



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

South Derbyshire Pre-Submission Local Plan

PART 1



March 2014

South Derbyshire Changing for the better

Policy S1 Sustainable Growth Strategy

South Derbyshire will promote sustainable growth to meet its objectively assessed housing and commercial needs in the plan period of this Local Plan.

This strategy will be developed through this part of the Local Plan – Part 1 with development allocations made alongside development management policies which will continue into Part 2 of the Local Plan.

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:

- i) 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:
 - a) 10,903 as South Derbyshire's need as assessed
 - b) 2,551 to allow Derby City to meet its assessed need

Generating a total of 13,454 dwellings to be built in the plan period. The housing sites required will be met on a mixture of brownfield and greenfield sites with brownfield land preferred where possible.

- ii) Retaining, promoting and regenerating employment development on sites in urban areas and other locations which already are, or could be in the future, well served by infrastructure, including public transport.
- iii) Provide new infrastructure to support the growth across the District. This will include new transport and education provision, and other services and facilities. This will be undertaken through obtaining appropriate planning obligations from future development and working alongside key stakeholders to ensure that existing and future requirements are considered.
- iv) Supporting and encouraging tourism within the District which makes an important contribution to the local economy. The District Council support The National Forest objectives including the increase of woodland cover. There will also be encouragement for healthy lifestyles through leisure pursuits, open space and greater accessibility for residents.
- v) Through this strategy being put in place it is essential that the District's heritage assets, landscape and rural character are recognised and enhanced where possible, whilst accepting that

some change is necessary to allow for the strategy to be delivered.

In bringing forward new development the Council will seek to ensure that the schemes respond to and address environmental and social issues including the need to tackle climate change, improve the quality of the built and natural environment, minimise resource use and improve access to services and facilities.

Policy S2 Presumption In Favour of Sustainable Development

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 that improves the economic, social and environmental conditions in the area.

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.

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:

- 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 as a whole; or
- ii) specific policies in that framework indicate that development should be restricted.

Environmental Performance

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 housing standards in 2013, the Government is seeking to restrict local planning authorities from setting higher standards than are set out in buildings 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 for sustainable homes.

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.

4.20 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:

- 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 which a specific development is built)

4.21 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.

4.22 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.

South Derbyshire Housing Growth 2008 - 2028

4.23 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. As stated earlier South Derbyshire has worked in an aligned manner with Derby City and Amber Valley Borough Council since 2009.

Policy S4 Housing Strategy

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 Local Plan Part 2 as follows:

- Part 1 - Sites allocated to accommodate at least 12,404 dwellings as strategic sites.**
- 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.**

All of the above allocations in Part 2 will be made in regard to the Settlement Hierarchy (policy H1).

The Council will maintain a five year rolling land supply of specific deliverable sites with additional buffers in accordance with the NPPF.

Explanation

- 4.24 The most important element is deciding the growth needs of the three Local Authorities is the evident fact that the City of Derby is only able to accommodate 12,500 net additional dwellings within its boundaries over the plan period – a figure insufficient to meet its projected needs of over 16,000 dwellings. The remainder of the City's housing need was therefore appropriately to be met in close proximity to Derby City to help address the City's shortfall both within South Derbyshire and Amber Valley. This further reinforced the need for South Derbyshire to work collaboratively as part of the Derby HMA.
- 4.25 Our future housing needs were initially assessed at a HMA, rather than at a District level. Preliminary consultation on housing needs was undertaken jointly in 2011 as a joint HMA wide consultation. It was based on nationally published projections of population and house hold growth at a Local Authority level.
- 4.26 Following this, it was agreed that a more specific analysis was required so the Derby HMA authorities commissioned a housing requirement study (HRS)² to assess the extent to which nationally produced population and household projections are appropriate when taking into account the local circumstances. This study was followed by an up date to the objectively assessed housing need which was published in the SHMA³ which took account of newly available census 2011 data, re-evaluated some aspects of the methodology and the wider evidence that has come about through the SHMA process.
- 4.27 The HRS study and the subsequent update concluded there is a demographic need for 35,354 additional homes for the period 2008 - 2028 throughout the Derby HMA. The following table shows the distribution of the assessed housing need across the Derby HMA authorities:

Table 1: Housing target across the Derby HMA 2008 - 2028

Local Authority	Housing Target 2008-2028
South Derbyshire	13,454
Amber Valley	9,400
Derby City	12,500
TOTAL	35,354

² The Housing Requirement Study 2012 (GL Hearn and Partners and Justin Gardner) is a key evidence base document which can be viewed at www.south-derbys.gov.uk

³ The Strategic Housing Market Assessment (SHMA) 2013 (GL Hearn and Partners and Justin Gardner) is a key evidence base document which can be viewed at www.south-derbys.gov.uk

- 4.28 This scale of growth represents a substantial increase in the housing stock of the Derby HMA and is considered to be at the upper level of what the market will be able to deliver taking account of past build rates and the economic conditions. This level of growth would also allow for an aspirational rate of economic growth and strike an appropriate balance between making provision for in-migration to the HMA for work and non-work purposes and avoiding the HMA becoming a 'dormitory' area with unsustainable levels of out-commuting.
- 4.29 The proposed distribution reflects the fact that the least constrained options for physical extensions to Derby predominately 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.
- 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 employment growth at all.
- 4.31 It should be noted that in planning for an additional 13,454 dwellings in South Derbyshire, the following need to be subtracted to give a reflection of what is required from the Local Plan moving forward:
- Dwellings which have already been completed since 1 April 2008.
 - Unimplemented planning permissions for dwellings as at 1 April 2012 and unimplemented sites already allocated in the South Derbyshire Local Plan 1998.
- 4.32 Allowance is also made for estimated future losses of existing dwelling stock of around 150 dwellings between 2012 and 2028.
- 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 the former Drakelow Power Station site.

Delivering Economic Growth

- 4.34 South Derbyshire has been through a process of regeneration in recent decades, characterised by high levels of inward investment, the growth of key local employers and the rapid development of The National Forest. Much of the physical legacy of the coalfield era and past industries has been superseded by new business and redevelopment on brownfield sites.

Policy S6 Sustainable Access

The Council will seek to:

- i) minimise the need to travel;**
- ii) make the most efficient use of transport infrastructure and services;**
- iii) encourage modal shift away from the private car and road based freight toward walking, cycling, public transport and rail freight; and**
- iv) support transport measures that address accessibility, safety, amenity, health, social, environmental and economic needs, both current and forecast.**

This will be achieved by seeking:

- i) patterns of development that enable travelling distances to be minimised and that make best use of existing transport infrastructure and services;**
- 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, highway and car/lorry parking infrastructure; and**
- iii) the use of promotional measures and improved communication to encourage sustainable travel.**

Explanation

4.53 The above policy sets out the overarching strategy for achieving sustainable accessibility in the District through the land use strategy and transport measures. The detail of how this policy will be implemented is set out in policies contained in the Infrastructure Chapter.

Retail

4.54 Town centres provide a broad range of facilities, services and employment opportunities and are a focus for the community and public transport. They play a key role in helping achieve sustainable development by becoming the focus for new development that encourages both urban regeneration and multi-purpose shopping and leisure trips, which directly help to reduce the number and length of car-borne journeys.

The Settlement Hierarchy

- 5.17 The overall strategy for the distribution of housing is guided by a Settlement Hierarchy. 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.

Policy H1 Settlement Hierarchy

A The location of further residential development will be determined in accordance with the following settlement hierarchy:

- i) **Urban Areas - Development of a range of scales up to and including strategic sites and affordable and cross subsidy exceptions 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.**

It is anticipated that 200 dwellings will be allocated within these locations in Part 2 of the Local Plan.

- ii) **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:**

Aston on Trent	Overseal
Etwall	Repton
Hatton	Shardlow
Hilton	Willington
Melbourne	

- iii) **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 will be promoted in appropriate sites and according to individual settlement circumstance within the following settlements:**

Findern	Newton Solney
Hartshorne	Rosliston
Linton	Stanton

Ticknall Netherseal

Weston on Trent

It is anticipated that sites for 404 dwellings will be allocated in Key and Local Service Villages through Part 2 of the Local Plan.

