

Appendix – South Derbyshire Local Plan Part 1 – Inspector’s Report

This document details the proposed main modifications to the South Derbyshire Pre-Submission Local Plan Part 1.

This schedule supersedes all previous schedules of proposed modifications submitted by the Council.

The proposed main 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, and the last two modifications, MM70 and MM71. These have been added by the Inspector.

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*

Main 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 comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .
Key Diagram			
MM1	After contents page		<p><i>Update the Key Diagram to include:</i></p> <ul style="list-style-type: none"> • <i>Housing allocations</i> • <i>Employment allocations</i> • <i>Proposed major infrastructure</i> • <i>Settlements according to hierarchy policy</i>
Chapter 1: Introduction			
MM2	2	1.1	Decisions on planning issues affect everyone’s lives. The Local Plan deals with the proposals for the amount and location of future housing, employment and infrastructure in its widest meaning for the period from 2008 2011 to 2028 in a comprehensive and holistic manner. Having a plan in place will ensure that development does not come forward in a piecemeal manner but through a plan-led process.
MM3	2	1.10	<p>The Local Plan is to be written in two parts as follows:</p> <p>Part 1 – to cover the strategic housing and employment allocations. It also includes strategic plan policies and key development management policies. <u>Is the strategic part of the Plan. It contains strategic policies comprising of: housing and employment allocations, spatial policies and development management policies.</u></p>
MM4	2	1.12	<p>The Local Plan Part 1 contains <u>strategic policies for the District:</u></p> <p>Chapters 1 and 2 – includes Introductions to the Local Plan and a Spatial Portrait, which describes the District.</p>

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			<p>Chapter 3 – sets out the Vision for the District and strategic objectives that will enable the Vision to be met.</p> <p>Chapter 4 – includes the strategic policies that set out the overarching <u>spatial</u> policies for development in the District.</p> <p>Chapter 5 to 9 – includes key development management policies.</p>
MM5	4	Additional paragraph after 1.18	<u>Whilst South Derbyshire is part of the Derby HMA, the further functional links into Ashby de la Zouch in North West Leicestershire and Burton upon Trent in East Staffordshire should be recognised. Swadlincote and the southern part of the District are influenced both by Burton and Ashby. Whilst parts of North West of the District closest to the East Staffordshire border are influenced by Burton.</u>
Chapter 3: A Vision and Local Plan Objectives for South Derbyshire			
MM6	11	3.1	<ul style="list-style-type: none"> South Derbyshire has the fastest growing population in Derbyshire and market needs suggest that around 13,500 <u>12,618</u> additional homes are needed between 200811 and 2028.
MM7	12	3.4	<p>The below sets out the vision for South Derbyshire over the period <u>from 2011 up</u> to 2028:</p> <p>The strategy for growth will have delivered at least an additional 13,454 <u>12,618</u> homes over the preceding twenty-year <u>plan</u> period and ensured the District’s housing stock is better aligned to the needs of – and available to – everyone, irrespective of their stage of life, income or circumstances.</p> <p>To accommodate growth, brownfield land and disused buildings will be brought back into beneficial use and major <u>sustainable</u> urban extensions to immediately to the south and south east of Derby will have been developed, accommodating a minimum of 6,800 additional homes and providing a wide range of accommodation to meet the expanding housing needs of the City of Derby and South Derbyshire. The growth potential of Derby and these new urban extensions in particular, will have been unlocked through transport and other infrastructure improvements such as the provision of a new secondary school and other required local amenities.</p>

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Chapter 4: Spatial Strategy – A Plan for Growth			
MM8	15	4.7	Fundamental to the strategy is the HMA's recognition that neighbouring Derby City is unable to make provision for all its own housing needs within its own boundary. <u>The City is only able to provide 11,000 dwellings over the period to 2028.</u>
MM9	16	4.8	<p>This means a collective approach is needed to ensure development needs across the wider Derby area are properly met. <u>As a result, over the plan period at least 12,618 dwellings will be built within the District, of which 9,605 dwellings are to meet South Derbyshire's objectively assessed housing need and 3,013 dwellings are in part to meet Derby City's unmet objectively assessed housing need.</u></p> <p>As part of that approach <u>this collective approach</u>, the authorities have worked together to ensure that optimum possible use is made of derelict and other previously developed sites and premises, to ensure opportunities for brownfield regeneration are taken. This will reduce the need for the loss of greenfield land particularly on the edge of Derby City, <u>although</u> to achieve the planned growth across the HMA will mean the unavoidable loss of some greenfield land.</p>
MM10	17-18	S1	South Derbyshire will promote sustainable growth to meet its objectively assessed housing and commercial needs in the plan period of this Local Plan <u>2011 – 2028.</u>
		S1	The two parts of the Local Plan will ensure that the economic, social and environmental objectives set out in this Plan are fully addressed: by the overarching policy:

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		S1 i)	<p>Ensuring that South Derbyshire's objectively assessed housing need is met alongside providing additional housing to ensure that Derby City's needs are also met. The housing split is as follows:</p> <p>a) 10,903 as South Derbyshire's need as assessed</p> <p>b) 2,551 to allow Derby City to meet its assessed need</p> <p>Generating a total of 13,454 dwellings to be built in the plan period.</p> <p><u>Over the plan period (2011 – 2028) at least 12,618 dwellings will be built within South Derbyshire.</u> The housing sites required will be met on a mixture of brownfield and greenfield sites with brownfield land preferred where possible. <u>encouragement given to the re-use of previously developed land.</u></p>
		S1 (v)	<p>Through this strategy being put in place it It is essential that the District's heritage assets, landscape and rural character are recognised protected, conserved and enhanced, where possible, whilst accepting that some change is necessary to allow for the strategy to be delivered.</p>
MM11	20	Title below 4.22	South Derbyshire Housing Growth 2008-2011 – 2028
MM12	20/1	S4	<p>Provision will be made in this Plan for at least 13,454 net additional dwellings over the Plan period. The dwellings will be split between the Local Plan Part 1 and the Local Plan Part 2 as follows:</p> <p>i) Part 1 – Sites allocated to accommodate at least 12,404 dwellings as strategic sites.</p> <p>ii) Part 2 – the remaining dwellings, around 600, to be dealt with as non-strategic sites across the District including an assumed windfall of 450 dwellings across the Plan period.</p> <p>All of the above allocation in Part 2 will be made in regard to the settlement hierarchy (policy H1).</p> <p>The Council will maintain a five year rolling land supply of specific deliverable sites with additional buffers in accordance with the NPPF.</p>

