



**South
Derbyshire**
District Council
Community and
Planning Services

Additional Modifications to South Derbyshire Submission Local Plan Part 1



January 2016

South Derbyshire Changing for the better

This document details the Council's additional modifications to South Derbyshire's Submission Local Plan. The additional modifications are listed in the order they appear in the Pre-Submission version of the Plan, with the exception of the policy maps which are grouped towards the end of the table. For each amendment, information on the proposed change and the reason for the change is given.

Modifications proposed are shown in bold and underlined, where text is proposed for removal it has been struck through, and any comments are in italics.

- **Insertion of text**
- ~~Removal of text~~
- *For information*

Additional Modifications

Updates to paragraph numbers are not included within the modifications table, however will be made to reflect the proposed changes within this modifications document and will run in chronological order.

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and <u>underlined</u> , SDDC comments shown in <i>italics</i>).	Reasons for modification	Source of modification (including representation no. if applicable)
Front Cover					
M1	N/A	N/A	South Derbyshire Pre-Submission Local Plan Part 1	To update the Plan	SDDC
Contents					
M2	N/A	N/A	Policy S1: Strategic Sustainable Growth Strategy	Typo	SDDC
M3	N/A	N/A	5 Housing Policy	Typo and minor change for consistency	SDDC
M4	N/A	N/A	8 Built and Natural Landscape Environment	Typo and minor change for consistency	SDDC
M5	After contents page	About this consultation and Consultation Period	<i>Deletion of page</i>	The page is in regards to the Pre-Submission Local Plan Part 1 Consultation which is no longer relevant	SDDC
Chapter 1: Introduction					
M6	3	1.15	It is the intention of the Council to write supplementary planning documents (SPD's) on topic's that require further detailed information beyond that in the Local Plan policies. These will cover: Design: Guidance for assessing and proposing all types of development	Typo and to improve clarity	National Trust (052/5223)

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			<p>Car Parking Standards: <u>Guidance on car parking standards and requirements on all developments</u></p> <p>Cycling & Greenway: <u>Guidance and proposals on strategic multiuser routes for walkers, cyclists, horse riders and those with mobility difficulties.</u></p>		
M7	5	1.20	<p><i>Insert the following explanation about Draft Local Plan and Pre Submission Local Plan Consultations, after the explanation about the Preferred Growth Strategy consultation:</i></p> <p><u>DRAFT LOCAL PLAN PART 1 2013</u></p> <p><u>The Draft Local Plan Part 1 sets out Housing and Employment provision required across the District up to 2028, together with Strategic and Development Management Policies. The consultation also included the Draft Sustainability Appraisal, Draft Consultation Statement and Draft Infrastructure Plan.</u></p> <p><u>The Sustainability Appraisal assesses the likely significant social, economic and environmental effects of all the reasonable options we have considered, including the preferred strategy and policies. Produced alongside it was a Habitats Regulation Assessment (HRA).</u></p>	Change for consistency and to explain the content of Local Plan accompanying documents	SDDC

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			<p><u>The Infrastructure Delivery Plan sets out the infrastructure that is required across the District in order to help accommodate the growth of the District up to 2028.</u></p> <p><u>The Consultation Statement sets out the consultation we have undertaken, how we undertook it and a gives a summary of the responses received and how they have been considered for each stage of the Local Plan process.</u></p> <p><u>PRE-SUBMISSION LOCAL PLAN 2014</u></p> <p><u>Following the consultation on the Draft Local Plan Part 1, the necessary changes were made and the Pre-Submission Local Plan Part 1 consulted upon. The accompanying documents (including the Sustainability Appraisal, the Infrastructure Delivery Plan and the Consultation Statement) were also updated where required. Representations made during this consultation were regarding soundness or legal and procedural compliance, including whether the Plan was in conformity with the Duty to Co-operate.</u></p>		
M8	5	1.22-1.25	<u>1.22 The Sustainability Appraisal, (and associated Habitat Regulations Screening Assessment), Consultation Statement and</u>	Paragraph 1.22 rewritten due to reference to Pre-Submission Consultation and	SDDC

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			<p><u>Infrastructure Delivery Plan were consulted upon in later consultations. In order to ensure that the objectives and targets included in the Plan are met , it is important to monitor the performance of Plan policies. We have identified a range of indicators which are set out in the Implementation and Monitoring table. These indicators include measurable targets which if not achieved will trigger further action to enhance plan performance. A monitoring report will be published each year that measures progress against the indicators.</u></p> <p>1.23 The Sustainability Appraisal assesses the likely significant social, economic and environmental effects of all the reasonable options we have considered, including the preferred strategy and policies. Produced alongside it was a Habitats Regulation Assessment (HRA).</p> <p>1.24 The Infrastructure Delivery Plan sets out the infrastructure that is required across the District in order to help accommodate the growth of the District up to 2028.</p> <p>1.25 The Consultation Statement sets out the consultation we have undertaken, how we undertook it and a gives a summary of the</p>	<p>paragraphs 1.23-1.25 have moved position within the Local Plan</p>	

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			responses received and how they have been considered for each stage of the Local Plan process.		
Chapter 4: Spatial Strategy – A Plan for Growth					
M9	15	4.5	The NPPF makes clear the Government's intention to increase the number of homes built and that Local Plans should be prepared in order to meet objectively assessed <u>housing</u> needs. <u>Objectively assessed housing need is essentially the number of homes required within a period of time and in order to calculate it requires an understanding of the population trends and projections, household growth (including migration), workforce and economic needs and existing housing stock. The starting point for estimating household need is CLG household projections, which is recognised by the NPPG.</u> with sufficient flexibility to adapt to rapid change whilst reviewing any adverse impact doing so would have.	Clarity	SDDC
M10	18	S2	When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to seek solutions, which mean that proposals secure development	Typos (two comma insertions)	SDDC

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			<p>that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications received by the Council that accord with the policies in the Local Plan Part 1 & 2 (and where relevant, with policies in neighbourhood plans) will be dealt with positively and without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:</p> <ul style="list-style-type: none"> i) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the national planning policy framework taken ii) as a whole; or <p>ii) specific policies in that framework indicate that development should be restricted.</p>		

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M11	18	4.15	<p>In 2010 the Government announced the need for an industry led examination of housing standards, to find a way to simplify them. Through its review of housing standards in 2013, the Government is seeking to restrict local planning authorities from setting higher standards than are set out in building regulations in respect of the technical or functional performance of new buildings. As part of this review the government is also seeking to wind down the use of the code of sustainable homes. <u>this review the Government has acknowledged that it is not always possible or desirable to require a single national standard for all new development, and that local discretion is, in some circumstances, necessary. The Housing Standards Review proposed the introduction of new powers in the Building Act which will enable different levels of performance where these are necessary to meet certain local circumstances. As part of the review the Government has also deleted the Code for Sustainable Homes.</u></p>	Change to update policy	SDDC
M12	19	4.16	<p>However, the gGovernment's proposed approach to housing standards does not restrict developers from bringing forward, or adopting their own voluntary standards to ensure that new developments are sustainable and</p>	Change to update policy	SDDC