- 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:

Ambaston	Egginton	Radbourne
Barrow Upon Trent	Elvaston	Scropton
Foremark	Stanton by Bridge	Bretby
Foston	Smisby	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	
Walton on Trent	Drakelow Village	Milton

It is anticipated that sites for around 96 dwellings will be allocated in Rural Villages through Part 2 of the Local Plan.

- vi) Rural Areas - Development of limited infill and conversion of existing buildings will be acceptable within any settlement not classed elsewhere in the hierarchy.

Explanation

- 5.18 Once strategic and smaller scale development sites have been allocated, the hierarchy will provide the basis for assessing planning applications for development on unforeseen 'windfall' sites.
- 5.19 Careful and on-going monitoring of changes in services and facilities will be undertaken and, where necessary, adjustments will be made to the hierarchy in future reviews of the Plan.
- 5.20 In line with the hierarchy, the Strategy directs larger development sites to those areas which offer a degree of self-containment in terms of availability of everyday services and facilities. In particular, priority is afforded to those places which are served by high quality public transport services offering sustainable travel at frequent intervals throughout the day and evening to employment and higher order

service destinations. Similarly, the availability of a convenience shop offering a range of day-to-day goods, combined with other community and civic facilities are recognised as being essential ingredients to sustainable communities.

Housing Site Policies

Policy H2: Land north of William Nadin Way, Swadlincote

- 5.21 The site consists of three housing parcels on land to the west of Swadlincote which fall within the area from Park Road in the west, to the current Council Depot in the east and south to William Nadin Way. A golf course and driving range is currently under construction on the central part of the wider area. On the north and east boundaries of the site lies residential development and employment development lies beyond William Nadin Way on the southern boundary of the site.
- 5.22 The site represents former mineral workings and is now classed as greenfield land. There is some landfill on part of the site. The site lies within the National Forest.
- 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 of the site.
- 5.24 Swadlincote town centre is less than 2km away to the east and as such the site is accessible to a range of shops, services and community facilities, public transport as well as employment opportunities across Swadlincote.

POLICY:

A Residential development on Land north of William Nadin Way, Swadlincote for around 600 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) Consider the site holistically with other development and open space enhancement opportunities;**
- ii) A mix of dwelling types shall be provided across the three parcels of land which complement each other;**
- iii) The provision of recreational and community facilities;**
- iv) The presence of Coal Mining Legacy and resulting potential**

SUSTAINABLE DEVELOPMENT

Introduction

- 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.
- 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.
- 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:
- 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)
- 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).
- 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)

Amenity and Environmental Performance

Policy SD1 Amenity and Environmental Quality

- A The Council will support development that does not lead to adverse impacts on the environment or amenity of existing and future occupiers within or around proposed developments.**

B The Council will take into consideration the following:

- i) The potential for development to affect surface and ground water quality and its potential to affect the long term delivery of water quality standards set out in the Water Framework Directive or Habitats Directive;**
- ii) The potential for development to affect designated Air Quality Management Areas (AQMAs).**
- iii) The need for a strategic buffer between conflicting land uses such that they do not disadvantage each other in respect of amenity issues, such as odours, fumes, or dust and other disturbance such as noise, vibration, light or shadow flicker.**

Explanation

- 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 properties. Important within this is working alongside other agencies.
- 7.7 The stewardship of the natural environment is key to sustainable development and the Local Plan has a role in safeguarding land, air and water resources which could be negatively affected by development. Similarly, the Plan has a key role in safeguarding the amenity of future occupiers, or properties near to development, as well as the wider area.
- 7.8 Where development could have amenity impacts on either the natural environment or on local residents, the Council will seek appropriate mitigation or compensatory measures secured through conditions or planning obligations.

Flood Risk

Policy SD2 Flood Risk

- A When considering development proposals in South Derbyshire, the Council will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding. The development of sites with a higher risk of flooding will only be considered where essential for regeneration or where development provides wider sustainability benefits to the community that outweigh flood risk.**
- B Development in areas that are identified as being at risk of flooding**

Design Excellence

Policy BNE1 Design Excellence

- A** All new development will be expected to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people's quality of life by adhering to the Design Principles below.

i) Design Principles

- a) Community safety:**
New development should be designed to ensure that people feel comfortable and safe by minimising opportunities for crime and anti-social behaviour, providing good natural surveillance and appropriate demarcations between public and private areas;
- b) Street design, movement and legibility:**
Streets should be designed to relate to their context, with a balance being struck between place-making needs and vehicle movement needs. Streets should be attractive, pedestrian and cycle friendly and meet the needs of all users. New development should be easy to find your way around, have a clear hierarchy of streets and take advantage of available opportunities for connections to local services, including public transport;
- c) Diversity and community cohesion:**
New development should be designed to be diverse, vibrant, possess a sense of place and encourage social interaction.
- d) Ease of use:**
New development should be accessible to all user groups, well managed and should be able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;
- e) Local character and pride:**
New development should create places with a locally inspired character that respond to their context and have regard to valued landscape, townscape and heritage characteristics;
- f) National Forest:**
Within The National Forest, new development should be encouraged to follow National Forest Design Charter¹ and

Planting Guidance² and fully reflect the forest context;

- g) Visual attractiveness:**
New development should be visually attractive, appropriate, respect important landscape/townscape views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural quality;
 - h) Neighbouring uses and amenity:**
New development should not have an undue adverse affect on the privacy and amenity of existing nearby occupiers. Similarly, the occupiers of new development should not be unduly affected by neighbouring land uses;
 - i) Cross boundary collaboration:**
New areas of growth that span administrative, land ownership, developer parcel or phase boundaries shall be considered and designed as a whole through a collaborative working approach;
 - j) Healthy Lifestyles:**
New development should address social sustainability issues, by supporting healthy lifestyles, including through the promotion of active travel, the provision of public open space, sports and other leisure facilities.
 - k) Resource Use:**
New development shall 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 provide adequate space for the storage of waste and where appropriate the treatment or collection of waste.
- ii) All proposals for major development should perform highly when assessed against the Council's Design SPD;**
 - iii) The council will decide which development proposals should be taken to a formal panel for design review.**

Explanation

8.21 Sustainability, health, wellbeing, communities, local pride, tourism and economic prosperity can all flourish in well designed, people friendly places. Poorly designed places, can, and often do, lead to social, economic and environmental decline.

² The Planting Guidance can be viewed at: <http://www.nationalforest.org/woodlandcreation/development/>

- 8.22 Local Authorities have a statutory duty under the Planning Act 2008 to encourage good design and the NPPF states that good design is indivisible from good planning. Design is one of the most powerful tools in achieving sustainable development. In working towards global causes, design is also about much smaller scale, personal and intimate factors – people, their everyday lives, health, wellbeing and happiness.
- 8.23 Good design gels together and improves many of the Council's key services, aspirations and statutory responsibilities, addressing large scale issues such as protecting and enhancing the unique character of the District for residents and visitors, attracting new investment, tackling crime, anti-social behaviour, road safety and social exclusion, improving health and wellbeing, strengthening communities and connecting them together. Smaller scale, but equally important issues include designing out potential problems with parking and bin collections.
- 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 house builders 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 expected to be tailored to the local 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.
- 8.25 Streets make up a large proportion of the public realm and it is important that they receive the same level of attention as buildings and open spaces. Many streets, such as high streets and residential streets, will need to be designed as places that people want to spend time in, rather than being designed solely for the movement of vehicles. Streets such as this demand a new approach to design, where the needs of pedestrians and cyclists are considered first. Achieving a balance between the place and movement requirements of streets will require collaborative working between engineers, planners and urban designers.
- 8.26 South Derbyshire has many locally distinct and important features, including small historic towns and rural villages with a strong local vernacular style, the use of local materials such as plain clay tiles and red bricks, a former industrial town linked to the pottery industry, the river and canal landscape of the Trent Valley and the rapidly growing woodland landscape of The National Forest. The District also borders

the southern edge of Derby city and the eastern edge of Burton upon Trent, each having distinct suburban character influences. New development will be expected to relate positively to the context of the development site and the special characteristics of the District and its neighbouring settlements.

