

Save Duffield Green Belt

Newsletter 17 (July 2021)

Dear Supporter

Act Now to Protect our Green Belt!

Amber Valley Borough Council have launched a public consultation on the Spatial Strategy for the new Local Plan. If you want to protect our green belt it is very important that you respond to this consultation (see links below).

Despite all three political parties stating that they have no intention of building on green belt land, Option 4 of the Spatial Strategy ‘*would be likely to ... delete land from the green belt and to identify such land for housing and economic growth*’. The reason given by the Council for this option is that “*the Borough Council cannot discount sites within the green belt without due consultation and consideration*”.

It is a very simple consultation response document where you indicate which Spatial Strategy options should be progressed; you may also add supporting text. Choosing any or all of Options 1 to 3 will best protect our green belt. Please note that at this stage, the council is intentionally not consulting on any of the individual sites or parcels of land which they have assessed.

We believe that there is enough non-green belt land in Amber Valley to meet the required level of housing over the local plan period. Indeed, Amber Valley already has 7.3 years of housing supply already in the pipeline based on their own analysis of sites with planning permission already granted.

As you will appreciate, green belt land is incredibly attractive for developers and land promoters as they make a significantly higher profit margin on this type of land compared to non-green belt land.

Help us to send a clear message to the Council that Duffield residents do not want developers building on green belt land whilst alternative options are available. Please encourage as many people as possible to take part in this consultation process.

Go to:

[Consultation information document](#)
[Response form](#)

The consultation on the Spatial Strategy options closes on the **30th September 2021**.

Level of housing need

In addition to consulting on the Spatial Strategy, the Council are also consulting on three options regarding the estimated level (or scale) of housing need. The Local Plan is designed to meet the predicted housing need in Amber Valley over the plan period (2021-2038). This equates to a housing need of 376 dwellings per annum and a total figure for the plan period of 6,395. This is calculated based on a standard methodology set by central government.

Please note that Option A uses the standard central Government method whereas the other 2 options consider the need for 25% more and 25% less than this figure.

Option B (25% more) would cover a scenario where Amber Valley Borough Council agrees to meet some of Derby City's unmet housing need. Option C (25% less) considers a scenario where Amber Valley asks other neighbouring authorities to pick up some of their housing need. There is no requirement for any Council to agree to adopt any of their neighbouring Council's housing requirement although the decision needs to be given due consideration.

If you have any questions, please feel free to contact us via our [website](#) or at saveduffieldgreenbelt@gmail.com

Kind regards,

Chris Wilkinson
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