rural Areas' (August 2004)

- 3.4 PPS7 advises that Local Development Documents (LDDs) should facilitate and promote sustainable patterns of development and sustainable communities in rural areas. This should include policies to sustain, enhance and, where appropriate, revitalise country towns and villages (including

through the provision of affordable housing) whilst maintaining local character and a high quality environment. To promote more sustainable patterns of development and make better use of previously developed land, the focus for most additional housing in rural areas should be on existing towns and identified service centres. But it is also necessary to provide for some new housing to meet identified local needs away from the main settlements.

PPG13: 'Transport' (April 2001)

- 3.5 PPG13 advises that Residential development should be primarily within existing urban areas or locations that are highly accessible using sustainable methods of transport. To reflect this, policies in the Core Strategies should aim to manage the pattern of growth to avoid increasing car journeys, make use of public transport and encourage walking and cycling.

Government Circular 01/2006: 'Planning for Gypsies and Traveller Caravan Sites'

- 3.6 Circular 01/2006 aims to reduce the number of unauthorised traveller sites and to create sustainable and inclusive communities where Gypsies and Travellers have access to the necessary health and education facilities whilst protecting the Traveller lifestyle. It seeks to ensure that the needs of Gypsies and Travellers are taken into account in the Core Strategy.
- 3.7 The Circular requires an authority's Core Strategy to set out criteria for the location of Gypsy and Traveller sites which will then be used to guide the allocation of sites in the relevant Development Plan Document to meet the needs identified in accommodation assessments. These criteria will also be used to assess applications for windfall sites.
- 3.8 The criteria for authorising sites should:
- (a) Include an analysis of the impact of the site on the local infrastructure;
 - (b) Ensure that the site does not dominate the nearest settled community;
 - (c) Ensure that sites are not developed on Green Belt land unless exceptional circumstances can be shown;
 - (d) Ensure that the land is not contaminated;
 - (e) Ensure that sites are located near to existing settlements to allow for access to services; and
 - (f) Ensure the discreet use of tree screening, rather than fencing, to make the site appear less intrusive should also be considered.
- 3.9 The matter of local need or connections does not have to be proven before a private site is granted planning permission.
- 3.10 Paragraphs 47 and 48 advise that it is appropriate for local planning authorities in rural areas to include a 'rural exception site policy' in the relevant Development Plan Document (DPD) where there is a lack of affordable land to meet local Gypsy and Traveller needs (as demonstrated by an up-to-date accommodation assessment).

Government Circular 04/2007: ‘Planning for Travelling Show People’

- 3.11 A key intention of Circular 04/2007 is to increase the number of Travelling Showpeople’s sites in suitable locations and to maintain an appropriate level of site provision through RSSs and LDFs. It advises that the Core Strategy should set out criteria for the location of Travelling Showpeople sites, which will be used to guide the allocation of sites in the relevant DPD. These criteria based policies must be fair, reasonable, achievable and effective in delivering sites.

Regional and Sub-Regional Policies

The Regional Spatial Strategy (2009)

- 3.12 The RSS aims for a high quality of life and strong healthy sustainable communities. The development strategy focuses on the regions major urban areas. Reflecting this, the RSSs core objectives seek to ensure that the existing housing stock meets needs, extends choices, is of good quality, is sustainably designed and is accessible to jobs and services.
- 3.13 The RSS divides the East Midland Region up into a number of sub regions including the Three Cities Sub-area within which the Derby PUA and HMA lies along with Nottingham and Leicester PUAs. It has been accepted as a New Growth Point over the period to 2021 with the focus being on the three PUAs. The Sub Regional Strategy embodies the Growth Point, which is based on the early delivery of new housing in Derby and Leicester based initially in their city centres, but extensions are also proposed to meet the level of growth envisaged.
- 3.14 The Sub-Regional Strategy for the Derby HMA is about strengthening the role of Derby as a PUA through urban intensification and planned sustainable urban extensions, avoiding unsustainable levels of development in smaller settlements in Amber Valley and South Derbyshire, supporting the regeneration of Swadlincote, Alfreton, Belper, Heanor and Ripley in a way that is consistent with the role and function of these towns and meeting affordable housing needs in a way that promotes a more sustainable pattern of development.
- 3.15 Policy 12 ‘Development in the Three Cities sub-area’ provides for the continued growth and regeneration of Derby City and outside of the City looks for housing development to be within and adjoining settlements. Policies 13a and Three Cities SRS3 set out the following housing provision figures for the Derby HMA:

Table 1: Housing Requirements in the Derby HMA

| Area | Annual Housing Apportionment from 2006 | Total Housing Provision 2006-2026 | Within or adjoining Derby PUA (minimum annual) |
|------------------|--|-----------------------------------|--|
| Derby | 720 | 14,400 | 720 |
| Amber Valley | 510 | 10,200 | 30 |
| South Derbyshire | 600 | 12,000 | 320 |
| Derby HMA | 1,830 | 36,600 | 1,070 |

- 3.16 The Policies specify that at least 21,400 dwellings will be within or adjoining the Derby PUA and the remainder located mainly at the towns of Swadlincote, Alfreton, Belper, Heanor and Ripley.
- 3.17 In terms of affordable housing the indicative housing target for the Derby HMA provided by Policy 14 'Regional Priorities for Affordable Housing' is 12,100 dwellings for the period 2006-2026. It is for LDFs to adopt an affordable housing target in line with the most up-to-date Strategic Housing Market Assessment (SHMA). The RSS recognises that affordable housing issues in rural areas raise their own set of considerations and Policy 15 recognises the need to create sustainable rural communities by providing housing choices to those people brought up in these locations. The RSS also remarks upon the need to use land efficiently, it repeats the target set in PPS3 of 30 dwellings per hectare (dph), which is to be used as an indicative minimum to guide policy development and decision-making until local density policies are in place.
- 3.18 Policy 16 'Regional Priorities for Provision for Gypsies, Travellers and Travelling Showpeople' advises local authorities to identify additional pitch provision based on up-to-date evidence and sets the following minimum targets for the HMA:

| Table 2: Pitch requirements in the Derby HMA | |
|---|-------------------------------|
| Area | Pitch Requirement 2007 - 2012 |
| Derby | 16 |
| Amber Valley | 1 |
| South Derbyshire | 19 |
| HMA | 36 |

- 3.19 Gypsy and Traveller Accommodation Assessments (GTAAAs) should be used to inform LDFs beyond 2012.
- 3.20 Phasing to achieve a sustainable pattern of development is recognised as an influence on maximising urban capacity, which is an aim of the RSS. The relationship of the Derby HMA with the West Midlands, particularly Burton-upon-Trent, is recognised in this respect.
- 3.21 A partial review of the RSS is currently underway which includes in its focus housing, including affordable housing. This is looking at the period up to 2031 and will be taking account of the latest set of population and household projections that have been published by the Government. These projections increase the projected number of households from the previous 2004 based figures and consequentially increase the numbers of houses that may need to be planned for in the future. The consultation on the Options document took place between June and October. It focuses largely on high-level alternative strategies for delivering increased housing provision, including affordable provision, to 2031. The numerical housing requirements will not emerge until publication of the Submission Plan. It should also be noted that, given the complexities which an immediate partial review would pose, and the uncertainties over the current state of the housing market, the Derby HMA councils have jointly made representations that the review should not go ahead. A decision is currently awaited on this.