- 8.27 Where new areas of development span administrative boundaries, joint collaborative working between Local Planning Authorities and also between different developers will be encouraged. In order to add here 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. Master plans that span the full extent of growth areas are encouraged and would guide development within these areas. Design briefs and design codes could also be used to aid coherence and help achieve a more consistent design quality. In some instances, a joint, multi-site, cross-boundary design review will be appropriate in the assessment of development proposals, design briefs, design codes and master plans.
- 8.28 Most aspects of good design are not subjective or down to personal tastes. There are many widely accepted ingredients (contained in the NPPF and documents such as Building for Life (BfL Partnership, 2012), By Design (DETR, 2000), Urban Design Compendium (English Partnerships, 2000), Manual for Streets (DfT/DCLG, 2007) that make well designed places and the design policies below have incorporated most of these universal principles within them. South Derbyshire's Design Principles are also closely aligned with, and supported by, the National Forest Design Charter that we support.
- 8.29 Designs for new development will be expected to evolve by following a logical design process. Developers and their agents should begin by assessing the context and consulting to identify all the local issues, constraints and opportunities. The detailed design should stem from this assessment work. A broad vision for the site can act as a useful guide and reference point as the design develops.
- 8.30 Applicants are encouraged to work collaboratively with the District Council and engage in pre-application discussions. The Council's design principles can be used to guide pre-application discussions. Design and access statements, when required, should illustrate how the stages of the design process have been followed and in what manner the design principles have been addressed. Strong urban design skills can help to produce high quality site assessments and scheme visions. These skills can also help to create 'places', rather than simply delivering developments. The Council strongly encourages development teams to enlist urban design skills.
- 8.31 The District Council will work with developers to minimise any extra

costs associated with better design quality, whilst also emphasising that many aspects of good design are at zero or negligible extra cost to the developer. Better design has proven in many instances to sell houses quicker and raise values.

- 8.32 The implementation of this policy will be assisted, when appropriate, by further local studies and design guidance, including urban characterisation and landscape characterisation studies, design briefs, design codes and Supplementary Planning Documents. This local evidence will be used to inform and guide planning decisions.

Cultural Heritage

Policy BNE2 Heritage Assets

- A Development that affects South Derbyshire's heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with national guidance and supplementary planning documents which the authority may produce from time to time.**

These assets include:

- i) Conservation Areas**
- ii) Scheduled Monuments**
- iii) Listed buildings**
- iv) Registered historic parks and gardens**
- v) Undesignated heritage assets on the local list**

- B Particular attention will be paid to:**

- i) the heritage of the Trent Valley, including its prehistoric remains, ancient crossing points and the transport heritage of the Trent Navigation, Trent and Mersey Canal, and the railways;**
- ii) the complementary relationship that exists in many cases between estate parklands and villages. Often they are integral parts of a conservation area, or form part of a conservation area setting. The management and care of these landscaped grounds is material to the character of the adjacent villages.**
- iii) the industrial heritage of Melbourne, Shardlow, Swadlincote and Ticknall. Most of this historic industry has now gone, but the surviving structures and landscape evidence continue to exert a huge influence on the character of these places.**

- 8.41 Community facilities, such as a pub, school or chapel, may be of as much importance to social and cultural life as they are to heritage. The Council encourages communities to register these as “assets of community value”, thereby giving the community an option to assemble a purchase plan before they can be openly marketed for sale.
- 8.42 Where appropriate, studies will be undertaken to inform and understand the contribution that heritage assets make to the District's character, identity and history. These may include:
- the production and review of Conservation Area appraisals and management plans;
 - the application of design and heritage guidance (for example Area Action Plans, Supplementary Planning Guidance or design briefs);
 - formulation of a local list of heritage assets.
- 8.43 Where enabling development is proposed the District Council will expect the applicant to demonstrate that this development is necessary to secure the long-term use or protection of the site or heritage asset and demonstrate that the benefits of the scheme outweighs the harm of allowing development which would ordinarily be unacceptable when considered against relevant policies set out in this plan.
- 8.44 To supplement this strategic policy the Council will look to develop further heritage policies through the Part 2 Local Plan 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.

Biodiversity

Policy BNL3 Biodiversity

- A The Local Planning Authority will support development which contributes towards protecting, or improving local biodiversity or geodiversity and delivering net gains in biodiversity wherever possible by:**
- i) Protecting sites of International, European, National and County importance, together with local nature reserves, from inappropriate development within and adjacent to sites;**

- ii) **Delivering long term plans to restore the River Mease Site of Special Scientific Interest (SSSI)/Special Area of Conservation (SAC) to a more natural condition and improve water quality within Mease and other catchments failing to meet Water Framework Directive objectives.**
- iii) **Maintaining a District-wide network of local wildlife sites and corridors 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.**
- iv) **Supporting and contributing to the targets set out in the Lowland Derbyshire and/or National Forest Biodiversity Action Plan (BAP) for priority habitats and species**
- v) **Protecting ancient woodland and veteran trees from loss, unless the need for, and benefits of, the development in that location clearly outweigh the loss**

B Planning proposals that could affect sites identified as having potential or actual ecological or geological importance 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, planning permission will be refused.

Explanation

8.45 The natural environment of the District remains under pressure from a combination of poor land management, agriculture, built development and disturbance. The River Mease, arguably the District's most important wildlife site, is being negatively impacted by elevated levels of nutrients as result of discharges from local Waste Water Treatment Works, agriculture and urban diffuse pollution. Only 17% of the County's SSSIs are in a favourable condition, with the remainder at best in an 'unfavourable recovering' condition, and in South Derbyshire less than a third of our 156 County Wildlife Sites are recorded as being positively managed for wildlife. Wildlife sites are generally dispersed with limited connectivity between them. It is in this context that the Council is seeking to deliver Government pledges to halt the loss of biodiversity by 2020, a key target of both the National Planning Policy Framework and Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services.

8.46 The scale of development growth in South Derbyshire over the Plan period is both a challenge and an opportunity. It is likely that in the

short term development will inevitably have a negative impact on biodiversity and geodiversity, but growth on the scale proposed provides real opportunities to deliver landscape scale change. Growth can provide enhanced linkages and green infrastructure by supporting projects such as the National Forest or environmental improvements within the Trent Valley. It can help secure the long term management of sites; create opportunities to deliver biodiversity gain onsite by generating financial contributions, or development works which will contribute to the restoration and environmental enhancement of the local environment.

- 8.47 The benefits growth can have are reflected by a number of on-going projects within the District. Minerals works along the Trent Valley have created new wildlife sites at Drakelow, Willington and Shardlow. Housing, employment and minerals developments in the south of the District have helped The National Forest Company and other partners positively change the local landscape and on the way have contributed to the planting of 8 million trees increasing forest cover from 6% in the early 1990's to 20% in 2014, with almost a quarter of planting delivered through the planning system. The recently adopted River Mease Developer Contribution Scheme is ensuring new development does not lead to further deterioration of the SAC as a result of new development, by helping to restore the river to a more natural state and will, over time, contribute towards reducing damaging nutrients within the River.
- 8.48 Where development is proposed that could have a significant impact on the environment, the Council will expect proposals to be accompanied by appropriate ecology surveys and/or geodiversity assessments. These will need to be undertaken by suitably qualified professionals, at the appropriate time of year and will include an assessment of the likely impacts of the proposal and any necessary mitigation or compensation measures, including where relevant improved public access and interpretation of findings.
- 8.49 Where development could affect the River Mease SAC, the Council will expect developers to provide sufficient information as may be necessary to allow the Authority to undertake a Habitat Regulations Assessment.
- 8.50 Ancient woodland, together with ancient/veteran trees, represents an 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 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.

