

SENT BY EMAIL ONLY to yourcityyoursay@derby.gov.uk



22/03/2024

Dear Planning Policy Team,

1. Thank you for consulting with the Home Builders Federation (HBF) on the Derby Local Plan Survey, March-April 2024. Our response is attached.
2. The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.
3. HBF welcomes the Council's efforts to ensure that they have an up to Local Plan. Plan-making is a fundamental part of a Local Authority's role and is essential to support the delivery new homes and jobs. HBF agree that there are many factors that support the need for a review of the Derby Local Plan and we support and welcome a proactive pro-growth approach. We agree a full new Local Plan is needed.
4. I trust that the Council will find these comments useful as it continues to progress its Local Plan. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.
5. HBF would like to be kept informed of all forthcoming consultations on the Derby Local Plan and associated documents. Please use the contact details provided below for future correspondence.

Yours sincerely,

R. H. Danemann

Rachel Danemann MRTPI CIHCM AssocRICS

Planning Manager – Local Plans (Midlands and South West), Home Builders Federation

Email: rachel.danemann@hbf.co.uk Phone: 07817865534

***Please note the HBF responses are shown in bold to assist in their identification.**

Local Plan for Derby consultation

Are you interested in having your say on what Derby looks like in the future?

What sort of city do you want for yourselves and future generations?

We've already started to build up a picture of some of the issues affecting the city, but it's important to hear your views - the people who live, work and invest in Derby – so that we can understand what you want our city to be moving forward. Your views will help us identify the key planning issues that the new Local Plan should address.

The survey is open for six weeks and closes at midnight on Monday 25 March

Please note that the numbering of the questions in the PDF / hard copy version of the survey may be different to the online version.

Data Protection All information provided will be treated in accordance with the Data Protection Act 2018. We will only use this information to inform and develop our Local Plan. All of the personal information you provide will remain confidential and will not be shared with any third party. The overall anonymised findings of the survey may be shared with other departments within the council and external partners. Please see our attached privacy statement for more information.

Q1. Do you consent to the processing and storing of your response for the purpose of this consultation? Please select one option

X Yes

No, thank you. Please do not return your survey as we need consent to be able to collect your answers.

How can the Local Plan help to address issues affecting the City?

A Local Plan must demonstrate that enough land has been identified to deliver new homes, workplaces and supporting infrastructure. It must also show that the sites we identify are suitable and that proposals are sustainable and deliverable.

The Council Plan 2020-2025 sets out our commitment to improving the city and the lives of our citizens. We are working in partnership with the city, for the city to improve outcomes in four key focus areas:

- Green City – Protecting and Enhancing our Environment*
- City of Growth - Creating a modern, SMART city, with jobs and skills for the future*
- Vibrant City - Reimagining our city with culture at its heart*
- Resilient City - Working with our communities to improve health, wealth and opportunities*

The new local plan must also be consistent with the Government's national planning policies and will be examined by a government appointed planning inspector before we can adopt it. Whilst we know there are some things that we must include in our new plan, we also need to understand what places and facilities matter most to you, so that we can ensure we are maintaining and improving what you really value.

The next question shows some of the things we could focus on as part of the Local Plan. We would like to know which ones are the most important to you.

Q2. Thinking about your local area, which five of the following do you think we should focus on as part of the Local Plan? (Please choose the five that are most important to you)

- Access to services that are close by (such as GP's, schools)
- Living somewhere that is attractive and feels safe
- Affordable housing (housing for people that can't afford to buy/rent own home)
- Making best use of existing transport networks, reducing pollution and improving air quality
- Adapting to & mitigating impacts of climate change, meeting local/national net-zero targets
- Jobs and training opportunities
- Neighbours/community
- Less reliance on cars, more quality safe routes for walking, wheeling, cycling
- Sport and leisure facilities
- Cultural facilities (such as theatre, museum, places of worships) and opportunity to join in activities
- Shopping
- Community places/buildings and the opportunity to join in local activities
- Restaurants/cafes
- Parks, open spaces and places for nature
- Supporting and enhancing access to frequent and reliable public transport
- Late night entertainment (bars, pubs, clubs)
- Protecting our historic environment (including the World Heritage Site, our listed buildings and conversation areas)

In the midst of a housing crisis, it is not just affordable homes that are needed but also new open-market homes, for example for first time buyers, those looking to downsize, those looking for retirement housing etc. The new Plan should therefore focus on delivery housing to meet all the needs of Derby not just the need for affordable housing.

It is important that all the housing needs of the City are met not just those for affordable housing. Open market housing often facilitates the delivery of affordable housing and to suggest it is possible to deliver more affordable housing without any reference to the requirement for more market housing seems disingenuous. HBF request that the plan meets the housing needs of Derby in full.

