

IN RELATION TO NEW HOUSING DEVELOPMENTS, THE COUNCIL, IN CONSULTATION WITH THE PRIMARY CARE TRUST, WILL ESTABLISH WHETHER THERE IS A NEED FOR NEW HEALTH FACILITIES. IN AREAS WHERE A NEED HAS BEEN ESTABLISHED THE COUNCIL WILL, IN RESPECT OF SITES FOR 10 OR MORE DWELLINGS, SEEK BY NEGOTIATION TO OBTAIN DEVELOPER CONTRIBUTIONS IN THE FORM OF LAND AND/OR BUILDINGS AND EQUIPMENT, OR FINANCIAL CONTRIBUTIONS, TO MEET THE HEALTH NEEDS OF NEW OCCUPIERS.

Policy C4 Redundant health facilities and institutions

Add of the following text at the end of the policy:

THE USE OF EXISTING BUILDINGS FOR OTHER PURPOSES WILL NOT BE PERMITTED UNLESS THE APPLICANT HAS MADE EVERY REASONABLE ATTEMPT TO SECURE SUITABLE EMPLOYMENT RE-USE, AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS WHICH HAVE BEEN MADE.

Policy C5 Educational facilities

Delete section A and replace with the following:

“IN RELATION TO NEW HOUSING DEVELOPMENTS, THE COUNCIL, IN CONSULTATION WITH THE LOCAL EDUCATION AUTHORITY, WILL ESTABLISH WHETHER THERE IS A NEED FOR NEW EDUCATIONAL FACILITIES. IN AREAS WHERE A NEED HAS BEEN ESTABLISHED THE COUNCIL WILL, IN RESPECT OF SITES OF 10 OR MORE DWELLINGS, SEEK BY NEGOTIATION TO OBTAIN DEVELOPER CONTRIBUTIONS IN THE FORM OF LAND AND/OR BUILDINGS AND EQUIPMENT, OR FINANCIAL CONTRIBUTIONS. TO MEET THE EDUCATIONAL NEEDS OF NEW OCCUPIERS.”

Delete Arthur Street School safeguarded site from section B and the Proposals Map.

Policy C7 Telecommunications

Insert the words **“OR APPROVAL OF DETAILS”** in line 1 after the words **“PLANNING PERMISSION”**.

Delete the text of criterion (II) and substitute with the words **“FULL CONSIDERATION HAS BEEN GIVEN TO THE SHARING OR EXPANSION OF EXISTING FACILITIES”**.

Delete the text of criterion (IV) and the substitute with the words **“ANY OBSOLETE OR INOPERABLE STRUCTURES WILL BE REMOVED FROM THE APPLICATION SITE, OR OTHER SITE WITHIN THE VICINITY OPERATED BY THE APPLICANT, AND THE LAND RESTORED TO A CONDITION TO BE AGREED WITH THE COUNCIL”**.

Add the following to the explanatory text:

the media to be utilised and other considerations will be dependent upon the nature of the particular premises and should be agreed in advance with the local planning authority. In all cases the exercise will be expected to consider the long-term market potential of the premises taking account, for example, of any fluctuations in the state of the general economy or of the particular market sectors being targeted. The applicant will be required to submit a full report with any subsequent planning application clearly explaining the approach taken and including copies of all marketing material, all correspondence with potential investors and any other details agreed in advance in consultation with the local planning authority.”

SHOPPING CHAPTER

Policy S2 Sites with redevelopment potential

Delete from the second paragraph of the explanatory text of the words: “Planning permission would be dependent upon the provision of a new library, suitable relocation of the Post Office Sorting Office....” and replace with the words:

‘Planning permission for this scheme will be granted subject to negotiations, where necessary, on the provision of a new library, the suitable relocation of the Post Office Sorting Office....’

Policy S6 New retail development in local centres

Delete the word “WILLINGTON” from objective (II).

Policy S8 Loss of retailing facilities

Insert the words ‘OR PUBLIC HOUSES’ after the words “RETAIL OUTLETS”.

Delete the first paragraph of the explanatory text and insert in its place:

‘The District Council is concerned at the continued loss, particularly within the rural areas of the District, of retail provision and services, such as village stores, post offices and public houses through conversion to other uses. Once lost these are unlikely to be revived in the future. In some instances a public house may provide the only opportunity for local residents to meet and socialise, and will be the focus of the community. Such losses increase the propensity of residents to travel elsewhere, especially by private motor vehicle.’

COMMUNITY CHAPTER

Policy C1 Protection of existing community facilities

Delete from the explanatory text all the words from “ In some instances a public house....” up to and including “.....and may require evidence of viability and marketing”.