Landscape

Policy BNL4 Landscape Character and Local Distinctiveness

- A** The character, local distinctiveness, and quality of South Derbyshire's landscape and soilscape will be protected and enhanced through the careful design and sensitive implementation of new development.
- B** Developers will be expected to retain key valued landscape components such as mature trees, established hedgerows and topographical features within development sites unless it can be demonstrated that the loss of features will not give rise to unacceptable effects on local landscape character. Development that will have an unacceptable impact on landscape character (including historic character), visual amenity and sensitivity and can not be satisfactorily mitigated will not be permitted.
- 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.
- D** Within the National Forest Area developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in the National Forest Landscape Character Assessment both within the design of the scheme and in the incorporation of woodland planting and landscaping.
- E** The Council will seek to protect soils that are 'Best and Most Versatile', (Grades 1, 2 and 3a in the Agricultural Land Classification) and wherever possible direct development to areas with lower quality soils.

Explanation

- 8.51 The National Planning Policy Framework (NPPF) establishes national policy on a range of planning issues including landscape issues such as designated and undesignated landscapes, development in the countryside, the natural and built environment and local character and distinctiveness.
- 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 towards conserving the natural environment. The NPPF also states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.

- 8.53 The scale of new development proposed over the Plan period could significantly affect the visual quality and diversity of the landscape in South Derbyshire. In order to ensure that landscape change resulting from new development is managed, Derbyshire County Council, The National Forest and the District Council have undertaken Landscape Character Assessments and area appraisals to help inform the location of new development sites.
- 8.54 These assessments seek to differentiate between landscape types based on geology, soil, landform, land use, woodland cover, enclosure and settlement pattern. By identifying the features, or elements, which contribute to the special character of different landscape types, these assessments can help developers design and locate their development projects in order that landscape impacts are minimised.
- 8.55 The Council will expect all developments to demonstrate how they respect local landscape character and where practicable contributes towards enhancing landscape character.
- 8.56 The National Planning Policy Framework states that planning authorities "should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality". The Council recognises that development (soil sealing) has an irreversible and adverse impact on the finite national and local stock of BMV land. Avoiding loss of BMV land is a priority as mitigation is rarely possible. Retaining BMV land enhances future options for sustainable food production.



functions. Parks were conceived of as areas for play and recreation. Wildlife reserves were places dedicated to the preservation of particular habitats or species.

- 9.6 Increasingly, however the green spaces which are dotted around our towns and villages are being viewed not as individual assets with a single purpose, such as playing field, wildlife site or floodplain which are unrelated to each other, but rather as a complementary network of 'Green Infrastructure' or GI. These elements perform a vast range of functions and deliver many benefits. For example playing fields can be managed for the benefit of nature, open spaces around new homes can be designed to help reduce flood risk to local communities.
- 9.7 Developing a network of Green infrastructure, a process which involves planning, design, implementation and management, presents an opportunity to achieve many social, environmental and economic objectives. Its multifunctional nature, with benefits enhanced through connectivity, means that GI represents an opportunity to significantly improve the value of the spaces around our towns and villages. A managed network of green spaces and habitats provide multiple benefits which exceed the sum of the individual parts. These include:
- climate change mitigation and adaptation;
 - contributing to local distinctiveness;
 - safeguarding and encouraging biodiversity;
 - improving economic productivity;
 - delivering food and energy security;
 - public health and wellbeing benefits;
 - Improving social cohesion;
 - reconnecting people with the natural environment;
 - ensuring the sustainable use of a finite land resource.

Infrastructure and Developer Contributions

Policy INF1 Infrastructure and Developer Contributions

- 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:**
- i) Already in place, or**
 - 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.**

- 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.**
- 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.**
- D Where appropriate, the Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.**
- E 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 contributions in line with the Infrastructure Delivery Plan.**

Explanation

- 9.8 The NPPF states that *“Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver*
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
 - the provision of health, security, community and cultural infrastructure and other local facilities.”*
- 9.9 The purpose of infrastructure planning is to establish what infrastructure is required to support proposed development, it's likely cost, how it can be funded, who is responsible for its delivery and the timescale over which delivery can happen. Moreover it allows the different agencies responsible for infrastructure delivery opportunity to align their planning processes through constructive discussions.
- 9.10 Joint working with neighbouring local authorities, such as that between South Derbyshire District Council, Derby City Council, Amber Valley Borough Council and Derbyshire County Council, and other agencies such as utility companies is often a more cost-effective approach than a single authority working in isolation.
- 9.11 Historically the Council has relied on developer contributions secured through Section 106 of the Town and Country Planning Act to secure improvements to local infrastructure. However from 2015 it will not be

possible to 'pool' more than five contributions to deliver strategic infrastructure needed to support large scale growth such as roads or schools. The Council is therefore looking to develop a Community Infrastructure Levy which can offer greater flexibility for funding infrastructure necessary to support growth.

Community Infrastructure Levy (CIL)

- 9.12 The Community Infrastructure Levy came into operation via Regulations published in April 2010. Further Community Infrastructure Levy (Amendment) Regulations came into force in April 2011, November 2012 and April 2013.
- 9.13 Planning Obligations may be sought from any development that has an impact requiring mitigation. Contributions through CIL will be in accordance with the CIL regulations. There is no minimum threshold size for CIL; single dwelling sites upwards could be subject to the tariff. The Council will work with infrastructure providers, local communities and other key stakeholders to develop a Community Infrastructure Levy Charging Schedule. The rates and payment details for CIL, together with any reductions in the charge, will be set out in the Charging Schedule, which will be subject to independent examination, to ensure that the levy is reasonable and will not make development unviable. The rate will be reviewed every 3 – 5 years following consultation with providers, landowners and developers. The detailed specification of on-site contributions will be set out in the relevant site allocation.

Transport

- 9.14 The NPPF indicates that planning should seek to reduce the need to travel and encourage modal shift away from the use of cars and heavy goods vehicles towards public transport, cycling, walking and rail freight. Neighbouring planning authorities should work together to provide the infrastructure needed to support sustainable development. The objectives of transport policy are to support both economic growth and reductions in greenhouse gas emissions and congestion.
- 9.15 The **Derbyshire Local Transport Plan 2011-2026** identifies a new Swadlincote Regeneration Route as a scheme with potential for further appraisal in association with land use plans. Reference is made to investigative work undertaken to date, including geotechnical and ecological surveys and preliminary design.
- 9.16 Swarkestone bridge and causeway is identified as a problem, with a Scheduled Ancient Monument carrying a principal road on an alignment not suited to the volume or mix of traffic using it. The development of a potential alternative highway route is identified

as having potential for appraisal as a County Council sponsored scheme.

Policy INF2 Sustainable Transport

- A** Planning permission will be granted for development where:
- i)** travel generated by development, including goods vehicle movement, should have no undue detrimental impact upon local amenity, the environment, highway safety, the efficiency of transport infrastructure and the efficiency and availability of public transport services; and
 - ii)** appropriate provision is made for safe and convenient access to and within the development for pedestrians, cyclists, public transport users and the private car; and
 - iii)** car travel generated by the development is minimised relative to the needs of the development.
- B** In order to achieve this, the Council will secure, through negotiation, the provision by developers of contributions towards off-site works where needed.
- C** In implementing this policy account will be taken of the fact that in more remote rural areas there is often less scope to minimise journey lengths and for the use of non-car modes.
- D** Planning applications for development with significant transport implications should be accompanied by a Transport Assessment and Travel Plan identifying the transport impacts of the proposal and measures needed to meet the criteria set out in Part 1 of this policy. Travel Plan measures should be funded by developer contributions appropriate to the impacts on the transport network caused by the development. For development that is expected to have less significant transport implications, planning applications shall be accompanied by a Transport Statement.

Walking and Cycling

- A** The Council will work in partnership with County Councils, neighbouring local authorities, the National Forest Company, charitable organisations, landowners and developers to secure the expansion, improvement and protection of walking and cycling networks, including public rights of way, cycle routes, greenways and supporting infrastructure. Routes should be coherent, direct, continuous, safe, secure and attractive and should contribute to the wider green infrastructure network wherever possible.