Revised East Midlands Regional Housing Strategy 2008 – 2016: Managing Growth Managing Change

- 3.22 This Strategy's vision is about creating sustainable communities meeting their needs and choices at affordable prices. Objectives include developing sustainable and cohesive communities including addressing the issues raised by foreign nationals, particularly in terms of accessing social housing and the implications of an ageing population. This document plays a key role in influencing the future shape of the regions housing stock over the next eight years.

Growth Point

- 3.23 29 new Growth Points were identified in 2006 through a bidding process of which the 3 Cities & 3 Counties (6 Cs) Growth Point is the largest and most complex. Encompassing Derby, Leicester, Nottingham and their respective counties, it aims to deliver 163,000 homes by 2026, an increase of 23% on the 2003 baseline.
- 3.24 On the basis of the 2007 Programme of Delivery, the Derby HMA was allocated 6Cs Growth Funding for 2008/09 amounting to £2.59 million capital and £350,000 revenue. Approximately £1.5 million capital was designated to Derby City for public realm improvements, affordable housing and open space. In 2009 it was proposed the 2010/11 Capital allocation of Growth Fund be reduced by 43% nationally, significantly reducing the number of infrastructure projects that could be implemented and considerably reducing the 6Cs opportunity to create sustainable communities.

Derbyshire's Sustainable Community Strategy 2006 – 2009

- 3.25 Derbyshire's second Community Strategy highlights priority areas for improvement and sets tough targets to make life better for everyone who lives in, works in, or visits Derbyshire. A key priority is to create safer and more cohesive communities by tackling issues such as crime, providing family support, reducing road traffic accidents, promoting intergenerational projects and encouraging local activities and events.

Derbyshire's Sustainable Community Strategy 2009 – 2014 (Final Draft)

- 3.26 This draft Sustainable Community Strategy (SCS) has four priorities, which are about crime, drugs and alcohol, anti-social behaviour and safety. Actions to tackle these priorities include designing out crime in new developments and providing housing support to drug users.

South Derbyshire: Local Policies

Adopted South Derbyshire Local Plan (1998)

- 3.27 The adopted South Derbyshire Local Plan contains numerous policies that relate to the delivery of housing within the District. The related policies have their own individual aims, however, the main goals, which are apparent throughout the relevant section, are:
- Ensuring that development is located, where possible, within the defined settlement boundaries;
 - Ensuring that the right types of housing are built to meet the needs of people in South Derbyshire;

- Ensuring that new housing developments do not compromise the character of South Derbyshire by ensuring that new development is of an appropriate scale and is of a high quality design;
- Allowing development in rural areas which is required to meet a specific local need;
- Providing a sufficient amount of affordable housing in locations where there is a need; and
- Providing a sufficient amount of gypsy caravan sites in suitable locations.

Sustainable Community Strategy for South Derbyshire 2009-2029

3.28 The South Derbyshire SCS 2009-2029 was adopted in June 2009 and sets out the vision and direction for the economic, social and environmental well being of South Derbyshire to 2029. The Strategy comments that: 'Our vision is of a dynamic South Derbyshire, able to seize opportunities to develop successful communities, whilst respecting and enhancing the varied character and environment of our fast growing District.'

3.29 In order to achieve this overall vision there are five key themes and priorities for action. The themes are:

- Healthier communities;
- Safer communities;
- Vibrant communities;
- Sustainable development; and
- Children and young people.

3.30 Within 'Sustainable development' there is the aim of providing 250 new affordable dwellings in South Derbyshire by March 2014 (*National Indicator 155*), with this aim being the most relevant to this topic area.

Housing Design and Layout Supplementary Planning Guidance

3.31 This advice is intended to act as a guide to the design and layout of all new housing. The advice assists the Council in ensuring that new housing development, in terms of its detailed design, respects the best of the traditional design of South Derbyshire and promotes local distinctiveness. The guidance will also contribute toward seven aims of the Council. Listed in this guidance:

- i. To ensure the productive use of previously developed land;
- ii. To achieve a pleasant environment in which to live that respects the character of the area in which it is situated;
- iii. To achieve safe, functional, convenient and appropriate layouts;
- iv. To achieve reasonable levels of amenity for occupants of existing and new dwellings;
- v. To achieve appropriate levels of amenity around dwellings including the provision of areas of public open space and landscaping;
- vi. To ensure that safeguards to ensure new development on adjoining sites is not unnecessarily prohibited; and
- vii. To promote energy efficient designs.

Affordable housing provision in South Derbyshire – A guide to delivery

3.32 South Derbyshire aims to provide all with the opportunity to occupy decent housing, however, people are increasingly unable to secure adequate accommodation for themselves and their families in South Derbyshire. This

arises largely as a result of strong increases in property prices in a fast growing District and a diminishing stock of local authority rented accommodation.

- 3.33 In order to meet this goal the Council wishes to work with developers, Registered Social Landlords and other Affordable Housing Management Organisations to ensure appropriate types and levels of affordable housing can be delivered. The planning system has a key role to play in securing the delivery of good quality housing for rent and purchase for all, including those on the lowest incomes.

South Derbyshire District Council Housing Strategy (2009-2014)

- 3.34 The South Derbyshire District Council Housing Strategy (2009-2014) was published in 2009. The Housing Strategy aims, ‘... to ensure that the existing and future housing stock meets the housing needs of South Derbyshire residents by offering affordable homes located in safe, healthy and sustainable communities’.

- 3.35 In order to meet this overall aim, six objectives have been set. These are to continue to:
- Improve our understanding of the housing needs and aspirations of our residents;
 - Provide new affordable housing to meet current and future housing needs;
 - Prevent and reduce homelessness;
 - Ensure vulnerable people have access to appropriate and stable housing and support;
 - Improve the quality of the existing housing stock; and
 - Ensure that housing providers deliver high quality customer focused services.

- 3.36 There are numerous key issues, which have led to these six objectives. Some of the key issues, which will need to be addressed over the five years, include:
- A net shortfall in affordable housing supply of 396 units per year;
 - A local rural housing need of 171 homes across 44 communities;
 - Pressure on South Derbyshire to meet housing needs for the City on the fringes of Derby;
 - Future predicted population growth;
 - An ageing population;
 - Limited 1-bedroom rent accommodation for young people and singles;
 - The need for a sustainable quality council housing stock;
 - A need to reduce the number of empty properties;
 - Difficulties experienced by groups with learning disabilities to secure shared accommodation with provision for a carer;
 - The potential rise in unemployment and other affects of the economic slowdown, such as a rise in homelessness;
 - A lack of specialist housing related support for people suffering substance misuse;
 - Fuel poverty in the private sector – particularly vulnerable households in the Seales and Linton wards; Woodville and Hartshorne parishes;
 - The need to Monitor and review the Supported Lodging project;

- A need to understand the future housing needs of black and ethnic groups;
- Maintain up to date housing needs information;
- The need to review and monitor other relevant strategies that impact on delivery of the Housing Strategy objectives;
- Meeting the needs of those with sensory and physical requirements; and
- Meeting the needs of young ex-offenders.