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			contribute to the delivery of sustainable homes and businesses.		
M13	19	S3	<p>The Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the delivery of the gGovernment's 'nationally described standard set' under the planning policy framework and by working collaboratively with developers, or other organisations wishing to bring their own environmental or social sustainability standards to market for utilisation on a voluntary basis.</p> <p><u>drive towards improved housing standards including in respect of access, space standards, security, water and external waste storage where specific justification exists for seeking higher standards locally than set out in Building Regulations.</u></p> <p><u>The Council will work collaboratively with developers, and other organisations wishing to bring their own environmental or social sustainability standards to market for utilisation on a voluntary basis.</u></p> <p>The Council supports the progression towards zero carbon development.</p> <p>In order to meet targets for zero carbon development the Council will encourage</p>	<p>Change to update policy</p> <p>Change to reflect Government Policy</p>	SDDC

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			developers to maximise carbon reductions on site. However, where it is not achievable the Council will support the use of 'allowable solutions'.		
M14	19	4.17	Nonetheless, <u>The environmental performance of new buildings is not determined solely by the technical specification of the building itself. Other factors such as site wide infrastructure delivery (such as the integration of sustainable drainage systems), or the delivery of biodiversity gain on site could make a meaningful contribution to improving the quality and environmental performance of individual buildings. The Plan as a whole seeks to ensure that development delivers sustainable development at the building and site scale to ensure the delivery of homes fit for the future.</u>	For clarity	SDDC
M15	19-20	4.18	The Government has defined that the definition of zero carbon will be set at 70% of regulated emissions. A combination of fabric improvements to the building's structure (such as improvements to insulation and air tightness), to make homes more energy efficient, and renewable technologies will be used to reduce carbon emissions on site. Where these measures which together are known as carbon compliance measures, fail to reduce regulated emissions to the extent required by	Deletion due to change in Government Policy	SDDC

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		4.19	<p>the building regulations there will be a mechanism to allow developers to make a payment to an "allowable solutions" provider that will reduce emissions elsewhere.</p> <p>Allowable Solutions are a new concept. It is currently expected that the developer will make a payment to an Allowable Solutions provider, who will take the responsibility and liability for ensuring that Allowable Solutions, which may be small to large scale carbon saving projects, deliver the required emissions reductions. Allowable Solutions are central to the overall policy of ensuring that achieving zero carbon is affordable, hence the per unit of carbon saved is likely to be set cheaper than Carbon Compliance measures capable of delivering similar carbon savings on site.</p>		
		4.20	<p>Allowable solutions are likely to be a key component of the Government's drive to secure zero carbon homes and commercial buildings. Allowable solutions could consist of:</p> <ul style="list-style-type: none"> —On site measures (but not duplicating compliance measures) —Near site measures (within the Planning Authority area within which a specific development is built) —Off site measures (outside the Planning Authority area within 		

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		4.21	<p>which a specific development is built)</p> <p>It is expected that Carbon Compliance and Allowable Solutions measures will both be needed to meet the zero carbon Building Regulations in 2016, and each will need to be submitted, checked and verified as part of Building Control approval and are likely to be controlled by a regulatory regime other than planning.</p>		
		4.22	<p>The Council accepts that this is a complex and quickly evolving area of policy and will provide further information through the Design SPD. This support getting to grips with the concept of ‘allowable solutions’ and providing a directory of local and national providers.</p>		
M16	20	4.23	<p>The Localism Act and the NPPF introduce a requirement for local authorities to plan on a larger than local scale under the statutory Duty to Co-operate. This means that adjoining councils should work together to meet the development needs collectively of the area, particularly where these needs cannot be wholly met within the local authority area. <u>As part of the Derby HMA</u> As stated earlier South Derbyshire has worked in an aligned manner with Derby City and Amber Valley Borough Council since 2009.</p>		

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M17	22	4.29	The proposed distribution reflects the fact that the least constrained options for physical extensions to Derby predominately, but not entirely , lie in South Derbyshire. The distribution also reflects that Amber Valley has many constraints including the Derwent Valley World Heritage Site and Green Belt surrounding their Market Towns though does have a significant development opportunity at Cinderhill, near Denby.	Change for clarity	SDDC
M18	22	4.30	The proposed distribution also reflects the fact that the amount of growth proposed in Amber Valley is somewhat higher than the adjusted trend projection as otherwise that Borough would be planning for virtually no plans for employment growth as opposed to virtually none at all.	Change for clarity	SDDC
M19	22	4.32	Allowance is also made for estimated future losses of existing dwelling stock of over 150 200 dwellings between 2011 and 2028.		
M20	22	4.33	In particular, a substantial amount of dwellings already have planning permission on three large sites adjoining Derby following a conjoined Public Enquiry in 2008 and also at former Drakelow Power Station site.	Out of date	SDDC
M21	23	4.35	Despite the recent global economic downturn, many headline economic indicators, such as	Typo	SDDC

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			<p>unemployment and economic activity, remain positive. However, pockets of deprivation persist both in urban and rural parts of the District. The population of the southern parishes generally has lower levels of educational achievement and skills than that of the northern parishes and whilst the north of the District has benefited from good communications and the creation of new employment along the A50 corridor, progress in the south of the District has been slower. However, the presence of The National Forest in the south of the District has assisted greatly in the improvement of the local environment and thus the attraction of investment and expansion of the visitor economy. Likewise recent large scale public and private sector investment in Swadlincote town centre has greatly enhanced and expanded the town's retail core.</p>		
M22	23	4.39	<p>The Local Enterprise Partnership, known as D2N2, encompasses Derby, Derbyshire, Nottingham and Nottinghamshire areas. The vision of D2N2 is to make the area more prosperous, better connected and increasingly competitive and resilient. In realising this vision, D2N2 has identified a goal of creating 55,000 new jobs by 2023. The LEP will focus on advanced transport manufacturing, medical/bio science, food and drink</p>	To explain the LEP strategy, which was submitted to Government after the Pre-submission Local Plan was made available for consultation.	SDDC

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			<p>manufacturing, construction, the visitor economy and low carbon goods/services. Most of these sectors are already well represented in South Derbyshire.</p> <p><u>The Local Enterprise Partnership (LEP), D2N2, covers Derbyshire and Nottinghamshire. Its Strategic Economic Plan makes the case for Government funding from the Single Local Growth Fund to help meet its objectives. This will be combined with EU and local funding, from the public and private sectors.</u></p> <p><u>The vision of the LEP is to make the area more prosperous, better connected and increasingly competitive and resilient. In realising this vision, the LEP will focus on transport manufacturing, life sciences, food and drink manufacturing, construction, the visitor economy, low carbon goods and services, transport and logistics and creative industries.</u></p> <p><u>The Strategic Economic Plan aims to create 55,000 jobs between 2013 and 2023. A range of measures is proposed to assist in achieving this. In regard to land use related activity, the Plan seeks to ensure the provision of sites and premises both to allow indigenous businesses to grow and to attract inward investment. It also seeks the provision of transport and</u></p>		