HBF would also encourage the Council to consider the wider role that housebuilding plays in the local economy, both when the houses are under construction and when the houses are occupied as people's homes.

HBF notes there is a significant interaction between housing issues across the wider Derby housing market, which will need to be addressed. HBF would hope to see a clearly set out joint approach amongst Derby and its neighbouring authorities supported with agreed Statement of Common Ground.

In other areas, such as Leicestershire, joint working on the issue of housing needs has resulted in agreed approaches, Statements of Common Ground and Memorandums of Understanding around the challenges Leicester City faces in seeking to meet its own need within its tightly drawn boundary. There is an agreement amongst most Leicestershire authorities that they should play their part in meeting this need, and discussion have been ongoing as to the re-distribution of this unmet need between the partners.

Perhaps even more significantly emerging Local Plans in Leicestershire are including an element of unmet housing need from Leicester within their housing requirement. Such an approach is an essential part of the case Leicester City are trying to make to demonstrate their plan is deliverable. HBF would encourage the Council to adopt a similar approach for meeting Derby's needs.

It is important that the new Plan uses positive plan-making to meet housing needs. The failure to do address housing needs in full in the midst of a housing crisis is would social, economic and environmental consequences for the region.

Developing a strategy for how the City will grow.

The challenge for Derby is to accommodate and manage the growth we need in a sustainable and deliverable way. We can do this by setting out a clear vision of what development we want to take place and where. This will ensure we provide the right homes, facilities and workspaces sustainably, while still attracting investment which can benefit everyone.

Vision & Objectives

The local plan needs a vision for the type of place we want Derby to be and objectives for how we intend to make this happen. The current Local Plan vision and objectives were developed over eight years ago and we need to refresh them, making them shorter and more to the point.

Q3. Do you think the vision and objectives previously set are still relevant? (Please select one)

X Yes, in part

X No, in part

Don't know

HBF agree that a 22 paragraph Vision is too long and complicated and lacks clear focus. We agree that Vision need to be updated to something that is much more concise. The new vision should still include reference to the need to meet current and future housing needs of the whole community, including for market and affordable housing. HBF also agree that it is important for the Local Plan Objectives to recognise the connection between housing and the future aspirations for the local economy.

Similarly 16 spatial objectives seems far too many. The objectives need to be refined and streamlined. HBF supports the continued inclusion of a Strategic Objective on housing. It is important that the Plan continues to provide an appropriate mix of housing types, sizes

and tenures to meets housing the needs of all residents in the City. In the midst of a housing crisis the current Local Plan's objective to support the development of balanced communities by ensuring that new, well designed, sustainable residential development helps to meet the city's housing needs, providing homes with mix of types, sizes and tenures would seem to be more important than ever.

In relation to the housing numbers the current Local Plan commits to delivering 11,000 new homes within the objectives. It will be important that the new Plan continues to commit to the delivery of new housing, albeit HBF suggest the housing requirement itself should be higher.

Objective 6 in the current Local Plan includes reference to the delivery of affordable and social housing, high quality homes that respect local distinctiveness and help make Derby a more attractive place to live and invest in and homes to meet the needs of our diverse communities, including older people, and minority ethnic communities. These matters remain important and should be addressed as part of the Objective to meet housing needs in full.

Q4. If you have any suggestions for other issues that we should include in the vision or as objectives, please tell us in the box below. (Maximum 500 words)

HBF would request that the Council considers the standard method calculations as only the minimum starting point and fully considers all of the issues that may result in a need for a higher housing requirement. This includes the need to provide a range and choice of sites, the need for flexibility, viability considerations and whether higher levels of open-market housing are required in order to secure increased delivery of affordable housing. HBF considers that it is appropriate for the Council to identify housing, and the maintenance of the five-year supply as an objective for the Plan.

Strategy

The vision and objectives will help us come up with a clear strategy for how much new development should take place within the city and where. Many requirements for what goes into our local plan are set nationally and we need to address these whilst reflecting what makes Derby unique and meets the needs of our residents, communities, and organisations.

We also have to work with our neighbouring councils to address any needs that can't be accommodated within the city boundaries. The built-up nature of the city means that we have limited areas to build new developments. We want to know what your priorities are for where and what type of new development should take place.

In reality our strategy is likely to include elements of all of these options but it's important for us to know which approach you support.

Q5. How strongly do you agree/disagree with the following statements?

(Please select one option per row)

New development should be focussed on those areas that need regeneration, such as the City centre and other previously developed (brownfield) land

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

We should plan for higher densities in the City centre and other sustainable locations if this means greenfield land and the principle of the Green Belt and Green Wedges can be protected from development etc

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

We should release greenfield land, such as land in our Green Wedges to accommodate new homes

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

HBF expect the Plan set out a logical spatial strategy which meets all the housing needs and addresses all areas of the housing market, with a range of sites proposed for allocation. HBF does not comment on individual sites, other than to say the Plan should provide for a wide range of deliverable and developable sites across the area in order to provide competition and choice to ensure that housing needs are met in full. The soundness of strategic and non-strategic site allocations, whether brownfield or greenfield, will be tested in due course at the Local Plan Examination.