Housing Needs Surveys

- 3.37 There have been Housing Needs Surveys carried out for 24 parishes in South Derbyshire. The aim of these studies is to give an indication of likely need for affordable housing within each parish. Each of the parish surveys is a standalone document, but the general themes which are apparent include:
- Villages in rural areas are desirable and this leads to problems for local young people who wish to remain in the area;
 - In the desirable rural parishes there is a lack of starter properties and also a low turnover of housing which exacerbates the affordability issue;
 - House prices are generally prohibitive for those on low incomes across the District; and
 - There is a lack of accommodation for older people who are looking to move to smaller or sheltered accommodation.

The South Derbyshire Older Peoples Strategy

- 3.38 The South Derbyshire older peoples housing strategy is a multi-agency strategy developed in consultation with Derbyshire County Council, Derbyshire County Primary Care Trust, Amber Valley Borough Council and other housing providers and partners.
- 3.39 The main aim of the strategy is to help older people living in Derbyshire to live in a home of their own for as long as possible through improvements to housing.

Homelessness Prevention Strategy for South Derbyshire, 2007 - 2012

- 3.40 The aim of the Homelessness Strategy is to prevent homelessness by ensuring that locals have access to affordable housing and support is provided to stay in a home.
- 3.41 The objectives to achieve this overall aim are:
- Stop the use of bed and breakfast accommodation other than in emergencies;
 - Limit the use of temporary accommodation for homeless households;
 - Ensure there is an adequate number of affordable homes by working with stakeholders;
 - Ensure appropriate services are available to help residents in a homeless crisis and to prevent the reoccurrence of homelessness; and
 - Ensure vulnerable people have the same access to stable housing as those who are not vulnerable.

Empty Homes Strategy, 2008 - 2011

- 3.42 Half of empty homes are vacant on a short-term basis whilst they are renovated before people move in or whilst they are waiting for a sale or

letting. The other half of empty homes are vacant on a long-term basis, often over six months or even years.

- 3.43 This Strategy is intended to meet local needs and priorities as well as contributing to the delivery of current national and regional policy. Successful delivery of our Empty Homes Strategy will provide additional homes for sale or let and will contribute to a number of important aims and objectives for the District.
- 3.44 The overall aim of the Empty Homes Strategy is ‘...to reduce the number of long term empty homes in the District’. In order to achieve this there are four objectives:
- To develop and improve our baseline information, to achieve a better understanding of why homes in our District remain empty and to help us to prioritise and target our actions;
 - To raise awareness of empty homes;
 - To develop effective pathways to bring empty property back into use; and
 - To adopt a systematic approach to tackle empty homes.

Summary of National, Regional and Local Policy

- Provide a wide choice of high quality homes, both for market and affordable housing;
- Improve the affordability of housing in the District;
- Prioritise the release of brown field land;
- Provide the right amount of land, in appropriate and sustainable locations;
- Use land efficiently by building at the most appropriate densities;
- Meeting the needs of the community in relation to house types and locations;
- Meet housing needs in rural areas, whilst maintaining character;
- Meet the needs of the Gypsies and Travellers and Travelling Showpeople;
- Provide, as a minimum, the amount of housing to meet the RSS targets (600 dpa);
- Have a criteria based policy to deal with Gypsy and Traveller applications, and meet the target of the RSS by 2012 (19 pitches);
- The number of empty properties should be reduced;
- The special requirements of young ex-offenders need consideration;
- The needs of those with physical and sensory requirements will need consideration; and
- Homelessness should be prevented and reduced in the District.

4.0 EVIDENCE BASE / STUDIES

Regional and Sub-Regional Studies

East Midlands Regional Plan Annual Monitoring Report 2007/2008

- 4.1 The 2007/08 Annual Monitoring Report (AMR) reports on the period from 2001 to 2007. It shows that for the Derby HMA the number of completions achieved exceeded the annual average rate required to meet the RSS target for the HMA.

Table 3: Housing Completions in the Derby HMA

| | Net Completions 2001-2007 | Net Completions 2007/2008 | Average Annual Completion Rate 2001 to 2008 | Proposed Annual Average Completion Rate 2001 to 2026 |
|-----------|---------------------------|---------------------------|---|--|
| Derby HMA | 10,193 | 2,461 | 1,808 | 1,790 |

- 4.2 In terms of dwelling supply, the AMR identifies that the number of dwellings provided through outstanding planning permissions or allocations falls short of the RSS target by 19,481 dwellings.

Housing in the East Midlands - Profile Information for the Housing Market Areas, March 2006

- 4.3 The East Midlands Centre for Comparative Housing Research, De Montfort University published this study, which provides a starting point for HMA SHMAs. For the Derby HMA it identifies that the housing market is more balanced than other HMAs in terms of the split between tenures. However, the housing stock varies between the suburban markets of Amber Valley and South Derbyshire and the City itself, which has a range of smaller units. Like other HMAs with major urban centres, the housing market in Derby HMA has seen substantial price growth in recent years and there is an affordability challenge.

Regional Black and Minority Ethnic (BME) Communities and Housing Strategy, February 2008

- 4.4 As an input to the Regional Housing Strategy, this BME Strategy was published. It recommends that major development and regeneration schemes should address the needs of BME communities. Overcrowding, particularly relating to Bangladeshi and Pakistani households as well as migrant workers was identified as a significant issue, having a negative impact on health.
- 4.5 The report provides both location and design advice relating to development to support BME communities. In particular, the Strategy should be to increase access to 'intermediate locations' between the centre and the periphery which offer proximity to familiar inner urban locations, identify opportunities for the conversion of small terraced homes into larger family houses and in new areas, provide houses of appropriate size and type, for rental, shared ownership and sale.

4.6 The report also recommended that local authorities should make immediate progress in site identification to meet the needs of Gypsies and Travellers rather than relying on the development of policies through the LDF.

Regional Older Peoples Housing Needs Study, April 2009

4.7 This study identifies that the number of people aged 65+, and more particularly people aged 85+, is projected to increase substantially in the region over the next 20 years. The Report recommends:

- Up to 2,000 units of mixed-tenure Extra Care should be developed in the Region to broaden choice in the future and shift the stock and resource balance away from institutional care over the next 5 years;
- The remodelling or replacement of unpopular sheltered schemes which are either in the wrong location, or below contemporary standards;
- All new general needs housing should be developed to Lifetime Homes Standards;
- All new flatted blocks should have lifts to all storeys above the ground floor;
- ‘Granny flat’ extensions should be developed to accessible standards;
- In areas of significant development about 5% wheelchair housing should be sought; and
- Ensuring that the housing mix for new developments meets the needs and aspirations of an ageing population including the allocation of sites specifically for specialist housing for older people to meet an identified need.

