

## **Appendix 3: Modifications to Draft Plan Policies**

### Draft Policy Text Modifications Table:

The table below identifies the main modifications made to the Draft Policies as published in the Derby Core Strategy (Local Plan Part 1) – October 2013. Minor grammatical corrections are not included here.

Ref #	Policy / Paragraph	Summary of Modification	Reason
<b>Document wide amendments</b>			
1.	-	All references to the 'plan period' have been amended from 2008 to 2028 to 2011 to 2028.	<p>Amber Valley's 'Core Strategy' was Examined in April and May 2014. One of the recommendations of their Inspector was that the 'start date' of their plan should be moved forward to 2011. He did not think it was helpful for a plan to be 'adopted' in 2014/15 which had technically 'started' six or seven years ago. While Derby City Council is under no obligation to follow this recommendation, it seems sensible to follow this approach as it should remove a potential issue at Examination.</p> <p>The impact on the plan is relatively minimal and technical. The 'housing target' will be expressed in the Plan as 11,000 instead of the 12,500 suggested in the Draft Plan.</p> <p>This does not, however, actually constitute a reduced housing delivery target. The change is purely a reflection of the number of dwellings built in the 2008-2011 period (1513). The 10,987 is the 'residual' requirement over the revised plan period and commits the Council to the same <i>actual</i> level of delivery as it did in the previous version of the Plan.</p>

	-	All references to Derby's housing target of 12,500 to be amended to read 11,000.	See above.
<b>Pre-Amble</b>			
2.	<b>Foreword</b>	Text updated to reflect Plan making progress.	Text updated to better reflect the Plan making stage. The strategy and policies of the Plan are not affected by these changes.
3.	<b>About this Consultation</b>	Text updated to reflect relevant consultation stage and associated requirements.	Text updated to better reflect the Plan making stage. The strategy and policies of the Plan are not affected by these changes.

<b>1. Introduction</b>			
4.	1.1-1.40	Various minor grammatical or factual amendments.	Minor amendments to improve readability or accuracy of document. These do not have an impact on any strategic or policy elements of the document.
5.	1.10	Paragraph deleted.	To avoid repetition as issue already picked up elsewhere.
6.	1.11	Minor amendments to paragraph amended to take account of deletion of paragraph 1.10.	Takes account of deletion of preceding paragraph
7.	New paragraph between 1.11	Add new paragraph to read: "In March 2014, the Government also published National Planning Policy Guidance (NPPG). The NPPG provides	NPPG published since the Draft Plan consultation. New paragraph included to reflect this and highlight its importance.

	and 1.12	further detail and guidance on what local authorities should include within their Local Plans and what, and how, evidence should be utilised. This is an important document in helping to assess whether the Local Plan meets the requirements of national planning policy.”	
8.	1.12	Paragraph deleted	Superfluous statement, repeated elsewhere in the document
9.	1.16	Paragraph deleted	To avoid repetition as issue already picked up elsewhere.
10.	New paragraphs between 1.18-1.19	<p>Add 2 paragraphs to read:</p> <p>“Derby and Derbyshire, Nottingham and Nottinghamshire are part of the D2N2 Local Enterprise Partnership (LEP). LEPs are locally-owned partnerships between local authorities and businesses. They play a central role in deciding local economic priorities and undertaking activities to drive economic growth and create local jobs. The purpose of the LEP is to support and encourage economic growth in order make the D2N2 area more prosperous and better connected, whilst making the economy of the area increasingly resilient and competitive.</p> <p>In realising this vision, the LEP has produced a Strategic Economic Plan (SEP). The SEP sets a single target of creating 55,000 additional private sector jobs in the D2N2 area by 2023 and includes proposals for the for the use of Local Growth Funds (LGF) to help overcome market failure and tackle barriers to growth. The SEP identifies a number of proposals set out in the Core Strategy, including the delivery of Infinity Park (Policy AC15), the Our City Our River scheme</p>	New text added to explain the role of the LEP and the Strategic Economic Plan (SEP). The SEP has only recently been published and is an important strategy that needs to be referenced in this section of the document.

		(Policy AC8) and junction improvements to the A52 (Policy CP24). “	
11.	1.19, 20, 21	<p>Delete paragraphs 1.19, 1.20 and 1.21 and replace with:</p> <p><i>“The Derby Plan’ is produced by Derby City and Neighbourhood Partnerships, which is a group of organisations who work together voluntarily towards achieving a safe, healthy, prosperous and sustainable future for the people of Derby. The current Derby Plan covers the period 2013 to 2015 and highlights three ambitions that organisations, including the Council will work towards achieving.</i></p> <p><i>The big three ambitions are ensuring that people in Derby have an:</i></p> <ul style="list-style-type: none"> <li>• <i>inspiring start in life</i></li> <li>• <i>inspiring working life</i></li> <li>• <i>inspiring place to live</i></li> </ul> <p><i>Partnership organisations will work together to achieve these ambitions by:</i></p> <ul style="list-style-type: none"> <li>• <i>improving educational attainment</i></li> <li>• <i>improving skills and creating jobs</i></li> <li>• <i>improving inner city areas</i></li> </ul> <p><i>The policies and proposals within the Core Strategy will contribute towards the achievement of all three of the ambitions set out in the Derby Plan.</i></p> <p><i>‘The Council Plan’ is the Council’s corporate plan and covers</i></p>	Paragraphs substantially updated to take account of the new Derby Plan.

		<i>the period 2014-2015. It takes forward the ambitions outlined in the Derby Plan and sets out what the Council will do to ensure that they are achieved. It acknowledges that one of the ways in which the ambition of creating an inspiring place to live will be achieved is through the adoption of the Core Strategy and Infrastructure Delivery Plan. There are a number of other actions outlined in the Council Plan that relate to outcomes facilitated by Core Strategy policies. "</i>	
12.	1.23	<p>Replaced paragraph 1.23 to read:</p> <p>'The Council Plan' is the Council's corporate plan and covers the period 2014-2015. It takes forward the ambitions outlined in the Derby Plan and sets out what the Council will do to ensure that they are achieved. It acknowledges that one of the ways in which the ambition of creating an inspiring place to live will be achieved is through the adoption of the Core Strategy and Infrastructure Delivery Plan. There are a number of other actions outlined in the Council Plan that relate to outcomes facilitated by Core Strategy policies.</p>	Updated Council Plan has been published since Draft Plan consultation. New text reflects this.
13.	1.40	<p>Flow diagram updated with additional paragraph on 'The Draft Plan' to read:</p> <p>"This version of the Plan was the first draft and included all of the draft policies relating to core principles and areas of change. It was the first opportunity for stakeholders and consultees to comment on the Plan as a whole."</p>	Takes account of the Draft Plan stage of consultation and the Pre-Submission Plan. Purely factual amendment.

<b>2. Derby in Context</b>			
14.	General	Minor modifications across the section to correct grammatical errors and bring up to date.	Minor amendments to improve readability or correct factual errors.
15.	Spatial Portrait (Urban Form)	Remove final two sentences of 2 <sup>nd</sup> bullet point	Response to consultation. Statement removed as ambiguous and content repeated elsewhere in the document.
16.	Spatial Portrait (Natural Environment)	Reference to biodiversity added	Response to comment from EA. Better highlights the importance of biodiversity.
17.	Spatial Portrait (Natural Environment)	Additional text relating to flooding, to read: “The Council is currently working in partnership with the Environment Agency to progress the Our City Our River (OCOR) programme which will provide new and realigned flood defences along the River Derwent corridor. The OCOR programme will help to unlock the economic potential of the River Derwent.”	Response to comment from EA. Brings plan up to date and better reflects the approach to flooding and drainage within the City.
18.	Spatial Portrait (The City Centre and Inner City)	Additional text added to this section to properly reflect the names of the two BID companies and provide additional context, particularly for the St Peters Quarter area. New text relating to the St Peters Quarter added to read: “The St. Peter’s Quarter BID company was established in 2011. This covers the area primarily between the intu	Response to comments made by the BID Companies. Text added to better reflect the current context for the City Centre.

		Derby centre and the Cathedral Quarter. The St Peters Quarter represents the “jam in the middle” of the intu and Cathedral Quarter area, containing a diverse range of shops and services and providing a key link between different parts of the centre.”	
19.	Key Issues (Climate Change)	Delete reference to AQMAs in this section.	This duplicates a reference to AQMAs in the ‘transport’ section of this Chapter.
20.	Key Issues (Climate Change)	Add new text relating to ‘green and blue’ infrastructure to read:  “The green and blue infrastructure around the City plays an important role in adapting to and mitigating for the changing climate. Green Infrastructure is important as it can serve multiple recreational, ecological and amenity purposes as well as helping to respond to Climate Change.”	Response to comments made during consultation that the Plan made insufficient reference to ‘blue’ infrastructure.
21.	Key Issues (Natural and Built Environment)	Natural and Built Environment sub-heading reworded to include Natural, Built and Historic Environment	Response to consultation comments. Distinguishes between the built environment and the historic environment.
22.	Key Issues (Natural and Built Environment)	Append following to first bullet point:  “...but will also provide opportunities for the creation, improvement and long term management of Derby’s green infrastructure network.	Response to consultation comments. Plan should recognise that new development may provide opportunities for improvement and long term gain.



23.	Key Issues (Natural and Built Environment)	<p>Add reference to 'Derwent Valley Mills' in third bullet and append following to end:</p> <p>"The City also has a number of heritage assets that are identified as being 'at risk'. The requirement for growth may also put greater pressure on these. However, growth might also provide opportunities to address issues positively."</p>	Response to consultation comments. Plan should recognise problems associated around 'buildings at risk' as a key issue, but also that the plan can contain policies that can address the issue.
24.	Key Issues (Natural and Built Environment)	<p>Replace final bullet with the following:</p> <p>"In meeting the need for new housing and other development, there is a challenge to ensure that local distinctiveness is reflected in the quality of new built development and that heritage assets and their settings are protected and enhanced. The need for new housing will also provide opportunities for heritage-led regeneration that brings such assets back into beneficial use."</p>	Response to consultation comments. Revised text better reflects the policies and tone of the plan – particularly in relation to promoting 'local distinctiveness'. It also provides a more obvious link between regeneration and heritage.
25.	Key Issues (Natural and Built Environment)	Natural and Built Environment sub-heading reworded to include Natural, Built and Historic Environment	Response to consultation comments. Distinguishes between the built environment and the historic environment; more reflective of the 'issues' that the plan is considering.
26.	Key Issues (Traffic and Accessibility)	Reference added in final bullet about air quality being 'generally good' but reflecting on the existence of air quality management areas (AQMA's)	Existing reference amended to better reflect the facts. Original text too negatively worded, suggesting that the issue is more severe than it may be.

<b>3. What will Derby be like by 2028?</b>			
27.	3.4	Amended start of first sentence to read: “A minimum of 10,987 new homes...”	See modification #?. Reference to a ‘minimum’ added to better reflect national policy which states that housing targets should be expressed as ‘minimums’.
28.	3.5	Amend first sentence to read: “A significant number of new homes will have been built as urban extensions to the city beyond its boundaries which will help to meet the City’s assessed housing needs..”	Change made to reflect the fact that a proportion of Derby’s needs are being met within urban extensions. Original text did not make this clear.
29.	3.7	Add following text to end of paragraph: “The ‘Our City Our River’ programme will have been implemented creating a new river corridor that offers leisure and regeneration opportunities with improved visibility and access to the river, combined with new and realigned flood defences reducing overall flood risk in Derby”	Change made to reflect progress on the ‘Our City, Our River’ project and its importance to the future of the City.
30.	3.8	Delete final sentence relating to the ‘river corridor’	Superfluous and outdated reference, which is considered more appropriately in other part of the ‘Spatial Vision’.
31.	3.15	Reference to “providing ecological benefits” added to final sentence.	Reference added to reflect the additional benefit to ecology that policies in the plan should be able to facilitate.