Q6. If you have any suggestions of other options we should consider, please let us know in the box below.

HBF considers that it is important that the spatial distribution of sites follows a logical hierarchy, provides an appropriate development pattern and supports sustainable development within all market areas. HBF requests that the Plan's approach to the distribution of housing should ensure the availability of a sufficient supply of deliverable and developable land to deliver the housing requirement.

HBF are of the view that in light of the housing crisis, and the scale of housing need for Derby that a variety of site allocation will be needed, and this is likely to include the need for greenfield also green belt releases.

Working with our neighbours

Changes in the way government calculate the amount of new housing needed have increased the number of homes we need to plan for in Derby. The new Local Plan will look to accommodate a significant amount of this need.

We won't be able to accommodate all the required amount within the city. We will work with neighbouring councils in the Derby Housing Market Area (HMA) to see how they can help us meet our needs outside the city. This has happened before. In the current Local Plan, our HMA partners, Amber Valley and South Derbyshire District Councils both agreed to meet a third of Derby's housing needs.

The below table sets out the number of homes we might need to plan for in the new Local Plan, and how many our evidence suggests we can accommodate. It also shows the scale of what we may need to ask our neighbouring council's to help with. We can't control what happens outside the city boundary but understanding what issues are important to people in planning for the city to grow, informs our discussions with our neighbours on how we address housing growth.

	<i>Housing requirement 2022-2039</i>	<i>Housing land capacity</i>	<i>Difference</i>
<i>Derby</i>	<i>21,522</i>	<i>12,500</i>	<i>-9,022</i>

Q7. As the city continues to grow, please let us know how important /unimportant the following issues are as we consider new housing development in and on the edge of the city. (Please select one option per row)

Having enough on-site/nearby facilities, such as shops, to meet day to day needs without having to travel by car

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Having enough on-site/nearby facilities, such as shops, to meet day to day needs without having to travel by car

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Having a choice of travel options so people can get around, including into the city, without the need to rely on a car

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

The impact of new development on traffic levels, congestion and access to public transport/active travel routes

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Providing reduced car parking spaces in areas of good transport accessibility

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Help meet the City's need for affordable and specialist housing, such as for older people

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Developments should reflect the principles that have shaped existing neighbourhoods, especially Green Wedges that help to define neighbourhoods and allow the countryside to penetrate the urban area

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Respect the character and context of the adjoining areas of the city

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Ensuring that all types of infrastructure is delivered to support new development

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Access to school places

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Access to health facilities including GP surgeries

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Ensure an integrated and sustainable cross boundary approach to water management, flood risk, biodiversity and green infrastructure

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Providing open spaces, landscaping and planting

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Providing high quality walking and cycling routes

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Providing private or communal gardens

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

Protecting our historic environment (including the World Heritage Site, our listed buildings and conversation areas)

Very important/ Important/ Neither important nor unimportant/ Unimportant/ Very unimportant

The deliverability of new residential development on brownfield sites, including City Centre ones, will be dependent upon the viability of brownfield sites and the demand for high density city centre living post Covid-19. It is important that delivery of the housing requirement in Derby does not rely on overly ambitious intensification of dwellings within the current built-up area and new greenfield, and green belt allocations will be needed.

As set out in the NPPF at least 10% of the housing requirement should be accommodated on sites no larger than one hectare or else demonstrate strong reasons for not achieving this target. The Council should ensure that the Local Plan is consistent with the NPPF. The Council should allocate small sites to help provide certainty for SMEs.

To provide for a range of housing types in light of the housing crisis, and the scale of housing need for Derby, HBF are of the view that a variety of site allocations will be needed within the Derby HMA, including within the City boundary, and outside it. This is likely to include the need for greenfield also green belt releases within the city and in neighbouring authorities. It will be important for the Councils to work together to ensure the Derby HMA housing needs are met in full.

The difference in viability between greenfield and brownfield sites need to be recognised. The ability of greenfield sites to deliver more affordable housing needs to be understood within the wider context of the Plan policies and strategy. It will be important for the affordable housing policies to be subject to robust testing through the whole plan viability appraisal.

Part two of survey

We have more detailed questions on some of the key challenges and aspirations for the Local Plan. This is your opportunity to tell us what you think about them. The following sections of the questionnaire are optional, so answer as many or as few of them as you like. If you do not want to answer the following questions, please skip to the next page.