Derby Sub-Region Strategic Housing Market Assessment, April 2009

4.8 The Derby Sub-Region SHMA identifies a shortfall of 1,514 affordable units across the HMA, which is considered to justify an affordable housing target of up to 40% of new units on suitable sites. Within this, a 65% social rent/ 35% intermediate housing split is suggested as a starting point for negotiation. In addition, affordable property size targets are suggested as 35% one bed, 30% 2 bed, 20% 3 bed and 15% 4 bed across the HMA with a bias towards 1 and 2 bed units in terms of intermediate provision.

4.9 The report sets out that the level of need identified within it is considered to justify a lower site threshold than the 15 dwelling limit set out in PPS3. It recommends that consideration be given to a lower threshold, or even a range of thresholds within the sub-region. It particularly points to the lower thresholds adopted by some rural authorities.

4.10 Whilst the focus of the report was largely on the characteristics and needs relating to the affordable sector, guidance is given, at district/city level, on the proportions of different sized dwellings that should be sought in the private sector:

| Table 4: Proportions of Private Sector Dwellings Required | | | | |
|--|-------|-------|-------|-------|
| % | 1 Bed | 2 Bed | 3 Bed | 4 Bed |
| Derby City | 40 | | 60 | |
| South Derbyshire | 40 | | 60 | |
| Amber Valley | 25 | 25 | 25 | 25 |

- 4.11 The justification of these exact proportions needs further investigation before consideration is given to their use to guide any dwelling type targets through either the Core Strategy or other DPDs.
- 4.12 The increase in the 65+ age group is given emphasis in the report. The latest 2006 based population projections show this age group to increase by almost 70% in the region by 2031 and an increase of 135% in the 85+ group. The growth in the 65+ group is so substantial that it is projected to make up 20% of the total population in the sub-region by 2031. Across the sub region, this age group largely owns its own properties, and about half lives in semi-detached properties and bungalows, mainly with three bedrooms. The report suggests the need to consider an increasing future need for Extra Care provision in both the social and private sector.

Derby Housing Market Area Strategic Housing Land Availability Assessment

- 4.13 A Strategic Housing Land Availability Assessment (SHLAA) for the Derby HMA is currently being undertaken and is expected to launch in tandem with the Options consultation. The SHLAA will identify as many sites as possible, which have the potential to be developed for housing and assess when housing might be likely to be delivered on them. The SHLAA is a key piece of evidence, which will be used to determine which sites will be allocated for residential uses. The call for sites has identified around 600 sites across the HMA where housing development is being promoted.

Derbyshire Gypsy and Traveller Accommodation Assessment 2008

- 4.14 Commissioned by Derbyshire Travellers Issues Working Group, this study covers the geographic county of Derbyshire and the whole of the Peak Park. The Housing Market Model used in the study showed there to be a need for 58 pitches in the study area over the period 2007 – 2012. This took account of factors such as emerging households, migration, overcrowding and waiting lists. The study also reported that Gypsies and Travellers are unlikely to be able to compete for land which is likely to be granted planning permission. However, at prices of around £10,000 per acre Gypsies and Travellers may be able to afford to purchase agricultural land upon which it is unlikely they will be granted planning permission. The study therefore suggests that local authorities may wish to operate exceptions policies to allow the development of small private sites in areas where planning permission for development would not normally be allowed
- 4.15 The Study estimates that the additional site provision 2007 - 2012 in Derbyshire is 58 pitches and beyond this a further 15 pitches every five years could be assumed. It notes the benefits of spreading the new sites across a wider area of Derbyshire in order to provide greater choice to the Gypsy and Traveller community. The overall conclusions were that a minimum of 36 pitches are required in the HMA broken down to 16 in Derby, 19 in South Derbyshire and 1 in Amber Valley.

- 4.16 In terms of site location, the report recommends that sites should be located where Gypsies and Travellers are most likely to want and be able to access them. As it is generally considered that the majority of Gypsies and Travellers are travelling through the county, this is likely to be somewhere close to main road routes (A50, A52, M1, A38), in rural areas owing to space, and where there is not currently sufficient provision nearby.
- 4.17 One of the largest issues relating to site location is negative public perception, therefore assessing residents' views via consultation with the whole community (such as attendance at public meetings) is vital.

Derby Housing Market Area Affordable Housing Viability Assessment (forthcoming)

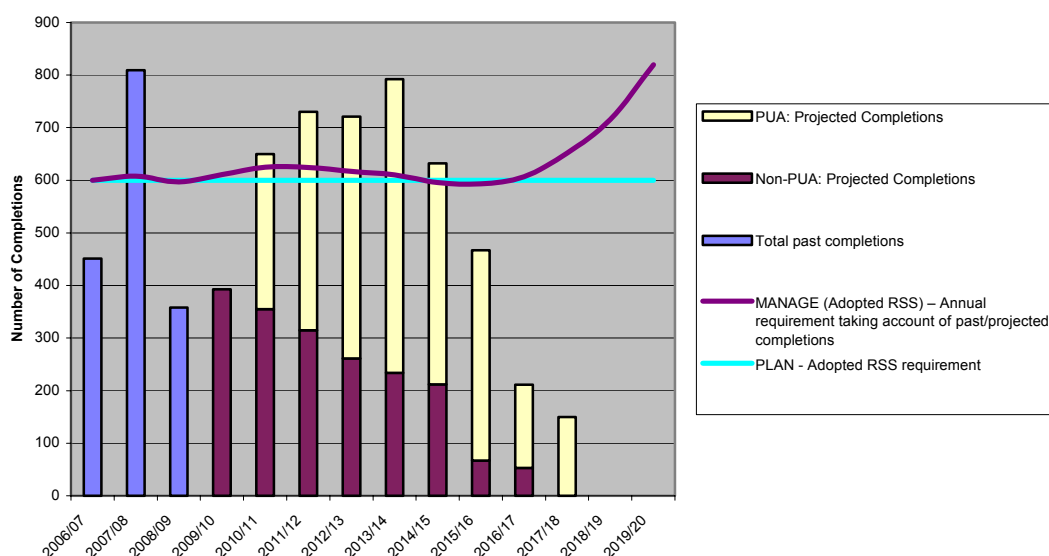
- 4.18 PPS3 requires local authorities to set an overall target for the amount of affordable housing to be provided. This target should reflect an assessment of economic viability, taking account of risks to delivery and drawing on an assessment of the levels of finance available for affordable housing.
- 4.19 The SHMAs provide a view on current and future levels of affordable housing need. In order to determine an appropriate policy target for the Core Strategy, further work is required to understand the extent to which different levels of affordable housing provision is deliverable in varying market conditions.
- 4.20 An Affordable Housing Viability Assessment is due to be commissioned in spring 2010 to provide further evidence on an HMA and local basis. This evidence, and responses to the Core Strategy Options consultation, will inform the policy approach taken to affordable housing in the Core Strategy.