- B** Where a need is identified in Part 1 of this policy, the Council will seek to negotiate the provision by developers of contributions toward new, or the enhancement of existing, walking and cycling routes and supporting infrastructure.
- C** Development that is likely to prejudice the use of disused railway lines or canals for walking, cycling or horse riding will only be permitted, where it can be demonstrated that there would be no practical prospect of implementation in the future.
- D** Cycling and greenway network proposals will be identified in Supplementary Planning Documents.

Public Transport

- A** The Council will work in partnership with County Councils, neighbouring local authorities, public transport operators and community transport operators to improve public transport services, infrastructure and information provision in the district.
- B** Development should be designed and laid out in such a way as to ensure that, wherever possible, public transport services are within convenient walking distance of all site residents, staff and visitors.
- C** Where a need is identified under Part 1 of this policy, the Council will seek to negotiate the provision by developers of measures to encourage the use of public transport. These may include:
 - i)** bus shelters and laybys
 - ii)** railway stations and public transport interchanges
 - iii)** initial financial contributions toward the cost of running public transport services
- D** Land is protected for a potential new park and ride facility at the junction of the A6 and London Road, Boulton Moor.
- E** Land is protected for against development that would prejudice the establishment of a new passenger railway stations at Castle Gresley, Drakelow and Stenson Fields. Development likely to impair the continuity of the Burton to Leicester railway line or otherwise compromise the potential establishment of a passenger rail service on this route will not be permitted.

Road & Rail Freight

- A** Where appropriate development should make adequate provision for service vehicle access, manoeuvring and off-street parking.
- B** In order to ensure that nearby occupiers are not unduly adversely affected by the transfer of goods generated by development, the Council will give consideration to the need for the control of hours of delivery and collection.
- C** Land at Tetron Point and the associated rail siding connecting to the Burton to Leicester railway line, is protected from development that would compromise its capacity to be used for rail freight purposes.
- D** Land at the junction of the A50 and A511, Foston is protected for the development of a roadside lorry park including lorry parking, refuelling and driver facilities.

Parking

- A** Development should include appropriate car parking provision having regard to:
 - i)** parking standards, to be published as a Supplementary Planning Document;
 - ii)** the need to ensure that development would not have an undue detrimental impact on pedestrian and cyclist movement and highway safety;
 - iii)** the need to encourage travel on foot, by cycle and by public transport in preference to the private car by minimising parking provision;
 - iv)** the need to provide sufficient conveniently located spaces to meet the needs of people with impaired mobility;
 - v)** the conclusions of any Transport Assessment undertaken in accordance with Part 2 of this policy;
 - vi)** the need to encourage the use of low emission vehicles.

Explanation

9.17 For the purposes of Transport Policy INF2 Part D, above, the thresholds for the submission of a transport assessment and Travel Plan will be as set out in the Department for Transport publication "Guidance on

Transport Assessment", Appendix B. 'It is acknowledged that deliverable engineering interventions, such as junction improvements, may not be able to mitigate fully the highway impacts of developments on their own. With the use of Travel Plans for developments, and the consideration of area-wide Travel Plans, reductions in private car use may be achieved, thus creating additional capacity on the road network, which will then be better able to absorb traffic increases from developments. These measures will also help contribute to the provision of more sustainable forms of transport, for example in terms of accessing the workplace.

- 9.18 The Council wishes to encourage walking and cycling as an alternative to car use. Supplementary Planning Documents addressing the design of new development and the provision of walking and cycling facilities, including networks of new and proposed routes, will be referred to in considering development proposals.
- 9.19 The enhancement of railway infrastructure and services and the integration of bus and railway services are important to the achievement of greater public transport use and the Council will seek to encourage such provision wherever opportunities arise.
- 9.20 Land at the junction of the A6 and A50 Derby Spur is protected for the development of a park and ride site to serve the A6 corridor. The proposal is identified in the Derby Local Transport Plan and the land has been secured as part of a Section 106 Agreement.
- 9.21 There have been proposals to re-establish a passenger rail service between Leicester and Burton upon Trent (The National Forest line). The project would improve the accessibility of the District to the national rail network and would provide a sustainable means of access to The National Forest. However, to date, viability assessments have indicated that the cost of operation would be such that substantial on-going public subsidy would be required. Nevertheless, the matter will be kept under review and the alignment of the Burton to Leicester railway and land that may be needed for the provision of a passenger railway station at Castle Gresley and Drakelow will be protected.
- 9.22 As part of transport modelling work, consideration has been given to the potential establishment of a new passenger railway station along the Derby – Birmingham railway line at Stenson Fields. The modelling indicated a relatively good level of passenger demand, indicating potential for further investigation. The site is therefore protected against development that might prejudice the provision of such a facility.
- 9.23 This policy aims to provide for the needs of employers whilst seeking to

minimise the environmental and amenity impacts of freight movement.

- 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.
- 9.25 There is a recognised need for the provision of overnight facilities to provide for the safety and comfort of heavy goods vehicle operators in the A50 corridor. Land is therefore reserved for the development of such a facility incorporating some 200-lorry parking spaces, overnight accommodation, a café and shower facilities.
- 9.26 Research published by the Department for Communities and Local Government in 2007 found that maximum residential parking standards can lead to inappropriate on-highway parking. However, the restriction of parking provision in association with non-residential development still has a role to play in encouraging the transfer of trips from the private car toward more sustainable modes.
- 9.27 Developers are encouraged to provide electric vehicle charging facilities. In order to future proof parking design, parking arrangements and electrical connections should be designed so that electric vehicle charging facilities can be provided or retrofitted with minimal disruption.
- 9.28 The National Planning Policy Framework sets out the criteria to be taken into account in determining any local parking standards. These will be referred to in preparing parking standards for South Derbyshire, to be published in the form of a Supplementary Planning Document.

Strategic Rail Freight

Policy INF3 Strategic Rail Freight Interchange

A Any proposal for the development of a Strategic Rail Freight Interchange shall meet all the following criteria:

- i) an operational connection, to Network Rail track and signalling standards, to main trunk rail routes with sufficient available capacity and gauge capability of at least W8;**
- ii) railway wagon reception and inter-modal handling and container storage facilities capable of accommodating 775 metre freight trains carrying modern wagons.**

effects on the integrity of the SAC either alone or in combination with other planning proposals.

The National Forest

Policy INF8 The National Forest

- A** Within the National Forest, as defined on the relevant Area Profile Maps, South Derbyshire District Council will work with The National Forest Company and other local authorities and partners to:
- i)** Provide opportunities for diversification of the economy, especially in relation to the woodland economy and tourism, including overnight accommodation;
 - ii)** Create an attractive, sustainable environment;
 - iii)** Provide a range of leisure opportunities for local communities and visitors: and
 - iv)** Achieve 33% woodland cover in the National Forest.
- B** 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. Landscaping will generally involve woodland planting, but can 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 setting characteristics, opportunities and constraints that individual sites present.
- 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.
- D** Within the National Forest new development should ensure that:
- i)** the siting and scale of the proposed development is appropriately related to its setting within the Forest,
 - ii)** the proposed development respects and does not adversely affect the character and appearance of the wider countryside.