City Centre

In 2022, the Council started work on a Vision for the transformation and regeneration of Derby City Centre. We reviewed best practice and worked with stakeholders to prepare the first stage - 'Towards a New Vision for Derby City Centre - Ambition'. We consulted on the Ambition document in summer 2022. The feedback showed people want to see properly managed transformational change in the city. This included delivering a wider range of attractions in the city centre and more opportunities for living and working.

Other key messages from the consultation feedback included the need to:

- Transform public realm as part of improvements to the wider city centre experience*
- Provide more green space and embrace the natural environment*
- Be ambitious in our approach to tackling climate change*
- Place culture at the front and centre of efforts to transform the city centre*
- Provide a step change in the design quality of developments*
- Protect our heritage but also acknowledge its importance as a catalyst to regeneration*
- Make the city centre feel safer*
- Break the 'concrete collar' created by the Inner Ring Road to facilitate more active travel and create a more pleasant environment*
- Strike a balance with future parking provision, so that businesses (particularly in the Cathedral Quarter) are able to thrive, but recognising the benefits of removing traffic from more central streets*

Q8. In thinking about the city centre, are there any other key messages that the Local Plan should seek to address? (Please select one)

X Yes

No (Please go to question 10)

The Plan will need to consider what role, if any, new housing development plays for the city centre. City centre locations can be particularly suitable for Build to Rent, student housing, and apartment living.

Q9. If you told us that there were other key messages that the Local Plan should address in the city centre, please tell us what these are in the box below. (Maximum 500 words)

The Council should undertake an assessment of the Residential Capacity of the City Centre area. It will also need to undertake robust viability testing, including of City Centre brownfield sites. It will be important that the delivery of the housing requirement in Derby does not rely overly ambitious intensification of dwellings within the City Centre.

The council will need to robustly demonstrate that it has explored all options for housing delivery within its boundary before it can ask its neighbouring authorities to take some of its unmet need. It will be important for the level of unmet need to be fully quantified and evidenced, including the type of unmet need. For example, if the unmet need is for family housing, then neighbouring authorities allocating additional brownfield sites for apartments would not address the unmet need.

It will be important for the Plan to allocate a mix and range of housing sites in order to ensure the provision of a mix and range of housing types. This will need to include the allocated of a range of sites included greenfield sites which may be better suited to the delivery of family housing, when compared against brownfield and/or town centre sites which may be better suited to a certain of housing type, often apartments which appeal to a particular kind of buyer. Any policy on housing mix must include flexibility to allow for site-specific circumstances to be taken into account. It will also be important that the housing evidence base is kept up to date to reflect the latest evidence and information on housing mix.

Although housing can play a role in city centre redevelopment and elsewhere within the City, the delivery of the housing requirement in Derby must not overly rely on brownfield developments. Some greenfield housing will also be needed.

Design

Good design is as a key part of sustainable development. There are examples of high-quality new buildings in Derby that we can be proud of, but there are others that do not live up to this standard. We need to raise the bar, not just in the city centre but across the city. We can only achieve this change by being clear about design expectations and how we will test them.

We have commissioned consultants to develop design guidance for the city centre. This builds on the objectives set out in the Council's City Centre Ambition document. Key principles from this work will be embedded in the new Local Plan. The government are putting more focus on design guidance and coding in the planning process. We believe this approach should cover areas beyond the city centre. This will help shape developments and raise overall design quality.

Q10. Do you think that design guidance should be developed for areas outside of the city centre? (Please select one)

Yes

No (Please go to question 12)

HBF believe any design advice should be proportionate.

Q11. Which areas of the city (outside of the city centre) would benefit from design guidance? (Please tell us in the box below)

HBF believe any design advice should be proportionate and be prepared in partnership with the development industry and the community where it will add value. Flexibility may be needed in implementation to ensure development remain viable and deliverable.

Q12. Do you think any of the following specific types of development would benefit from design guidance? (Please select one option per row)

Re-use of listed buildings and other heritage assets- Yes/ No/Don't know

Development within Conservation Areas- Yes/ No/Don't know

New build residential- Yes/ No/Don't know

Residential extensions -Yes/ No/Don't know

Shop fronts - Yes/ No/Don't know

Advertisements - Yes/ No/Don't know

Commercial- Yes/ No/Don't know

Renewable energy installations- Yes/ No/Don't know

Sustainable design and construction -Yes/ No/Don't know

HBF believe any design advise should be proportionate and only prepared where it will add value.

Green Belt

*The **Nottingham - Derby Green Belt** (opens in new window) is a long established and successful planning tool which has kept Nottingham, Derby and other, closer, communities from merging. Through the new Local Plan the Council can review the boundaries of the Green Belt in the City if exceptional circumstances can be demonstrated. Exceptional circumstances could include meeting our housing needs, but we do not have to review our Green Belt boundaries to meet these.*

Q13. Do you support a review of our Green Belt boundaries to meet our housing needs? (Please select one)

Yes

No

Don't know

HBF believe that in light of the housing crisis and the scale of the housing requirements for Derby it will be necessary to review the Green Belt boundaries.