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			<p><u>broadband infrastructure to support growth and to accelerate the delivery of housing, which is seen as an important component of economic growth. The delivery of commercial and residential development will be partly achieved by helping partners to address constraints to implementation.</u></p> <p><u>Priority actions will include the development of Infinity Park at Sinfin Moor in Derby, which will focus on advanced engineering sectors, including aerospace, rail and automotive manufacturing. The South Derby Integrated Transport Link, flood alleviation, and other infrastructure works will assist in the delivery of employment space, information and communication technology, business and technology support.</u></p> <p><u>There will also be place-based projects to help deliver key sites through targeted access and other infrastructure measures. These will include the Woodville - Swadlincote Regeneration Route, aimed at assisting in the delivery of development at Occupation Lane in Woodville, and other strategic connectivity interventions to bring forward employment land in the southern Derby area. It also identifies infrastructure to unlock strategic growth opportunities in the wider Derby area,</u></p>		

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			<p><u>including access to the proposed Drakelow Park development.</u></p> <p><u>In regard to tourism and leisure across the LEP area as a whole, the Plan identifies a need for capital investment in visitor attractions.</u></p>		
M23	24	Title above 4.41	South Derbyshire's Economic Strategy	Remove title for consistency	SDDC
M24	24	4.41	The Councils' <u>South Derbyshire's</u> economic vision is:	For clarity	SDDC
M25	25	4.45	The "Derby HMA Employment Land Review: Forecasts Update" provides the starting point for calculating the overall employment land requirement. This updates demand forecasts set out in the Derby Housing Market Area Employment Land Review, published in 2008, taking account of economic changes and population growth assumptions using a range of forecast approaches It is considered by the HMA authorities that the most appropriate methodology for determining the overall employment land requirement for the HMA is the "policy-on labour supply scenario". This takes ONS figures for jobs growth in the area and adjusts them to take account of the HMA housing growth target, which implies growth in the number of residents in work by 21,300 over the period 2008-2028. The Employment policy can be seen at Policy E1.	To provide clarity	SDDC
M26	26	4.51	Growing reliance upon the private car has given	Typo	SDDC

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			rise to highway congestion; increased air pollution; reduced physical activity; community severance and other detrimental impacts. The NPPF in indicates that planning should seek to reduce the need to travel and encourage modal shift away from the use of cars and heavy good vehicles towards public transport, cycling, walking and rail freight. The objectives of transport policy are to support economic growth and reductions in greenhouse gas emissions and congestion.		
M27	27	S6	A The Council will seek to:	Formatting error	SDDC
		S6	B This will be achieved by seeking:	Formatting error	SDDC
		S6 'B' ii)	the provision of new or enhanced walking, cycling, public transport and rail freight services and infrastructure and, where needs cannot be met by the aforementioned means, highways and car/lorry parking infrastructure; and	Typo (comma insertion)	SDDC
M28	29	S8 i)	a triangular parcel of land measuring around 12.5 hectares immediately to the east of the A6 and south west of Thulston, will be included within the Green Belt	Typo (comma insertion)	SDDC
		S8	In addition, Green Belt boundaries will be reviewed through the Local Plan Part 2, to amend any existing anomalies since the adoption of the Green Belt.	Typo (comma insertion)	SDDC
M29	29	4.63	The southern part of the Nottingham-Derby Green Belt lies within South Derbyshire's administrative boundary and covers the north east corner of the District, covering the villages	Typo (comma insertion)	SDDC

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			of Elvaston, Thulston, Ambaston and to the edge of Shardlow.		
M30	30	4.67	The Study concluded that there may be opportunity to amend the Green Belt boundary specifically in the Boulton Moor area, due to the construction of the A50 and A6. The Study states that these roads now form a physical feature on the landscape and an area bounded by London Road and the A6 spur appears landlocked and no longer contributes to the openness of the Green Belt. In addition, an area of land south west of Thulston now appears to perform a Green Belt role and could be incorporated into it.	Typo (comma insertion)	SDDC
M31	30	4.69	In addition, the NPPF seeks to enhance the beneficial use of the Green Belt.	Typo (comma insertion)	SDDC
Chapter 5: Housing					
M32	33	5.1	The scale and distribution of housing growth within the District from 2011 to 2028 is a key policy area, with resulting implications for other policy areas in the Local Plan. As a fast growing District, housing in South Derbyshire is in high demand and the policies below seek to ensure that new housing is delivered whilst balancing the needs of existing and future residents in terms of accessibility to jobs and services.	Clarity on plan period	SDDC

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M33	33	5.2	The housing site policies within this chapter include site specific requirements, individual to the particular site to which the policy refers. Each housing site allocation included in this Local Plan will be subject to the normal process of granting of planning permission and the necessary conditions and planning obligations. As such, whilst not all possible contributions to are listed , for example, primary and secondary school provision are not listed in the specifics of a policy, such contributions as education, transport and health would be expected, as would be the case for any such planning application, whether the site be allocated in the Local Plan or not.	Change for clarity	SDDC
M34	33	5.3	Each of the housing site allocations are shown on a map alongside the policy. The site area of each allocation as boundary indicated on the maps illustrates the full site, not just the developable area. As such landscaping, additional buffers, open space and roads will be included within the site area shown.	Change for clarity	SDDC
M35	33	Add additional paragraph following paragraph 5.3	<u>It is a requirement of the NPPF that the expected supply of market and affordable housing is set out in a housing trajectory for the plan period. In order that this can be kept up to date, it will be published in a housing supply paper rather than as part of this Plan.</u>	Change for clarity	SDDC

M36	35	5.9	In general, our transport assessment work indicates that road congestion around the City is a key issue, and it will be important to mitigate the effects of development so far as possible. Although development in all locations poses problems in this regard, there is greater potential for serving major new development by a choice of modes of transport, particularly to the south and south east of the City. Bus patronage in particular appears to be much more difficult to achieve on sites to the west of the A38.	Change for clarity	SDDC
M37	36	5.13	School Place planning work undertaken jointly with Derbyshire County Council and Derby City Education Authorities and also local schools shows that at least one new secondary school is required . with a capacity of up to around 2,000 pupils or 2 smaller schools of up to 1,000 pupils will be needed within the Plan Period. The Council's work with the County and City is ongoing and potential locations are in the process of being filtered down to the most appropriate location or locations . Funding options are also being considered. The location of the new secondary school will be identified in the Local Plan Part 2. Information will be updated through the Education position paper on the Council's website.	To reflect updated position.	SDDC

M38	36	5.15	Development to the south and south east of the City is also capable of being contained within firm southerly defensible boundaries offered by the A50 where the landscape is better able to accommodate major development, in contrast to some areas further west which would result in more obvious intrusions into attractive open countryside.	Change for clarity	SDDC
M39	37	5.17	The overall strategy for the distribution of housing <u>for the period of this Plan is led by allocations that will be made through both parts of the Plan.</u> is guided by a Settlement Hierarchy. <u>However, it is accepted and in line with the NPPF that other sites will need to be considered throughout the lifetime of the Plan and Policy H1 will ensure that development is directed towards the more sustainable settlements.</u> The Settlement Hierarchy provides a greater degree of specificity to the location of future housing supply for the strategic sites in Part 1, the small site allocations in Part 2 and for future windfall planning applications. This has been informed by a comprehensive assessment of all settlements together with other potential development locations throughout the District, and their capacity to accommodate development by virtue of the range of services and facilities they offer.	Change for clarity	SDDC
M40		H1 A	<i>Linton village has moved from a Local Service Village to a Key Service Village following a</i>	Change following a recent planning inquiry.	SDDC