South Derbyshire Local Studies

Local Development Framework Annual Monitoring Report, December 2009

- 4.21 The latest AMR reports on the period April 2008 – March 2009. In terms of housing development it reports on progress against the RSS and shows that completions have averaged 539 dwellings per annum over the period 2006 – 2009 which is below the 600 per annum required by the plan over the period to 2026 leaving a residual requirement of 611 per annum 2009 – 2026.
- 4.22 Shown below is a copy of the housing trajectory supplied in the AMR, which covers the period up to 2020:

Housing Trajectory against East Midlands Regional Plan 2006-2020



4.23 This shows that at October 2009 there was sufficient land that was both deliverable and available to last 5.56 years. On the basis of the figures provided land would need to be found to accommodate about 5,654 dwellings on new or brownfield sites to meet the RSS requirement to 2026.

4.24 Annual surveys indicate that there were 358 net completions in Derby in the 2008 – 2009 period, which is well below recent past rates and a reflection of the current economic recession. The updated housing land supply position is shown in the table below:

| | Period | Total Dwellings | Annual rate |
|-------------------------|-------------|-----------------|-------------|
| EMRP (RSS8) Provision | 2006 - 2026 | 12,000 | 600 |
| Net Dwellings Completed | 2006 - 2009 | 1,618 | 539 |
| No. Dwellings Required | 2009 - 2026 | 10,382 | 611 |

4.25 Further work is currently underway to update the housing land trajectory to the 2009 position. This work is being informed by the emerging SHLAA, which will be reported on once the findings emerge.

Strategic Housing Market Assessment for Derby HMA

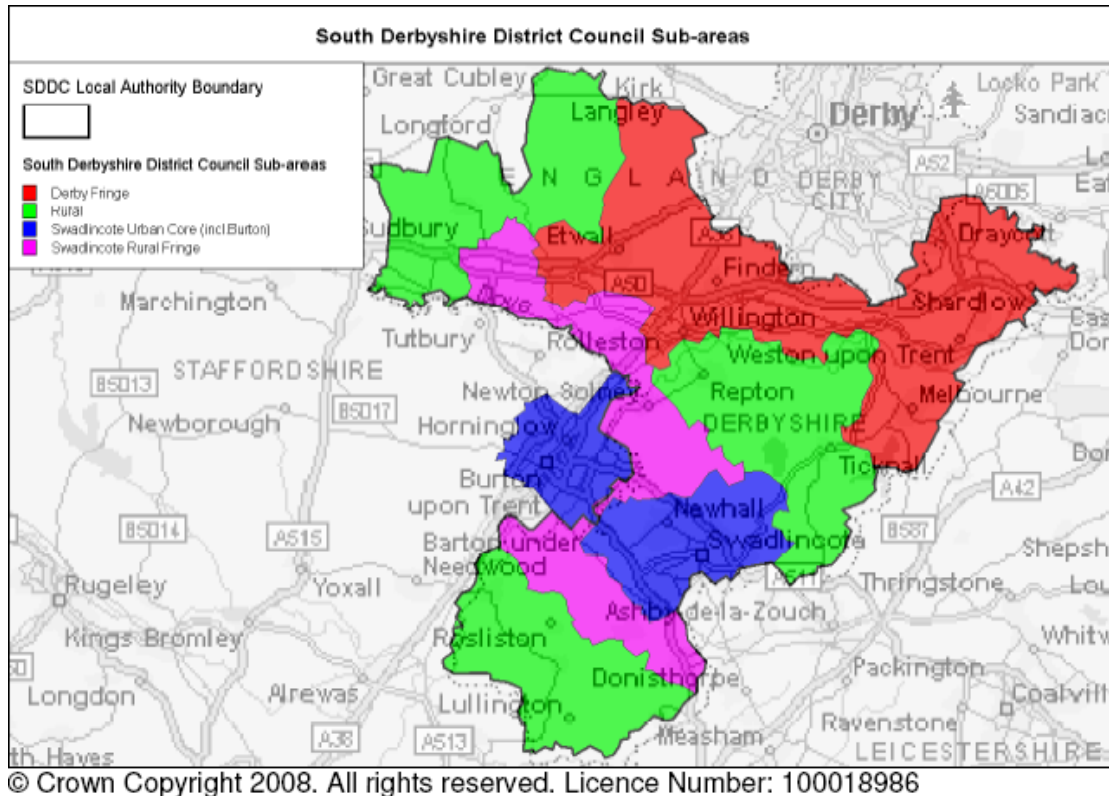
4.26 The Strategic Housing Market Assessment (SHMA) for the Derby HMA was published in 2009 and is detailed in the regional and sub-regional studies section. In addition to this SHMA, South Derbyshire published a District based SHMA in September 2008. This study outlined three major influences on the local housing market:

- The central Swadlincote urban area;
- Derby on the northern edge; and
- Rural areas, which are to a considerable extent, free standing.

4.27 The assessment also splits South Derbyshire into four housing sub-areas to help with the consideration of the housing market in the District. They are as follows (and are displayed in the map below):

- Derby Sub Area (or Derby fringe);

- Rural;
- Swadlincote Urban Core; and
- Swadlincote Rural Fringe.



- 4.28 The study highlighted that there was a net shortfall in affordable supply of just fewer than 400 units a year for the District as a whole. The difficulties in making this target economically viable were emphasised, however, it does highlight the need for increased affordable housing provision. In terms of affordable housing tender, it was shown that, in order to best meet 'need' in South Derbyshire the split should be:
- Derby sub area (and District overall) – social rent 60% / intermediate up to 40%; and
 - Swadlincote urban core 90% social rent / 10 % Intermediate Housing maximum.

The study also suggested a housing mix as follows:

| Table 6: Suggested Housing Mix Requirements | | |
|--|---------|---------------------------------|
| change required | | proposed annual RSS development |
| Singles- 1 bed flats | 5% | 28 |
| Upsizing , family -2/3/4 beds | 45% | 272 |
| downsizing - 2 beds - older & empty nesters | 35% | 209 |
| older person 2 & 1 bed | 5% | 35 |
| multi-person (all ages) – larger houses, hostels, residential homes | 10% | 61 |
| RSS Annual target | 100.00% | 605 |

Summary of evidence base findings

- BME groups have specific needs which can be met through market housing provision;
- There is forecast to be a rapid increase in both those aged over 65 and those aged over 85;
- A target of 40% affordable housing on sites which trigger the requirement is economically viable;
- The trigger threshold for affordable housing should be given further consideration;
- The ideal dwelling mix for South Derbyshire is 40% (1&2 bed) and 60% (3&4 bed);
- The residual requirement for housing has risen to 611dpa in order to meet the RSS requirement; and
- The provision of affordable housing to meet both current need and the existing shortfall is not considered economically viable.