- E The Council will work with developers, the National Forest and other stakeholders to improve access to the forest from new development sites and existing built up areas and deliver a step change in the quality of new development and the existing urban area with an emphasis upon the use of Forest related construction materials where appropriate.**
- F The area between Swadlincote, Ashby de la Zouch and Measham is recognised as 'The Heart of the National Forest'. The District Council will seek to support efforts to concentrate tourism and leisure activities and economic opportunities based on the woodland and environmental economy in this area. However Forest related development will be supported elsewhere within the Forest where it can be demonstrated that it will support the continued improvement of the National Forest as a tourism and leisure destination.**

Explanation

- 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 woodland creation increasing forest cover from 6% to 19% across the forest area by planting 8 million trees to date. The environmental improvements implemented by the National Forest Company have brought about positive landscape change and habitat creation and have greatly strengthened the District's tourism and leisure offer.
- 9.57 The National Forest has been successful in securing 1,200ha of green infrastructure since 1991 through the planning system, including development-related planting, mineral site restoration and derelict land reclamation to forest-related uses. This accounts for around 22% of the overall forest creation achieved (5,900ha). In addition, around £1.2m has been secured in commuted sums through Section 106 agreements towards off-site forest creation projects. The District Council will continue to work in partnership with the National Forest Company to achieve its long-term vision and goals and secure forest planting within all appropriate developments located within the National Forest. Developers are currently expected to meet the following planting requirements:

Table 6: National Forest Planting Requirements

National Forest Planting Requirements			
Housing sites under 0.5 ha	Normal landscaping appropriate to the sites setting	Industrial, Commercial and Leisure Developments under 1 ha	Normal landscaping appropriate to the sites setting
Housing sites between 0.5 ha - 10ha	20% of the development area to be woodland planting and landscaping	Industrial, Commercial and Leisure Developments over 1 ha	20% of the development area to be woodland planting and landscaping
Housing sites over 10ha	30% of the development area to be woodland planting and landscaping	Industrial, Commercial and Leisure Developments over 10ha	30% of the development area to be woodland planting and landscaping
New Road Schemes or improvements to existing routes	New road schemes should achieve well-wooded settings with planting adjoining the road and off site. Appropriate landscaping should also accompany road improvements. In each scale the levels of planting will depend on the scale and impact of the development.		
Commuted Sums	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.		

- 9.58 In exceptional circumstances, where planting and landscaping cannot be fully accommodated on or adjacent to the development site, for example due to lack of land or viability issues, a commuted sum will be negotiated. This will be towards the cost of purchasing land for planting, creating new woodland, providing public access to it and maintaining the site for at least 5 years. Commuted sums will normally be paid to the local authority and will need to represent any shortfall in planting on site. Where commuted sums are accepted the District Council will work in partnership with the National Forest Company to decide how they should be utilised.
- 9.59 Best practice guidance on the creation and future management of forest-related planting and landscaping schemes should be followed, as set out in the National Forest Company Guide for Developers and Planners.



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

Schedule of Proposed Minor and Main Modifications to South Derbyshire Pre-Submission Local Plan Part 1



November 2015

South Derbyshire Changing for the better

This document details the Councils proposed minor and 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 document is split into two sections. The first lists the minor modifications and the second lists the main modifications. The proposed modifications in both the minor and main modification sections 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 each 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*

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and underlined, SDDC comments shown in <i>italics</i>).	Reasons for modification	Source of modification (including representation no. if applicable)
			Sustainability Appraisal, (and associated Habitat Regulations Screening Assessment), Consultation Statement and Infrastructure Delivery Plan. 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). 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. 1.25 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.	paragraphs 1.23-1.25 have moved position within the Local Plan	
Chapter 4: Spatial Strategy – A Plan for Growth					
M9	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	Typos (two comma insertions)	SDDC

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)
			National Planning Policy Framework. It will work proactively with applicants to seek solutions, which mean that proposals secure development that improves the economic, social and environmental conditions in the area. 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. 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: 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		

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and underlined, SDDC comments shown in <i>italics</i>).	Reasons for modification	Source of modification (including representation no. if applicable)
			ii) specific policies in that framework indicate that development should be restricted.		
M10	18	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 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>	Change to update policy	SDDC
M11	19	4.16	However, the g Government's proposed	Change to update policy	SDDC

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)
			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 contribute to the delivery of sustainable homes and businesses.		
M12	19	S3	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. <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> <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> The Council supports the progression towards	Change to update policy Change to reflect Government Policy	SDDC

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and underlined, SDDC comments shown in <i>italics</i>).	Reasons for modification	Source of modification (including representation no. if applicable)
		4.21	Authority area within which a specific development is built) Off-site measures (outside the Planning Authority area within which a specific development is built) 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.		
		4.22	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.		
M15	22	4.29	The proposed distribution reflects the fact that the least constrained options for physical extensions to Derby predominately, <u>but not entirely</u>, 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	Change for clarity	SDDC

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)
			significant development opportunity at Cinderhill, near Denby.		
M16	22	4.30	The proposed distribution also reflects the fact that the amount of growth proposed in Amber Valley is some what higher than the adjusted trend projection as otherwise that Borough would be planning for virtually no <u>plans for</u> employment growth <u>as opposed to virtually none</u> at all.	Change for clarity	SDDC
M17	23	4.35	Despite the recent global economic downturn, many headline economic indicators, such as 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	Typo	SDDC

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)
			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.		
M22	26	4.51	Growing reliance upon the private car has given 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.	Typo	SDDC
M23	27	S6	<u>A</u> The Council will seek to:	Formatting error	SDDC
		S6	<u>B</u> 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	Typo (comma insertion)	SDDC

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)
			and car/lorry parking infrastructure; and		
M24	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
M25	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 of Elvaston, Thulston, Ambaston and to the edge of Shardlow.	Typo (comma insertion)	SDDC
M26	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
M27	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	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 <u>some</u> areas further west which would result in more obvious intrusions into attractive open countryside.	Change for clarity	SDDC
M33	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. 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. 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
M34		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>		
M35	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 <u>west</u> 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)
M36	50	5.34	The site relates well to the existing urban area of Burton <u>upon</u> Trent. The development will be phased and it is crucial that a comprehensive approach to <u>the</u> delivery of the site is undertaken to ensure that infrastructure is delivered at the right time.	Typos	SDDC
M37	50	H6 B iv)	The provision of one or two local retail centres commensurate with the size of <u>the</u> development, to provide for <u>the</u> day to day needs of the wider neighbourhood. The local centres should be the focal points within the development as a whole;	Typo	SDDC
M38	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
M39	52	5.38	Parts of the site currently lies within areas at <u>a</u> higher risk of flooding, although works around Scropton, Hatton and Egginton will redefine the actual flood risk locally.	Typos (including comma insertion)	SDDC
M40	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

			Cadley Hill, Tetron Point Dove Valley Park and the Woodville Regeneration Area requiring the 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.		
M67	100	E6	A Woodville Regeneration Area is protected for employment-led led redevelopment, supported by the Woodville-Swadlincote Regeneration Route, to enable the economic, social and environmental regeneration of Woodville and Swadlincote.	Typo	SDDC
M68	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					
M69	102	7.6	A key objective of the South Derbyshire Local Plan is to sustainably manage growth so that it	Typo	SDDC

			avoids harmful effects on the amenity of existing and future occupiers and to nearby properties.		
M70	105	7.15	New development should minimise the risk of flooding to people, property and the E environment.	Typo	SDDC
M71	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 XX5 below;	Incorrect reference number to the subsequent table included in the text	SDDC
		SD3 A iii)	Working with the County Council (as 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 reducing pressure on local drainage infrastructure and deliver biodiversity gain on sites;	For clarification	SDDC
M72	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	Typo	SDDC

M76	112	7.41	In respect of B biomass generation the Council recognises that the National Forest can play a key role both in terms of contribution of wood fuel and helping to stimulate wood fuel and biomass markets locally.	Typo	SDDC
Chapter 8: Built and Natural Environment					
M77	115 & Title Page	N/A	Natural Built and Built Natural Environment	Typo and minor change for consistency	SDDC
M78	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 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: ⁴http://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> ²The 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,	Minor change to strengthen policy	National Trust (028/5117)

			appropriate, respect important landscape/townscape landscape, townscape 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
M79	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 District Council recognises that volume housebuilders often use standardised house types, but these nationally generic solutions will not meet the	Typo	SDDC

			requirements of our Design Principles. Standardised house types, if used, will be expected to be tailored to the local context 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.		
M80	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
M81	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
M82	123	BNE3	Policy BNE3 BNE3 Biodiversity	Typo and minor change for consistency	SDDC

M83	125	8.50	Ancient woodland, together with ancient/veteran trees, represents and 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.	Typo	SDDC
M84	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
M85	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
M86	127	8.55	The Council will expect all developments to	Typo	SDDC

			demonstrate how they respect local landscape character and where practicable contributes contribute towards enhancing landscape character.		
Chapter 9: Infrastructure					
M87	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), <u>which is a living document</u> . 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
M88	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