			<i>recent planning inquiry.</i>		
M41	39	5.23	Access to the site will be off William Nadin Way for the parcels of land to the east of the site and Park Road for the other two parcels of land to the north east and east west of the site. <u>The site is likely to be phased with the largest parcel of land, to the east of the site, to come forward first.</u>	Typo and Change for clarity	SDDC Grasscroft Homes and Properties Ltd (105/5420)
M42	50	5.34	The site relates well to the existing urban area of Burton up on Trent. The development will be phased and it is crucial that a comprehensive approach to the delivery of the site is undertaken to ensure that infrastructure is delivered at the right time.	Typos	SDDC
M43	50	H6 B iv)	The provision of one or two local retail centres commensurate with the size of the development, to provide for the day to day needs of the wider neighbourhood. The local centres should be the focal points within the development as a whole;	Typo	SDDC
M44	52	5.37	The site is predominantly used as an employment site for storage purposes and was allocated in the adopted Local Plan (1998) for industrial and businesses use redevelopment.	Typo	SDDC
M45	52	5.38	Parts of the site currently lies within areas at a higher risk of flooding , although works around Scropton, Hatton and Egginton will redefine the actual flood risk locally.	Typos (including comma insertion)	SDDC
M46	53	H7 B (vi)	Retain existing woodland and deliver additional planting and habitat creation to screen the site from the south and west , with these areas being opened up for public access wherever possible;	Typo (comma insertion)	SDDC

		H7 B (vii)	Development should reflect the location of Egginton Junction Gravel Pit County Wildlife Site and should, where possible enhance nature conservation interests of that site;	Typo (comma insertion)	SDDC
M47	55	5.41	Careful Careful design of the site will ensure that housing development reflects the character of the Aston on Trent, the surrounding landscape and any potential impact on the County Wildlife Site.	Typos	SDDC
M48	55	H8 B (vi)	High quality pedestrian and cycle links within the site and connecting to adjacent development;	Typo	SDDC
M49	57	5.44	Repton is rural in nature and rich in character. There is archaeological potential and a pillbox (non-designated heritage asset) on the site. There are no designated historic assets on the site, but there are a number of Listed Buildings close by and Repton Conservation Area lies to the east of the site.	For clarification that there is no designated heritage assets on the site.	SDDC
M50	63	5.53	The site will be accessed of Derby Road and /or through the existing Salt Box Café access on Station Road. <u>The site will be accessed from Derby Road and /or appropriate access off Station Road. However development of a new access to serve the manufacturing site to the south will provide a wider community benefit by removing some of the HGV traffic on Station Road.</u>	Minor change for clarity	Savills (036/5180/5181/5182) Severn Trent (051/5219) Nestle UK (010/5033) SDDC

M51	64	H11 B vi)	<p>Consideration will be given to the provision of a combined access to the site and to a large manufacturing plant in Hatton;</p> <p><u>Ensure the provision of a combined access to the site and to a large manufacturing plant and nearby sewage treatment works. New road infrastructure should be designed to reflect and protect the amenity of existing and proposed residential properties;</u></p>	Minor change for clarity	SDDC Nestle UK (010/5033) Severn Trent (051/5219)
		H11 B ix)	<p><u>Consideration of</u> Protection of heritage assets in the area.</p>	To reflect most up to date evidence	SDDC Savills 036/5178
M52	66	H12 A	Residential development on land at Highfields Farm for up to 1,200 1,041 dwellings	To reflect most up to date information	SDDC
M53	68	5.58	Land at Boulton Moor will provide 2,750 dwellings over the lifetime of the p Plan . There will be 1,058 dwellings located at Boulton Moor Phase 1 (this was granted planning permission through the Conjoined E Inquiry in 2008) and 700 and 190 dwellings at Boulton Moor Phase 2 and Boulton Moor Phase 3 respectively , all within South Derbyshire's administrative boundary.	Typos (including comma insertion)	SDDC
M54	68	5.59	As previously stated, Boulton Moor Phase 1 was granted planning permission in 2008. When consented, consideration was given to the infrastructure requirements of phases 1 and 2. Due to the addition of Boulton Moor Phase 3 and Snelsmoor Grange within in Derby City (an additional 990 dwellings), it is important that infrastructure and mitigation packages are reviewed and optimised as appropriate, in light of the larger scale urban expansion now being proposed.	Typo (two comma insertions)	SDDC

M55	68-70	H13 B i)	That South Derbyshire District Council, Derby City and developers continue to work together to ensure that the proposals offer a holistic vision for a new suburb an urban extension which is delivered in a comprehensive manner across the local authority boundaries. Delivery mechanisms will need to be established to ensure that the necessary level of coordination to effectively deliver the infrastructure and facilities to support the development;	Typo and change for consistency	SDDC 106/5438 (Barton Willmore)
		H13 B iv)	A cross boundary approach to the provision of affordable housing shall be developed/undertaken;	Typo	SDDC
		H13 B vi)	The provision of sustainable transport measures, including contributions to the delivery of a new park and ride and bus service to serve this the wider urban extension site;	Typo	SDDC
		H13 B viii)	Cross boundary Flood mitigation measures, to address fluvial; and surface water issues relating to Thulston Brook watercourse and ground water levels;	Minor change for clarity	SDDC 106/5438 (Barton Willmore)
		H13 B ix)	A cross boundary An appropriate flood risk assessment shall be submitted with any application;	Minor change for clarity	SDDC 106/5438 (Barton Willmore)
		H13 B xiii)	A new district centre shall be provided, anchored by a small/medium sized supermarket complemented by a range of smaller units providing for day to day needs of the wider neighbourhood;	Minor change to improve flexibility of policy	106/5438 (Barton Willmore) SDDC
		H13 B xiv)	The scale of the anchor store will be commensurate with the needs of the new community, the level of growth anticipated and the need to maintain the vitality and viability of	Typo	SDDC

			other centres.		
		H13 B xv)	The provision of <u>a</u> two form entry primary school to cover phases 1 and 2, with separate primary provision to serve the site in Derby;	Typo (including comma insertion)	SDDC
		H13 B xvi)	The urban extension as a whole shall not adversely impact upon protect and enhance the setting of nearby Elvaston Historic Registered Park and Garden (including its settlement) , and other heritage assets, and will contribute towards softening the settlement edge around Boulton Moor;	Changes ensure compliance with the NPPF.	Statement of Common Ground signed between English Heritage and SDDC – SD/EX/19
		H13 B xviii)	Developer contributions to be made towards improvements to the A50/A514 and A50/A38 junctions In order to safeguard the operation of the Strategic Road Network. <u>an assessment of the impact of development traffic will be carried out and developer contributions will be sought.</u>	Minor modification for clarity	SDDC 106/5438 (Barton Willmore)
M56	72	H14 B ii)	Consideration should be given to some retail development on the site that is commensurate to the size of development and surrounding area, but does not affect the viability and vitality of existing retail in the area;	Typo (comma insertion)	SDDC
		H14 B iii)	Developer contributions are to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;	Typos	SDDC
M57	74	5.64	The sites lies on the southern edge of the built up area of Derby, extending southwards from the Stenson Fields estate to the A50.	Typos	SDDC
M58	74	5.66	The site is in a good location in relation to access to services and facilities, with close proximity to public transport and the Sinfin	Typo (comma insertion)	SDDC