5.0 OUTCOME OF PUBLIC CONSULTATION

5.1 The main messages which came through from the LDF Core Strategy Issues and Ideas consultation included:

Location of new housing

5.2 A variety of viewpoints came forward on where future housing growth in South Derbyshire should be located. The general overarching view seemed to be that housing should be located in sustainable locations, however, there were mixed views as to what constitutes a sustainable location in South Derbyshire. The options for locating new housing, suggested through public consultation, include: within or on the edge of settlements with a good range of services; on any brownfield land before any greenfield land; as urban extensions to Derby; away from high quality agricultural land to the south of Derby; away from rural areas; spread across all settlements in order to provide 'balance'; not on floodplains; not on garden land; and in appropriate settlements as established through a robust settlement hierarchy.

Analysis

5.3 The RSS is quite prescriptive in terms of where housing should be located, with a minimum of 320 dwellings per annum in the PUA and 280 dwellings per annum in the remainder of the District, mainly in and around Swadlincote. It will be possible to consider most of the public consultation responses as the Core Strategy progresses as none are wholly contrary to the RSS. It would seem that there is a general correlation between the consultation responses and the RSS in that new dwellings should be in the most sustainable locations, however, this should not be to the detriment of identified local needs.

Amount of new housing

5.4 There were a number of competing viewpoints as to the amount of housing that should be planned for in South Derbyshire. There is a view that past housing development has led to an imbalance between housing and

employment and that this balance should be redressed by reducing house building in South Derbyshire, however, there was also the counter argument that with the anticipated partial review of the RSS it would be consistent with national policy to plan for housing numbers over and above those in the existing East Midlands RSS.

Analysis

- 5.5 The RSS is prescriptive in terms of the amount housing that should be located in South Derbyshire, with a minimum target of 600 dwellings per annum. This means that in order to produce a 'sound' Core Strategy it is necessary to plan for this amount of housing as a minimum and ensure that flexibility is built into the plan with regards to housing numbers. This also means that, if there is an imbalance between employment and housing currently, as is suggested above, the rebalancing would have to be met through increased employment provision as opposed to reduced housing provision. The RSS target is a minimum and so the comments received through consultation that we should plan for higher housing numbers, particularly in light of the current RSS Review, are in general accordance with the RSS.

Types of housing

- 5.6 It is apparent from the consultation responses that a mixture of housing is required in order to correct any existing imbalances in the housing stock. The exact mix should be based on the demographics of the District and what is shown as being required in the evidence base. It is apparent that there is a demand for the protection of the character of rural areas by ensuring that new dwellings are of an appropriate scale and that three storey dwellings are limited to urban areas. It is also considered that over reliance on flatted schemes should be avoided in South Derbyshire.

Analysis

- 5.7 The RSS is not prescriptive on appropriate dwelling types on a District level, possibly due to the dynamic nature of the housing market. However, the RSS states that a mix of housing types should be provided that are appropriate at the local level and lead toward the production of balanced communities. The two aforementioned SHMAs provide the most recent assessment of the demand for different housing types in South Derbyshire and they will need to be considered in any decisions on this matter. The ideas which have come forward through public consultation have been recorded and, as long as they do not prohibit a local need being met or lead to imbalance in the local community, will be considered in due course.

Housing densities

- 5.8 There was a general consensus that it was necessary to consider housing densities in order to ensure that land was used in an efficient manner, however, there were a number of theories as to how the densities could be best decided. The suggested methods included:
- Appropriate density decided on a case by case basis;
 - Include an overarching minimum density with the density of individual developments being decided on a case by case basis;
 - Densities should be set across the District on a settlement by settlement basis.

It was thought that higher density development should be restricted to urban areas as these types of schemes were not suited to rural areas.

Analysis

- 5.9 The RSS repeats the PPS3 aims for housing densities, which are that land should be used efficiently and that the national indicative minimum density of 30 dwellings per hectare should be adhered to until local density policies are in place. The public consultation produced a number of viewpoints as to how this local density should be decided upon and provided options which will be considered in due course, as none of the suggestions were in direct contradiction of the national guidance.

Affordable housing

- 5.10 There were several comments on both the location of affordable housing and also that it should be incorporated into market housing schemes wherever possible. In terms of the location of affordable housing, there were several comments relating to the problems in rural areas for young people wishing to remain in the settlement that they were raised in. In order to provide the appropriate number of affordable dwellings there were suggestions of requiring an affordable housing contribution on all sites of greater than 5, 10 or 15 dwellings. It was also stated that, in the interests of a balance and mixed community, there should be no sites solely allocated for affordable housing beyond a rural exceptions policy.

Analysis

- 5.11 The RSS sets a target for 12,100 affordable houses in the Derby HMA to 2026. This equates to 605 dwellings per annum in the Derby HMA although it is not split to the District level. The RSS also discusses the need for affordable housing in rural areas to meet local needs and discusses the range of options available to Local Authorities in meeting these needs. Providing more affordable housing would also assist the District in achieving the aims of the forthcoming SCS which aims for 250 more affordable dwellings by March 2014 (National Indicator 155).

Design standards

- 5.12 It was commented that design standards should be implemented in order to avoid all houses looking the same, as has happened on some existing housing estates. In the interests of doing this it was suggested that CABE's 'Building for Life' set of criteria should be included as the minimum design standards for all new development.

Analysis

- 5.13 The RSS discusses the promotion of better design and the potential benefits that can be gained from improving design standards. The RSS does not however set a standard which should be aimed for and so this can be set at the District level depending on what evidence shows to be appropriate to local circumstances. The acceptance of any design standard will need to be justified as there are several to choose from. CABE's 'Building for Life' standard was mentioned through public consultation and the merits of this standard will need consideration as the Core Strategy progresses. There is also further explanation of this matter in the 'Built Development' topic paper.

Housing Older People

- 5.14 There were several points raised around the issue of housing South Derbyshire's older people. It was felt that, in providing specialised housing for older people, existing housing would become freed up for families in South Derbyshire. It was suggested that housing for older people could include ensuring provision of a bath/shower downstairs, building more bungalows and/or incorporating Lifetime Homes standards. It was also suggested that, in order to monitor progress in this area, targets should be set which could be included alongside affordable housing targets.

Analysis

- 5.15 The RSS does not set a specific target for providing dwellings for older people, however, they are mentioned as a specific group whose housing needs should be considered through the LDF process. Public consultation has suggested some methods for meeting the needs of older people and these will be considered where appropriate through the Core Strategy process.

Other comments

- 5.16 Other comments which were made that do not clearly fit into the categories above include:
- The road network will struggle to cope with more housing-generated traffic in many rural areas;
 - In order to ensure flexibility, no specific housing sites should be allocated in the Core Strategy; and
 - Existing empty properties should be filled as a matter of urgency.

Summary of Issues and Ideas consultation responses

There was a wide-range of comments relating to housing matters received in the Issues and Ideas consultation responses. It was generally considered that housing should be built in the most sustainable locations, and in a quantity that provided flexibility in meeting the requirements of the RSS (and any further review).

In providing the right housing to meet local needs, existing stock imbalances will need rectifying. Housing should meet the needs of rural areas, especially in terms of affordable housing, however, the design and layout of such schemes will need careful consideration so as the character can be preserved.

Land should be used efficiently, with some emphasis on the release of brown field land first. Specialist housing groups, such as older people, should also be considered and their individual needs met.

