

# E.V.A.D.E.

Ecclesbourne Valley Against Development Excesses

*NEWS LETTER NO. 6*

27<sup>th</sup> July 2021

## ***ACTION REQUIRED!!!***

Amber Valley Borough Council (AVBC) have published a short document titled “**Alternative spatial strategy options for housing and economic growth**”. The link to get the document is:

<https://storymaps.arcgis.com/stories/c4d6ff58e5dc40b69d6a0f241bc9c014>

AVBC are proposing various options for the amount of housing and economic development that they should plan for in the new Local Plan, and also options for where that development should be.

Members of the public have the opportunity to express their opinions about which of the options is the most appropriate.

**We encourage individuals to respond as this is your opportunity to influence the content of the new Local Plan.** You can do this by either using the response form on link:

<https://www.ambervalley.gov.uk/planning/planning-policy/local-plan/alternative-spatial-strategy-options-for-housing-and-economic-growth/consultation-response-form/>

or by writing to the council at:

*Planning Department, Amber Valley Borough Council, Town Hall, Market Place, Ripley, DE5 3BT*

The E.V.A.D.E. Committee have met to discuss this document. We will also be submitting a full, argued response before the end of September deadline.

The Committee does not wish to influence which options you might select. It is our considered opinion, however, that in order to avoid excessive development in the Ecclesbourne Valley we would suggest that Option A for Housing and Economic growth (i.e. meeting, but neither exceeding nor falling short of, national guidelines) would be the most appropriate, and that Option 4 for the Distribution of Housing and Economic Growth (concentrating development around existing urban areas) would be preferable to the other options.

In brief our reasoning is that there is no evidence for a requirement in excess of the development called for on a national basis, and locating the developments close to existing urban areas with their existing infrastructure and facilities would maximise the availability of those facilities and minimise the need for increased travel and commuting.

**Please look at these documents, make up your own minds and then respond accordingly.** In addition, any comments that you think may help the Committee in the formulation of their response would be welcome at: [2020evade@gmail.com](mailto:2020evade@gmail.com)

**Your Opinion Counts**

## Revised Programme for the AVBC Local Plan.

AVBC have published a new programme for the development of the new Local Plan as follows:

- Approval of alternative spatial strategy options  
June 2021
- Consultation & engagement on alternative spatial strategy options  
July-September 2021
- Approval of a Pre-Submission Local Plan  
June 2022
- Publication of the Pre-Submission Local Plan  
June-July 2022
- Submission of the Local Plan to Secretary of State  
September 2022
- Examination of the submitted Local Plan  
December 2022
- Inspector's Report  
March 2023
- Main Modifications  
June 2023
- Adoption  
September 2023

We note that the revised programme no longer includes the preparation of a draft Local Plan. It seems AVBC have chosen not to produce a Draft Local Plan for public consultation before submission to the Secretary of State. They have replaced that stage with consultation on the higher-level options detailed in the previous section, so the Pre-Submission Local Plan would be submitted to the Secretary of State without public scrutiny or comment. Is this right?

## Yet Another Link!

<https://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=b9fb772bd92841f99941a2f286adae7b>

This link will take you to a document entitled *Amber Valley Borough Local Plan 2016 Establishing A Settlement Hierarchy* which is interesting in that according to the table at the end, Turnditch has an hourly bus service, Cowers Lane and Idridgehay have a Railway Service and Cowers Lane has a Community Hall! Perhaps that was so once but I don't see many commuters queuing for the 07.30 train from Cowers Lane to Derby. Hopefully AVBC will be using more reliable information for their planning process.

## Some (provisionally) Good News – and another link to follow.

If you follow this link:

<https://www.ambervalley.gov.uk/planning/planning-policy/shelaa/> you should reach the recently up-dated "Strategic Housing and Economic Land Availability Assessment" or SHELAA. From there you can access an interactive map showing the sites in the Ecclesbourne Valley which were proposed for possible development. The map shows a number of sites in Turnditch, Cowers Lane, Hazelwood and Duffield all of which are designated as being "unsuitable" for development. However, the website states that this assessment does "*not mean that any decisions have been taken as to which sites will be identified for housing or economic growth in the new Local Plan. The borough council will only make these decisions once it has considered any representations in response to the consultation and engagement on alternative spatial strategy options and has agreed a preferred option.*" Also, the SHELAA assessments are not binding on the planning department. In their words "*they provide a starting point to inform future decisions in relation to plan-making and the determination of planning applications.*" **So we must all remain vigilant and ready to make our thoughts known should there be any plans to develop any of these sites in an inappropriate way.** At least we would have the SHELAA document to refer back to.

It is interesting to note that reference is made in the assessment that the "Borough Council has received local information on historical flooding on two sites, which indicates that a greater area of each site may be at risk from flooding than suggested by the modelling in the SFRA" (Strategic Flood Risk Assessment)." Perhaps the photographs we sent them have been noted! Thank you to everyone submitting such evidence to us.



**Let's keep it looking like this!**

Contact E.V.A.D.E. via [2020evade@gmail.com](mailto:2020evade@gmail.com)  
Check Our Website [www.ecclesbournevalley.co.uk](http://www.ecclesbournevalley.co.uk)  
Tell your friends.