			District Centre.		
M59	74-75	H15 B ii)	Developer contributions are to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;	Typo	SDDC
		H15 B v)	High quality pedestrian and cycle links should be provided across the site and to the nearby residential, retail, and employment developments and together with recreational areas;	Typo and minor change for clarity	SDDC
		H15 B vii)	A new on-site local shopping centre shall be provided which should be commensurate in size to the needs of the community, taking into account the surrounding retail provision available.	Typo (comma insertion)	SDDC
M60	77	H16 B i)	The south and west boundary of the site will require a green buffer and landscaping, to help soften the housing development against the rural landscape and create a new defensible boundary;	Typo (comma insertion)	SDDC
		H16 B ii)	An a Appropriate sound attenuation/noise mitigation from the railway line to the east of the site shall be provided.	Typo	SDDC
		H16 B iv)	Developer contributions are to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network.	Typo	SDDC
M61	79	H17 A	Residential development on the Land at Holmleigh Way will provide for around 150 120 dwellings within South Derbyshire.	Update	SDDC
		H17 B iii)	Avoidance of areas of flood risk on-site to the north and south of the site due to Cuttle Brook;	Minor change for clarity	SDDC
		H17 B vii)	Developer contributions are to be made	Typo	SDDC

			towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network.		
M62	81	5.73	The sites offers an opportunity to deliver a sustainable urban extension along with land in Derby City, as the site is South Derbyshire alone is not sustainable. As such, the site will only be developed subject to Derby City Council allocating the adjacent land for housing in their Local Plan at time of the writing a decision on allocation had not been made.	Minor change to update paragraph.	SDDC
M63	81	5.74	The Highways Agency had previously stated concerns regarding any development to the west of Derby due to the impact it would have on the A38. Since our Preferred Growth Strategy consultation, the Government have announced its intention to support Highways Agency schemes including improvements to the A38 junctions, subject to value for money and viability considerations.	Typo (two comma insertions)	SDDC
M64	81	5.75	The site only being developed only in combination with the Derby City site allows for a more sustainable site to be developed; where better services and facilities can be provided that either site alone cannot provide. The site will also offer potential local highways improvements, better linkages across the Mickleover to Egginton Greenway and additional primary school provision which will benefit new and the existing residents of Mickleover. <u>Some elements of the policy listed below may be provided on the Derby City site but for completeness, they are all listed.</u>	Typo and minor changes for clarity	SDDC 095/5366 (Miller Homes)

M65	82	H18 B iv)	The site should provide high quality links into the existing cycle route, rights of ways and also the residential area to the south through a pedestrian/cycle bridge provided across the Mickleover to Egginton Greenway, which is likely to be in Derby City . The Greenway is a local wildlife site whose nature conservation interest should be protected and links maintained with the surrounding green infrastructure network;	Typo and minor change for clarity	SDDC 095/5366 (Miller Homes)
		H18 B v)	Development in South Derbyshire should connect to any housing development or housing allocation to the east of the site within Derby City;	Typo	SDDC
		H18 B vi)	The development should embrace high design standards that reflect the rural landscape beyond the site, particularly along Radbourne Lane and to the west of the site within South Derbyshire;	Typo (comma insertion)	SDDC
		H18 B viii)	A new local centre on site to help meets the needs of the site;	Typo	SDDC
		H18 B ix)	Improvements to the junction if the of Station Road and Radbourne Lane;	Typo	SDDC
M66	84	H19 E	The Council will also promote a mix of housing that is suitable and adaptable for different groups of people such as single occupiers, people with disabilities, people wanting to build their own homes and the ageing population of the District. Further detailed information on this will be in the Design SPD.	The removal of this sentence from the policy and the addition of further detail regarding SPD in Para 1.15 is intended to improve clarity	Home Builders Federation (052/5223)

M67	85	H20 B ii)	The viability of any proposed scheme which will be assessed though through independent viability assessments;	Typo	SDDC																		
		H20 C (iv)	the development is in a scale relative to the settlement size and facilities available particularly public transport and does not have any unacceptable adverse impacts on the natural and built environment.	To better conform with national policy	Planning and Design Group on behalf of Hallam Land Management (113/5511)																		
M68	86	5.81	It is not the purpose of the SHMA to suggest what an affordable housing target should be but it does consider that across the HMA in the plan period it is likely that on average 25% affordable housing will be achievable. This obviously means that some of the backlog needs to be met and some sites will of course provide much than the suggested average of 25%.	Removed completely as added no clarity.	SDDC																		
Chapter 6: Employment and the Economy																							
M69	89	E1	<p><i>Title: Strategic Employment Land Allocations 2011 – 2028</i></p> <p><i>Amend table as follows:</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;"></th> <th style="width: 33%;"></th> <th style="width: 33%;"></th> </tr> <tr> <th>Policy No</th> <th>Location</th> <th>Area (ha)</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">NEW LAND</td> </tr> <tr> <td>E1A</td> <td>Cadley Hill, Swadlincote</td> <td style="text-align: center;">8 3</td> </tr> <tr> <td>E1B</td> <td>Hilton</td> <td style="text-align: center;">7</td> </tr> <tr> <td>E1C</td> <td>Woodville Regeneration</td> <td style="text-align: center;">12</td> </tr> </tbody> </table>				Policy No	Location	Area (ha)	NEW LAND			E1A	Cadley Hill, Swadlincote	8 3	E1B	Hilton	7	E1C	Woodville Regeneration	12	To reflect the most up to date evidence	SDDC
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E1A	Cadley Hill, Swadlincote	8 3																					
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			Area				
			COMMITTED LAND				
			E1D	Tetron Point			8.08
			E1E	Dove Valley Business Park			19.27
			E1F	Former Drakelow Power Station			12
E1G	Cadley Hill, Swadlincote	5					
M70	89	6.4	In the Swadlincote urban area new land at Cadley Hill (8.3 ha) and the Woodville Regeneration Area (12 ha). The extent of the latter is subject to securing public infrastructure funding toward the development of the proposed Swadlincote Regeneration Route which will have a bearing on the mix of uses on the site.		To reflect the most up to date evidence	SDDC	
M71	95	6.11	Further land has been allocated for employment-led regeneration at on a regeneration site in Woodville , although it is currently unclear what the overall mix of uses is likely to be (see Policy SD9 E6).		Typo and minor change for simplicity	SDDC	
M72	95	6.13	The South Derbyshire Economic Development Strategy identifies a shortage of start-up and grow-on business accommodation in the District. To help meet this need, conditions will be attached to future planning consents for development of the strategic employment sites at Hilton, the former Drakelow Power Station, Cadley Hill, Tetron Point Dove Valley Park and the Woodville Regeneration Area requiring the		To accurately reflect the content of policy E1	SDDC	