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			<p>Provision will be made in this plan for at least 12,618 additional dwellings over the plan period.</p> <p>The dwellings will be split between the Local Plan Part 1 and 2 as follows:</p> <p><u>A Part 1 – Strategic sites (greater than 99 dwellings) allocated to accommodate the majority of the housing target.</u></p> <p><u>B The Part 1 allocations are to be made according to the following strategy:</u></p> <p><u>Urban Areas – Swadlincote, edge of Derby and the edge of Burton upon Trent</u></p> <p><u>Key Service Villages – strategic sites in Aston on Trent, Etwall, Hatton, Hilton and Repton.</u></p> <p><u>C Local Plan Part 2 –600 dwellings will be allocated across non-strategic sites (less than 100 dwellings).</u></p> <p><u>D The Council will maintain a five year rolling land supply of specific deliverable sites with additional buffers in accordance with the NPPF.</u></p>				
MM13	21	4.27	<p>The HRS study and the subsequent update through the SHMA concluded there is a demographic need for 35,354 additional homes for the period 2008 – 2028 throughout the Derby HMA. However this was updated again through sensitivity testing undertaken in March 2014 which considered the updated period 2011 – 2028 and found that the total housing need in the HMA was considered to be 33,388 dwellings.</p> <p>The following table shows the distribution of the assessed housing need across the Derby HMA authorities:</p>				
MM14	21	Table 1	<p><i>Update table to reflect most up to date information</i></p> <p>Table 1: Housing target across the Derby HMA 200811-2028</p> <table border="1"> <thead> <tr> <th>Local Authority</th> <th>Housing Target 200811-2028</th> </tr> </thead> <tbody> <tr> <td>South Derbyshire</td> <td>13,45412,618</td> </tr> </tbody> </table>	Local Authority	Housing Target 2008 11 -2028	South Derbyshire	13,454 12,618
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MM15	22	4.31	<p>It should be noted that in planning for an additional 13,45412,618 dwellings in South Derbyshire, the following need to be subtracted to give a reflection of what is required from the Local Plan moving forward:</p> <ul style="list-style-type: none"> • Dwellings which have already been completed since 1 April 20082011 • Unimplemented planning permissions for dwellings as at 1 April 2012the point being monitored from and unimplemented sites already allocated in the South Derbyshire Local Plan 1998. 																									
MM16	25	S5	<p>Provision across a range of <u>of</u> sites, including allocations, will be made for the development of a minimum 53 ha net additional land for industrial and business development in support of the Economic Strategies of the Council and the D2N2 Local Enterprise Partnership and the Council's Economic Strategy.</p>																									
MM17	26	Table 2	<p><i>Update table 2 to reflect the most up to date information</i></p> <table border="1"> <thead> <tr> <th>Area</th> <th>% of Housing Growth</th> <th>Employment Land Need <u>2008-2028</u></th> <th>Developed <u>2008-2011</u></th> <th>Outstanding Requirement <u>2011-2028</u></th> </tr> </thead> <tbody> <tr> <td>Derby Urban Area</td> <td>55.8</td> <td>154ha</td> <td></td> <td></td> </tr> <tr> <td>Remainder of Amber Valley</td> <td>25.1</td> <td>69ha</td> <td></td> <td></td> </tr> <tr> <td>Remainder of South Derbyshire</td> <td>19.1</td> <td>53ha</td> <td>10.73ha</td> <td>42.27 ha</td> </tr> <tr> <td>Total</td> <td></td> <td>276ha</td> <td></td> <td></td> </tr> </tbody> </table>	Area	% of Housing Growth	Employment Land Need <u>2008-2028</u>	Developed <u>2008-2011</u>	Outstanding Requirement <u>2011-2028</u>	Derby Urban Area	55.8	154ha			Remainder of Amber Valley	25.1	69ha			Remainder of South Derbyshire	19.1	53ha	10.73ha	42.27 ha	Total		276ha		
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MM18	26	4.49	<p>Since 2008 there has been 13.09 hectares of land developed in the 'remainder of South Derbyshire' area, therefore the remaining requirement is just less than 40 hectares. Details of how this is to be achieved are set out in Policy E1.</p>																									

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			<p><u>The March 2014 housing sensitivity analysis resulted in an upward revision of the housing target and subsequent adjustments to the split of the housing between the three areas. However, the HMA local authorities concluded that any resultant change to the extent of the employment land requirement across the HMA as a whole and within each of the three areas would be negligible in scale. Therefore, no further adjustments have been made.</u></p> <p><u>In the "Remainder of South Derbyshire" area, development completed between 2008 and the Local Plan base date of 2011 measured 10.73 ha. Deducting this from the overall requirement of 53 ha leaves a total of 42.27 ha to be developed during the plan period. Details of employment land allocations can be seen in Chapter 6.</u></p>												
MM19	29	S8	There is a presumption against inappropriate development within the Green Belt and unless very exceptional circumstances exist. and development proposals received within the Green Belt will be assessed against national policy.												
Chapter 5: Housing															
MM20	34	Table 3	<p>Delete the existing Table 3 and replace with up to date information for 'Land Supply within Swadlincote and Villages Area':</p> <table border="1"> <thead> <tr> <th>Strategic Site allocations – Swadlincote and Villages</th> <th>No. of Dwellings</th> </tr> </thead> <tbody> <tr> <td>Land north of William Nadin Way/west of Depot</td> <td>600</td> </tr> <tr> <td>Land in the vicinity of Church Street/ Bridge Street & Moat Street</td> <td>350</td> </tr> <tr> <td>Broomy Farm</td> <td>400</td> </tr> <tr> <td>Depot housing site, Darklands Road, Swadlincote</td> <td>158*</td> </tr> <tr> <td>Drakelow Power Station,</td> <td>2,239 (1)</td> </tr> </tbody> </table>	Strategic Site allocations – Swadlincote and Villages	No. of Dwellings	Land north of William Nadin Way/west of Depot	600	Land in the vicinity of Church Street/ Bridge Street & Moat Street	350	Broomy Farm	400	Depot housing site, Darklands Road, Swadlincote	158*	Drakelow Power Station,	2,239 (1)
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MM21	36	5.14	<p>The Strategy favours the allocation of sites to the south and south east of Derby, these being the most suitable broad locations with respect to future secondary school provision, in addition to those which already have planning permission, in meeting future housing needs.</p>																						