M89	133	INF2	<i>Policy lettering and numbering will be amended to remove ambiguity when referring to sections of the policy.</i>	Typo	SDDC
M90	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
M91	138	9.30	<u>The</u> Strategic Rail Freight Interchange Policy Guidance <u>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
M92	139	INF4 A i)	<u>Woodville</u> - Swadlincote Regeneration Route	Change for consistency	SDDC
M93	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
M94	140	9.39	The Swarkestone Bridge and Causeway is a Sheduled <u>Scheduled</u> Ancient Monument and is not suited to the volume and mix of traffic using it.	Typo	SDDC

			bring wildlife and amenity benefits into the heart of communities. For this reason the 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.		
M99	146-147	INF8 (A)	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:	Modification for Clarity	SDDC
		INF8 B	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) . 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	Typo and modification for clarity	SDDC

			with a woodland character. The appropriate mix of landscaping features will depend upon the 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 <u>http://www.nationalforest.org/woodlands/woodlandcreation/development</u>	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 <u>Company</u> 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	Typo and change for consistency	SDDC

			Forest related construction materials where appropriate.		
M100	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
M101	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 <u>woodland</u> creation increasing forest cover from 6% to 19% <u>20%</u> across the forest area by planting 8 million trees to date.	Minor change to update Policy	SDDC
Appendix 2: List of Evidence Base					
M102		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 <u>2014</u> Draft Consultation Statement, 2013 <u>2014</u> Sustainability Appraisal Housing Requirement Study, 2013 Housing Site Summaries Strategic Housing Land Availability Assessment, 2012 Strategic Housing Market Assessment (SHMA),	To provide an up to date evidence base list	SDDC

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .	Reasons for modification	Source of modification (including representation no. if applicable)
			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.		
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 2011 – 2028 .	To better reflect the requirements of the NPPF.	WYG Planning and Environment (097/ 5371) Commercial Estates Group (114/5536) Garden Centre Group (125/5569) SDDC
		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:	The split between South Derbyshire and Derby City's housing need has been removed and added to the policy's explanatory text.	

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .	Reasons for modification	Source of modification (including representation no. if applicable)
		S1 i)	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: a) 10,903 as South Derbyshire's need as assessed b) 2,551 to allow Derby City to meet its assessed need Generating a total of 13,454 dwellings to be built in the plan period. <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>		
		S1 (v)	Through this strategy being put in place it <u>It</u> is essential that the District's heritage assets,	To better reflect the requirements of the NPPF	English Heritage (032 5146)

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .	Reasons for modification	Source of modification (including representation no. if applicable)
			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.		National Trust (028/5113)
MM11	20	Title below 4.22	South Derbyshire Housing Growth 2008-2011 – 2028	Change to reflect the most up to date strategy.	SDDC
MM12	20/1	S4	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: i) Part 1 – Sites allocated to accommodate at least 12,404 dwellings as strategic sites. 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. All of the above allocation in Part 2 will be made in regard to the settlement hierarchy (policy H1). The Council will maintain a five year rolling land supply of specific deliverable sites with additional buffers in accordance with the NPPF.	Change for consistency. Removal of Part 2 housing split between the settlement hierarchy categories.	SDDC

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .	Reasons for modification	Source of modification (including representation no. if applicable)
			Provision will be made in this plan for at least 12,618 additional dwellings over the plan period. The dwellings will be split between the Local Plan Part 1 and 2 as follows: <u>A Part 1 – Strategic sites (greater than 99 dwellings) allocated to accommodate the majority of the housing target.</u> <u>B The Part 1 allocations are to be made according to the following strategy:</u> <u>Urban Areas – Swadlincote, edge of Derby and the edge of Burton upon Trent</u> <u>Key Service Villages – strategic sites in Aston on Trent, Etwall, Hatton, Hilton and Repton.</u> <u>C Local Plan Part 2 –600 dwellings will be allocated across non-strategic sites (less than 100 dwellings).</u> <u>D The Council will maintain a five year rolling land supply of specific deliverable sites with additional buffers in accordance with the</u>		

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .	Reasons for modification	Source of modification (including representation no. if applicable)										
			<u>NPPF.</u>												
MM13	21	4.27	The HRS study and the subsequent update <u>through the SHMA</u> concluded there is a demographic need for 35,354 additional homes for the period 2008 – 2028 throughout the Derby HMA. <u>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.</u> The following table shows the distribution of the assessed housing need across the Derby HMA authorities:	Update.	SDDC										
MM14	21	Table 1	<i><u>Update table to reflect most up to date information</u></i> Table 1: Housing target across the Derby HMA 200811-2028 <table><tr><td>Local Authority</td><td>Housing Target 200811-2028</td></tr><tr><td>South Derbyshire</td><td>13,454<u>12,618</u></td></tr><tr><td>Amber Valley</td><td>9,400<u>9,770</u></td></tr><tr><td>Derby City</td><td>12,500<u>11,000</u></td></tr><tr><td>Total</td><td>35,354<u>33,388</u></td></tr></table>	Local Authority	Housing Target 2008 11 -2028	South Derbyshire	13,454 <u>12,618</u>	Amber Valley	9,400 <u>9,770</u>	Derby City	12,500 <u>11,000</u>	Total	35,354 <u>33,388</u>	Table lists current position but will need updating once information is available to reflect most up to date housing strategy	SDDC
Local Authority	Housing Target 2008 11 -2028														
South Derbyshire	13,454 <u>12,618</u>														
Amber Valley	9,400 <u>9,770</u>														
Derby City	12,500 <u>11,000</u>														
Total	35,354 <u>33,388</u>														
MM15	22	4.31	It should be noted that in planning for an additional 13,454 <u>12,618</u> dwellings in South	Change to reflect most up to date strategy.	SDDC										

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .	Reasons for modification	Source of modification (including representation no. if applicable)										
			Derbyshire, the following need to be subtracted to give a reflection of what is required from the Local Plan moving forward: - Dwellings which have already been completed since 1 April 2008 <u>2011</u> - Unimplemented planning permissions for dwellings as at 1 April 2012 <u>the point being monitored from</u> and unimplemented sites already allocated in the South Derbyshire Local Plan 1998.												
MM16	25	S5	Provision across a range of of sites, including allocations, will be made for the development of <u>a minimum</u> 53 ha net additional land for industrial and business development in support of the <u>Economic Strategies of the Council and the D2N2 Local Enterprise Partnership and the Council's Economic Strategy.</u>	Typo, change for clarity and to provide flexibility.	SDDC										
MM17	26	Table 2	<u>Update table 2 to reflect the most up to date information</u> <table><tr><th>Area</th><th>% of Housin g Growt h</th><th>Emplo yment <u>Land Need 2008-2028</u></th><th><u>Develop ed 2008-2011</u></th><th><u>Outsta nding Requir ement 2011-2028</u></th></tr><tr><td>Derb</td><td>55.8</td><td>154ha</td><td></td><td></td></tr></table>	Area	% of Housin g Growt h	Emplo yment <u>Land Need 2008-2028</u>	<u>Develop ed 2008-2011</u>	<u>Outsta nding Requir ement 2011-2028</u>	Derb	55.8	154ha			To reflect the re-basing of the Local Plan to 2011.	SDDC
Area	% of Housin g Growt h	Emplo yment <u>Land Need 2008-2028</u>	<u>Develop ed 2008-2011</u>	<u>Outsta nding Requir ement 2011-2028</u>											
Derb	55.8	154ha													

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .	Reasons for modification	Source of modification (including representation no. if applicable)																				
MM22	36	Table 4	<i>Delete the existing Table 4 and replace with up to date information for ‘Land Supply on the Derby Urban Edge’:</i> <table><tr><td>Strategic Site allocations – Edge of Derby City</td><td>No. of Dwellings</td></tr><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></td><td></td></tr><tr><td colspan="2">Note (1) Not all to be built out during Plan Period. Around 1,000 dwellings are expected.</td></tr></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			Note (1) Not all to be built out during Plan Period. Around 1,000 dwellings are expected.		Change to reflect most up to date housing trajectory	SDDC
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																								
Note (1) Not all to be built out during Plan Period. Around 1,000 dwellings are expected.																									
MM23	38	Insert paragraph after 5.17	<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 will not be considered by the Council but the</u>	Change for clarity	SDDC																				