Green Wedges

There are 13 Green Wedges across the city and these help to define and separate neighbourhoods and allow the countryside to penetrate into the city. They provide parks, nature reserves and sporting facilities, such as Markeaton Park and The Racecourse. Many of Derby's secondary schools are also in Green Wedges.

These areas are important for reducing our climate impact. The open land and woodland act as carbon sinks, removing CO2 from the atmosphere reducing the urban heat island effect. They also provide areas of natural drainage.

Green Wedges do not have the same permanence as Green Belt and we review their boundaries when we prepare the Local Plan. We are now beginning the process of updating our Green Wedge Review. To inform this, please let us know whether you support the role of Green Wedges.

Q14. Do you support the role of Green Wedges to define and separate neighbourhoods and to allow the countryside to penetrate into the city? (Please select one)

Yes

No

Don't know

The delivery of the housing requirement for Derby will require some greenfield housing allocations. This means a review of both Green Wedges and the Green Belt will be needed. This is particularly important if the Council is to show it cannot accommodate all of its housing requirement and as such has an unmet housing need that will need to be addressed by neighbouring authorities.

Q15. Thinking about you and your family, what do you tend to use or value the city's Green Wedges for? (Please select all that apply)

- Accessing parks and open space
- Informal exercise (e.g. dog walking, jogging)
- Formal sports e.g. matches at official clubs or on formal pitches
- Growing your own e.g. allotments
- Being out in nature
- As part of the active travel network for non-car trips e.g. walking or cycling to work or school
- Quiet contemplation improving health and mental wellbeing
- Access to countryside

HBF suggest that the Council should consider how policies on green spaces and green and blue infrastructure relate to policies on BNG, especially in relation to stacking.

Q16. Do you think we should review our Green Wedges to accommodate our 'New' housing needs? (Please select one)

X Yes

- No
- Only if a meaningful Green Wedge is retained

The delivery of the housing requirement in Derby cannot overly rely on brownfield developments. Some greenfield housing will also be needed. This means a review of both Green Wedges and the Green Belt will be needed, especially because the Council will need to demonstrate it has done all it can to meet its own need before asking neighbouring authorities to take some of its unmet needs.

Environment & Climate Change

Some of the biggest challenges the new Local Plan needs to address are the impacts of climate change and the loss of natural habitats.

In September 2023, the Government confirmed the target for the country to be net zero by 2050. In 2019 Derby City Council declared a climate emergency. A year later the Council set its target of becoming net zero by 2035. The Government's national planning policies recognise the role that planning can play in meeting these targets, and that plans should take a proactive approach to mitigating and adapting to climate change. We also have to address the loss of natural habitats. Our green infrastructure provides a number of benefits for our communities including:

- *enhanced wellbeing*

- outdoor recreation opportunities
- enhanced biodiversity and landscapes,
- managed flood risk.

Q17. How strongly do you agree/disagree with the following statements about the natural environment? (Please select one option per row)

Open space is important to me and should be protected

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

All open space should have areas set aside to promote nature conservation and biodiversity

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

All new buildings should have nesting boxes built into the fabric of the building

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

Consideration should be given to going beyond the national statutory requirement of 10% Biodiversity Net Gain

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

The City's Green Wedges are important and should be protected from inappropriate development

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

The use of green roofs and green walls should be encouraged in all new development

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

HBF would caution against policies that seek to go further and faster than national legislation and policy changes, which would lead to the creation of a patchwork of differing local policies which could inadvertently undermine the delivery of the wider environmental objectives the Council is seeking and create unnecessary delays to much needed new housing.

HBF would highlight the latest publication 'Future Homes, One Plan Building a generation of high quality, affordable and sustainable homes and communities, together'

<https://irp.cdn->

[website.com/bdbb2d99/files/uploaded/Future%20Homes%20One%20Plan_Future%20Homes%20Hub%20Prospectus-%20FINAL%20WEB.pdf](https://irp.cdn-website.com/bdbb2d99/files/uploaded/Future%20Homes%20One%20Plan_Future%20Homes%20Hub%20Prospectus-%20FINAL%20WEB.pdf) This was published in Nov 2023 and highlights what actions are needed to support the delivery of sustainable homes.

In particular HBF, would highlight 'Issue 9. The Partnership Imperative' on page 15 which states in the Local Government section that "Local planning requirements must align with the overall plan for improving performance standards at national level. For example, avoiding divergence of local energy standards that make it harder to accelerate improvement in standards at national level, and avoiding conflict between local planning conditions and new requirements of building regulations."