6.0 WORKING TOWARDS OPTIONS FOR CONSULTATION

Key issues for South Derbyshire

6.1 The key housing related issues that have been identified through both consultation and evidence gathering, as highlighted in this document, are as follows:

- South Derbyshire's population and number of households are forecast to grow over the next 20 years and their housing requirements will need to be met through providing the right amount of the right housing;
- The need to use land efficiently by building at the most appropriate densities;
- A growing affordability challenge - the longer-term trend is a growing gap between average earnings and house prices;
- A significant increase in the proportion of older person households generating needs for additional and new types of specialist housing;
- No longer-term targets for additional provision of Gypsy and Traveller sites or Show People sites;
- The proportion of homeless people in South Derbyshire is lower than regional and national averages but can still be reduced further;
- South Derbyshire has the highest rate of homes vacant for longer than 6 months in Derbyshire;
- Houses need to be provided in locations which are sustainable and have optimal access to a range of jobs, facilities and services;
- The ongoing economic downturn has impacted upon the viability of house building nationwide;
- The requirements of young ex-offenders are not currently being met in South Derbyshire;
- The needs of BME groups need to be monitored in the future and any change in their requirements should be met; and
- The residual housing requirement, to meet the RSS targets, is rising in the PUA and will continue to rise without work on housing sites in the PUA commencing.

Strategic Housing Aims for South Derbyshire

6.2 The housing issues listed above have been considered and the following aims have been set out to best deal with these issues in South Derbyshire:

- Ensure that at least 12,000 extra homes are provided in South Derbyshire between 2006 – 2026, with a minimum of 6,400 as Sustainable Urban Extensions to Derby;
- Ensure that new housing meets all housing needs and requirements within the environmental and infrastructural limits of South Derbyshire;
- To provide sufficient housing to meet the needs of communities that is decent, suitable and affordable;
- Ensure that land in South Derbyshire is used efficiently for housing by prioritising the use of brownfield land and achieving optimal housing densities on sites;
- Ensure that there is adequate housing provision to meet the needs of all sections of the community, including people with disabilities and older people;

- Reduce the number of unauthorised traveller pitches by providing authorised provision in suitable locations with access to necessary facilities;
- Ensure that South Derbyshire's housing plays a role in ensuring safer and more inclusive communities;
- Maintain the rural character of the District whilst meeting the housing requirements needs of people in rural areas; and
- Reduce the rates of long-term vacant properties in the existing stock and the number of homeless people in South Derbyshire.

6.3 These housing issues and aims have been considered alongside other issues and aims, which have been set out in the remaining topic papers. Following the consideration of the full range of issues and objectives, overall objectives for both South Derbyshire and the Derby HMA have been drafted and are included in the main consultation document. These are set out below with those of less relevance to this topic greyed out:

(Draft) South Derbyshire Strategic Objectives:

6.4 The South Derbyshire strategic objectives are as follows:

SDSO 1

To ensure future development is locally distinctive and environmentally sustainable through the achievement of design excellence, addressing the threats and causes of climate change and reducing waste and pollution

SDSO 2

To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities

SDSO 3

To enable a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth

SDSO 4

To ensure the District's housing stock is decent, suitable and affordable and balanced with access to employment opportunities

SDSO 5

To ensure our communities can be safe, clean, vibrant, active and healthy

SDSO 6

To ensure sustainable, living and working rural communities

SDSO 7

To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.

SDSO 8

To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and accessible to our communities

SDSO 9

To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District

SDSO 10

To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest

SDSO 11

To make optimum use of previously developed and under-used land

SDSO 12

To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure

SDSO 13

To ensure growth in South Derbyshire is co-ordinated with development in adjoining areas both within and outside the Derby HMA

(Draft) Derby HMA Strategic Objectives:

6.5 The Derby HMA strategic objectives are as follows

HMASO1

To promote the principles of sustainable development and address the causes and mitigate and adapt to the impacts of climate change, including flood risk, particularly from rivers and surface water

HMASO2

To deliver economic success, making the Derby Housing Market Area an attractive location for major employers and inward investment, and address inequalities through the regeneration of deprived communities

HMASO3

To grow and strengthen the roles of Derby city centre and the Derby Principal Urban Area, Swadlincote sub-regional centre and, in Amber Valley, the market towns of Alfreton, Belper, Heanor and Ripley

HMASO4

To build on relationships within and outside of the HMA, particularly with the Northern, Greater Nottingham and Leicester and Leicestershire areas in the East Midlands and Burton-upon-Trent in the West Midlands

HMASO5

To give priority to making best use of previously developed land and vacant or under-used buildings in urban or other sustainable locations

HMASO6

To bring forward mixed use sustainable urban extensions to Derby Principal Urban Area and urban extensions elsewhere in the HMA

HMASO7

To provide sufficient housing to meet the needs of communities that is decent, suitable and affordable

HMASO8

To provide high quality, well designed and sustainable development, working towards zero-carbon development and Building For Life standards, minimising resource consumption and waste and maximising opportunities for renewable energy generation and recycling

HMASO9

To increase biodiversity and protect and enhance the strategic green infrastructure, open spaces, landscape and townscape character, cultural and heritage assets, and designated sites, including the Derwent Valley Mills World Heritage Site

HMASO10

To promote equality and community cohesion, healthy and active lifestyles and support improvements in community safety, particularly for children and young people

HMASO11

To make the best use of existing infrastructure and to fully integrate and coordinate new development with investment in and provision of new infrastructure, taking into account changes to our population including the needs of older people, children and young people

HMASO12

To enhance transport links and public transport accessibility to deliver an integrated transport system and achieve viable travel choice, reducing car use, especially commuting

Options

6.6 The purpose of the Core Strategy Issues and Alternative Options document is to set out options for how South Derbyshire could grow and change over the next 15-20 years. However, for the housing topic area several of our identified aims may not be fully considered in the Issues and Alternative Options Consultation. The reasons for this are varied and include; current gaps in knowledge/evidence base and/or the options not being considered strategic matters. Where issues are not presently dealt within in the Options Consultation it is likely they will be dealt with in a later stage of the Core Strategy preparation process; will be subsumed into a broad-brush policy (which seeks to tackle a number of related issues) or in subsequent planning documents published after the Core Strategy. Aims that are not considered fully in the Issues and Alternative Options Consultation Document include the following:

- Ensuring that new housing meets all housing needs and requirements within the environmental and infrastructural limits of South Derbyshire;
- Reducing the number of unauthorised traveller pitches by providing authorised provision in suitable locations with access to necessary facilities;

- Ensuring that South Derbyshire’s housing plays a role in ensuring safer and more inclusive communities;
- Maintaining the rural character of the District whilst meeting the housing requirements needs of people in rural areas; and
- Reducing the rates of long-term vacant properties in the existing stock and the number of homeless people in South Derbyshire.

We have, however, identified a number of housing aims, which are strategically important and are based on a sufficient level of evidence to allow some consideration of potential options. These aims are discussed below and the full Alternative Options are set out in the main Options Consultation Document.