			provision of an element of smaller units of up to 100m2 in size and “grow-on” units of up to 500m2 in size, and/or small, serviced plots allowing owner occupiers to develop bespoke accommodation to meet their needs. Such provision will help support the establishment, expansion and retention of businesses within the District. As a minimum, ten percent of the land/floorspace within the total area of each site should be developed for these purposes.		
M73	100	E6	A Woodville Regeneration Area is protected for employment- lead <u>led</u> redevelopment, supported by the Woodville-Swadlincote Regeneration Route, to enable the economic, social and environmental regeneration of Woodville and Swadlincote.	Typo	SDDC
M74	100	6.33	Regeneration of this site could also contribute towards enhancing the existing urban environment in Woodville, providing new and improved green spaces, community facilities and tree planting, reflecting its key location in the Heart of The National Forest. <u>To help ensure that proposals contribute toward meeting economic needs, the Council will endeavour to secure the timely completion of industrial and business development on the site.</u>	Minor change for clarity	SDDC
Chapter 7: Sustainable Development					
M75	102	7.6	A key objective of the South Derbyshire Local Plan is to sustainably manage growth so that it avoids harmful effects on the amenity of existing and future occupiers and to nearby	Typo	SDDC

			properties.		
M76	105	7.15	New development should minimise the risk of flooding to people, property and the E environment.	Typo	SDDC
M77	105	SD3 A ii)	Supporting activities by the Water Companies to reduce demand for water and in turn suppress sewerage and discharge effluent volumes by ensuring that water consumption is no more than 110 litres per person per day (including external water use) as estimated using the Water Calculator methodology ¹ or all water fittings do not exceed the performance set out in € Table XX 5 below;	Incorrect reference number to the subsequent table included in the text	SDDC
		SD3 A iii)	Working with the County Council (as L Lead Local Flood Authority and SUDS Approval Body) or other appropriate body), to ensure new developments incorporate sustainable drainage schemes that reduce the demand for potable water supplies and mimic natural drainage, wherever practicable. In bringing forward SUDS, as a means of managing surface water run-off, developers will be expected to design schemes to improve river water quality and reduc ing pressure on local drainage infrastructure and deliver biodiversity gain on sites;	For clarification	SDDC
M78	106	7.18	Meeting tighter water quality targets will be challenging in the face of supply and demand uncertainties associated with climate change and housing and employment growth over the Plan period. Planning Authorities have a key role to play in supporting the Environment Agency, Water Companies and local communities to meet these Water Framework	Typo	SDDC

			Directive targets, tougher water quality targets		
M79	107	7.21	As such, w Whilst water resources available within the South Staffordshire Water Resource Zone could meet demand as a whole, local infrastructure and environmental constraints summarised above justify the need for suppressing water demand (and hence waste water discharges) across communities in this water resource zone also.	Typo	SDDC
M80	108	7.24	The Flood and Water Management Act (2010) designates the County Council as the 'Lead Local Flood Authority' in Derbyshire. One of the new statutory duties for the County Council is to advise the District Council on the adequacy of proposals to manage surface water on development sites. become a SUDS Approval Body (SAB). They will be responsible for determining SUDS applications for new developments and adopting and maintaining the appropriate schemes. The District Council will work with Derbyshire County Council to secure effective Sustainable Drainage Schemes and appropriate management in new development.	Change to reflect Government Policy.	SDDC
M81	108	7.30	In many rural parts of the District, it is not always possible for new or existing development to connect to the mains sewer network. How ever However a proliferation of private foul water treatment plants could increase diffuse pollution and lead to a deterioration in water quality.	Typos	SDDC
M82	112	7.41	In respect of B biomass generation the Council recognises that the National Forest can play a	Typo	SDDC

			key role both in terms of contribution of wood fuel and helping to stimulate wood fuel and biomass markets locally.		
Chapter 8: Built and Natural Environment					
M83	115 & Title Page	N/A	Natural Built and Built Natural Environment	Typo and minor change for consistency	SDDC
M84	116-117	BNE1 A i) f)	National Forest: Within The National Forest, new development should be encouraged to follow National Forest Design Charter ¹ and Planting Guidance ² Guide for Developers & Planners ² and fully reflect the forest context;	Minor change to strengthen policy	SDDC
		BNE1 (Footnote)	<i>Amend internet link included at a bottom of page 116 as link is broken</i> The Design Charter can be viewed at: ⁴ http://www.nationalforest.org/document/information/design_charter.pdf The Design Charter can be viewed at: ¹ http://www.nationalforest.org/document/information/design_charter.pdf	Minor change to update footnote	SDDC
		BNE1 (Footnote)	<i>Amend internet link included at a bottom of page 117 as inaccurate Link</i> ² The Planting Guidance can be viewed at: http://www.nationalforest.org/woodlandcreation/development/ The Guide for Developers & Planners can be viewed at: ² http://www.nationalforest.org/document/information/develop.pdf	Minor change to update footnote	SDDC
		BNE1 A i) g)	Visual attractiveness: New development should be visually attractive, appropriate, respect important landscape/townscape landscape, townscape	Minor change to strengthen policy	National Trust (028/5117)

			and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural and landscaping quality;		
		BNE1 A i) i)	Cross boundary collaboration: New areas of growth that span administrative, land ownership, developer parcel or phase boundaries shall should be considered and designed as a whole through a collaborative working approach;	Typo and minor change for consistency	SDDC
		BNE1 A i) k)	Resource Use: New development shall should be designed to facilitate the efficient use of resources and support the reuse and recycling of waste throughout the lifecycle of all developments from design, construction, use and after use. New development shall should provide adequate space for the storage of waste and where appropriate the treatment or collection of waste.	Typo and minor change for consistency	SDDC
M85	118	8.24	The design of residential areas has a big impact on people’s everyday lives and quality of life. New housing also accounts for a large proportion of new development within the District, providing a good opportunity to reflect the District’s special character. It is therefore very important that the design of new housing is of a high quality. The District Council recognises that volume housebuilders often use standardised house types, but these nationally generic solutions will not meet the requirements of our Design Principles. Standardised house types, if used, will be	Typo	SDDC

			expected to be tailored to the local con text context and character of the area. 'Building for Life' is a well-founded and commonly understood methodology for assessing the design of new residential areas, and all new housing development will be expected to perform well against it, or any successor standards.		
M86	119	8.27	Where new areas of development span administrative boundaries, joint collaborative working between Local Planning Authorities and at so also between different developers will be encouraged. In order to ad here adhere to the Design Principles within this policy, with particular reference to movement, legibility and community cohesion, land ownerships and development sites should not prejudice the development of neighbouring land or create landlocked sites.	Typo	SDDC
M87	123	8.44	To supplement this strategic policy the Council will look to develop further heritage policies through the Part 2 Local Plan Part 2 and other relevant planning documents such as supplementary planning documents . This will ensure that clear policies are included within the Council's development framework to guide how the presumption in favour of sustainable development will be applied locally in respect of heritage issues.	To address English Heritage and National Trust concerns about the need to provide clarity that all the policies in the Part 1 of the Plan were considered to be strategic.	Statement of Common Ground signed between English Heritage, National Trust and SDDC – SD/EX/17
M88	123	BNE3	Policy BNE3 BNE3 Biodiversity	Typo and minor change for consistency	SDDC
M89	125	8.50	Ancient woodland, together with ancient/veteran trees, represents and	Typo	SDDC