32.	3.17	Reference to “protected and enhanced” to 1 <sup>st</sup> sentence.	Reference added to strengthen point about important landscapes and heritage assets <i>outside</i> Derby being an important part of planning for the future of the City and the interlinkages between Derby, Amber Valley and South Derbyshire.
33.	Objective 10	Remove the word “built” from the objective	Removing “built” increases the scope of the objective by ensuring it relates to all aspects of ‘heritage’. This is a more appropriate approach.
34.	Objective 14	Objective amended to read:  14. To enhance the River Derwent corridor as the city’s key environmental, cultural, ecological and historic asset, creating a more attractive and welcoming riverside area for Derby residents and visitors, recognising and enhancing the biodiversity value of the River to the City and working in partnership with the Environment Agency to implement the ‘Our City, Our River’ Masterplan to improve overall flood protection to surrounding areas.	To satisfy the comments of the DWT and EA, in recognising the biodiversity value of the River to the City and bringing references to ‘Our City, Our River’ up to date.
35.	Objective 15	Included a reference to the ‘daytime’ economy, as well as the evening; included a reference to the St Peters Quarter and to the creation of new commercial areas as well as residential.	This better reflects the current aspirations for the City Centre and the policies elsewhere in the plan, particularly in relation to the promotion of the St Peters Quarter and new commercial districts.

4. The Strategy for Derby			
36.	4.1	<p>2<sup>nd</sup> sentence amended to read:</p> <p>“The Council will allocate sites for residential uses in this document and in the Local Plan Part 2. Some of the City’s housing needs will also be met in sustainable locations in South Derbyshire and Amber Valley.”</p>	The original text may be read to imply that all needs would be addressed by the City’s Local Plan. However, it remains important to stress throughout that some of Derby’s needs will be met in South Derbyshire and Amber Valley in ‘sustainable’ locations.
37.	4.5	Amended reference to ‘Green Wedge’ to read ‘greenfield’	Amendment made for accuracy and clarity. Not all sites identified in the plan are currently ‘green wedge’.
38.	4.6	Amend Para 4.6 to explain that urban extensions in South Derbyshire and Amber Valley will meet some of Derby’s housing needs.	Change made for clarity and accuracy. Important that residents are aware that some of the urban extensions are to meet Derby’s needs.
39.	4.7	<p>Amend opening paragraph to read:</p> <p>“Regeneration is a key theme running throughout the plan and can be seen in most of its policies. The strategy seeks to deliver regeneration across the City. This is both in terms of specific brownfield sites that need addressing and through the wider initiatives concentrating on older urban areas and outer estates.”</p>	The original text did not sufficiently highlight the importance of ‘regeneration’ as a theme running through the entire document. This amendment also reflects recommended changes to Policy CP5 noted below.
40.	4.7	Add “Land at Sinfin Lane and Goodsmoor Road, Sinfin”, “Strategic Employment Sites”, “Defined District Shopping Centres” to list of ‘priorities for regeneration’.	Added for consistency with remainder of the Plan.

41.	New paragraph between 4.19 and 4.20	<p>Add new paragraph to read:</p> <p>“As required by the NPPF, the Council has carried out a robust and objective assessment of its housing needs. This indicates that a minimum of 16,388 new dwellings would be needed to meet the City’s requirements between 2011 and 2028. Analysis of the Strategic Housing Land Availability Assessment (SHLAA), Green Wedge Review, Site Sustainability Assessments, the Sustainability Appraisal and other evidence has identified that the City can only realistically deliver around 10,987 dwellings in sustainable locations during the Plan period. However the requirement for the City will be set as a minimum in order to provide flexibility to respond to changes in circumstances. The strategic approach to housing delivery is explained further in Policy CP6.”</p>	Additional text required to explain how the City’s OAN are being met through a HMA approach to sustainable housing distribution.
42.	4.22	Clarify position in para 4.22 regarding the need for greenfield release.	Amendment needed to clarify issue relating to the need for ‘greenfield release’.
43.	4.25	<p>Add following to end of paragraph:</p> <p>“Amber Valley Borough Council have taken these issues into account in considering suitable locations for urban extensions to Derby. As such, they are proposing urban extensions at Radbourne Lane, Mackworth and on land off Kedleston Road, Allestree.”</p>	Text amended to take account of Amber Valley’s revised strategy following Examination.
44.	4.26	Replace paragraph 4.26 to read:	Text amended for clarity and accuracy.

		“In conjunction with South Derbyshire District Council the City Council has identified a cross boundary housing development site at Heatherton in the City and Highfields Farm in South Derbyshire which will deliver around 2,100 new homes as sustainable greenfield extensions to the west of Derby.”	
45.	4.27	Delete first sentence.	Superfluous text to be removed.
46.	4.29	Delete paragraph.	SDDC did not identify ‘reserve’ sites in their Pre-Submission Plan. This paragraph is no longer relevant or required.

5. Core Principles			
47.	CP1	Split PINS model policy and cross-boundary policy into two standalone policies (referred to here as CP1a and CP1b). Once plan is published for consultation, make consequential changes to the document to make these Policies CP1 and CP2.	Splits potentially unwieldy policy into 2 manageable policies. The original version of Policy CP1 included both city-wide and cross boundary information and are not considered to work well together. Splitting the policies will not have any impact on their effectiveness, but will make the plan more usable and clearer. The split will also have no impact on the SA or other aspects of the evidence base.
48.	CP1 ‘d4’	Add “green infrastructure and biodiversity” to criterion ‘d4’	This amendment was requested by the Derbyshire Wildlife Trust to highlight importance of these issues on cross boundary sites. This change sits well with similar issues of water

			management, transport, character and accessibility.
49.	CP2 (e)	Include reference to “protecting water resources” in the policy.	The EA requested this text as an important part of adapting to climate change.
50.	CP2 (i)	Move criterion (i) to after criterion (d). Reference also added to criterion to “natural, built or historic environment”	<p>This section is more appropriate in the overarching principles relating to Climate Change. No change in policy, but makes policy clearer.</p> <p>NPPF refers to ‘public’ benefits and not all heritage assets are necessarily built. Requested by English Heritage.</p>
51.	CP2 (g)	<p>Add following text after 2<sup>nd</sup> sentence:</p> <p>“Developers will be required to deliver the most sustainable form of development achievable in terms of building and site design and layout. They should demonstrate how they are planning to achieve this using the most appropriate sustainability assessment tools for the proposal, including Code for Sustainable Homes, BREEAM standards or the ‘BREEAM Communities’ assessment framework.”</p>	<p>The Government has announced intentions to imminently standardise/simplify the standards which affect Councils and developers so the policy is intended to reflect this while still expressing the desire for the most sustainable forms of design and construction.</p> <p>This change also reflects the removal of specific targets for Code for Sustainable Homes or BREEAM indicated below. This is in response to evidence relating to viability and the requirements of the NPPF to not over burden developers. It has been suggested that the requirement of CoSH Level 4, for example, may have a detrimental impact on delivery.</p> <p>The revised criterion also provides scope for the use of a varied set of ‘tools’ for demonstrating that development is sustainable. This includes the BREEAM Communities Framework, which is particularly suitable for use with large</p>

			scale schemes.
52.	CP2 (h)	<p>Delete criterion (h) and replace with:</p> <p>“support and encourage developers to move towards Government targets to deliver low and zero carbon homes and commercial and public buildings and to maximise carbon reduction on site.”</p>	<p>See above. It is considered that the evidence on viability indicates that requiring development to exceed building standards may have a detrimental impact on delivery. As such, targets which exceed this are to be removed, though the policy will still be in-line with (and will be able to move) with Government targets. This is considered a more robust approach, particularly where there is uncertainty in the direction Government policy may be shifting on these issues.</p> <p>The NPPF also suggests that policies should adhere to national standards.</p>
53.	CP2 (j)	<p>Amend criterion (j) to read:</p> <p>“require developers to deliver appropriate forms of carbon reduction including renewable and decentralised energy within their development. The Council will consider the emerging approach to the provision of ‘allowable solutions’ to deliver carbon reductions off-site where they cannot be incorporated as part of the development. The Council will seek to identify appropriate schemes and projects which could secure off-site carbon savings and could be implemented through ‘allowable solutions’”</p>	<p>The revised criterion incorporates the requirements of criterion (k) and makes the policy clearer and simpler, while maintaining the policy’s aspirations.</p>
54.	CP2 new criterion	<p>Add new criterion after (n) to read:</p> <p>“ensure that where appropriate, development meets the objectives of the Water Framework Directive;”</p>	<p>Request from the EA that the policy should reflect the requirements of meeting the EU water framework directive. The EA requested reference to this in all site specific policies. It is, however, thought more appropriate to include it in the</p>



			overarching policy on climate change.
55.	CP2 5.2.3	Add following text to end of paragraph: “It sets out a monitoring regime to assess how the city is performing against several national climate change related targets. The Strategy is consistent with the climate change policies of this plan.”	Added reference to the Council’s ‘Climate Change Strategy’; providing an important link between the Local Plan and that strategy. It is important to make it clear that the Local Plan is helping to implement this strategy.
56.	CP2 5.2.8	Add following to end of first sentence of 5.2.8: “...and have regard to the water hierarchy. This means taking a hierarchical approach to water matters including the elimination and reduction in use of the resource through to recycling and disposal of excess water.”	Make policy clearer and consistent on water issues.
57.	CP2 5.2.9	Add following to end of first sentence: “...and in mitigating for the impacts of climate change”	Clarifies the intention of the policy.
58.	CP2 General	Include diagram of the Water Hierarchy	The policy refers to the water hierarchy but there is no real clarification/explanation as to what the hierarchy is. Including a diagram will make the policy more consistent with the reference to the energy hierarchy in the same policy.
59.	CP3(c)	Reference to ‘safety’ added to criterion (c).	Picks up on comments from Derbyshire Fire and Rescue Service relating to sprinklers and highlights the importance of considering safety in design.

60.	CP3(h)	Added reference to 'vehicle and cycle' parking in criterion (h)	Provides clarity and highlights the importance of cycling
61.	CP3(j)	(j) – 'expected' changed for 'required'	Provides consistency with the wording of the policy.
62.	CP3(j), 5.3.13, Table 1	Criteria (j) relating to BfL12 and consequential deletion of paragraph 5.3.13 and Table 1 deleted.	To remove repetition between the Councils Placemaking Principles and BfL12 principles and to avoid reliance on non-statutory documents within policy. Reference to using BfL12 principles will be added to the supporting text instead.
63.	CP3(k)	Replace criterion k to read:	To make the policy clearer and the Council's approach more overt.
64.	CP3 – additional criterion	Additional criterion added to encourage developers of residential proposals to install sprinkler systems.	Derbyshire Fire and Rescue Service (DFRS) is actively engaged in a campaign to ensure that all domestic properties are fitted with sprinkler systems. Whilst it cannot be made a requirement, the Council is keen to encourage developers to install sprinklers wherever it is feasible and viable to do so.
65.	CP3 5.3.2	5.3.2 – Reference to health benefits and community safety added.	Improving the health of residents and improving community safety are key corporate messages that this Policy relates to.
66.	CP3 5.3.6	5.3.6 – additional reference to tall buildings inserted	Signposts to where tall buildings are referenced within the document.
67.	CP3 5.3.6	5.3.6 – reference to city centre being important as is also home to much of Derby's heritage included.	Highlights the importance of good design in the context of proposals that relate to heritage assets.

68.	CP3 5.3.10	<p>5.3.10 – Additional text explaining why not all principles may need to be met to read:</p> <p>“There may be cases where some of the Council’s Placemaking Principles cannot be met as they are not relevant to a particular proposal for example. In such cases, the Council will require applicants to explain why the principles cannot be satisfied.”</p>	Provides clarification as to the circumstances when not all principles may be able to be met.
69.	CP3 5.3.14	<p>Amend paragraph 5.3.14 to read:</p> <p>“In addition to responding to the Council’s Placemaking Principles, developers will be encouraged to have regard to relevant best practice guidance such as Manual for Streets 2, the 6C’s Design Guide, Secured by Design and Sport England’s Active Design Guidance. In the case of residential schemes, developers will be specifically encouraged to have regard to Building for Life 12 (BfL12).”</p>	The changes provide additional guidance and highlight key documents. Reflects change to policy in relation to approach to BfL12.
70.	CP3 5.3.18 and 5.3.19	5.3.18 and 5.3.19 comprehensively reworded. Supporting text defines the term ‘prominent locations’ and reduces the commercial floorspace trigger from 1,000sqm to 2,500sqm.	To take account of amended policy wording in relation to public art. Commercial floorspace trigger increased in order to reduce potential burden on developers and to ensure that obligations are focussed on significant schemes.
71.	CP3 Additional Paragraph	<p>Add paragraphs to read:</p> <p>“It is vitally important that new housing is well-designed and addresses safety, particularly in the context of the needs of vulnerable people. Houses must provide adequate safety for the occupant throughout the occupiers’ lifetimes. Derbyshire Fire and Rescue Service (DFRS) should be consulted early in the design process so that the implications for fire safety can be considered and taken into account.</p>	Provides justification in relation to the new criterion for the encouragement of sprinkler systems.

