

Duffield Residents Reaffirm their Support for the Green Belt but Developers Keep up the Pressure on AVBC

Over 200 people joined the Save Duffield Green Belt (SDGB) team outside the Coop on Saturday 27th of August and signed an Amber Valley consultation form in support of the new local plan proposals. SDGB was keen to ensure that this new version of the local plan received the support of local people as it does not earmark any green belt sites for housing development. The forms were delivered, in person, to the Assistant Director for Planning.

A very big 'thank you' to everyone who responded to this consultation, whether in writing or online.

Is the green belt now safe?

While, the Council's own analysis now shows that there is **more than enough** non-green belt land in Amber Valley to build the amount of housing needed over the local plan period to 2039, unfortunately, we cannot yet be sure that the green belt is safe. There are still a number of stages in the process before the local plan is finally approved. Any of these stages could see changes which would allow green belt land to be developed.

SDGB has learnt from its own research and from freedom of information (FOI) requests that **land promoters and developers are not happy with the Council's plan in its current form**. They maintain that building on the green belt is the only way that the Council can meet its housing target. Furthermore, there are strong indications that central government is intending to loosen green belt and environmental protections.

We fully expect the well-funded, influential promoters and developers to put their case forward vigorously when the local plan is examined by the central government Planning Inspector. There have been cases across the country where the Secretary of State has ruled against the local authority plan, even though it has the support of the local population and political parties. It is therefore absolutely critical that the Council can demonstrate that **enough non-green belt land has been identified and made available** for housing and economic growth over the local plan period. Consequently, whilst the draft proposals as they stand are encouraging and offer a degree of comfort, **the green belt remains under threat**.

What happens next?

1. November 2022. The Council publishes a 'pre-submission local plan' i.e., the first draft of the full local plan. Interested parties and the public may submit comments or make representations to the Council at this stage.
2. February 2023. The pre-submission local plan along with any comments/representations will be submitted to the Planning Inspectorate for review and examination.
3. May 2023. The Planning Inspector is expected to start to examine the local plan.

SDGB has been really encouraged by the level of support given by the people of Duffield as it continues to campaign to protect the green belt from unnecessary development. Villagers should rest assured that SDGB will continue to engage with the Council and will keep people informed about each stage of the process. If you would like to receive our newsletter please contact us at: saveduffieldgreenbelt@gmail.com or go to our website at www.saveduffieldgreenbelt.com.

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