The government has also recently provided further advice for local authorities through the Written Ministerial Statement which says “the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations. The proliferation of multiple, local standards by local authority area can add further costs to building new homes by adding complexity and undermining economies of scale.” See <https://questions-statements.parliament.uk/written-statements/detail/2023-12-13/HCWS123>

The Council should also be mindful of the potential tensions between policies which seek to increase density and wider national and local policies on beauty and design, aspirations for locally accessible open space and requirements to create space for nature through BNG and other environmental policies. Such factors require land to deliver them as such will have an impact on achievable densities.

Biodiversity Net Gain

It is HBF’s opinion that the Council should not deviate from the Government’s requirement for 10% biodiversity net gain as set out in the Environment Act. There are significant additional costs associated with biodiversity gain, which should be fully accounted for in the Council’s viability assessment. It is important that BNG does not prevent, delay or reduce housing delivery. Although the national policies requiring 10% BNG cannot be subject to site specific viability discussion, any policy requirements over 10% can be. Any policy seeking more than 10% BNG needs to reflect this position.

Para 6 of the new BNG PPG clearly states:

Plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain, either on an area-wide basis or for specific allocations for development unless justified. To justify such policies they will need to be evidenced including as to local need for a higher percentage, local opportunities for a higher percentage and any impacts on viability for development. Consideration will also need to be given to how the policy will be implemented.

It is also important to note that large and complex sites where the development is phased, the guidance is clear that the 10% must be delivered at the end of the development, and this may not result in 10% BNG on each phase. Additional advice on phased development was included in the revised PPG.

In light of all the new guidance on BNG that has recently been published, the Council will need to ensure its approach to BNG to ensure it fully reflects all the new legislation, national policy and guidance.

HBF has been involved in a significant amount of work, being led by the Future Homes Hub, on BNG preparedness for some time and note the final version of DEFRA BNG Guidance was published on 12th Feb 2024 and the final version of the PPG published on Feb 14th 2024. HBF understand that both may be further refined once mandatory BNG is working in practice, to reflect any early lessons learnt.

HBF note that there is a lot of new information for the Council to work through and consider the implications of, in order to ensure that any policy on Biodiversity Net Gain policy so that it complies with the latest policy and guidance now this has been finalised. It should

also be noted that the PPG is clear that there is no need for individual Local Plans to repeat national BNG guidance.

Q18. How strongly do you agree/disagree with the following statements about addressing the impact of climate change? (Please select one option per row)

New homes should have sufficient electric car charging point to meet future demand

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

All new buildings should have solar panels

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

Sustainable transport should be available to everyone in the city

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

New buildings should be built to a higher energy efficiency standards

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

Consideration should be given to re-using buildings and recycling building materials

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

The City's Green Wedges should be used as locations for renewable energy

infrastructure (turbines, solar and battery storage)

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

HBF supports the Government's intention to set standards for energy efficiency through the Building Regulations. The key to success is standardisation and avoidance of individual Council's specifying their own policy approach to energy efficiency, which undermines economies of scale for product manufacturers, suppliers and developers. The Council does not need to set local energy efficiency standards in a Local Plan policy because of the higher levels of energy efficiency standards for new homes set out in the 2021 Part L Interim Uplift and proposals for the 2025 Future Homes Standard.

Homes for a growing and ageing population

National planning policy requires that we plan to deliver the types of housing that people need, as well as the number of new homes required.

We have increasing needs for particular groups of the community, such as those who cannot afford to buy or rent their own home at open market prices. We need to establish policies that ensure we provide the right types of housing to meet these needs.

We also have to identify new permanent traveller pitches in the city through the Local Plan. This was set out in the recently updated Gypsy and Traveller Accommodation Assessment (GTAA).

Q19. How strongly do you agree/disagree that the Council should support the following types of housing? (Please select one option per row)

Affordable Housing

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

Student Housing

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

Housing in Multiple Occupation (HMOs)

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

Care Homes and Extra Care Living for older people

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

Family Homes

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

Self-Build Housing

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

Apartments to rent or buy

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

Sites for Gypsy and Travellers

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

HBF request that the Council....

Q20. How strongly do you agree/disagree with the following statements about new housing? (Please select one option per row)

New homes should be accessible to people with mobility impairments and those who use wheelchairs

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

All new homes should be built to have minimum room sizes and floorspace to ensure good quality living environments

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

The Council should support changes of use of buildings into new homes, and especially upper floors in the city centre

Strongly Agree/ Agree/ Neither agree nor disagree/ Disagree/ Strongly disagree

HBF agree that it is important for the housing needs of Derby to be met in full, including affordable housing. HBF note that the requirements to meet Building Regulations Part M4(2) (accessible and adaptable dwellings) will be superseded by changes to residential Building Regulations. The Government response to 'Raising accessibility standards for new homes' states that the Government proposes to mandate the current M4(2) requirement in Building Regulations as a minimum for all new homes, with M4(1) applying in exceptional circumstances. This will be subject to a further consultation on the technical details and will be implemented in due course through the Building Regulations.