Distribution of housing and scale of provision

Distribution of Housing Provision

- 6.7 As has been outlined in this document, the RSS is relatively prescriptive about the distribution of new housing within South Derbyshire. To meet the RSS a minimum of 6,400 dwellings should be built in the PUA (2006-26) and the remainder should be mainly in and around Swadlincote. However, these requirements can be built in to a variety of options, which can consider increasing the amount of development in the PUA and how much of the remainder should be in and around Swadlincote. The location of the development within the PUA will need consideration as there are numerous locations with the potential to meet the housing requirement in the PUA and attaining the right mix of these locations will be key in the Core Strategy.
- 6.8 A further consideration is that if a large portion of development is to be located outside of the PUA and Swadlincote then should this be spread across all settlements, focused in one or a selection of settlements and/or focused on a major brownfield site.

Scale of Housing Provision

- 6.9 The RSS requires that provision is made to meet the RSS requirement of 12,000 dwellings over the period 2006 – 2026. However, with this requirement being a minimum there are options to be considered about building a higher level of housing overall for the same period and/or planning for the Core Strategy over a longer period.
- 6.10 It should also be noted that the decision on the distribution of housing may impact on the scale of provision. This is as if a large amount of development is suggested in settlements or on brownfield sites away from Swadlincote, there will still be the requirement for the housing built outside of the PUA to be mainly in Swadlincote.

Relevant Options and Objectives:

- 6.11 Given the information in this topic paper and the considerations immediately above, the most relevant options in the main consultation document to the scale of provision and location of future housing are:
- Housing Growth Option 1 – 3;
 - PUA Housing Option 1 – 5;
 - PUA Housing Delivery Option 1 – 2;
 - Non-PUA Housing Option 1 – 4; and

- Swadlincote Housing Sub-Option 1 – 4.

6.12 The decisions made relating to the distribution of housing and amount of provision may assist South Derbyshire and the Derby HMA in meeting several Objectives, including:

- (Draft) Derby HMA Strategic Objectives 5,6 and 7; and
- (Draft) South Derbyshire Strategic Objectives SDSO 4 and SDSO 11.

Affordable and Special Needs Housing

6.13 An Affordable Housing Viability Assessment is planned for 2010 and the findings and recommendations will be an important influence on Core Strategy policy development. However, in spite of this work not yet being completed, it is clear from the existing evidence base that there is a need to increase affordable housing provision in the future. The two most apparent ways of increasing provision is to require affordable housing on more sites by lowering the site size threshold and/or to increase the proportion required on the relevant sites.

6.14 It is also clear that there are several groups that require specialist housing. One of the main groups, which is expected to grow rapidly over the next 20 years, is older people. This consultation period provides the opportunity to consult on how best to meet the needs of this group and other specialist housing groups and how to maximise delivery of appropriate housing. It may be considered that national guidance can be relied on to meet these needs, however, it may also be considered that we should anticipate forthcoming national guidance at the local level.

Relevant Options and Objectives:

6.15 Given the information in this topic paper and the considerations immediately above, the most relevant options in the main consultation document to the affordable and specialist needs housing are:

- Affordable Housing Option 1 – 3; and
- Lifetime Homes Option 1 – 3.

6.16 The decisions made relating to affordable housing and specialist needs housing provision may assist South Derbyshire and the Derby HMA in meeting several Objectives, including:

- (Draft) Derby HMA Strategic Objective 7; and
- (Draft) South Derbyshire Strategic Objective SDSO 4.

Density & House types

6.17 The density of a scheme influences not only the types of dwellings that are being provided, but, as highlighted by consultation responses, also influences the impact a scheme has on the character of an area and other matters such as the opportunity to provide a renewable energy contribution. At this stage the most relevant considerations are whether we should adopt a density requirement and mix in line with the evidence base for the District, or whether there are localised areas which have their own individual targets – be that higher or lower density or a priority for a certain house type.

Relevant Options and Objectives:

- 6.18 Given the information in this topic paper and the considerations immediately above, the most relevant options in the main consultation document to the dwelling density and types are:
- Housing Density and Mix Options 1 – 2.
- 6.19 The decisions made relating to dwelling density and types may assist South Derbyshire and the Derby HMA in meeting several Objectives, including:
- (Draft) Derby HMA Strategic Objective 7; and
 - (Draft) South Derbyshire Strategic Objectives SDSO 4 and SDSO 11.

If you would like this document in another language, or if you require the services of an interpreter, please contact us. This information is also available in large print, Braille or audio format upon request.

Phone: 01283 595795

email:customer.services@south-derbys.gov.uk

Jeśli chcieliby Państwo otrzymać ten dokument w innym języku lub potrzebują Państwo usług tłumacza, prosimy o kontakt. Informacje te są również dostępne na życzenie w wydaniu dużym drukiem, w alfabecie brajla lub w wersji audio.

如果你需要这份文件的中文翻译·或者需要传译员的帮助·请联系我们。这些数据也备有大字体印本、盲人点字和录音带，欢迎索取。

ほかの言語でこの文書をご希望の場合、もしくは通訳サービスをご希望の場合はご連絡ください

またこの情報は、ご要望により大きなプリント、点字版、または音声形式でも承っております。

यदि आपको ये दस्तावेज किसी दूसरी भाषा में चाहिये, या किसी दुभाषिये की सेवाओं की जरूरत है तो हमें सम्पर्क करनी कृपया करें। ये जानकारी माँग करने पर बड़े अक्षरों, ब्रैल या आडिओ के रूप में भी उपलब्ध करवाई जा सकती है।

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਦਸਤਾਵੇਜ਼ ਕਿਸੇ ਦੂਸਰੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦਾ ਹੈ, ਜਾਂ ਕਿਸੇ ਦੁਭਾਸ਼ੀਏ ਦੀਆਂ ਸੇਵਾਵਾਂ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰਨ ਦੀ ਕ੍ਰਿਪਾ ਕਰੋ ਜੀ ਇਹ ਜਾਣਕਾਰੀ ਮੰਗ ਕਰਨ ਤੇ ਵੱਡੇ ਅੱਖਰਾਂ, ਬ੍ਰੇਅਲ ਜਾਂ ਆਡਿਉ ਦੇ ਰੂਪ ਵਿਚ ਵੀ ਉਪਲੱਬ ਕਰਵਾਈ ਜਾ ਸਕਦੀ ਹੈ।

اگر آپ یہ ڈاکیومنٹ کسی اور زبان میں چاہتے ہوں، یا اگر آپ کو کسی ترجمان کی خدمات درکار ہوں، تو براہ کرم ہم سے رابطہ کریں۔ درخواست کرنے پر یہ معلومات بڑے پرنٹ، بریل یا آڈیو فارمیٹ میں بھی دستیاب ہیں۔



for South Derbyshire

When you have finished with this document please recycle it

Local Development Framework
Core Strategy Topic Paper - Housing
January 2010

Published by South Derbyshire District Council
Civic Offices Civic Way Swadlincote Derbyshire DE11 0AH

www.south-derbys.gov.uk