		<p>DFRS is actively engaged in a campaign to ensure that all domestic properties are fitted with sprinkler systems. Sprinkler systems are exceptionally effective through their ability to control a fire before it develops to life threatening proportions.”</p>	
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72.	CP4(a) 1	Reference to ‘urban grain’ added to assessment criteria (a)1.	Urban grain relates to the street pattern and arrangement of blocks within a development. Whilst it could be argued that these issues fall under the consideration of layout, it is felt that the importance of block pattern needs to be drawn out in the Policy.
73.	CP4(c)	Reference to tall buildings added to criterion (c), identifying them as a form of development that has the potential to impact on neighbourhood character and therefore require particular scrutiny.	Highlights that proposals for tall buildings will require particular scrutiny
74.	CP4 5.4.3	Reference to Kuper sandstone added	Adds further description of the local vernacular
75.	CP4 5.4.4, 5.4.5	<p>Amend paragraph 5.4.4 to read:</p> <p>“Understanding local character and overall site context is fundamental to designing successful places. Well-designed proposals will be based on a robust context appraisal and an understanding of the opportunities and constraints that an area provides. Context appraisal should be the starting</p>	Reflects the additional wording in the policy.

		<p>point for the design of all proposals.</p> <p>All proposals for new development will be expected to make a positive contribution towards the distinctiveness and identity of our neighbourhoods. New development will be expected to relate positively to the context of the development site and the special characteristics of Derby and its neighbouring settlements. Proposals will be thoroughly assessed by the Council to ensure that new developments do not undermine local character and distinctiveness. Assessment will focus on the factors that are listed in the Policy as well as the Placemaking Principles set out in Policy CP3.”</p>	
76.	CP4 New paragraph	<p>Additional paragraph added after 5.4.11 relating to Neighbourhood Planning, to read:</p> <p>“Local communities may wish to produce Neighbourhood Plans that provide further, more detailed design guidance relating to specific areas or neighbourhoods, within the context of this Policy. Neighbourhood Plans provide communities with the opportunity to help shape development within their local area and to utilise local knowledge of particular issues that may affect areas of the City. The Council will support local groups that wish to pursue Neighbourhood Planning.”</p>	<p>Character and context have been highlighted as key issues in certain areas of the city. This Policy provides a hook for communities who may wish to pursue a Neighbourhood Plan that provides further local guidance relating to design, character and context.</p>

77.	'Regeneration'	Remove the 'Regeneration' title.	<p>The 'Regeneration Priorities' policy is proposed to be amended to be more focussed on the improvement of existing communities and area-wide regeneration, as opposed to site specifics. This policy will sit better under heading of 'Delivering High Quality Places'.</p> <p>This does not undermine the 'Regeneration' credentials of the Local Plan, which continue to be found throughout the document.</p>
78.	CP5- Title	Amend title of policy to read "Regeneration of Communities"	Better reflects the amended nature of the policy.
79.	CP5 – 1 <sup>st</sup> paragraph	<p>Amend first paragraph to read:</p> <p><i>"The Council will encourage the sustainable regeneration of the City's older urban areas and outer estates to make them more attractive places to live and work in and to improve the quality of life of their residents. This will be achieved through community centred regeneration projects and investment to improve social and economic vibrancy."</i></p>	The policy has been amended to provide a clearer focus on the regeneration of communities and area-wide development, rather than individual schemes.
80.	CP5 – priority site list	<p>Delete references to:</p> <ul style="list-style-type: none"> <li>- City Centre(AC1, AC6)</li> <li>-Strategic Employment Locations (CP11, AC11, AC12, AC15)</li> <li>- Sinfin Lane (AC17)</li> <li>- Former Manor/Kingsway Hospitals (AC19)</li> </ul>	The policy has been amended to provide a clearer focus on the regeneration of communities and area-wide development, rather than individual schemes.

		<p>- <i>Celanese (AC13)</i></p> <p>- <i>The Derwent Valley, including the Darley Abbey Mills (AC10)</i></p>	
81.	CP5 – new policy element	<p>Add the following to the bottom of the list of locations:</p> <p><i>“Proposals that may prejudice the regeneration of the above locations will be resisted.”</i></p>	Ensures that the Council will be able to control development that might undermine comprehensive regeneration schemes.
82.	CP5 – 5.5.1	<p>Add following text after 2<sup>nd</sup> sentence:</p> <p><i>“This theme is picked up throughout the plan, particularly in relation to the identification of specific sites and locations such as the City Centre or strategic employment sites. However...”</i></p>	Additional text helps to link this policy to wider strategy. Important to emphasise that ‘Regeneration’ is a plan-wide issue and that specific sites that require ‘regeneration’ are addressed throughout the plan.
83.	CP5 - 5.5.6	<p>Add new sentence to end of paragraph:</p> <p><i>“This can have an extremely positive effect on a neighbourhood, not only in terms of the quality of the environment but also in relation to feelings of safety and security.”</i></p>	Additional text added to emphasise the importance that bringing underused buildings back into use can have on wider areas.
84.	CP6 opening paragraph	Amend text to refer to ‘sustainable’ locations, rather than just ‘extensions’	Reflects the outcome of the Amber Valley Examination. Some of Derby’s need may be met in sustainable locations outside the

			immediate City boundary.
85.	CP6 (a)	Change policy to a minimum of 11,000 new mixed tenure, high quality homes to be delivered in the City between 2011 and 2028.	Improve policy and clarify that the target is a minimum and reflect the rebasing of the plan to 2011 and revised housing provision target of 11,000 dwellings. Word 'minimum' added to be consistent with NPPF.
86.	CP6 (c)	Add the following text to the end of criterion (c): “...and to ensure that an appropriate mix of size, tenure and density of dwellings is provided which meet identified needs and are appropriate to the surrounding area.”	To ensure that the policy requires consideration of housing mix needs. This issue was mainly covered in Policy CP7 (Affordable and Specialist Housing) in the Draft Plan but is an important part of overall housing delivery and is a requirement of national policy.
87.	CP6 (e)	Add “regeneration of brownfield sites and the...” to the first sentence of the criterion	Helps to rationalise and shorten the policy, without losing the intention of the policy.
88.	CP6 (f)	Delete criterion (f)	Duplicates other parts of the policy and is not needed.
89.	CP6 new criterion	Add new criterion to read: “expect developers to provide the housing numbers identified in site specific policies. In considering alternative numbers, regard will be had to the comprehensive development of the site, the effective and efficient use of land and the requirement to deliver high quality, sustainable forms of development consistent with other policies in the Plan.”	This is designed to ensure that delivery on each site is provided in a way consistent with Council expectations. While over the lifetime of the plan, it is inevitable that proposals might change, this policy now provides the ability to properly consider the wider implications of such a change on the delivery of the Plan’s objectives. This is particularly important where it is too early in the design process of a site to know exactly what might be delivered.
90.	CP6 (Table 3)	Delete Table 3 and make necessary changes to supporting	At time of writing Amber Valley were consulting on additional



		text.	sites, which could impact on their overall target. As such, it would be premature to include a specific total in this text. As this is not absolutely required, it is thought better to remove the table rather than include potentially provide misleading information.
91.	CP6 5.6.2	<p>Amend 5.6.2 to read:</p> <p>“The Derby HMA authorities’ shared evidence concludes that between 2011 and 2028 the Derby HMA needs to provide 33,388 new homes and that the City’s objectively assessed need over the same period is for 16,388 new dwellings.</p>	Removes superfluous text. Policy does not need to provide a chronology of evidence base, rather it just needs to identify the final conclusion. This is a reflection of the outcome of the Amber Valley Examination.
92.	CP6 5.6.4	<p>Amend text after 1<sup>st</sup> sentence of 5.6.4 to read:</p> <p>“The SHLAA assesses the suitability of the sites for housing development, their availability for development, how many new homes could be provided and whether it would be financially viable to develop them given costs and returns to a developer. The combined evidence of land supply and constraints, including the SHLAA and Sustainability Appraisal work indicates that the City can only sustainably provide 11,000 dwellings within its boundaries between 2011 and 2028. South Derbyshire District Council and Amber Valley Borough Council have identified land for the residual dwellings to meet Derby’s assessed need in their respective plans, some of which will be in the form of sustainable cross boundary urban extensions to the city.</p>	Further clarification and explanation of the overall housing strategy for the City.

		The agreed housing provision split between the three authorities is set out in Table 3 above.”	
93.	CP6 New Paragraph	<p>Add new paragraph after 5.6.6 to read:</p> <p>“It is important that developers seek to deliver the number of dwellings identified in the relevant site specific policies. These are what are considered appropriate levels of development for each site. When alternatives are proposed, the Council will consider whether a different approach is acceptable in terms of the comprehensive development of a site, the impact of the proposal on overall housing delivery and whether the form of development proposed is appropriate in terms of local character and the efficient use of land (in line with other policies of the plan). Where lower numbers are proposed, particular attention will be given to issues of housing delivery and whether the proposal represents the most efficient use of land; where higher numbers are proposed, particular attention will be given to the impact on local character and environment.”</p>	Explains new element of policy identified above.
94.	CP6 5.6.9	Remove “Although not contributing directly to the supply of additional new homes...”	Reflects changes identified in the NPPG.
95.	CP6 5.6.10	<p>Delete 5.6.10 and replace with:</p> <p>“5.6.x The Council is committed to periodically reviewing and updating the Strategic Housing Market Assessment and the Strategic Housing Land Availability Assessment in order to continue to identify and monitor housing supply opportunities,</p>	Brings the plan up to date, providing information required by the NPPF. This information demonstrates that the Council has a robust strategy for the delivery of housing and meeting the NPPF’s requirements to have a 5 year supply.

		<p>delivery and housing needs.</p> <p>Housing Trajectory</p> <p>5.6.x The City Council's housing trajectory is shown in the graph below (figure XX). The trajectory includes sites which have planning permission and are classed as being developable in the Plan period, sites allocated in the Part 1 Plan, a windfall allowance and accounts for losses of housing stock which are expected to happen. The Council will allocate further sites in the Part 2 Plan in order to deliver the housing requirement over the plan period. The initial trajectory therefore does not identify the full 11,000 (minimum) housing supply over the Plan period. The housing trajectory will be updated annually taking account of completions, new planning permissions and using a 'plan, monitor, manage' approach to ensure that the strategy is being delivered.</p> <p>Five Year Supply of Deliverable Housing Sites</p> <p>5.6.x The National Planning Policy Framework requires local authorities to identify and update annually a supply of specific deliverable housing sites for 5 years. The five year supply only includes sites which have been assessed as being deliverable as defined in the National Planning Policy Framework. To be deliverable the site must be in a suitable location for housing, available now and achievable with realistic expectations that the dwellings will be delivered within five years.</p>	
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96.	CP6	Update Tables as necessary.	To update and accurately reflect the housing land supply position at April 2014 and to rebase the supply to a 2011 plan start date.