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MM22	36	Table 4	<p><i>Delete the existing Table 4 and replace with up to date information for 'Land Supply on the Derby Urban Edge':</i></p> <table border="1"> <thead> <tr> <th>Strategic Site allocations – Edge of Derby City</th> <th>No. of Dwellings</th> </tr> </thead> <tbody> <tr> <td>Highfields Farm</td> <td>1,040*</td> </tr> <tr> <td>Boulton Moor (Phase 1, 2 & 3)</td> <td>1,950</td> </tr> <tr> <td>Chellaston Fields</td> <td>500</td> </tr> <tr> <td>Wragley Way</td> <td>1,950 (1)</td> </tr> <tr> <td>Primula Way, Sunny Hill</td> <td>500</td> </tr> <tr> <td>Holmleigh Way, Chellaston</td> <td>120*</td> </tr> <tr> <td>Hackwood Farm</td> <td>290</td> </tr> <tr> <td>Land West of Mickleover</td> <td>1,650 (2)</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td colspan="2"> Note (1) Around 1,000 dwellings are expected to be built out during Plan Period. (2) Around 1,400 dwellings are expected to be built out during Plan Period. *Dwelling numbers changed on allocated land through planning applications from submitted Plan </td> </tr> </tbody> </table>	Strategic Site allocations – Edge of Derby City	No. of Dwellings	Highfields Farm	1,040*	Boulton Moor (Phase 1, 2 & 3)	1,950	Chellaston Fields	500	Wragley Way	1,950 (1)	Primula Way, Sunny Hill	500	Holmleigh Way, Chellaston	120*	Hackwood Farm	290	Land West of Mickleover	1,650 (2)			Note (1) Around 1,000 dwellings are expected to be built out during Plan Period. (2) Around 1,400 dwellings are expected to be built out during Plan Period. *Dwelling numbers changed on allocated land through planning applications from submitted Plan	
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MM23	38	Insert paragraph after 5.17	<p><u>5.18 The settlement boundaries will be reviewed through Part 2 of the Plan as many will need re-drawing due to growth that has either taken place or is expected to take place through the allocations made (in both parts of the Plan). It does not mean that any new opportunities that arise</u></p>																						

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			<p><u>will not be considered by the Council but the intention is to manage development within the District.</u></p>
MM24	37-38	H1	<p>A The location of further residential development will be determined in accordance with the following settlement hierarchy:</p> <p>iv) Urban Areas — Development of a range of scales up to and including strategic sites and affordable and cross-subsidy exception sites of up to 25 dwellings will be promoted in appropriate sites within and adjoining Swadlincote including Woodville and as extensions to the urban areas of the City of Derby and Burton upon Trent.</p> <p>It is anticipated that 200 dwellings will be allocated within these locations in Part 2 of the Local Plan.</p> <p>iv) Key Service Villages — Development of a range of scales up to and including small strategic sites and affordable and cross-subsidy exceptions sites of up to 25 dwellings will be promoted in appropriate sites and according to individual settlement circumstance within the following settlements:</p> <p>Aston on Trent Overseal Etwall Repton Hatton Shardlow Hilton Willington Melbourne</p> <p>iv) Local Service Villages — Development of a local scale (up to 15 dwellings) and local scale affordable and cross-subsidy exceptions sites of up to 15 dwellings to be promoted in appropriate sites and</p>

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			<p style="text-align: center;">according to individual settlement circumstance within the following settlements:</p> <p>Findern Newton Solney Hartshorne Rosliston Linton Stanton Ticknall Weston on Trent Netherseal</p> <p>It is anticipated that sites for 404 dwellings will be allocated in Key and Local Service Villages through Part 2 of the Local Plan.</p> <p>v) Development of limited infill and conversion of existing buildings and local scale affordable and cross subsidy exception sites of up to 12 dwellings will be promoted on appropriate sites and according to individual settlement circumstance within the following settlements, classed as Rural Settlements:</p> <p>Ambaston Egginton Radbourne Barrow upon Trent Elvaston Scropton Foremark Stanton by Bridge Bretby Foston Smisby</p>

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			<p> Burnaston Ingleby Sutton on the Hill Cauldwell Kings Newton Swarkestone Church Broughton Lees Thulston Coton In The Elms Long Lane Trusley Coton Park Lullington Twyford Dalbury Marston on Dove Drakelew Village Milton Walton on Trent </p> <p> It is anticipated that sites for around 96 dwellings allocated in Rural Villages through Part 2 of the Local Plan. </p> <p> vi) Rural Areas— dependant on limited infill and conversion of existing buildings will be acceptable within any settlement not classed elsewhere in the hierarchy. </p> <p> <u>The Settlement Hierarchy is based on the range of services and facilities that are offered by each settlement. The level of development for each settlement will be of a scale appropriate to the size and role of that settlement. As planning applications are received the merits of each individual site will be assessed through the Development Management process.</u> </p>

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			<p><u>The distribution of new development outside of allocations over the period of this Plan will be in accordance with the Settlement Hierarchy below:</u></p> <p>1 <u>Urban Areas – the urban areas of Swadlincote including Woodville, adjacent to Derby and adjacent to Burton upon Trent</u></p> <p>2 <u>Key Service Villages</u></p> <table border="0"> <tr> <td><u>Aston on Trent</u></td> <td><u>Etwall</u></td> </tr> <tr> <td><u>Hatton</u></td> <td><u>Hilton</u></td> </tr> <tr> <td><u>Melbourne</u></td> <td><u>Overseal</u></td> </tr> <tr> <td><u>Repton</u></td> <td><u>Shardlow</u></td> </tr> <tr> <td><u>Willington</u></td> <td><u>Linton</u></td> </tr> </table> <p><u>For the above two tiers, development of all sizes within the settlement boundaries will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 25 dwellings.</u></p> <p>3 <u>Local Service Villages</u></p> <table border="0"> <tr> <td><u>Coton in the Elms</u></td> <td><u>Findern</u></td> </tr> <tr> <td><u>Hartshorne</u></td> <td><u>Mount Pleasant</u></td> </tr> <tr> <td><u>Netherseal</u></td> <td><u>Newton Solney</u></td> </tr> <tr> <td><u>Rosliston</u></td> <td><u>Ticknall</u></td> </tr> </table> <p><u>Weston on Trent</u></p> <p><u>For the above tier, development of sites within the settlement boundary will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 15 dwellings.</u></p> <p>4 <u>Rural Villages</u></p>	<u>Aston on Trent</u>	<u>Etwall</u>	<u>Hatton</u>	<u>Hilton</u>	<u>Melbourne</u>	<u>Overseal</u>	<u>Repton</u>	<u>Shardlow</u>	<u>Willington</u>	<u>Linton</u>	<u>Coton in the Elms</u>	<u>Findern</u>	<u>Hartshorne</u>	<u>Mount Pleasant</u>	<u>Netherseal</u>	<u>Newton Solney</u>	<u>Rosliston</u>	<u>Ticknall</u>
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<u>Rosliston</u>	<u>Ticknall</u>																				