			irreplaceable semi natural habitat that does not benefit from full statutory protection. The National Planning Policy Framework is supportive of ancient woodland and ancient trees and states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient wood-land woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.		
M90	126	BNL4	Policy BNL4 BNE4 Landscape Character and Local Distinctiveness	Typo and minor change for consistency	SDDC
		BNL4 C	In bringing forward proposals developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in The Landscape Character of Derbyshire. Proposals should have regard to the woodland and tree planting, landscape management and habitat guidance set out in this document and demonstrates that mitigation proposals are appropriate to the character of the landscape.	Typo	SDDC
M91	126-7	8.52	The NPPF includes as part of its core principles, that planning takes account of the different roles and character of different areas recognising the intrinsic character and beauty of the countryside and contributes its contribution towards conserving the natural environment.	Typo	SDDC
M92	127	8.55	The Council will expect all developments to demonstrate how they respect local landscape character and where practicable contributes	Typo	SDDC

			contribute towards enhancing landscape character.		
Chapter 9: Infrastructure					
M93	129	9.2	As strategic sites are developed for housing, the necessary infrastructure needs to be in place in time to meet the needs of the existing and new (local) population. The necessary infrastructure requirements resulting from the development of the strategic sites identified in the Local Plan will be identified, costed, sources of funding identified and timetabled to fit with the development of the strategic site itself. This information will be is set out in the Infrastructure Delivery Plan (IDP), which is a living document . Any gaps in funding will be identified and factored in to the Districts Community Infrastructure Levy (CIL). CIL enables funding to be pooled and then used to fund the infrastructure necessitated by new development. The National Planning Policy Framework (NPPF) states that local planning authorities should set out strategic priorities for their areas to deliver the provision of health, community and cultural infrastructure and other local facilities.	Change for clarity	SDDC
M94	131	9.9	The purpose of infrastructure planning is to establish what infrastructure is required to support proposed development, it's its likely cost, how it can be funded, who is responsible for its delivery and the timescale over which delivery can happen.	Typo	SDDC
M95	133	INF2	<i>Policy lettering and numbering will be amended to remove ambiguity when referring to sections</i>	Typo	SDDC

			<i>of the policy.</i>		
M96	137	9.24	The transfer of freight from road to rail can help to relieve road congestion, reduce emissions and improve highway safety. The site of a former railhead at Cadley Hill, Swadlincote offers rail freight opportunities on adjacent land, which is in employment use. This policy seeks to ensure that this opportunity is not lost by protecting the railway sidings and their connections onto the running lines. <u>The protection of the site for rail freight shall not apply if it can be demonstrated that rail freight use is not feasible or deliverable.</u>	Change to allow flexibility.	Statement of Common Ground signed between SDDC and Harworth Estates – SD/EX/43
M97	138	9.30	<u>The Strategic Rail Freight Interchange Policy Guidance and the draft National Policy Statement for National Networks</u> , published by the Department for Transport, sets out <u>the drivers of need for strategic rail freight interchanges and</u> criteria to be taken into account for decision making on applications for development of this type.	Change to reflect the up to date national planning policy position with respect to SRFI	Statement of Common Ground signed between SDDC and Goodman Shepherd – SD/EX/20
M98	139	INF4 A i)	<u>Woodville</u> - Swadlincote Regeneration Route	Change for consistency	SDDC
M99	142	INF6 A i)	Require that development that increases the demand for community facilities* and services either:	Change to allow for clarification	SDDC
		INF6 (end)	<u>*see Glossary for definition of community facilities</u>	Change for clarification	SDDC
M100	140	9.39	The Swarkestone Bridge and Causeway is a Scheduled Scheduled Ancient Monument and is not suited to the volume and mix of traffic using it.	Typo	SDDC
M101	142	9.44	The Council will seek to restrict the loss of existing built facilities to non-community uses	Change for compliance with NPPF	Sport England (100/5384)

			unless it can be shown that there is no demand for retention of the site or unless an alternative facility is provided that is suitable for all users. The Council will expect proposals for the change of use of a built community facility to be accompanied by evidence that it has been marketed proactively and competitively for a period of not less than 12 months on the open market.		
M102	143	INF7 A iv)	Support the development of a the Green Infrastructure Network as proposed by the 6Cs Green Infrastructure Strategy, linking together Key Strategic Routes of regional and sub-regional importance and providing for, in appropriate locations, visitor infrastructure that improves accessibility.	Typos	SDDC
M103	144	9.47	South Derbyshire contains a wealth of green spaces such as river valleys and floodplains, woodlands, historic parks and gardens, public rights of way, wildlife sites and nature reserves. These spaces provide various benefits including biodiversity, visual amenity, sport and recreation. The purpose of this policy is to ensure that green spaces are conserved, and enhanced.	Typo	SDDC
M104	144	9.48	However, it is not just large scale or strategic GI, which plays an important role in contributing towards a wider network of green space. Individual elements or features such as important hedgerows and trees, play spaces or ponds can be equally important in helping to bring wildlife and amenity benefits into the heart of communities. For this reason the	Change for clarity	SDDC

			<p>Council considers that even modest developments can contribute towards the protecting protection and enhancing enhancement of the District's GI network. Therefore the The Council will expect that all schemes for new housing and commercial development should, as far as possible, to protect existing green infrastructure and landscape elements, as far as possible and bring forward development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and to increase the provision of, and access to, green infrastructure.</p>		
M105	146-147	INF8 (A)	<p>Within the National Forest, as defined on the relevant Area Profile Maps, Proposals Map, South Derbyshire District Council will work with The National Forest Company and other local authorities and partners to:</p>	Modification for Clarity	SDDC
		INF8 B	<p>Within the National Forest all residential schemes over 0.5ha and industrial, commercial and leisure developments over 1ha will be expected to incorporate tree planting and landscaping in accordance with National Forest Planting Guidelines (as set out in Table 6).</p> <p>Landscaping will generally involve woodland planting, but can also also include the creation and management of other appropriate habitats, open space provision associated with woodland and the provision of new recreational facilities with a woodland character. The appropriate mix of landscaping features will depend upon the</p>	Typo and modification for clarity	SDDC

			setting characteristics, opportunities and constraints that individual sites present. <u>The District Council recommend that early discussions are held with the National Forest Company. Further information is available from the National Forest Company's Guide for Developers and Planners¹.</u>		
		INF8	¹ http://www.nationalforest.org/woodlands/woodlandcreation/development	Footnote added to bottom of page to signpost location of Guide for Developers and Planners	SDDC
		INF8 C	In exceptional circumstances, a commuted sum may be agreed where planting and landscaping cannot be accommodated within or close to the development site. This will be used to either purchase land for tree planting; to create new woodland and/or other habitats; to provide public access to it and maintain those works for a minimum of five years. <u>This will be used for tree planting (including urban tree planting); purchasing land for tree planting; creating new woodlands and maintaining those works or other agreed projects for a minimum of five years</u>	Modification to update policy to reflected publication of new National Forest Strategy	SDDC
		INF8 E	The Council will work with developers, the National Forest Company and other stakeholders to improve access to the forest <u>Forest</u> from new development sites and existing built up areas and deliver a step change in the quality of new development and the existing urban areas with an emphasis upon the use of Forest related construction materials where appropriate.	Typo and change for consistency	SDDC