97.	CP7 (b)	<p>Add the following between the 2<sup>nd</sup> and 3<sup>rd</sup> sentences:  “Lifetime Homes, as defined by this policy, may be provided as part of the affordable housing provision”</p>	<p>Comments on the Draft Policy suggested that the policy could be read to mean that affordable housing and lifetime homes were mutually exclusive. This could result in up to 50% of dwellings being subject to the policy. This text clarifies this issue.</p>
98.	CP7 (b)	<p>Add new criterion after (5) to read:  “Where a local need has been identified, the Council may require a proportion of the Lifetime Homes provision to meet full wheelchair access standards”</p>	<p>This change moves the existing reference to wheelchair accessible homes to this part of the policy; essentially, this imposes the same threshold as affordable/lifetime homes and links the provision of wheelchair standard homes to the provision of lifetime homes. The original policy was unclear in that it was not subject to a threshold and so developers could have no certainty over when or where it would be implemented.</p>

99.	CP7 (c)	<p>Add the following to the start of (c):</p> <p>“...support the provision of housing which is capable of meeting the needs of the aging population and which satisfies and does not conflict with the other policies of this Plan.”</p>	<p>Comments on the draft suggested that the policy did not sufficiently address the issues of an aging population. This change tries to rectify that omission.</p>
100	CP7 (e)	Delete criterion (e)	<p>The provisions of this criterion have been moved elsewhere in the policy and its implementation made clearer.</p>
101	CP7 new criterion	<p>Add a new criterion to read:</p> <p>“support proposals for self-build, custom-build and community build projects which meet and do not conflict with the other policies of this Plan.”</p>	<p>NPPF requires needs of self-build and community build to be considered. There is no evidence of specific need so a criterion to support proposals is considered the most appropriate approach.</p>
102	CP7 4 <sup>th</sup> policy paragraph	<p>Delete paragraph starting “80% of the affordable...” and replace with:</p> <p>“A mix of tenures to include social rent, affordable rent and intermediate housing will be agreed by the Council on a site by site basis having regard to the most up to date Strategic Housing Market Assessment and any other relevant evidence. “</p>	<p>In response to representations, the tenure mix is made more flexible. We still require regard to be had to evidence but the policy allows the Council to have flexibility on tenure split across the three affordable tenures described in the NPPF. The tenure split can also affect the viability/delivery of a development as a whole.</p> <p>This is a more flexible approach that is able to adapt to the changing context on the ground.</p>
103	CP7 5.7.8 & New Paragraph	<p>Delete paragraph 5.7.8 and replace with new paragraphs to read:</p> <p>5.7.x The Council will have regard to the most recent Strategic Housing Market Assessment (SHMA) in</p>	<p>This draws out more detailed requirements needed in terms of affordable housing and is useful in helping to implement the policy. It particularly provides developers with clearer guidance about the need for more 1 and 2 bedroom dwellings in the City.</p>

		<p>considering applications for housing development. It will seek to ensure that an appropriate mix of tenures and house sizes are delivered in order to meet identified affordable housing needs. The 2013 SHMA Update identifies a need to provide more smaller 1 and 2 bedroomed affordable homes. The assessment recommends indicative targets for the size split of affordable homes based on the recommendations set out in the table below.</p> <p>1 Bedrooms   20-25%  2 bedrooms   30%  3 bedrooms   35%  4+ bedrooms   10-15%</p> <p>5.7.x When considering the tenure split of proposed housing the Council will have regard to the most up to date Strategic Housing Market Assessment and any other relevant evidence. Regard will also be had to the impacts of tenure split on the viability and delivery of the site and will seek to provide an appropriate mix of housing without constraining the overall delivery of housing generally.</p> <p>5.7.x The Council will continue to monitor affordable housing needs and the most appropriate target to be secured through Section 106 Agreements. The affordable housing target will be reviewed through a partial review of the Local Plan if evidence of changes in market conditions indicates this to be appropriate.</p>	<p>This can help in negotiations with developers and may guide development from the outset.</p> <p>Should opportunities arise in future which make the delivery of higher levels of affordable housing viable the text explains that the Council will review policy at that time in order to deliver more affordable homes.</p>
104	CP7 5.7.16	Amend 5.7.16 to read:	Provides clarification of the amended policy re: wheelchair

		<p>“Where there is an identified need for wheelchair accessible homes to be provided the Council will seek their provision on sites of over 15 dwellings. Where such provision is required it may be provided as a proportion of the Lifetime Homes requirement . It is acknowledged that it would not be feasible to seek fully wheelchair accessible homes on all developments. The Council will continue to up-to-date evidence on the need for wheelchair accessible housing and the locations where it is required. “</p>	<p>standard dwellings (see above).</p>
105	CP7 new paragraph	<p>Add new paragraph after 5.7.16 to read:</p> <p>“The requirements for 30% affordable homes and 20% lifetime homes are not mutually exclusive. The Council will accept lifetime homes to be provided as affordable housing as long as each dwelling provided fully meets the requirements of being an affordable home and a lifetime home. “</p>	<p>Provides explanation and clarification about how the policy will be implemented with regard to affordable and lifetime homes. This makes it clear that these requirements are no mutually exclusive. Should provide comfort to developers.</p>
106	CP7 new paragraph	<p>Add new paragraph after 5.7.19 to read:</p> <p>“Demographic evidence shows that Derby has an aging population and the City needs to respond the housing needs of this section of the population accordingly. The Affordable and Specialist Housing policies seek to support and encourage developers to meet these needs by delivering homes which are designed to meet the needs of an aging population. This includes designing new housing to consider accessibility and layouts which are sympathetic to mobility needs and adaptable to changing circumstances. “</p>	<p>Provides explanation and clarification about the policy with regard to providing housing for an aging population.</p>

107	CP7 5.7.20 & 5.7.21	Removed paragraph 5.7.20 and 5.7.21 which referred to the Councils target to provide Extra Care housing by 2015.	By the time the plan is adopted this paragraph will be out of date and there has been no other target provided to replace this one.
108	CP7 5.7.22	Add new sentence at start of 5.7.22 to read: “The development of Extra Care housing is one of the ways in which the special housing needs of an aging population can be addressed.”	Replaces deleted text and provides a link between new text on aging population and Extra Care (making it clear, however, that Extra Care is just one way in which this policy could be achieved).
109	CP9	First paragraph reworded to read: ‘The Council is committed to realising the vision of a thriving, sustainable economy that contributes to making the D2N2 Local Enterprise Partnership area more prosperous, better connected and <u>its economy</u> increasingly resilient and competitive’.	Grammatical correction
110	CP9(15)	Add following text after criterion 15: “In the event that Derby’s bid is successful, the Council will support the construction of the ‘National High Speed Rail College’ within the City.”	The new text better reflects the Council’s aspirations and provides comfort that the Council will support the bid. This also fits in with the aspiration of criterion 15 to “realise the economic benefits of the expansion of the high speed rail network”
111	CP9 – New Paragraph	Additional paragraph added to the supporting text to read: “The Government has also announced that as part of the HS2 project, it will fund a new ‘National High Speed Rail College’. The new centre of learning will be a national	To reflect the related change in the Policy wording.



		<p>college that will train the next generation of world class engineers that will be needed to work on the HS2 project. The college will deliver specialised training and qualifications needed for high speed rail, which will benefit HS2 and other infrastructure projects across the country. Derby is already home to a significant number of rail related industries, including Bombardier, the only train manufacturer in the country as well as other high-tech industries related to the planes, trains and automobile sectors. These factors mean that Derby is well placed to be chosen as the home of the 'High Speed Rail College'. The Derwent Triangle site, covered by Policy AC11, has been shortlisted as a possible location for this facility. Should the bid be successful, the Council will support development of this facility on that site. This would align with criterion 6 in terms of the alignment of skills with demand. "</p>	
112	CP9 5.9.7	<p>Paragraph 5.9.7 amended to read:</p> <p>"The vision of the D2N2 Local Enterprise Partnership is to make the D2N2 area more prosperous, better connected and increasingly economically competitive and resilient. In realising this vision, the LEP has produced a Strategic Economic Plan (SEP) which sets a single target of creating 55,000 additional private sector jobs in the D2N2 area by 2023. The SEP includes proposals for the use of Local Growth Funds (LGF) and reflects a number of proposals set out in this Core Strategy, including the delivery of 'Infinity Park' (Policy AC15), the 'Our City Our River' programme (Policy AC8) and junction improvements to the A52 (Policy CP24). "</p>	<p>The SEP has only recently been published and is an important document that needs to be referenced in this section.</p>

113	CP9 New Paragraph	New paragraph after revised 5.9.7 to read: “The Council will continue to work proactively with partners including the D2N2 Local Economic Partnership (LEP) to help tackle barriers to growth and overcome market failures. This will help to ensure that the full economic potential of Derby is unlocked.”	New text better identifies relationship with the LEP.
114	CP9 5.9.8	Paragraph 5.9.8 deleted.	The Derby Plan no longer has a vision or key priorities that directly relate to this Policy.
115	CP9 5.9.9	Paragraph 5.9.9 deleted.	Principles now picked up in following paragraph.
116	CP9 5.9.12-5.9.13	Paragraphs 5.9.12 and 5.9.13 incorporated into previous paragraphs.	Avoids repetition and improves readability.

117	CP10	First paragraph of policy reworded to read as: ‘199 hectares (gross) of new employment land is allocated in a variety of accessible locations to accommodate a range of employment generating activities’.	Makes phrasing of policy more consistent with rest of the document
118	CP10 – new policy element	New paragraph added after 3 <sup>rd</sup> paragraph to read: “In addition to the development of new employment land, the Council will also support the retention, intensification and consolidation of land currently identified by Saved Policy EP11 for employment uses. The extent of existing	Provides differentiation between bits of policy dealing with new land and existing land and provides clarification about the definition of areas that the policy applies to. Draft policy did not specifically highlight the existing ‘Core Business and Industrial Areas’ as identified by Policy EP11 in the CDLPR. This

		employment land will be reviewed through the Local Plan Part 2”	amendment rectifies that and establishes that these areas will be reviewed in Part 2.
119	CP10	Third paragraph reworded to read: “The majority of demand <u>for new land</u> will be met at four strategic employment locations”	Provides differentiation between bits of policy dealing with new land and existing land.
120	CP10	List of strategic employment sites re-ordered and policy references added.	Reflects order of policies in the document, provides cross reference to relevant site policies to help navigation.
121	CP10	Section of Policy relating to existing employment areas comprehensively re-ordered. General criteria relating to loss of existing land put before reference to specifically important areas of existing employment land.	Provides differentiation between bits of policy dealing with new land and existing land and more logical ordering.
122	CP10	Requirements for losing land from important areas of existing employment land turned into bullet points, with additional requirement to read as follows: ‘would not undermine the overriding industrial / commercial character of the area’	Makes requirements clearer. New requirement added to ensure that the character of commercial / industrial is not undermined by proposals for alternative uses. Maintaining the character of an industrial area will help to ensure that the cumulative impact of proposals can be taken into account.
123	CP10	Reference to Railway Technology Centre changed to Railway Technical Centre.	Reflects the actual name of the employment area.
124	CP10	The words ‘areas of’ added to the word ‘land’ in paragraph of policy relating to protection of existing sites.	Corrects grammatical error

125	CP10 5.10.4-5.10.10	<p>Paragraphs 5.10.4 to 5.10.10 deleted and replaced with new paragraphs to read as follows:</p> <p>“All forms of quantitative economic forecasting and projections, particularly over a long period, have significant limitations due to the number of assumptions and variables that have to be accounted for. Therefore, a range of different forecasts and projections have been assessed to determine which one provides the most logical and robust basis to inform the identification of new employment land in Derby and the wider HMA. Ultimately the level of demand or need in the future will be largely determined by the investment decisions taken by individual companies. Therefore quantitative assessment can only ever provide a rough estimate of the potential magnitude of future demand.</p> <p>In light of the complex relationship between land and jobs, the ongoing economic uncertainties at a national and global scale, the nature of Derby’s economy and the various shortcomings of the different methodologies, the quantitative forecasts and projections of future employment land needs within Derby and the wider HMA suggest a wide range of potential outcomes.</p> <p>Having assessed the different methodologies there is agreement across the HMA that forecasting employment land needs based on the amount and distribution of new housing growth is a sensible and robust starting point, as this approach specifically seeks to ensure that people living in the Derby Urban Area (DUA) will have an opportunity to engage in the local labour market.</p>	Updates supporting text to reflect current position.
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This methodology can also be aligned to take account of anticipated growth in target sectors, reflecting the work and interventions of the Council and the LEP to boost the economy. This methodology can be summarised as the 'labour supply, policy-on, DUA distribution' approach and provides an indicative 'gross' employment land requirement for the DUA of in the region of 148 hectares. However, approximately 4 hectares of new employment land has been developed within the DUA between 2008 and 2011, meaning that the indicative requirement for the DUA during the Plan period is in the region of 144ha. A further 3.3 hectares have already been built out within the DUA since the beginning of the Plan period and in the region of 13 hectares of new employment land was under construction at the point of surveys in April 2014. This indicates that Plans for the DUA should seek to provide in the region of 127.7 hectares of new employment land to accommodate potential needs up to 2028.

