



DERBY CITY COUNCIL

## PLANNING AND TRANSPORTATION COMMISSION 5 November 2007

Report of the Corporate Director of Corporate and Adult  
Services

### Topic Review: Backland Development

#### RECOMMENDATIONS

1. That the Commission consider the revised scoping report attached in Appendix 2.

#### SUPPORTING INFORMATION

##### Context

- 2.1 At the Commission's meeting on 24 September it was acknowledged that the original timetable which had been outlined in the scoping report for the review on backland development might have to be extended to enable more evidence to be considered.
- 2.2 At the evidence gathering meeting on 25 September 2007 Commission Members heard evidence from the Head of Development Control and Land searches outlining the planning legislation and Council Policies which covered backland development.
- 2.3 The Commission also heard detailed evidence from members of the public about the negative effects of backland development.
- 2.4 The evidence gathering meeting successfully established the reasons for objections to backland development but did not give Members a clear picture of the overall situation. Although the evidence provided by the officer was factual, the views presented by the public were quite naturally biased against backland developments.

- 2.5 It is therefore suggested that the Commission extend the scope of the review so that they can hear evidence on:
- The national situation regarding development of gardens
  - The reasons why developers choose to develop backland sites
  - The demand for backland developments in Derby
  - The need for new housing developments in Derby and the availability of land for development
  - The costs of development of a garden site compared with other brownfield sites
  - The pressures on the Planning Department to deal with planning applications within timescales set by the Government.
  - The grounds developers can use to appeal against the refusal of a backland development site.
- 2.6 When this evidence has been considered the Commission be in a better position to identify recommendations about the best way to mitigate the impact of a backland development on the surrounding area.
- 2.7 It is proposed in the revised scoping report (attached in Appendix 2) to hold two further evidence gathering sessions on 28 and 29 November 2007.

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<b>Background papers:</b>	Planning and Transportation Commission 24/09/07 Item 11b Draft Scoping Report on Proposed Review of Development on Former Domestic Gardens Minutes of Planning and Transportation Commission 24/09/07
<b>List of appendices:</b>	Appendix 1 – Implications Appendix 2 – Revised Scoping Report

<b>IMPLICATIONS</b>
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**Financial**

1. None arising from this report. The costs of conducting this review will need to be contained within the Commission's research budget.

**Legal**

2. None arising from this report.

**Personnel**

3. None arising from this report.

**Equalities impact**

4. Development of former domestic gardens is a matter of interest to many Derby residents.

**Corporate Priorities**

5. This report is linked with the following corporate objectives
  - Making us proud of our neighbourhoods
  - Leading Derby towards a better environment
  - Giving you excellent services and value for money