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .	Reasons for modification	Source of modification (including representation no. if applicable)
			<u>intention is to manage development within the District.</u>		
MM24	37-38	H1	A The location of further residential development will be determined in accordance with the following settlement hierarchy: i) 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. It is anticipated that 200 dwellings will be allocated within these locations in Part 2 of the Local Plan. ii) 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:	Change reflecting that the number of services within Stanton has decreased since the publication of the Pre-Submission Local Plan Part 1, and that the number within Coton in the Elms has increased. Linton changed tier from Local Service Village to Key Service Village. Change to correct typos and an omission. Change to simplify policy.	Chave Planning Ltd on behalf of Gainsborough Property (096/5369) and Antony Asbury Associates on behalf of Barratt/David Wilson Homes (038/5194) Planning Prospects on behalf of St Modwen (111/5495) Gladman Developments Ltd. (104 5414) Gladman Developments Ltd. (104 5415) Gladman Developments Ltd. (104 5416) Grasscroft Homes and Properties Ltd. (105 5430) Grasscroft Homes and Properties Ltd. (105 5431) Barrats/David Wilson Homes (5194)

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .	Reasons for modification	Source of modification (including representation no. if applicable)
			Aston on Trent Overseal Etwall Repton Hatton Shardlow Hilton Willington Melbourne iii) 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 according to individual settlement circumstance within the following settlements: Findern Newton Solney Hartshorne Rosliston Linton Stanton Ticknall Weston on Trent Netherseal		

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .	Reasons for modification	Source of modification (including representation no. if applicable)
			It is anticipated that sites for 404 dwellings will be allocated in Key and Local Service Villages through Part 2 of the Local Plan. 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: Ambaston Egginton Radbourne Barrow upon Trent Elvaston Scropton Foremark Stanton by Bridge Bretby Foston Smisby Burnaston Ingleby Sutton on the Hill Cauldwell Kings Newton		

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .	Reasons for modification	Source of modification (including representation no. if applicable)
			Swarkestone Church Broughton Lees Thulston Coton In The Elms Long Lane Trusley Coton Park Lullington Twyford Dalbury Marston on Dove Drakelow Village Milton Walton on Trent It is anticipated that sites for around 96 dwellings allocated in Rural Villages through Part 2 of the Local Plan. vi) Rural Areas — dependant on limited infill and conversion of existing buildings will be acceptable within any settlement not classed elsewhere in the hierarchy. <u>The Settlement Hierarchy is based on the range of services and facilities that are offered by each settlement. The level of development</u>		

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also underlined.	Reasons for modification	Source of modification (including representation no. if applicable)										
			<u>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> <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> <u>1 Urban Areas – the urban areas of Swadlincote including Woodville, adjacent to Derby and adjacent to Burton upon Trent</u> <u>2 Key Service Villages</u> <table><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> <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</u>	<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>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>														

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .	Reasons for modification	Source of modification (including representation no. if applicable)																																
			<u>25 dwellings.</u> <u>3 Local Service Villages</u> <table><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> <u>Weston on Trent</u> <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> <u>4 Rural Villages</u> <table><tr><td><u>Ambaston</u></td><td><u>Barrow upon Trent</u></td></tr><tr><td><u>Bretby</u></td><td><u>Burnaston</u></td></tr><tr><td><u>Cauldwell</u></td><td><u>Church Broughton</u></td></tr><tr><td><u>Coton Park</u></td><td><u>Dalbury</u></td></tr><tr><td><u>Drakelow Village</u></td><td><u>Egginton</u></td></tr><tr><td><u>Elvaston</u></td><td><u>Foremark</u></td></tr><tr><td><u>Foston</u></td><td><u>Ingleby</u></td></tr><tr><td><u>Kings Newton</u></td><td><u>Lees</u></td></tr><tr><td><u>Long Lane</u></td><td><u>Lullington</u></td></tr><tr><td><u>Marston on Dove</u></td><td><u>Milton</u></td></tr><tr><td><u>Radbourne</u></td><td><u>Scropton</u></td></tr><tr><td><u>Smisby</u></td><td><u>Stanton</u></td></tr></table>	<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>	<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>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>																																				
<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>																																				

Modification Ref.	Document Page No.	Policy/ Paragraph/ Table	Modified text (deleted text shown as struck through , additional text shown in bold and SDDC comments shown in <i>italics</i>). Modifications that arose through the Examination process are also <u>underlined</u> .	Reasons for modification	Source of modification (including representation no. if applicable)
			<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> <u>For the above tier development of a limited nature will be allowed</u> 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> ii. <u>Or of limited infill and conversions of existing buildings where no settlement boundary.</u> <u>5 Rural Areas – areas outside of the defined settlements listed above.</u> <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>		
MM25	40	H2 B	<u>viii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.</u>	Statement of Common Ground signed for the requirement to be included within the policy.	Statement of Common Ground signed Derbyshire County Council and SDDC – SD/EX/48

			connection, and exports of low carbon or renewable heat to surrounding developments) 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). 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					
MM53	117	BNE1 A ii)	All proposals for major new development should perform highly when will be assessed against the Council's Design SPD;	Minor change to strengthen the policy	Nathaniel Lichfield on behalf of Commercial Estates Group (114/5547)
MM54	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:	Change to strengthen the policy	SDDC
		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.	Minor change to strengthen the policy	SDDC
		BNL3 B	Planning proposals that could have a direct or indirect effect on affect sites with identified as having potential or actual ecological or	Minor change to strengthen the policy	SDDC

			geological importance <u>including:</u> - <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> 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 <u>and/or where the development can potentially be located on an alternative site that would cause less or no harm</u>, planning permission will be refused.		
Chapter 9: Infrastructure					
MM55	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: i) Already in place, or	Change to improve clarity	SDDC

			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. 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. <u>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.</u> 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. D <u>C</u> Where appropriate, the Council will permit developers to provide the necessary		
--	--	--	---	--	--

			infrastructure themselves as part of their development proposals, rather than making financial contributions. E D Whilst it is expected that development is appropriately supported and its effects mitigated, in the interests of sustainability₇₂. tThe viability of developments will also be considered when determining the extent and priority of development developer contributions in line with the Infrastructure Delivery Plan.		
MM56	144	INF7 B	Within the Trent Valley, <u>or other locally determined Nature Improvement Area</u>, the District Council will support and help deliver the landscape scale change as promoted by the Lowland Derbyshire and Nottinghamshire Local Nature Partnership.	Change to improve the long term flexibility of the policy.	SDDC
MM57	146	INF8 (Ai-iv)	<u>i) Work with Partners to help deliver the National Forest Strategy 2014-2024 and any subsequent Strategy</u> i) <u>ii)</u> Provide opportunities for diversification of the economy, especially in relation to the woodland economy and tourism, including overnight accommodation; ii) <u>iii)</u> Create an attractive, sustainable environment; iii) <u>iv)</u> Provide a range of leisure opportunities for local communities and visitors: and	Modification to update policy to reflected publication of new National Forest Strategy	SDDC

			iv) v) Achieve 33% woodland cover in the National Forest.		
MM58	151	INF10	A Tourism development, including overnight accommodation <u>and visitor attractions</u>, will be permitted: i) Within or adjoining the urban area or the Key Service Villages or; 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> <u>B 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> <u>C In all cases the District Council will expect new tourism development to be</u> a) i) provided through the conversion or re-use of existing buildings or; b) ii) is accommodation of a reversible and temporary nature and there is a meaningful and demonstrable link with the	Modifications to conform with NPPF	SDDC National Forest Company (055/5244) Chave Planning Ltd on behalf of Mr and Mrs Woodward (120/5564) National Forest Charitable Trust (119/5562) National Trust (028/5121)