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .
			<p><u>Ambaston</u> <u>Barrow upon Trent</u> <u>Bretby</u> <u>Burnaston</u> <u>Cauldwell</u> <u>Church Broughton</u> <u>Coton Park</u> <u>Dalbury</u> <u>Drakelow Village</u> <u>Egginton</u> <u>Elvaston</u> <u>Foremark</u> <u>Foston</u> <u>Ingleby</u> <u>Kings Newton</u> <u>Lees</u> <u>Long Lane</u> <u>Lullington</u> <u>Marston on Dove</u> <u>Milton</u> <u>Radbourne</u> <u>Scropton</u> <u>Smisby</u> <u>Stanton</u> <u>Stanton by Bridge</u> <u>Sutton on the Hill</u> <u>Swarkestone</u> <u>Thulston</u> <u>Trusley</u> <u>Twyford</u> <u>Walton on Trent</u></p> <p><u>For the above tier development of a limited nature will be allowed</u></p> <p>i. <u>within the settlement boundary where applicable or adjacent to as an exceptions or cross subsidy site as long as not greater than 15 dwellings.</u></p> <p>ii. <u>Or of limited infill and conversions of existing buildings where no settlement boundary.</u></p> <p><u>5 Rural Areas – areas outside of the defined settlements listed above.</u></p> <p><u>Due to the lack of services and facilities and defined settlement boundaries, only development of limited infill and conversions of existing buildings will be acceptable.</u></p>
MM25	40	H2 B	<p><u>viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.</u></p>

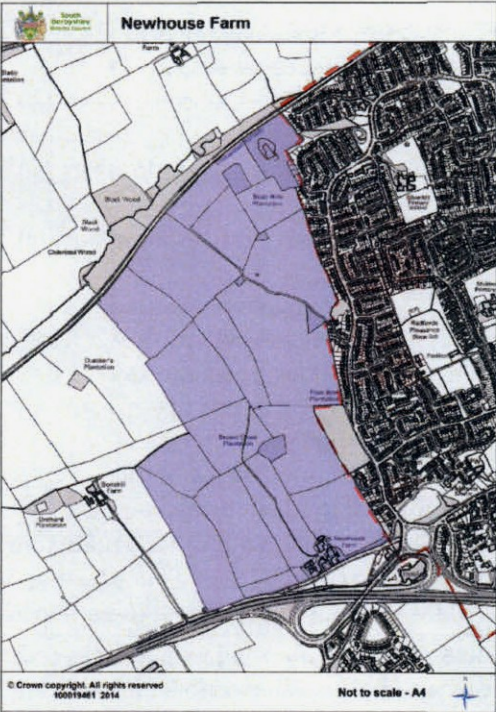
Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .
MM26	42-43	H3 B (ii)	<u>Residential development of the Moat Street site will only be permitted when the provision of an appropriate replacement facility site has been secured;</u> Consideration needs to be given to the provision of a new football ground on the Bridge Street site of an acceptable standard in terms of quality, with contributions achieved where viable.
		H3 B (iii)	Consideration will also need to be given to any undue adverse impact on nearby occupiers which may require mitigation of the visual impact to be put in place. <u>Measures will be used to protect the separate identity of Albert Village and the amenity of nearby occupiers by mitigating against undue adverse visual impacts;</u>
		H3 (vi)	Provide high quality cycle and pedestrian links both within the development and connecting to existing and proposed networks, including NCN63 Burton to Leicester route <u>and the CONKERS circuit.</u>
		H3 B	<u>vii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.</u>
MM27	46	H4 B	<u>vii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.</u>
MM28	48	H5 A	Residential development on land at the Council Depot for around 158 165 dwellings.
		H5 B	<u>v) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.</u>
MM29	50	H6 B	<u>vii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.</u>
MM30	52 – 53	H7 A	Residential development on land at the Council Depot for around 485 375 dwellings.
		H7 B i)	The provision of a two form entry primary school on site to address the capacity issues of <u>current</u> primary school provision within Hilton;
		H7 B (viii)	<u>The opening up of an existing culvert through the site and the creation of appropriate easements</u> An appropriate easement along watercourses on the site, free of built development.
		H7 B	<u>ix) Developer Contributions to be made towards the provision of a new Household Waste Recycling</u>

			<u>Centre in the Swadlincote area.</u>
MM31	55	H8 A	Residential development on land at the Council Depot for around 74 100 dwellings.
		H8	<u>vii) The development shall protect and enhance the setting of heritage assets.</u>
		H8	<u>viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.</u>
MM32	58	H9	Residential development on Land at Longlands, Repton for around 100 124 dwellings
		H9 B	<u>viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.</u>
MM33	60	H10	Policy H10: Land south of Willington Road and land south of Sutton Lane, Etwall
MM34	60	5.47	Land to the south of Willington Road, lies to the south east of Etwall village and currently comprises agricultural fields. The site is adjacent to the built up area of Etwall and will be contained by Willington Road to the northeast of the site and by residential development to the west of the site. A separate site on Sutton Lane lies to the north of Etwall village and is currently in use as a cricket ground and includes a pavilion. The two sites together make up Policy H10. Etwall Village provides a range of services and facilities, including John Port Secondary School.
MM35	60	5.49	Together these sites offer the opportunity to provide better facilities and improve existing facilities in the village.
MM36	60 - 61	H10 A	Residential development on land at Willington Road and land at Sutton Lane, Etwall for around 114 199 dwellings in total.
		H10	<p>B The Council will require the below listed site specifics and accordance with other Local Plan policies:</p> <p>iv) For land at Willington Road:</p> <p>a) Provision of a replacement cricket pitch and pavilion, which should be an improvement in relation to the existing pitch and pavilion;</p> <p>b) i) That the development shall not adversely affect the setting of Etwall Lodge;</p> <p>c) ii) High quality pedestrian connections will be made from the site into the village of Etwall.</p> <p><u>iii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.</u></p> <p>iv) For land at Sutton Lane:</p>