This forecast approach is based on the period 2008 to 2028, uses job forecast information from Experian (2012), utilises a HMA housing provision figure of 35,354 and assumes that this level of housing growth will generate 21,957 residents of working age. It also includes a 25% flexibility margin for the Plan period (17 years), based on past take up rates across the HMA and assumes that 56% of the HMA housing provision will be located in and around the DUA.

Following the initial examination of Amber Valley Borough Council's Local Plan in Spring 2014 the overall HMA housing

		provision figure for the same period has been increased by approximately 1,500 homes, but at the same time it has been rebased to cover the period 2011-2008. These changes do not significantly alter the amount of employment need across the HMA or the requirement for the DUA indicated by the labour supply, policy-on, DUA distribution approach”.	
126	CP10 5.10.7	New table added after new paragraph 5.10.7 setting out how the indicative land requirement has been derived.	Updates supporting text to reflect current position.
127	CP10 5.10.11	Original paragraph 5.10.11 reworded as follows:  “In comparison to this indicative forecast, the gross amount of land allocated for employment uses in this Plan (199 hectares) appears to provide a significant oversupply. The allocation of this amount of land represents the carrying forward of sites that have been allocated for many years in previous Local Plans, but are yet to be developed. As successful employment sites such as Pride Park have gradually been developed out over the years, there have been growing concerns about the amount of new, readily available employment land entering the supply. Much of the supply has been locked up in these large, constrained, strategic sites. However, there is now much more certainty about the deliverability of the sites, helping to justify their retention within this Plan”.	Updates supporting text to reflect current position.

128	CP10 5.10.12	<p>Add following to end of 5.10.12:</p> <p><u>“All of the strategic sites have developers in place, whilst planning permission for employment development also exists on a number of the sites”.</u></p>	Stresses the importance of demonstrating deliverability, in line with NPPF requirements.
129	CP10 5.10.13	Paragraph 5.10.13 deleted.	Issues raised in paragraph picked up elsewhere.
130	CP10 5.10.17	Table after 5.10.17 amended to include new column showing gross site at 2011 and existing columns amended to show gross site area remaining at 2014 and estimated net site area remaining at 2014.	Amendments take account of land under construction in order to provide an up to date land supply position at April 2014.
131	CP10 5.10.18-5.10.20	<p>Original paragraphs 5.10.18-5.10.20 reworded as follows:</p> <p>“The Council considers that this wide portfolio of sites will be sufficient to meet future needs, in all relevant growth sectors whilst also providing sufficient flexibility, choice and ability to accommodate growth in non-B uses. The creation of jobs outside of traditional employment uses will assist in the continuing move towards building a strong and flexible economy with greater resilience to economic shocks. The range of identified sites will provide space for existing employers to expand and have been supported by the development sector. No alternative strategic employment sites have been identified through the Plan making process.</p> <p>The apparent oversupply of allocated employment land is not considered to be a significant issue as the majority of</p>	Updates supporting text to reflect current position.

		<p>the proposed supply is made up of large strategic sites with major infrastructure requirements. In reality, it is estimated that the remaining developable supply is closer to 114.6 hectares once constraints, major infrastructure requirements and land currently under construction have been taken into account. A supply figure of 114.6 hectares equates to an undersupply when compared to the indicative labour supply, policy-on, DUA forecast.</p> <p>In order to ensure that the actual developable supply of employment land in the DUA is better aligned with the labour supply, policy-on, DUA forecast, South Derbyshire District Council have identified additional land to the south of Sinfin Moor Lane for a potential extension to the allocated site within Derby to the south of Wilmore Road. This additional land could potentially provide in the region of an additional 20 hectares of developable DUA employment land that could be brought forward for development if needed during the Plan period, subject to issues such as highways capacity being appropriately addressed”.</p>	
132	CP10 5.10.21	First sentence of paragraph removed.	First sentence no longer technically correct as updates to requirement and supply position mean that inclusion of land in South Derbyshire would no longer lead to a minor undersupply.
133	CP10 5.10.22	<p>Original paragraph 5.10.22 reworded and split to read as follows:</p> <p>“Even without the identification of additional land, the Council is satisfied that sufficient new land has been identified to meet future needs, in line with the</p>	Updates supporting text to reflect current position.



		<p>requirements of the NPPF. This is largely due to the fact that the labour supply, policy-on, DUA forecast is heavily reliant upon the provision of a substantial flexibility margin (25%) and the replacement of all known future losses from the overall supply, some of which in reality may not need to be replaced. A significant amount of ‘need’ in terms of jobs will also be accommodated within the CBD. City centre office development generally has high job densities meaning that a large number of people can be employed within a small area of land. This will reduce the level of need to be accommodated within the remaining areas of the supply, outside of the CBD. A significant amount of need could also be accommodated through the intensification of existing employment sites. This will also reduce the potential pressure on the new sites.</p> <p>Once these issues are taken into account, it could be argued that the actual level of employment land ‘need’ during the Plan period is significantly less than that suggested by the indicative DUA requirement. However, the Council is keen to identify sufficient land to accommodate even the most optimistic of forecasts and provide maximum flexibility to ensure that Derby and the DUA is able to secure every opportunity for economic growth. The larger strategic sites are generally not appropriate for alternative uses such as housing and are deliverable within the Plan period. Therefore, the Council are confident that there are no dis-benefits in continuing to allocate these sites”.</p>	
134		<p>Sentence added to the end of paragraph 5.10.23 to read as follows:</p>	<p>Provides clarification that the area defined by Saved Policy EP11 will be used to designate the extent of existing employment</p>

		"The extent of the existing supply is currently identified by Saved Policy EP11. This will be reviewed as part of the Local Plan Part 2".	land until the point it is reviewed in the Local Plan Part 2.
135	CP10	Second sentence of 5.10.27 reworded as follows:  "However, the Council will continue to ensure that an adequate employment land supply, <u>in terms of quality and quantity</u> , is maintained. Proposals for development of existing business and industrial land should not override the employment objectives of the Plan".	Provides clarification as to how the adequacy of the employment land supply will be assessed.
136	CP11	The word 'only' removed from the Policy	Makes the Policy more positively worded in relation to acknowledging that certain types of office development may be acceptable outside of the CBD.
137	CP11	Criteria (a)2 reworded to read as:  'would be complementary to the CBD and would not have a significant adverse impact through prejudicing investment in the CBD, or other allocated sites, or by undermining the vitality and viability of the CBD'	Introduces direct reference to 'impact', making the policy more overtly consistent with the NPPF.
138	CP12 – New Paragraph	Add following to 'District Centre' section:  "The City Council will develop a strategy to help District	The nature of the 'high street' is changing and the Council will need to identify strategies for ensuring that all District Centres

	within 'District Centres'	Centres address the changing nature of the high street and the demands of customers and identify schemes that will help sustain and enhance their vitality and viability in the long term."	within the City can continue to be 'viable' in order to maintain their core functions. All of Derby's centres are different and thus
139	CP12(6)	Amend to read:  "Help secure physical improvements to the centre, particularly where they will help to create high quality spaces that are accessible by all modes of transport"	Amendment made for clarity.
140	CP12 5.12.3	Add following after fourth sentence:  "It is recognised that the role of the high street is changing and that as a result many District Centres may have to change to stay 'vital and viable'. This may be in part in the mix and type of uses they contain, but also their environment. The Council will develop a city-wide strategy to address these issues which will complement the Local Plan. The Part 2 Local Plan will also provide detailed guidance on individual District Centres where necessary."	Consequential change to explain new paragraph in policy.
141	CP13	Amend third paragraph to read:  "In considering all proposals for retail, leisure, entertainment and recreation development outside defined centres applicants will be required to demonstrate that:"	It is important to ensure that there is no ambiguity about when or how this policy will be implemented. As such, the new text makes it clear that the policy applies to all out-of-centre retail and leisure development of any scale. It also brings it into line with the NPPF definition of 'main town centre' uses.

142	CP13 (a)	Add the following to criterion a after 'units' and 'that': "...within an agreed defined catchment area..."	This will make the policy clearer and more consistent with the NPPF.
143	CP13 (b)	Add the following to criterion b after 'hierarchy' and before 'on local consumer choice' "...or in an adjoining local authority area.."	Derbyshire County Council made the point that development within the City could have a negative impact on centres outside Derby. This change will allow that consideration to be made more overt.
144	CP13 (b)	Replace "unacceptable" in criterion b, with "significant adverse"	This phrase is more consistent with the requirements of the NPPF.
145	CP13 (b)	Add 'role' into list of considerations in criterion b.	The impact on the 'role' of a centre is an important consideration; reflected in the NPPF. The draft policy omitted this.
146	CP13 (c)	Replace "potential" in criterion c with "planned public and private"	This wording is more consistent with NPPF and is more clear in its intent.
147	CP13	Amend first sentence of 5 <sup>th</sup> paragraph to read: "In considering the area of search <u>and catchment area</u> for the sequential test, regard should be had to the scale <u>and nature of the proposal</u> and the need the proposal is seeking to meet"	This clarifies the policy and brings it more into line with the NPPF.
148	CP13 5.13.1	Amend Para 5.13.1 to read:  This policy relates to all proposals for shopping and leisure proposals outside defined centres. <u>This includes proposals for entertainment, recreation uses, including food and drink</u>	Clarifies the intent of the policy and provides context and makes it clear that CP12, 13, 14 and 15 should be read in conjunction and as a whole.

		<p>uses. Some of these uses also have their own policies that should be considered in conjunction with this, which sets out a principle of a 'sequential test' and the consideration of 'impact'. It promotes defined centres in the 'hierarchy' as the preferable locations for new development. However, it also recognises that there are situations where there are gaps in local provision or there are types of retail and leisure which would find it difficult to be accommodated within defined centres, whether it is by virtue of what they sell or their scale.</p>	
149	CP13 new paragraphs	<p>Add new explanatory text after para 5.13.1 to read:</p> <p>"In all cases, a sequential approach to site selection should be demonstrated as set out in the policy. Applicants should evaluate all opportunities within existing centres of the hierarchy and give valid reasons why proposals cannot be accommodated within them. Assessments should include analysis of the suitability of sites, whether they are likely to become available within a reasonable period of time and whether they are viable for the proposed use. The preferred format of a retailer should not be used as a reason for disregarding in-town opportunities. In the interests of sustainable development and making the most efficient use of land, the Council will also wish applicants to consider whether existing edge-of or out-of-centre sites or floorspace could be utilised. This may be more efficient than the creation of new floorspace."</p> <p>When considering which are the relevant centres to be examined, the location, scale and nature of the proposal and any 'need' identified will be taken into account. The</p>	<p>The draft plan did not provide sufficient explanation or justification for the 'sequential test' elements of the policy. This seeks to rectify this omission.</p>

		scope of the search and the catchment of any proposal should be agreed with the Council prior to an application being made.”	
150	CP13 5.13.2 and 5.13.3	<p>Merge existing paras 5.13.2 and 5.13.3 and amend first 2 sentences to read:</p> <p>“It is important, however, that where proposals do come forward outside centres they do not have a <u>significantly adverse</u> impact on centres, choice or planned investment. <u>The impact on issues covered by criteria b-d will be considered with <i>any</i> application for proposals outside centres.</u> However...”</p>	Improves readability and provides greater clarity about the scope of the policy.
151	CP13 new paragraph	<p>Add new paragraph to explanatory text to read:</p> <p>“The types of goods that may be included in this category will include – but not be limited to - clothes, footwear, fibres and textiles for clothing; toys, sports goods, sport and leisure clothing, ornaments, silverware, china, glassware, giftware, musical instruments, books and recorded materials, computer software and games, telecommunications equipment (including mobile phones), small consumer electrical goods, stationary, artwork supplies, greetings cards, jewellery, watches, clocks, photographic and optical goods, post offices, pharmacies, travel agencies, travel goods and any other use where an out-of-centre location is not required.”</p>	This provides greater clarity about what is meant by “goods which the Council feels are critical to the vitality, viability and long term prospects of the traditional centres”. This should not be read as an exhaustive list.