A distinction also needs to be made between M4(3)a wheelchair adaptable housing and M4(3)b wheelchair accessible housing. The whole plan viability assessment should be explicit in whether it was applying M4(3)a or M4(3)b but as the latter can only be sought on affordable housing where the Council has nominations and is considerably more expensive than the former.

HBF does not support the introduction of the optional Nationally Described Space Standard through policies in individual Local Plans. If the Councils wish to apply the optional NDSS to all dwellings, then this should only be done in accordance with the NPPF (paragraph 130f & Footnote 49) which states that “policies may also make use of the NDSS where the need for an internal space standard can be justified”. As set out in the NPPF, all policies should be underpinned by relevant and up to date evidence, which should be adequate, proportionate and focussed tightly on supporting and justifying the policies concerned.

PPG (Ref ID: 56-020-20150327) identifies the type of evidence required to introduce a policy on NDSS. It states that ‘where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. Local planning authorities should take account of the following areas:

- **Need** – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes.
- **Viability** – the impact of adopting the space standard should be considered as part of a plan’s viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.
- **Timing** – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions.

The Council will need robust justifiable evidence to introduce the NDSS, based on the criteria set out above. The HBF considers that if the Government had expected all properties to be built to NDSS that they would have made these standards mandatory not optional.

HBF would also remind the Council that there is a direct relationship between unit size, cost per square metre (sqm), selling price per sqm and affordability. The policy approach should recognise that customers have different budgets and aspirations. An inflexible policy approach to NDSS for all new dwellings will impact on affordability and effect customer choice. Well-designed dwellings below NDSS can provide a good, functional home. Smaller dwellings play a valuable role in meeting specific needs for both open market and affordable home ownership housing.

An inflexible policy approach imposing NDSS on all housing removes the most affordable homes and denies lower income households from being able to afford homeownership. The introduction of the NDSS for all dwellings may mean customers purchasing larger homes in floorspace but with bedrooms less suited to their housing needs with the

unintended consequences of potentially increasing overcrowding and reducing the quality of their living environment. HBF suggest that Harborough Council should focus on good design and usable space to ensure that dwellings are fit for purpose rather than focusing on NDSS.

Supporting a Sustainable Economy

It is crucial for Derby's economy to remain strong, particularly in light of uncertain economic circumstances. The Council remains committed to doing everything within its power to secure sustainable economic growth during the next Plan period. One of the key areas where the Council can directly influence economic growth is through ensuring that there is sufficient land to accommodate new job creating uses such as offices, factories and warehousing.

Our recent Employment Land Review, undertaken jointly with South Derbyshire District Council, recommends that by carrying forward existing employment allocations and protecting the majority of our existing employment land supply we will have more than sufficient land to meet future needs.

This means continuing to allocate and support the development of sites such as Derby Triangle (St Modwen Park), Smart Parc (former Celanese) and Infinity Park (Sinfin). It also means protecting our existing employment sites to enable existing businesses to grow and to encourage the recycling and intensification of land already or previously used for employment purposes. In this scenario, no additional employment land would need to be identified in the new Local Plan.

There is expected to be growth in office-based industries in Derby in the future. We think that where possible, new office floorspace should be directed to the city centre. This will support city centre vibrancy and help to concentrate development in accessible locations. The Local Plan provides an opportunity for us to identify specific areas where office development could be focused to create a critical mass of office occupiers and boost vibrancy.

Q20. Do you think continuing with the existing strategy, including carrying forward proposed employment allocations such as Infinity Park and protecting areas of existing employment land is the right approach? (Please select one)

Yes (please go to question 22)

X No

Although HBF accept that it could be anticipated that current and future employment sites remain suitable for employment uses, in light of the need for the Council to show it has considered all options to meet its own housing needs before asking neighbouring authorities to help the Plan will need to include a review that shows all possible sources of housing have been considered. This will need to include explicit consideration of all current employment sites and any employment allocations and should include a review of the safeguarding policies for employment land. As such, although HBF agree the providing land for employment is an important part of the plan-making process, the employment policies should not simply be rolled forward, but actively reassessed to consider if there are any that may be more suitable for housing and/or mixed-use development.

Q21. If you told us that continuing with the existing strategy was not the right approach, please tell us why. (Maximum 500 words)

See above

Q22. Is directing new office development into the city centre wherever possible the right approach? (Please select one)

Yes (please go to question 24)

No

HBF reiterates that there is a need for the new Plan to be supported by a City Centre capacity study which would include consideration of the most appropriate uses that could be provided within the City Centre. This should include explicit consideration of whether sites could accommodate housing and/or mixed use, even if it is ultimately decided some sites are better suited to office development. As mentioned previously it will be essential for the council to show it has considered all possible sites for housing, even if they have then ruled them out for various reasons. Any such reasoning will need to be explained and evidenced.