			<p>a) Land is provided for the extension of Etwall cemetery; the present cemetery is at capacity and needs to expand;</p> <p>b) The character and setting of the Conservation Area and adjacent listed buildings shall be preserved;</p> <p>c) The southern edge of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and create a new village edge;</p> <p>d) High quality pedestrian links will be enhanced between the site and the village centre and between the site and the cemetery</p> <p>e) The existing hedgerow to be retained as far as possible.</p>
MM37	64	H11 B	<u>x) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.</u>
MM38	66	H12B	<u>viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.</u>
MM39	72	H14 B	<u>iv) The development shall protect and enhance the setting of heritage assets</u>
MM40	84 - 87	H19, H20, H21	<p><i>Policy numbers changed to take account of additional housing site policy – Land west of Mickleover which is to be H19.</i></p> <p><i>H19 -> Policy H20 Housing Balance</i></p> <p><i>H20 -> Policy H21 Affordable Housing</i></p> <p><i>H21 -> Policy H22 Sites for Gypsies and Travellers and for Travelling Showpeople</i></p>
MM41	84	H19	<p><u>Land West of Mickleover is a sustainable urban extension to Derby City. The site lies to the west of the built up area of Mickleover. The A516 (Etwall Road) runs to the south of the site and to the north of the site is a former railway line which is a Sustrans route.</u></p> <p><u>The site can deliver around 1,650 dwellings in total though slightly less is expected to be delivered during the plan period, around 1,400 dwellings.</u></p> <p><u>The site is in a good location in relation to access to services and facilities. Though the site offers the opportunity to deliver new infrastructure due its critical mass.</u></p> <p><u>Policy: 19 Land to the west of Mickleover</u></p> <p><u>A Residential development on Land to the West of Mickleover will provide for around 1,650 dwellings.</u></p>

			<p><u>B The Council will require the below listed site specifics and accordance with other Local Plan policies:</u></p> <p><u>i That South Derbyshire District Council and the developers work together with both Derby City and Derbyshire County Council to ensure that the proposals offer a holistic vision for an urban extension to be delivered in a comprehensive manner. Delivery mechanisms will need to be established to ensure the necessary level of coordination to effectively deliver the infrastructure and facilities to support the development;</u></p> <p><u>ii A jointly prepared development framework by South Derbyshire District Council and the developers shall be produced that sets out guiding principles for the site;</u></p> <p><u>iii The provision of a one form entry primary school on site with the provision of land for a two form entry should it be required;</u></p> <p><u>iv A new district centre offering a range of shops and facilities shall be provided that is commensurate with the needs of the community. The scale and nature of these facilities will be determined by evidence submitted with a future planning application;</u></p> <p><u>v The provision of a community centre. The ownership and management of this centre will be considered in more detail as part of a future planning application;</u></p> <p><u>vi Consideration of a GP surgery on site subject to discussions with the Southern Derbyshire Clinical Commissioning Group;</u></p> <p><u>vii High quality pedestrian and cycle routes shall be provided within the site and links between the site and existing residential development and the adjacent Sustrans route;</u></p> <p><u>viii The northern and western edge of the site will require a significant green buffer to help soften the housing development against the landscape;</u></p> <p><u>ix The urban extension shall protect and enhance where possible the wider setting of Radbourne Hall and other heritage assets;</u></p>
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		<p><u>x Any application for planning permission will be supported by an assessment of the impact of development traffic on the strategic and local road network, including the cumulative impact of development proposed in three aligned Core Strategies. The scope of the assessment should be agreed with the local planning authority in consultation with the relevant transport network operators and service providers. The application will also be supported by an access strategy and a package of necessary measures to mitigate any significant impact of the development, including off-site highways improvements, necessary developer contributions and other measures to encourage non-car modes of transport; including necessary enhancements to local bus services.</u></p> <p><u>xi Vehicular access to that part of the allocation to the north of the public footpath route that runs from Greenside Court to the dismantled railway line shall be from Ladybank Road. There shall be no vehicular link, except for emergency vehicles and potential bus access, from the remainder of the allocation to Ladybank Road.</u></p> <p><u>xii Improvements to existing green infrastructure shall be made within the site along with provision of new green infrastructure on the site;</u></p> <p><u>xiii The Greenway to the north of the site and Ladybank Plantation to the east are local wildlife sites whose nature conservation interest should be protected and links to the surrounding green infrastructure network maintained or enhanced.</u></p> <p><u>xiv Surface water run-off should be attenuated to existing Greenfield rates up to a 1 in 100 year plus climate change event to ensure development does not exacerbate flood risk downstream.</u></p>
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			 <p data-bbox="766 1031 1900 1105">* Allocation modified to include farm, which was not in the October 2015 consultation.</p>
MM42	84-85	H20 A	A The Council will seek to secure up to 30% of new housing development as affordable housing as defined in the NPPF on sites of over 15 dwellings or 0.5 hectares .
		H20 B iii)	The tenure mix and dwelling type on the site will be based on the SHMA or other up to date housing evidence in conjunction with agreed by the Council in consultation with the Council's Strategic Housing team having regard to the SHMA;