152	CP14	Added 'theatres' and 'parks and green spaces' to criterion c.	<p>It was suggested that the policy should refer to specifically to 'theatres' (the reference to 'venues for the arts' not being specific enough) . The change does not alter the purpose of the policy but ensures its scope is fully understood.</p> <p>Reference to 'parks and green spaces' was also requested. Again, while this is addressed elsewhere it was not considered harmful to make an overt reference in this policy for completeness.</p>
153	CP14	<p>Add new criteria between 'e' and 'f' to read:</p> <p><i>"support and deliver proposals that take advantage of the tourism benefits of the River Derwent, the World Heritage Site and Derby's industrial heritage"</i></p>	<p>It was noted that while the importance for tourism and leisure of the River and WHS are picked up elsewhere in the Plan, specific reference in this policy was omitted. While this wouldn't undermine the role of the area, it would be sensible to make the additional reference for completeness. Specific reference to the importance of Derby's industrial heritage was also considered to be important omission.</p>
154	CP15 (1)	<p>Add following text to end of criterion 1:</p> <p><i>"Proposals outside defined centres should demonstrate why they cannot be located within, or on the edge, of a centre and that they are in accessible locations"</i></p>	<p>Provides a clear link back to policy CP13 and the need for some form of sequential analysis. Helps to provide clarity over the meaning of the first sentence .</p>
155	CP15 (3)	<p>Amend criterion 3 to read:</p> <p><i>"The prevalence of vacant nearby shop units, the condition and occupancy of the unit and its suitability for alternative</i></p>	<p>This change serves to include the potential for the persistent long term vacancy of the unit to be considered, as well as any vacancy issues that may exist elsewhere.</p>

		uses”	
156	CP15 (7)	Included “the amenity of” before “wider”.	Makes it clear what ‘impacts’ the Council will be considering and links back to criterion ‘d’.
157	CP15 5.15.1	Add the following to the end of paragraph 5.15.1: “In line with CP13, proposals outside defined centres will need to carry out a sequential assessment, as centres should be the preferred location for such uses.”	Linked to amendment 154 (see above).
158	CP15 5.15.3	Add following after 2 <sup>nd</sup> sentence: “Criteria 1-7 set out the factors that the Council will use to consider a proposal’s impact on the vitality and viability of centres, but also its impact on the amenity of residents or businesses in areas outside defined centres.”	Clarifies the purpose of criteria within the policy and how they will be used to determine applications
159	CP15 5.15.4	Add consequential changes to supporting text as a result of changes to criterion 3.	Minor consequential changes for clarity.
160	CP16 (a)	Criterion (a) amended to now read ‘minimise and mitigate impacts and overall decline of biodiversity and, where possible, provide net gains’	‘Mitigate’ added to bring the policy in-line with the NPPF.
161	CP16 (b)	Criterion (b) amended: GI amended to read Green Infrastructure	Amendment made for clarity.



162	CP16 (k)	The implementation of the Derwent Valley Mills World Heritage Site Management Plan is now included in criterion (k).	Inserted to recognise the importance of World Heritage site plays in the wider GI network.
163	CP16 New Criterion	New criterion added to (n) which states “resist the non-essential culverting of watercourses and encourage existing culverts to be removed and natural watercourses reinstated, thereby contributing to the expansion of the City’s Green Infrastructure and delivering Water Framework Directive Objectives”	Ensures that the policy helps deliver the requirements of the Water Framework Directive
164	CP16 New Criterion	Criterion amended to read “Improved appropriate links to Kedleston Hall, Elvaston Castle and ...”	Amended in response to comment by the County Council
165	CP16 New Criterion	New criterion to read: “support the aims and objectives of the Lowland Derbyshire and Nottinghamshire Local Nature Partnership to improve and enhance the wider Green Infrastructure network.”	Ensures that the plan meets the Duty to Co-operate and ensures a degree of consistency with South Derbyshire’s plan.
166	CP16 5.16.4	Paragraph 5.16.4 has been amended by changing ‘Green corridors’ to ‘Green infrastructure’.	In response to comments made by the National Trust and removed the confusion between paragraphs 5.16.3 and 5.16.4.
167	CP16 5.6.14	Paragraph 5.16.4 has been amended to read: ‘...the setting of both our cultural assets and the historic environment’.	Amendment made in response to comments made by English Heritage.
168	CP16 New Paragraph	New paragraph added (after 5.16.7) to read: “Certain other forms of development are also not inappropriate in Green Belt provided they preserve the	Response to Network Rail concerns. Ensures consistency with the NPPF, paragraph 90.

		<p>openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:</p> <ul style="list-style-type: none"> <li>- mineral extraction;</li> <li>- engineering operations;</li> <li>- local transport infrastructure which can demonstrate a requirement for a Green Belt location;</li> <li>- the re-use of buildings provided that the buildings are of permanent and substantial construction; and</li> <li>- development brought forward under a Community Right to Build Order.”</li> </ul>	
169	CP16 New Paragraph	<p>New paragraph after 5.16.11 to read:</p> <p>“The Lowland Derbyshire and Nottinghamshire Local Nature Partnership was established in 2012 and covers the whole of the county of Nottinghamshire and those areas of Derbyshire (outside the Peak District) covered by the Lowland Derbyshire Biodiversity Partnership. Through the Core Strategy the Council will support and help deliver the partnership’s vision to <i>“Help businesses, communities and individuals to create and enjoy the benefits of a better natural environment.”</i></p>	Consequential change to reflect new criterion (see above)
170	CP17 New Paragraph	<p>New paragraph after 5.17.7 to read:</p> <p>“Given the important role playing pitches and outdoor sports facilities play in promoting the physical and mental</p>	Text added for clarity and to bring up to date, with regard to the Outdoor Sports Strategy report.

		well-being of the community, the Council will generally resist the loss of pitches. . With this in mind, and recognising that demand for playing pitches and outdoor sports facilities will increase as the City's population grows, the Council has commissioned an Outdoor Sports Strategy which assesses current provision, surveys and population projections, informs future provision and proposes recommendations."	
171	CP17 5.17.9	<p>Add following to the end of paragraph 5.17.9:</p> <p>"As part of its review of public open space and to ensure the most effective use of resources, the Council will review provision of playing pitches through a 'hierarchy of outdoor sports provision' model that includes innovative solutions such as self-management of playing pitch sites."</p>	Provides further information relating to the nature of the open space review referred to in the existing text.
172	CP18 '3' / '4'	<p>Delete criterion 4 and amend criterion 3 to read:</p> <p>"Nature conservation, including improvements which provide multiple benefits to Derby's green infrastructure or which link the Green Wedge to the wider Green Infrastructure network "</p>	Amended for clarity and the removal of criterion 4 which was considered to be too vague
173	CP19 (a)	Criterion (a) amended. It now starts " <i>seek to avoid, minimise and mitigate...</i> "	Ensures consistency with the NPPF in response to comments made on the Draft Plan.

174	CP19 (d)	Criterion (d) deleted.	Deleted in response to comments made by the EA and DWT. Was not clear what the criterion meant or how it would be achieved.
175	CP19 (e)	Criterion (e) amended to read: “support and contribute to the targets set out in the Lowland Derbyshire Biodiversity Action Plan for priority habitats and species”	Re-written for clarity. Now includes priority species as per the Biodiversity Action Plan.
176	CP19 (g)	Criterion (g) amended to include “ <i>and ground water bodies</i> ”	Ensures consistency with the Water Framework Directive.
177	CP19 5.19.2	Paragraph 5.19.2 amended to state the current number of Local Wildlife Sites in the City. In addition, following text added to end of paragraph: “It should be noted that over the plan period, the number of wildlife sites may change as new ones are added or sites that no longer qualify are removed.”	Amended for clarity and accuracy in line with comments received on the draft plan.
178	CP19 5.19.3	Paragraph 5.19.3 amended to note that compensation should be a last resort	Amended to accord with the NPPF.
179	CP19 5.19.7	Add following text to end of paragraph 5.19.7: “Indeed, previously developed land or ‘Open Mosaic Habitats’ has been recognised as a UK BAP priority habitat.”	Ensures consistency with the UK BAP as Open Mosaic Habitats (brownfield land) is now a priority habitat.
180	CP19 5.19.9	“English Nature” is replaced by “Natural England”	Amended to correct an error

181	CP19 5.19.9	Add reference to “by a suitably qualified ecologist” to end of third sentence	Adds clarity and ensures that survey work will be robust.
182	CP19 5.19.9	Add following to end of paragraph 5.19.9:  “In addition, developments likely to impact upon a watercourse, either directly or indirectly, may also require the submission of a Water Framework Directive Assessment.”	Ensures consistency with the Water Framework Directive replaces an out-of-date name and states that a qualified ecologist should carry out a survey.

183	CP20 ‘d’	Criterion (d) amended to read:  “require appropriate recording of heritage assets where necessary, but particularly where development will lead to a loss of significance “	To reflect that recording may be required even when there is no loss of significance.
184	CP20 ‘d’	The word ‘public’ added to benefits in criterion (d)	Consistency with NPPF as suggested by National Trust
185	CP20 5.20.2	5.20.2 – reference to associated public welfare benefits of heritage	Requested by CAAC
186	CP20 5.20.9	5.20.9 – text amended to refer to archaeological assessment being required rather than encouraged	Amended supporting text better aligns with the wording of the Policy.
187	CP20 5.20.22	Additional text added to paragraph 5.20.22 relating to heritage at risk.	Provides greater clarity.

188	CP21	Criterion (d) – deleted the Multi-Use Sport Arena at Pride Park	Construction of the arena will be completed before the Plan is submitted to the SoS. Therefore, removed to ensure that the plan is up-to-date.
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189	CP22 - Title	Policy title changed from 'Derby University and Further Education' to Higher and 'Further Education'	Recognises that higher and further education could be provided by establishments other than Derby University and Derby College.
190	CP22 - Mapping	Inserted map showing 'University District', 'Main Campus' and 'Pride Park Campus' after policy text.	Clarifies extent and scope of the policy.
191	CP22	Various references to Derby College added to the policy and consequential grammatical changes (see below)	Derby College are specifically highlighted in the policy to reflect the important role that they play in the city.
192	CP22(b)	Criterion (b) reworded to read:  'support development associated with Derby College and the University Technical College (UTC) within the identified campus on Pride Park and other suitable and sustainable locations'	Identifies a specific educational campus on Pride Park comprising Derby College and the site of the UTC recognising the importance of this area in terms of educational provision and contribution to economy.
193	CP22(c)	Criterion (c) reworded to read:  'resist development which may prejudice the ability of the University, College and UTC to carry out their main functions, particularly within their operational campus areas on Kedleston Road, Pride Park and parts of the City Centre'	Reflects identification of Derby College in the policy.

194	CP22(e)	<p>Criterion (e) reworded to read:</p> <p>‘encourage the improvement of transport links between the City Centre and the University District, the Main University Campus and the identified campus on Pride Park. Measures to encourage students and staff to use public transport, walking or cycling will also be encouraged’</p>	Reflects identification of Derby College in the policy.
195	CP22 New Paragraph	<p>New paragraph added at 5.22.5 to read:</p> <p>‘The consolidation of educational activity within the identified Education Campus on Pride Park will also be encouraged. The area already accommodates Derby College’s Roundhouse campus and associated buildings and the Derby Manufacturing University Technical College (UTC) is due to be constructed nearby. The concentration of education uses in this area of the city will help to create a critical mass of activity that will have multiple benefits in terms of increasing the vibrancy of this area and creating the potential for the sharing of facilities and ideas.’</p>	Reflects identification of Derby College in the policy.
196	CP22 New Paragraph	<p>New paragraph added at 5.22.6 to read:</p> <p>‘Further educational development in this area should not undermine the employment generating potential of nearby land and be in keeping with the operation of Pride Park as a flagship business location. The site benefits from being located within walking distance of the city centre. Users of the campus should be encouraged to use alternatives to the</p>	Reflects identification of Derby College in the policy.

		car such as walking and cycling, utilising the new pedestrian boulevard linking the city centre and the railway station’.	
197	CP23 – new criterion under ‘a’	Add criterion to read: “includes initiatives that help manage down the impact of developments to support sustainable development and accessible sites”	Suggestion from the Highways Agency to make the policy more in keeping with their requirements for development and developers.
198	CP23 (2 & 11)	Added reference to ‘rail’ safety in criteria 2 and 11. Added reference to ‘the rail network’ in criterion 11.	Network Rail suggested that the policy should make reference to rail safety as well as road. This is a sensible addition to the policy.  The reference to the ‘rail network’ relates primarily to any potential impact of development on the safe and efficient running of the rail network. In particular, it will seek to support (where possible) Network Rail’s objectives of removing level crossings.
199	CP23 (4)	Add ‘within’ to criterion 4	This enhances the policy by making sure that proposals should not only enhance connectivity ‘to’ or ‘from’ the City, but also ‘within’ it. This increases the scope and effectiveness of the policy.
200	CP23 (12)	Include “the need has been identified for a” between ‘where’ and ‘new public transport facility’ – and;  Include “has been identified for possible introduction” between ‘network’ and ‘in the future’.	It was suggested that the previous wording for this criteria provided an arbitrary protection of corridors for more onerous potential vehicular use. The revised wording would give comfort that this would only be applied where some form of prior indication of a need had been identified. This could, for



			example, be through the LTP or other relevant strategy.
201	CP23	Insert new paragraph between 5.23.3 and 5.23.4 to read: “In considering applications for new development, the Council will also consider the implications for rail safety and rail operations. In particular, it will consider the implications for level crossings in the City, taking into account Network Rail’s objective of eliminating level crossings wherever possible throughout the network. Level crossings represent the biggest single risk to rail operations on the network. First preference for access across an existing railway line will be for bridging or diversion.”	This is a consequential change to reflect the inclusion of ‘rail safety’ into the policy.