M106	148	Table 6	In exceptional circumstances where the planting guidelines cannot be met, a commuted sum should be paid instead. This is at a guideline rate of £10,000 per hectare of the gross development area. <u>This should reflect the most up to date guideline rate identified by the National Forest as set out in the Guide for Developers and Planners.</u>	Update	SDDC
M107	147	9.56	The National Forest is a nationally designated area which covers an area of 200 square miles and extends from Charnwood Forest near Leicester to the east to the Needwood Forest near Yoxall in the west. Since its inception the National Forest Company has supported wood land and woodland creation increasing forest cover from 6% to 19% 20% across the forest area by planting 8 million trees to date.	Minor change to update Policy	SDDC
Appendix 2: List of Evidence Base					
M108		Appendix 2	This is a list, though not exhaustive, of the evidence that has been used and gathered by South Derbyshire and also on a Derby HMA wide basis: Draft Infrastructure Delivery Plan, 2013 2014 Draft Consultation Statement, 2013 2014 Sustainability Appraisal Housing Requirement Study, 2013 Housing Site Summaries Strategic Housing Land Availability Assessment, 2012 Strategic Housing Market Assessment (SHMA), 2008 Derby Strategic Housing Market Assessment	To provide an up to date evidence base list	SDDC

		<p>Update Report, 2013</p> <p>Gypsies and Travellers Accommodation Assessment (GTAA), 2008</p> <p>Employment Site Summaries</p> <p>Derby Housing Market Area Employment Land Review, 2008</p> <p>Derby Housing Market Area Employment Land Review Forecast Update, 2013</p> <p>South Derbyshire Economic Development Strategy, 2008</p> <p>South Derbyshire Economic Development Statement, 2013</p> <p>Strategic Distribution Site Assessment Study for the Three Cities Sub Area of the East Midlands, 2010</p> <p>Retail and Leisure Study, 2005</p> <p>Swadlincote Town Centre Vision and Strategy, 2012</p> <p>Derby Urban Area Modelling – Final Report, 2012</p> <p>Derby HMA Transport Position Statement, 2012</p> <p>Strategic Flood Risk Assessment, 2008</p> <p>6Cs Green Infrastructure Strategy, 2010</p> <p>Habitats Regulation Screening Assessment Screening Statement, 2010-2014</p> <p>Lowland Derbyshire Biodiversity Action Plan, 2011-2020</p> <p>National Forest Biodiversity Action Plan, 2004</p> <p>South Derbyshire Open Space Assessment Report, 2005</p> <p>South Derbyshire Outdoor Sports Facilities Assessment Report, 2005</p> <p>Derbyshire Landscape Character Assessment</p>		
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		<p>Cleaner, Greener Energy Study Report 1 – Local Development Framework Evidence Base, 2009 Derby Housing Market Area Water Cycle Study, 2010 Technical Assessment of the Derby Principle Urban Area Green Belt Purposes, 2012 South Derbyshire Playing Pitch Strategy, 2011 <u>Derbyshire Economic Strategy Statement – Final Consultation Draft</u> <u>The D2N2 Local Strategic Partnership – Strategic Economic Plan</u> <u>Derby HMA CIL Viability Assessment, 2014</u> <u>Derbyshire Local Transport Plan, 2011</u> <u>Derbyshire Infrastructure Plan, 2013</u> <u>Landscape Character of Derbyshire, 2014</u> <u>The National Forest Strategy, 2014</u> <u>Review of Objectively Assesses Housing Need in light of 2012-based Subnational Population Projections – 2014</u> <u>Swarkestone and Stanton by Bridge Bypass Engineering Feasibility Study, 2009</u> <u>Derby Urban Area Potential Core Strategy Sites Traffic Impact Assessment, 2012</u></p>		
Glossary	Term of definition			
M109	Community Facilities	<p>Facilities used by local communities for leisure and social purposes including community centres and meeting places, local shops, sports venues, leisure centres, cultural buildings, public houses, places of worship and play areas.</p> <p><u>Facilities used by local communities for leisure and social purposes where the primary</u></p>	Change for clarity and to ensure conformity with paragraph 28 of the NPPF.	SDDC

			<u>purpose of the facility is for the public benefit. Examples of community facilities would include, but not exclusively, village halls, community centres and meeting places, places of worship, cultural buildings, non-profit sporting facilities and play areas.</u>		
Policies Maps					
M110	44	Map of Land at Church Street/Bridge Street/Moat Street, Church Gresley	<i>Add District Boundary to site plan.</i>	For clarity	SDDC
M111	92	Map of Woodville Regeneration Area	<i>Amend the site boundary so that land within North West Leicestershire is not included. The indicative line of the Woodville – Swadlincote Regeneration route to be added.</i>	Drafting error	SDDC
M112	94	Map of E1F Former Drakelow Power Station	<i>Amend the site boundary to correspond with the boundary of the contiguous housing allocation</i>	Drafting error	SDDC
M113	51	Map of Drakelow Park, Drakelow	<i>Amend the site boundary to correspond with the boundary of the contiguous employment allocation</i>	Drafting error	SDDC
Proposal Maps					
M114	Proposals Map	Title and index map page	Proposals <u>Policies</u> Maps	Change for clarity	SDDC
M115	Proposals Map		<i>The following changes made to all the Proposals maps:</i> <ul style="list-style-type: none"> • <i>An ordnance survey base added</i> • <i>The exact boundaries of conservations</i> 	Minor change for clarity	SDDC Pegasus Planning on behalf of Christ Church, Oxford (0134/5165)

			<p><i>area will be added</i></p> <ul style="list-style-type: none"> <i>Flood zone boundaries added</i> <i>The adopted 1998 Settlement boundaries will be added , with the proviso that settlement boundaries will be updated within the Local Plan Part 2</i> <i>Reference to Derby City's Preferred Growth Strategy Housing Sites amended to Derby City's Draft Core Strategy housing sites</i> 		
M116	Southern Villages Proposals Map		<i>Show location of potential new passenger railway station at Drakelow.</i>	Drafting error	National Forest Company (055/5243) SDDC
M117	Stenson Area Proposals Map		<i>Show location of potential new passenger railway station at Stenson.</i>	Drafting error	SDDC
M118	Swadlincote Proposals Map		<i>Show alignment of Woodville – Swadlincote Regeneration Route</i>	Drafting error	SDDC
M119	Swadlincote Proposals Map		<i>Amendment to the site boundary for housing application H2, to ensure that the golf course land is not included within the boundary of the housing site.</i>	Drafting error	DPD on behalf of Grasscroft Homes and properties Ltd (105/5422 and 5433)
M120	Swadlincote Proposals Map		<i>Inclusion of a symbol to denote the proposed protected station site at Drakelow.</i>	Drafting error	National Forest Company (55/5591)
M121	Woodville Proposals Map		<i>Show alignment of Woodville – Swadlincote Regeneration Route</i>	Drafting error	SDDC