		H20 C footnote	Rural exception sites that are kept in perpetuity* as affordable housing for local people that are kept in perpetuity, will be permitted adjoining existing Key Service Villages, Local Service Villages and Rural Villages, the settlements on small sites (less than 25 number of dwellings to be in regard to accordance with Policy H1 settlement hierarchy) as an exceptional circumstance to normal policy where: * subject to the affordable product being considered.
Chapter 6 : Employment and the Economy			
MM43	89	E1	C Further development will also be supported at Dove Valley Park and Land at Sinfin Moor, in accordance with Policies E4 and E5
MM44	89	6.2	As noted in Chapter 4, net total employment land need for the plan period in the remainder of South Derbyshire, beyond the Derby Urban Area, is 42.27 ha. is 53 ha. In the interests of sustainability and to ensure that an attractive choice of sites can be offered to prospective investors, it has been determined that there should be some additional employment growth to balance planned housing growth.
MM45	95	6.5	The addition of these sites to the land supply on strategic sites brings the total provision for the period 2008 – 2028 to around 80 ha. For the remainder of the District beyond the Derby Urban Area the additional employment sites in the plan period will bring the total provision to around 82 hectares.
MM46	96	E2	A The development of land for uses defined by classes B1(b), B1(c), B2 and B8 of the Use Classes Order will be permitted where: (i) the site lies within or on the edge of the Swadlincote urban area, Derby or Burton upon Trent, or a Key or a Local Service Village; and the proposal is in scale with existing built development and will not give rise to undue impacts on the local landscape, natural environment or cultural heritage assets; or (ii) the proposal is for the expansion of an existing business; or (iii) the proposal is for the redevelopment of established industrial or business land or premises; or (iv) the site lies outside settlements and the proposal is for the reuse or adaption of an existing building of substantial construction for small scale industrial and business use, including B1(a) office use, or the replacement of an existing building with a well designed new building of equivalent scale; B The above criteria apply to sites other than those identified under employment policies E1, E3, E5

			and E6. All proposals under part A should be in scale with existing built development and should not give rise to undue impacts on the local landscape, natural environment or cultural heritage assets.
MM47	97	6.17-6.22	<p>6.17 Over the past fifty years the countryside has undergone significant economic change, resulting in a decline in agricultural employment and providing an impetus for rural economic diversification. In addition, much of South Derbyshire has taken on a dormitory role, providing residential accommodation away from the place of work and the provision of opportunities for employment-related development in rural areas can help to minimise the need to travel.</p> <p>6.18 The reuse or adaptation of existing redundant rural buildings can often be a means of providing suitable premises for small business at low cost whilst avoiding harm to the environment. Re-use for employment purposes will generally be preferable to use for other purposes as it can make the greatest contribution towards addressing economic needs and enhancing the sustainability of rural communities.</p> <p>6.19 Such uses may be particularly well suited to listed and other buildings of historic merit, as they may involve less external change and internal subdivision than other alternative uses.</p> <p>6.20 As a general guide, the most suitable industrial and business uses outside strategic development locations in rural areas will be small in scale, providing for the employment needs of local residents and thereby minimising the need to travel. In the context of this policy, "small scale" will be taken to mean 1000m² or less, including buildings and any outdoor areas associated with the industrial or business use such as vehicle parking and loading/unloading areas. However, a flexible approach will be taken, particularly where premises are located within or close to significant areas of housing or where the opportunity exists to bring otherwise redundant rural buildings back in to use.</p> <p>6.21 Where an established building is unsuitable for industrial and business use, it may be appropriate to consider its replacement.</p> <p>6.22 In the southern part of the District, The National Forest has had a major positive impact on rural economic development and will continue to provide important opportunities for diversification including the establishment of new employment related to forestry, conservation, leisure and tourism.</p>
MM48	99	E4	A Land at Sinfin Moor is protected against identified for development that would compromise its use

			beyond 2018 for Use Classes B1(b), B1(c), B2 and B8 purposes as an extension to planned new employment development within Derby City at Sinfin Moor.
MM49	99	6.26	Land measuring some around 30ha is identified as an having the potential to create a comprehensive, coordinated and well integrated extension to Derby City's proposed Infinity Park at Sinfin Moor. This site has the potential to deliver a part of the South Derby Integrated Transport Link and the Council envisages its delivery once a satisfactory transportation mitigation scheme has been identified and demonstrated to be deliverable. Whilst not expected to, the development of the site should not prejudice committed employment or residential development elsewhere in the area. The development of the site will be dependent upon the identification and implementation of further transport mitigation measures to accommodate the growth in travel that would be generated.
MM50	99	E5	A Where large premises to meet the needs of single industrial and business occupants cannot be accommodated within the strategic sites identified under Employment Policy E1, provision will be made for such development on land measuring up to 28.3 ha to the north of Dove Valley Business Park. Land measuring 28.3ha, to the north of Dove Valley Business Park, is allocated for the development of large scale industrial and business units only, as defined by classes B2 and B8 of the Use Classes Order. The minimum gross internal floor area per unit will be 15,000 sqm.
MM51	99-100	6.27- 6.30	6.27 Dove Valley Business Park has proven attractive to investors by virtue of its location in the A50 corridor, the established direct highway connection to that road and the availability of plots. 6.28 A sufficient quantity of land has been identified on remaining plots at that site and Drakelow, Hilton and Swadlincote to meet the needs of the District. The sites listed under policy E1 are capable of accommodating most industrial and business development need of South Derbyshire. However, it is recognised that there is demand for the development of units of an exceptionally large scale for businesses in the manufacturing and logistic sectors, particularly in the A50 corridor, and it is important that land be identified to accommodate such needs. 6.29 However, where no suitable opportunities can be identified within the strategic allocations, the availability of land of a suitable size and configuration to accommodate such large scale end users may offer an opportunity to attract investment that might otherwise be lost to the District. Such investment would contribute towards the national objective of supporting economic growth. To ensure that the site is developed for its intended purpose, individual units should have a minimum gross internal floor area of 15,000 sqm. Development on the site shall be designed to mitigate potential adverse visual impacts, by such means as careful siting of buildings, control of building heights and

			<p><u>appropriate landscaping.</u></p> <p>6.30 Development on this site shall be designed to mitigate potential adverse visual impacts, by such means as the careful siting of buildings, control of building heights and appropriate landscaping.</p>
MM52	100	After the explanation of policy E6	<p><u>Policy E7: Rural Development</u></p> <p><u>Development proposals which diversify and expand the range of sustainable employment activities on land outside of settlement boundaries will be supported by the Council provided they support the social and economic needs of the rural communities in the District.</u></p> <p><u>The Council will support proposals for the re-use, conversion and replacement of existing buildings and development of new buildings where:</u></p> <ul style="list-style-type: none"> i) <u>it is supported by a sound business case;</u> ii) <u>the local highway network is capable of accommodating the traffic generated;</u> iii) <u>development will not give rise to any undue impacts on neighbouring land;</u> iv) <u>it is well designed and of a scale commensurate with the proposed use</u> v) <u>visual intrusion and the impact on the character of the locality is minimised.</u> <p><u>Explanation</u></p> <p><u>Over the past fifty years the countryside has undergone significant economic change, resulting in a decline in agricultural employment and providing an impetus for rural economic diversification. In addition, much of South Derbyshire has taken on a dormitory role, providing residential accommodation away from the place of work. Farm diversification can assist in supporting economic viability and can provide jobs, helping to maintain the vitality of rural areas and reducing the need to travel.</u></p> <p><u>The reuse or adaption of existing redundant farm buildings can be a means of providing suitable premises for small business at low cost whilst avoiding harm to the environment. Re-use for employment purposes would generally be preferable to use for other purposes as it can make the greatest</u></p>