202	CP24 – new criterion	Include new criterion to read: “Implementation of improvements at the A50 junctions with the A514 and A38”	Amendment made at the request of the Highways Agency. Although outside the City, development within the City could have an impact on these junctions and so it is relevant for the Council to ‘support’ any improvements that may be made.
203	CP24 (d)	Remove criterion supporting London Road Bridge replacement	Reference no longer needed as
204	CP24 (Policy on SDITL)	Reference added to proposals for the Southern Derby Integrated Transport Link (SDITL) minimising the impact on noise and residential amenity	Suggested that this could be a specific impact of the scheme and reference is made to give additional comfort that the issue will be addressed in

205	CP24 New Paragraph	<p>Add the following after paragraph 5.24.8:</p> <p>“The Highways Agency have indicated that improvements may be required at the A50 junctions with the A38 and A514 to support growth in Derby and South Derbyshire. While outside the plan area, development within the City could impact on these junctions and so it is important to highlight the potential ‘link’ to these junctions within the policy.”</p>	See above. Consequential change to reflect the new criterion requested by the HA.
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## 6. Areas of Change

206.	AC1 (h)	<p>Criterion (h) amended to change reference to ‘public realm’ to ‘streets and spaces’ and to included reference to ‘lighting’.</p>	<p>The change to ‘public realm’ better reflects the way that this issue is currently referred to and is more in keeping with the strategies of other sections of the Council. The reference to ‘lighting’ relates to the Council’s preparation of a ‘lighting strategy’ – and so again, better ties the policy to Council objectives.</p>
207.	AC1 (i)	<p>Amend criterion I to read:</p> <p>“enhance heritage assets in order to generate a positive impact on the townscape character and vitality of the City Centre”</p>	<p>Strengthens the approach to heritage assets. Requested by English Heritage</p>
208.	AC1 6.1.2	<p>Add following text to end of 6.1.2 to read:</p> <p>“The Cathedral Quarter and St Peters Quarter BID Companies are important partners in delivering the vision</p>	<p>The BID companies are an important partner in delivering improvements to the City Centre. It is important that the policy reflects this.</p>

		for the City Centre as a whole. The Council will continue to work with them to achieve our shared aims and objectives.”	
209.	AC1 6.1.10	Add the following text to 6.1.10:  “Over and above this are the opportunities that exist in underused or vacant floorspace on upper floors of buildings across the City Centre. The Council will support the principle of converting such floorspace to residential uses wherever practical and appropriate to do so”	The policy identifies the importance of ‘living over the shop’ but this was not mentioned in the supporting text. The proposed text seeks to address this omission.
210.	AC1 6.1.11	Amend para 6.1.11 to specifically refer to the benefits of ‘city centre living’	Amended for clarity.

211.	AC2	Diagram 12 - Map amended to reflect new boundary of the Cathedral Quarter BID company area	The Cathedral Quarter policy area and the extent of the BID companies influence do not have to be comparable as they fulfil different roles and functions. However, the amendments to reflect the areas just to the north of the Inner Ring Road do not conflict with the intentions of the policy.
212.	AC2 (The Cathedral Quarter)	Remove reference to ‘emerging’ office function; change reference to ‘City Centre’ office function, to ‘the area’s’ office function.	The City Centre already has a considerable and mature office function. The policy seeks to strengthen this. It is wrong to suggest that the role is new or embryonic.  Altering the reference to ‘the area’ also reflects the prominence and importance that office development should have in the Cathedral Quarter.
213.	AC2 (St	Amend first sentence to read:	The previous reference to the role of the St Peters Quarter did

	Peters Quarter)	“The St Peters Quarter reflects a diverse range of shopping and other complementary uses within an equally diverse range of built environments. It reflects a long standing and important ‘high street shopping’ role within the City Centre and provides crucial pedestrian links between the historic Cathedral Quarter, Westfield and the Riverside. It is also an area that has seen, and will continue, to see a great deal of change over the plan period.”	not fully reflect the actual role of the area – giving rise to concerns that it was being represented purely as a pedestrian thoroughfare. This does not reflect its important – though diverse – role. The BID Company also wished to make it clear that this is an area which has both the need, and opportunity, to change in light of more general changes to the wider retail market.  This also included confusing references to the ‘core’.
214.	AC2 (Eastern Fringes)	Add updated cross reference to the OCOR programme	Change made to improve clarity.
215.	AC2 (St Peters Quarter)	Amend third sentence to read: “The range of uses and activity within the area will be managed to ensure that the continue to contribute to the overall vitality and viability of the City Centre”.	Consequential changes as a result of amendments to the first sentence (Ref #xx)
216.	AC2(6.2.5)	Added reference to the implementation of the BID Business Plans.	This helps to cement the link between the work of the Council and the BID companies in delivering improvements to City Centre vitality and viability.
217.	AC2 (6.2.7)	Remove reference to the Enterprise Centre being under construction	Scheme will be complete by the time the Plan is adopted. Reference will be redundant.
218.	AC2 (6.2.9)	Additional text highlighting the changing nature of the St Peters Quarter area. This is to highlight areas such as Green	It is recognised that there may be areas within the traditional shopping area of the city centre that may need to change their

		Lane and Babington Lane as potential areas for change.	broad role and function as a result of market contraction. This text will provide a 'hook' for decisions to be made that can facilitate this change while still maintaining overall vitality and viability.
219.	AC2 (6.2.16)	Additional reference to the relationship between the Riverside policy area and the Cathedral Quarter BID Company	This has been added to ensure there is no confusion between the policy areas in the AC2 and the extent of the BID companies' areas of responsibility. It is accepted that there is some overlap here, but this is to assist in the delivery of our shared objective in the best way possible through the Plan's policies.
220.	AC2 (6.2.11)	Removed reference to the closure of the Co-op	Since the Draft was published, this unit has now been occupied by a retailer. Thus the reference was out-of-date.

221.	AC3 (a)	Amend criterion to read: "support proposals at ground floor level for new development and uses which are commensurate with the scale, nature and function of the 'character area' or the specific frontage. "	The draft policy was quite confusing in how it would be implemented. The revisions are intended to make it clearer to potential applicants and to be of more use in Development Management situations. The list of acceptable uses has, therefore, been removed from this part of the policy in favour of specific discussion later in the policy.
222.	AC3 (c)	Amend criterion c. to make specific reference to criteria 1-6	Amendment made to clarify policy
223.	AC3 (c/e)	Move text under criterion (e) to sit under (c)	The list of issues the Council will have regard to is more sensibly expressed under (c) as it is these which will be used to determine whether something is having an unacceptable

			impact on a frontage.
224.	A3 (e5)	<p>Amend criteria 'e5' to read:</p> <p>"..the ability of the use to add vibrancy, and animation and activity to the area, including its potential impact on pedestrian footfall"</p>	<p>It is considered that the potential for a proposal to impact on footfall in an area – both positively and negatively – should be a key consideration in assessing applications.</p>
225.	AC3 (Cathedral Quarter)	<p>Delete 2<sup>nd</sup> paragraph starting "Uses across all frontages.." to read:</p> <p>"Subject to criteria 1-6, uses within Cathedral Quarter 'Primary Frontages' will be limited to:</p> <ul style="list-style-type: none"> <li>• shops</li> <li>• banks and building societies</li> <li>• health and beauty</li> <li>• cafes and restaurants (subject to CP15)</li> </ul> <p>Outside Primary Frontages, the following uses will also be acceptable in principle:</p> <ul style="list-style-type: none"> <li>• Theatres</li> <li>• Leisure</li> <li>• Hotels "</li> </ul>	<p>The Draft Policy did not differentiate between 'Primary' or other frontages in the Cathedral Quarter. It was felt that this would cause problems in the long term and may have unintended consequences of resisting development that would be considered appropriate.</p> <p>As such, theatres, leisure uses and hotels have been added to the list of acceptable uses in 'secondary' frontages as these are likely to be acceptable (subject to specific policies for those uses).</p> <p>This policy would still resist hot food takeaways, bookmakers or 'money shops' which have previously been considered inappropriate within the Cathedral Quarter.</p>
226.	AC3 (St Peters Quarter)	<p>Amend opening paragraph to read:</p> <p>"The St Peters Quarter reflects the more traditional 'high street' shopping area. The St Peters Quarter 'Primary Frontage' should remain predominantly retail in function, complemented by:</p>	<p>Draft text implied the main value of the St Peters Quarter was as a pedestrian link between Westfield and the Cathedral Quarter. This was not considered to properly reflect its important role as the 'traditional' high street.</p>

		<ul style="list-style-type: none"> <li>• Cafes and restaurants (subject to Policy CP15)</li> <li>• Banks and building societies</li> <li>• Health &amp; Beauty uses</li> <li>• Leisure uses</li> </ul> <p>Outside the defined Primary Frontage a more flexible approach will be taken. In addition to the above uses, the following will also be acceptable in principle:</p> <ul style="list-style-type: none"> <li>• Financial and professional services</li> <li>• Hotels, hostels and residential institutions</li> <li>• Non-residential institutions</li> <li>• Hot food takeaways, pubs and clubs (subject to CP15)</li> <li>• Theatres</li> <li>• Other complementary uses, subject to (a-e)</li> </ul> <p>Ground floor residential and office uses may be also be acceptable where it would not undermine the vitality and viability of the individual frontage or 'Core Area' as a whole.</p>	<p>The revised policy tries to make what is acceptable in 'secondary frontages' more overt. This would constitute a fuller list of what is acceptable and demonstrates a more flexible approach.</p> <p>It is recognised that some parts of the City Centre have been significantly impacted upon by changes to the retail market and the economic downturn. This may lead to a need for a more flexible approach to the range of uses than could be permitted throughout the centre. Areas at particular 'risk', or need for change, include places like Green Lane and Babington Lane. In these areas, it may be appropriate to allow a more varied range of uses, which in themselves might help to create a certain level of viability and activity.</p> <p>The amendment also helps to clarify that areas outside Primary Frontages in the St Peters Quarter Area are not subject to any particular restrictions. This will assist in the interpretation of the policy.</p>
227.	AC3 6.3.1	<p>Add following text to end of 6.3.1:</p> <p>"At the time of writing, a number of temporary changes have been made to 'permitted development rights' which could override the intentions of this policy in the short term. However, it is considered that the policy provides a clear guide as to the type of uses the Council feels are appropriate in different parts of the 'Core Area' and what policy it would wish to implement after the temporary</p>	<p>There is currently a great deal of uncertainty about what control local authorities can impose on uses on the high street. The Government have introduced a raft of temporary changes to 'permitted development rights' that may render parts of this policy implementable in the short term. However, it is important to ensure policies are in place to address changes of use in the long term or at least give an indication of the Council's preference for uses in different parts of the Centre. However, it has to be recognised that we may not have as much</p>

		period has ended.”	<p>control as we would like.</p> <p>There is a Government consultation at the moment which is considering making some of these temporary changes permanent. If this change does happen, then this policy may need to be reconsidered. However, it would also be risky to pre-empt these changes at this time. As such, it is important that the policy adds this ‘health warning’.</p>
228.	AC3 6.3.2	<p>Add following to 6.3.2:</p> <p>“In all ‘frontages’ the aim is to try and maintain a range of uses which are open to the public and which complement the Core Area’s overall ‘role and function’”</p>	<p>This is to reinforce the point that uses in frontages should generally be open to the public (subject to the caveats explained elsewhere).</p>
229.	AC3 6.3.3	<p>Add following text to end of paragraph:</p> <p>“There are other areas, particularly within the secondary frontages within the St Peters Quarter, which may benefit from a shift in focus. This may include a move toward residential or office uses, especially - but not necessarily limited to – upper floors. In all cases, the overall impact on the City Centre will be the key consideration,”</p>	<p>Reflects the changes made to the St Peters Quarter policy on secondary frontages and the possibility of allowing residential uses on the ground floor. Note this is one area where changes to permitted development rights may have an impact in the long term.</p>
230.	AC5	<p>Additional text added to criterion (h) to read:</p> <p><b>“...support the construction of ‘tall buildings’ in appropriate gateway locations, where these are of high quality design and do not adversely affect the setting of</b></p>	<p>Provides further clarification on the Council’s approach to tall buildings in the city centre</p>



		<b>heritage assets and the character of the city centre”</b>	
231.	AC5	Additional text added to paragraph 6.5.8 relating to tall buildings and potential for further guidance in the design guidance document.	
232.	AC5	The word consider has been removed from criterion (b)	The change strengthens the Policy to ensure that proposals integrate with and enhance the historic street pattern of the city centre.