Policy C3 New health facilities

Reword section B to read as follows;

Delete A (III) and replace with:

“(III) THE PROPOSAL IS FOR THE RE-USE, ADAPTION OR, WHERE APPROPRIATE, REPLACEMENT OF RURAL BUILDINGS, IS OF AN APPROPRIATE SCALE AND SUPPORTS THE CONTINUING ECONOMIC VIABILITY OF AN EXISTING FARM.”

Delete the fifth sentence of the third paragraph of the explanatory text and replace with:

“Diversification through the re-use or adaptation of rural buildings can help to support the economic viability of farms whilst avoiding harm to the environment.”

Add new paragraphs before the final sentence of the third paragraph:

“In some cases the replacement of buildings may provide a more satisfactory development than might be achieved through re-use or adaptation, for example by bringing about environmental improvement in terms of the impact of the development on its setting. In such instances replacement may well be appropriate.

In considering an appropriate scale for employment development regard will be had to Planning Policy Guidance Note 13, which advocates a pattern of land use aimed at minimising the need to travel, particularly by private car. In practical terms this means that employment development likely to generate a large number of trips will be directed to more accessible locations, such as Melbourne and the serviced villages, whilst a more flexible approach will be taken in the case of proposals expected to result in fewer journeys.”

Start a new paragraph with the sentence ‘In the southern part of the District’ and add:

“and the use of wood as a source of fuel. Such development offers particular opportunities in relation to farm diversification.”

Delete final paragraph.

Policy EMP 3: Existing Industrial Areas

Amend Part (II) by adding:

“AND THAT THEIR LOSS WOULD NOT CAUSE UNACCEPTABLE HARM TO THE QUANTITATIVE AND QUALITATIVE PROVISION OF EMPLOYMENT LAND IN THE DISTRICT”

Add new paragraph to follow the first paragraph of the explanatory text:

“Where required in accordance with part (II) of the policy applicants will be expected to demonstrate that a rigorous marketing exercise has been carried out. The types of potential investor to be targeted, the period over which the exercise is to be undertaken,

EMPLOYMENT SUPPLY 1991-2011	LAND	99.96	62.67	162.63
Structure Plan Requirement 1991 - 2011		100	50	150

Policy EMP1 New industrial and business development

Delete the table and replace with the following:

SWADLINCOTE SUB-AREA

Location	Total Area (ha)	Contributing to Structure Plan Allocation (ha)
Former Nadins opencast site, Swadlincote (Tetron Point)	23.95	23.95
North of Occupation Lane, Woodville	23.00	23.00
Land at Woodville Woodlands	2.16	0.30

DERBY SUB-AREA

Location	Total Area (ha)	Contributing to Structure Plan Allocation (ha)
Former Ministry of Defence Depot, Hilton	31.92	0.00
Dove Valley Business Park, Foston	26.16	26.16

Delete the sites described as the former Willington and Drakelow Power Stations from the Proposals Map.

Delete the fourth paragraph under the heading Swadlincote Sub-area that refers to Drakelow.

Delete the third paragraph under the heading Derby Sub-area that refers to Willington Power Station and the last two sentences of the last paragraph relating to Station Road, Melbourne.

Policy EMP 2: Other industrial and business development

Delete from first sentence the word "ONLY"

The Council will prepare further advice to ensure better quality submissions.

LEISURE, RECREATION & TOURISM CHAPTER

Policy LRT3 New sports, leisure and tourism facilities

Include after the words “SERVICED VILLAGE” in criterion (III) the words “OR ON THE EDGE OF DERBY”.

Policy LRT4 The provision of outdoor playing space in new developments

Include the following words at the end the second paragraph of the explanatory text:

‘In appropriate circumstances financial contributions in lieu of on- or off-site provision will be negotiated, to enhance existing facilities (including route enhancements to provide safer access) or to provide new facilities off-site’.

Policy LRT7 New permanent tourist accommodation

Insert the words “OR ADJOINING THE EDGE OF DERBY” into Section A after the words “SERVICED VILLAGES”.

Delete the text of Section C and replace with the following:

PERMISSION FOR NEW STATIC CARAVAN SITES WILL ONLY BE GRANTED IN LOCATIONS WHERE THEY CAN BE SUFFICIENTLY SCREENED BY EXISTING PLANTING AND ARE CLOSE TO EXISTING TOURIST ATTRACTIONS.

Delete the words “If sensitively designed” from the start of the final sentence of the second paragraph of the explanatory text.

Add the following sentence to the end of the second paragraph of the explanatory text:

‘The conversion of buildings may include small-scale extensions in keeping with the appearance and character of the area.’

Policy LRT8 Touring caravan and camping sites

Delete the word “woodland” from criterion (III) and insert the word “planting” in its place.