			<p><u>contribution towards addressing economic needs and enhancing the sustainability of rural communities. Such uses may be particularly well suited to listed and other buildings of historic merit, as they may involve less external change and internal subdivision than other alternative uses.</u></p> <p><u>Proposals for the economic diversification of farms should be of an appropriate scale, providing for the employment needs of local residents and thereby minimising the need to travel. A flexible approach will be taken, particularly where the opportunity exists to bring otherwise redundant buildings back into use. Where an established building is unsuitable for industrial and business use, it may be appropriate to consider its replacement.</u></p> <p><u>Where no alternative means of accommodating a business use as part of a farm diversification scheme can be found, it may be possible to develop a new, well designed building of a commensurate scale to the use. To ensure its long term viability as business accommodation, a planning application for development of this kind should be accompanied by a full business plan and the building should be so designed as to be suitable for use by other potential business occupiers.</u></p> <p><u>For all forms of development outside of settlement boundaries, it is important that the scale of development proposals is appropriate to its surroundings to ensure that visual intrusion and impact on the character of the locality are minimised.</u></p> <p>Proposals for leisure and tourism development are addressed by Policy INF10.</p>
Chapter 7: Sustainable Development			
MM53	101	Chapter 7	<p><i>Insert the following as the introduction to the Sustainable Development Chapter:</i></p> <p><u>The Brundtland Report released by the World Commission on the Environment and Development defined sustainable development as:</u></p> <p><u>“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.</u></p> <p><u>The key priorities for delivering sustainable development are set out in the UK Government’s Sustainable Development Strategy (Securing the Future) published in March 2005. These are:</u></p> <ul style="list-style-type: none"> ▪ <u>Sustainable Consumption and Production</u> ▪ <u>Sustainable Communities</u>

			<ul style="list-style-type: none"> ▪ <u>Natural Resource Protection and Environmental Enhancement</u> ▪ <u>Climate Change and Energy.</u> <p><u>The National Planning Policy Framework states that 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development'. The policies included in this chapter will help ensure that future growth contributes towards the delivery of sustainable growth within the District.</u></p>
MM54	101	7.1-7.5	<p>7.1 The UK Government, through the Climate Change Act (2008) has pledged to cut carbon dioxide emissions by 80% in 2050 when compared with 1990 emissions. In order to achieve this challenging target government, businesses and individuals will need to work together to reduce the amount of energy we use and increase the amount of energy we generate from low and zero carbon sources.</p> <p>7.2 Although many people have sought to improve the efficiency of their existing homes and businesses, the government is keen to ensure that new buildings are constructed to higher standards in the future in order that occupants will be able to use less energy and emit less greenhouse gases. This is shifting greater costs and responsibility onto developers and it is likely that some of the increase in the cost of building to higher energy efficient standards (estimated by the government at being between £3,000 and £8,000 per house) will be passed on to the customers purchasing properties.</p> <p>7.3 In July 2007 the Government's Building a Greener Future: Policy Statement announced that all new homes would be zero carbon from 2016. In December 2008 the Government published Definition of Zero Carbon Homes and Non-Domestic Buildings Consultation which proposed an approach to deliver low carbon buildings (accepted in July 2009) based on:</p> <ul style="list-style-type: none"> — Improved energy efficiency — A minimum level of carbon reduction to be achieved by the use of on-site (or near-site) Low and Zero Carbon (LZC) Technologies — 'Allowable solutions' (for example, off-site renewable electricity via direct physical connection, and exports of low carbon or renewable heat to surrounding developments) <p>7.4 The Government also requires that all new non-domestic buildings should be zero carbon from 2019 (with earlier targets for schools and other public buildings).</p>

			7.5 The targets for achieving zero carbon in buildings will be achieved via changes to the Building Regulations in 2013 and 2016 (2019 for commercial buildings)
Chapter 8: Built and Natural Environment			
MM55	117	BNE1 A ii)	All proposals for major new development should perform highly when will be assessed against the Council's Design SPD;
MM56	123-124	BNL3 A	The Local Planning Authority will support development which contributes to the protection, enhancement, management and restoration of towards protecting, or improving local biodiversity or geodiversity and delivering net gains in biodiversity wherever possible by:
		BNL3 A iii)	Developing and maintaining a District-wide ecological network of SSSIs and local wildlife sites together with and corridors and stepping stone sites to support the integrity of the biodiversity network,; prevent fragmentation, deliver ecosystem services and enable biodiversity to respond and adapt to the impacts of climate change.
		BNL3 B	Planning proposals that could have a direct or indirect effect on affect sites with identified as having potential or actual ecological or geological importance including: <ul style="list-style-type: none"> - <u>Internationally important sites</u> - <u>Nationally important sites (such as SSSIs)</u> - <u>Sites of County importance (such as Local Nature Reserves, Local Wildlife Sites and Local Geological Sites)</u> - <u>Ancient woodlands, veteran trees and hedgerows</u> - <u>Priority habitats and species</u> <p>will need to be supported by appropriate surveys or assessments sufficient to allow the Authority to fully understand the likely impacts of the scheme and the mitigation proposed. Where mitigation measures, or exceptionally, compensation cannot sufficiently offset the significant harm resulting from the development and/or where the development can potentially be located on an alternative site that would cause less or no harm, planning permission will be refused.</p>
Chapter 9: Infrastructure			
MM57	131	INF1	A New development that is otherwise in conformity with the Local Plan but generates a requirement for infrastructure will normally be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is either: <p>i) Already in place, or</p>