Q23. If you answered 'No', where else should new office development be directed? (Please tell us in the box below - Maximum 500 words)

See above

Priorities

This survey has asked your views on many different issues that could be included in the Local Plan, and how important they are to you. However, the Local Plan is not a wish list. Including requirements on all the issues covered could mean that some of the development we need is too costly to deliver. We must be able to show that our Local Plan is realistic, and we can deliver the developments identified.

Q24. What are your three key priorities for what the Local Plan should require from new development? (Please choose three options from the list below)

- *Affordable Housing*
- *Housing that is accessible and adaptable housing to meet the needs of older and less mobile people*
- *Tackling climate change and requiring net-zero ready development*
- *Making sure we work with developers and infrastructure providers to ensure new development is supported by the right infrastructure (school and GP places, public transport etc)*
- *Supporting and enhancing public transport provision*
- *Creating high quality active walking, wheeling and cycle routes to support active travel*
- *Sustainable drainage and reducing flood risk*
- *Better designed developments that make areas attractive safe and well connected*
- *High quality open space and sporting provision*
- *Higher levels of biodiversity net gain*
- *Protecting our historic environment (including the World Heritage Site, our listed buildings and conversation areas)*
- *Other (please specify in box below)*

Development can only be required to mitigate its own impacts and cannot be required to address existing issues and shortfalls in provision. It would be unreasonable and fail the CIL tests for developers to be expected to pay to address existing deficiencies. It is not appropriate for the methodology of site selection to increase the likelihood of a site being allocated on the basis of how much it could contribute to transport or any other kind of project.

Q25. If you have any other comments regarding anything you have read in this consultation or any alternative suggestions or priorities you feel we should consider, please tell us in the box below. (Maximum 500 words)

HBF reiterate that it is important for the Plan to provide for higher housing numbers for a variety of reasons including addressing the current housing crisis, meeting housing need, providing affordable housing and supporting employment growth. HBF suggest that each of these reasons on its own could justify an increase in the housing requirement for Derby, and the Council should consider planning for an additional amount of housing to address each reason in turn.

HBF request the Council establishes the housing requirement for Derby starting with the standard method calculation including the urban uplift element which is an integral part of the standard method. The Council should then give full consideration to the need to increase the housing requirement is needed to support economic growth of the City Region, or for the reasons listed above. The Plan should then provide for a range of allocated sites, included small sites and have policies that support additional housing in response to regeneration and other opportunities. Only then should it consider how much unmet need may need to be shared with neighbouring authorities. The constrained nature of the supply of sites in Derby is a separate matter from the calculation of the housing requirements. It is therefore important that Derby establishes its housing requirement first, before considering if and how it could meet this need.

The Need for a Monitoring Framework

The Plan should include a Monitoring Framework which sets out the targets for housing (and other matters) that will be monitored and the triggers for action being taken, and what that action will be. Monitoring is essential to see if the Plan is delivery housing as expected. The monitoring framework is part of the way that the Council ensure housing is being delivered and enable to Council to take action to address any under-delivery.

HBF do not support the inclusion of policies within a Local Plan that merely triggers a review of the Local Plan if monitoring shows housing delivery is not occurring as expected. Such a policy does nothing to address the housing crisis or undersupply of homes. There are other more effective and immediate measures that could be introduced into policy that would enable the Council to address housing under deliver, much more quickly than would be possible through the production of another plan, or plan review.

It is important that houses are brought forward, and the matter addressed as soon as possible, if under delivery is observed. HBF would suggest, as a minimum, explicit reference should be made within the Plan's policy and monitoring framework to the potential to bring forward additional housing supply earlier.

As the housing need and requirement figures for the Plan are minimum (not maximum) figures the Plan should include policies that would allow for additional housing sites to be brought forward to address any under delivery whatever the reason for that under performance. This could be a shortfall in market housing permissions granted and/or completions, affordable housing permissions granted and/or completions and any failure against the Housing Delivery Test or local plan monitoring.

Derby must also monitor the delivery of any unmet need by neighbouring authorities and actively participate in local plan consultation and examination to ensure the need for other authorities to meet their need is robustly supported in neighbouring Local Plans.

The new Plan needs to set out how and when monitoring will be undertaken, and more information is needed on what action(s) will be taken when if monitoring shows under delivery of housing.

Thank you for taking the time to complete this questionnaire. Please send us your completed surveys in the pre-paid envelope provided by Monday 25 March 2024.

Or, return to the FREEPOST address below. You do not need to use a stamp.

Local Plan survey

Derby City Council

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Derby

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Alternatively you can request a hard copy from - The Consultation Team, The Council House, Corporation Street, Derby, DE1 2FS. Telephone: 01332 640745,

email: yourcityyoursay@derby.gov.uk