			<p>ii) There is a reliable mechanism in place to ensure that it will be delivered in the right place, at the right time and to the standard required by the Council and its partners.</p> <p>B The Council will prepare a new Planning Obligations SPD to cover infrastructure and service requirements, including site specific infrastructure, to be delivered through S106 Planning Obligations. The Council will revise its Planning Obligations SPD to cover infrastructure and service requirements, including site-specific infrastructure, to be delivered through S106 Planning Obligations. Furthermore, once a Community Infrastructure Levy has been adopted, the Council will also operate a Community Infrastructure Levy Charging Schedule, to secure funding from new development towards infrastructure provision.</p> <p>C Furthermore, should a Community Infrastructure Levy be adopted, the Council will also operate a Community Infrastructure Levy Charging Schedule, to secure funding from new development towards infrastructure provision, including strategic projects.</p> <p>D C Where appropriate, the Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.</p> <p>E D Whilst it is expected that development is appropriately supported and its effects mitigated, in the interests of sustainability, the viability of developments will also be considered when determining the extent and priority of development <u>developer</u> contributions in line with the Infrastructure Delivery Plan.</p>
MM58	144	INF7 B	<p>Within the Trent Valley, or other locally determined Nature Improvement Area, the District Council will support and help deliver the landscape scale change as promoted by the Lowland Derbyshire and Nottinghamshire Local Nature Partnership.</p>
MM59	146	INF8 (Ai-iv)	<p><u>i) Work with Partners to help deliver the National Forest Strategy 2014-2024 and any subsequent Strategy</u></p> <p>i) ii) Provide opportunities for diversification of the economy, especially in relation to the woodland economy and tourism, including overnight accommodation;</p> <p>ii) iii) Create an attractive, sustainable environment;</p> <p>iii) iv) Provide a range of leisure opportunities for local communities and visitors: and</p>

			<p>iv) v) Achieve 33% woodland cover in the National Forest.</p>
MM60	151	INF10	<p>A Tourism development, including overnight accommodation and visitor attractions, will be permitted:</p> <p>i) Within or adjoining the urban area or the Key Service Villages or;</p> <p>ii) In the remainder of the District where an appropriate level of accessibility on foot, by cycle and public transport can be provided and the development is either: <u>In other appropriate locations where identified needs are not met by existing facilities.</u></p> <p>B <u>The District Council will seek to maximise opportunities to deliver new, or improve existing sustainable access arrangements including public transport provision, walking and cycling provision where appropriate.</u></p> <p>C <u>In all cases the District Council will expect new tourism development to be</u></p> <p>a) <u>i)</u> provided through the conversion or re-use of existing buildings or;</p> <p>b) <u>ii)</u> is accommodation of a reversible and temporary nature and there is a meaningful and demonstrable link with the proposed location, <u>or</u></p> <p><u>iii) sustainable and well designed new buildings, where identified needs are not met by existing facilities, subject to all the other relevant policies in the Local Plan.</u></p> <p>D <u>New tourism development that is likely to give rise to undue impacts on the local landscape, natural environment or cultural heritage assets will be refused.</u></p>
MM61	152	9.72	<p>9.721 <u>In terms of t</u>Tourism development <u>of a permanent nature, in locations</u> not within or on the edge of an urban area or Key Service Village, it should be temporary and of a nature such that it would be unsuitable as a permanent residential dwelling. <u>will normally be permitted where identified needs are not met by existing facilities, subject to all other relevant policies in the Local Plan. Any such development should be sustainable and well designed.</u> This would allow for sites to be developed as tourism accommodation but being reversible in nature would ensure the site did not need to be changed permanently if the tourism need no longer existed in that area.</p>
Appendix 3 Housing Trajectory			

MM62	157	Appendix 3	<i>Delete Appendix 3 from the plan.</i>
Policies Maps			
MM63	41	H2 Map of William Nadin Way, Swadlincote	<i>Amendment to the site boundary for housing allocation H2 to ensure that the golf course land is not included within the boundary of the housing site.</i>
MM64	62	Map of H10	<i>Amend map title: Land south of Willington Road and land south of Sutton Lane, Etwall</i>
MM65	62	Map of H10	<i>Delete site at Sutton Lane, Etwall</i>
MM66	65	Map of H11	<i>Amend boundary to include a small area of land on the western edge of the allocation.</i>
MM67	90	Map E1	<i>Show Tetron Point sites as "E1D", not E1C</i> <i>Divide E1A into two sites. Identify the site adjoining Swadlincote Lane as E1G. Keep the remainder as E1A.</i> <i>Correct the map title accordingly.</i>
MM68	93	Employment Policy 1: Strategic Employment Land Allocation	<i>Title of plan should be amended to:</i> <i>Employment Policy 1: Strategic Employment Land Allocations – E1D & E5 Dove Valley Business Park, Foston</i> <i>Identify on the map E5 Dove Valley Business Park – the boundary will incorporate the established business premises at Heath Top, Church Broughton</i> <i>Identify the land allocated as E1E and E5</i>
MM69	99	Map of E4 Land at Sinfin Moor	<i>Include a map showing the Strategic Location for Sinfin Moor Employment Site Extension to support policy E4</i>
MM70	85	5.78 & 5.81	<i>5.78 In order that schemes are not rendered unviable the percentage that would be required in order to achieve the required amount for affordable housing over at least the next 5 years is not being sought as it would not be achievable. However, there is optimism that the housing market will have seen some recovery towards the back of the plan period and therefore the target also needs to take account of this change. Therefore, the target in the policy is a starting point for negotiations and if it can be demonstrated that this target is not viable in agreement with the Council, then a lower target would be used.</i>

			5.81 It is not the purpose of the SHMAprovide much than the suggested average of 25%.
MM71	19	4.15	4.15 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 the housing standards in 2013.....use of the code for 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>
		S3	4.16 However, the Government’s proposed and business. Policy S3 Environmental Performance The Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the delivery of the g <u>Government’s ‘nationally described standard set’ under the planning policy framework on a voluntary basis.</u> The Council supports the progression towards zero carbon development. <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> In order to meet targets for for zero carbon support the use of ‘allowable solutions’.
		4.17 to 4.22	4.17 Nonetheless, t The environmental performance of new buildings is not determined Environmental performance of individual buildings. <u>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> 4.18 to 4.22 <i>These paragraphs providing ‘Explanation’ to Policy S3 should be deleted.</i>