233.	AC7	The Policy has been comprehensively reworded and reformatted to make its function as a strategic policy covering the whole river corridor clearer and more usable. The changes to AC7 focus on reordering rather than changing the principles that underpin the Policy. The new policy wording is set out in Appendix A.	Both AC7 and AC8 (OCOR) have been reworded and reformatted to remove repetition and to make the rationale of each Policy clearer.
234.	AC7	The supporting text has been comprehensively reworded and reformatted to take account of the changes to the Policy. The new supporting text is set out in Appendix A.	Reflects the changes to the Policy.
235.	AC7	Reference to biodiversity added to the Policy	Highlights the importance of biodiversity within the river corridor as a whole
236.	AC7	Additional criterion added referring to the potential of the	Highlights the importance of sustainable forms of travel and the

		River Derwent Corridor as a sustainable transport route.	potential of the river corridor
237.	AC7	Criterion amended to refer to enhancing the character of the River Corridor.	Highlights the importance of landscape character
238.	AC7	Criterion added to the Policy referring to the removal of weirs, where practical	Ties in with Water Framework Directive benefits.
239.	AC7	Criterion added to give support to proposals that deliver Water Framework Directive objectives	Reinforces the importance of this principle which will also be set out in Policy CP2.
240.	AC8	The Policy has been comprehensively reworded and reformatted to make its function as a development management policy covering the OCOR area clearer and more usable, helping to deliver the aims and objectives of the OCOR programme. The new policy wording is set out in Appendix B.	Both AC7 and AC8 (OCOR) have been reworded and reformatted to remove repetition between the two policies and to make the role of each Policy clearer. Changes to AC8 also update the policy to bring it into line with the aims and objectives of OCOR programme.
241.	AC8	The supporting text has been reworded and reformatted to take account of the changes to the Policy. The new policy wording is set out in Appendix B.	Reflects the changes to the Policy
242.	AC9 (a)	Criterion (a)4 reworded to read: “protect and prevent harm to the biodiversity of the area and where possible, enhance it; and”	The requirement of the criterion has been clearer.

243.	AC9 (c)	Criterion (c), the word 'but' exchanged for 'including'	Ensures that the criterion relates to all developments not just those within the buffer zone.
244.	AC9 New Paragraph	Additional paragraph added to supporting text to read: "The World Heritage Site and surrounding areas are also important in terms of their recreational and ecological value. The area includes assets such as Nutwood Local Nature Reserve and Darley Park which is a Local Wildlife Site. Proposals should protect the biodiversity value of such areas and where possible enhance their value"	The additional paragraph is needed to clarify criterion (a) of the Policy

245.	AC10 (d)	Criterion (d) , amended to read: "are acceptable in terms of flood risk and where appropriate provide satisfactory flood and environmental mitigation consistent with the Our City Our River (OCOR) programme "	Reworded to be consistent with wording for all development sites within the river corridor.
246.	AC10 6.10.1	Add following text to start of second sentence: "The complex includes a range of listed buildings including grade I, II* and II..."	Highlights the range of heritage assets present at the site
247.	AC10 New Paragraph	Add new paragraph in supporting text after 6.10.7 to read: "The Darley Abbey Mills Complex is within the identified Our City Our River (OCOR) area, as defined by Policy AC8. Development within this area will be required to take account of the OCOR programme and where appropriate	To reflect change to Policy identified above. Highlights the importance of sites within the River Corridor helping to deliver the OCOR programme.

		deliver the required flood mitigation and environmental enhancements needed to comprehensively deliver the OCOR programme.”	
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248.	AC11 2 <sup>nd</sup> paragraph	Remove reference to access being from the two roundabouts.	Further investigation of the access arrangements for this site suggest that an alternative approach to accessing the site may be beneficial (particularly related to the roundabout to the north west of the site). As such, it is considered unnecessary to be specific about the nature of the access, as this can be addressed through the Development Management process.
249.	AC11 (c-f)	Provisions (c) – (f) within criteria (a) reworded.	Grammatical changes to ensure the provisions lead on from the text at the start of the criteria.
250.	AC11 (d)	Amend criterion (d) to read: “permit proposals for office development (B1a), subject to the provisions of Policy CP11”.	Makes the wording more positive, reflecting comments from St Modwen. Removes unnecessary text as ancillary office development would be covered by provisions of CP11.
251.	AC11 (e)	Reference to “environmental” mitigation added to criterion (e)	Makes the policy more consistent with other wording in the Plan relating to OCOR
252.	AC11 (h)	Add following text to the end of criterion (h): “...including links to the riverside cycle route. The Council will also support proposals for improved cycle/pedestrian links to the ‘leisure hub’ on Pride Park”	Highlights the importance of linking the site to sustainable transport networks and in providing access to/from Pride Park. Creating good accessibility between important employment and leisure destinations is a sensible and achievable objective. It would be beneficial to have good connectivity between the



259.	AC11 6.11.8	Add following to end of 6.11.8 to read:  “The Derwent Triangle site as a whole may also have some ecological value. Developers will be required to carry out ecological surveying and respond appropriately, in line with Policy CP19.”	Reinforces the importance of protecting the ecological value of the river.
260.	AC11 6.11.9	The words, “in line with Policy CP2” added to the final sentence of 6.11.9.	Signposts to relevant policy.

261.	AC12 (a)	Criterion (a), following wording deleted:  “...where it is ancillary to the wider function of the area as a storage and distribution park or...”	Ancillary office uses are already covered by the provisions set out in Policy CP11
262.	AC12 (c)	Amend criterion (c) to read:  “require satisfactory treatment of the area adjoining the River Derwent in terms of visual, recreational and natural history importance. A landscaped buffer protection zone will be specifically required on each side of the River Derwent potentially enabling additional land to be incorporated into the Lower Derwent Green Wedge and providing an extension and enhancement to the green infrastructure network “	Reworded to be consistent with wording for all development sites within the river corridor, reflecting the strategic approach set out in AC7  Also provides consistency between this Policy and AC11 in terms of potential to incorporate land into Green Wedge in Part 2 of the Plan.
263.	AC12 (c)	Move text from criterion (c) and amend to create new criterion to read:	Highlights the importance of each issue and helps to make the criterion shorter

		<b>“require satisfactory flood and environmental mitigation to mitigate flood risk and ensure that as much of the allocated site as possible can be brought forward for employment generating uses”</b>	
264.	AC12 (d)	Criterion (d) removed, relating to decentralised energy production.	Requirement for on-site, decentralised energy production now covered by general statement in Policy CP2 and by supporting text for site specific policies.
265.	AC12 new criterion	New criterion added to read: <b>“require adequate provision for high quality cycle and pedestrian links, including links to the riverside cycle route”</b>	Highlights the importance of linking the site to sustainable transport networks
266.	AC12 6.12.4	6.12.4 – amended to refer to infrastructure being in place to enable comprehensive development rather than imminent development	Development already started so text updated.
267.	AC12 6.12.4	Paragraph 6.12.4 amended to read: “Comprehensive highways and flood alleviation works, including a new bridge over the River Derwent, have been completed enabling comprehensive development of the site. The flood alleviation infrastructure has been designed to enhance biodiversity and will be managed by Derbyshire Wildlife Trust using developer contributions. The flood alleviation works will also help to form a buffer to protect the biodiversity value of the River Derwent. The area required for this purpose may provide an opportunity to extend the Lower Derwent Green Wedge. Opportunities to	Provides clarification in relation to amended policy criteria relating to flooding and drainage, biodiversity and the potential to incorporate land into the Green Wedge in Part 2 of the Plan.

		extend the boundaries of existing Green Wedges will be reviewed in the Local Plan Part 2.”	
268.	AC12 New Paragraph (6.11.7)	<p>Paragraph 6.11.7 added to read as follows:</p> <p>“Development sites of this nature and scale provide significant potential to incorporate decentralised energy solutions into the design from the outset. Local generation reduces transmission losses and lowers carbon emissions. Whilst initial costs may be higher, decentralised energy can provide more stable energy pricing in the longer term. Decentralised solutions can include Combined Heat and Power (CHP), micro-turbines and PV systems. The Council require such systems to be part of the development of this site, provided that incorporation is feasible and viable, in line with Policy CP2”.</p>	Policy CP2 requires developers to deliver appropriate forms of renewable and decentralised energy. Adding reference to this into the supporting text of the site policy highlights that large employment sites such as this have significant potential to contribute to this requirement. This is consistent with wording included under AC11, which addresses similar issues.
269.	AC13 (e)	<p>Amend criterion (e) to read:</p> <p><b>“proposals would provide satisfactory flood and environmental mitigation taking account of the impacts of the Our City Our River (OCOR) programme”</b></p>	Reworded to be consistent with wording for all development sites within the river corridor.
270.	AC13 (f)	<p>Add following text to end of criterion (f):</p> <p><b>“...including links to surrounding Local Wildlife Sites and the River Derwent.”</b></p>	Highlights the potential for enhancement of surrounding assets.



271.	AC13 new criterion	Add new criterion to read: <b>“proposals would provide satisfactory treatment of the area adjoining the River Derwent in terms of visual, recreational and natural history importance”</b>	Provides consistency with wording for all development sites within the river corridor, reflecting the strategic approach set out in AC7
272.	AC13 new criterion	Add new criterion to read: <b>“proposals would provide good quality cycle and pedestrian links, including links to the riverside cycle route”</b>	Picks up on the potential for links to the riverside cycle route and enhances sustainability credentials of the site
273.	AC13 (i)	Criterion (i) removed	The issue is already covered in criterion (b). Removes duplication.
274.	AC13 6.13.4	Additional text added to 6.13.4 to read: “Redevelopment of the site may also provide an opportunity to remove the Spondon Sluices which currently span the river and act as a barrier to the migration of fish.”.	Reflects EA aspirations.
275.	AC13 6.13.7	The word ‘and’ changed to ‘or’ in paragraph 6.13.7.	Reflects wording of policy.
276.	AC13 new paragraph	New paragraph added to read as follows: “Development sites of this nature and scale provide significant potential to incorporate decentralised energy solutions into the design from the outset. Local generation reduces transmission losses and lowers carbon emissions. Whilst initial costs may be higher, decentralised energy can provide more stable energy pricing in the longer term.	Policy CP2 requires developers to deliver appropriate forms of renewable and decentralised energy, subject to considerations of viability and feasibility. Adding reference to this into the supporting text of the site policy highlights that large sites such as this have significant potential to contribute to this requirement. This change is consistent with text associated with AC11 in the Draft consultation Plan and what is suggested

		Decentralised solutions can include Combined Heat and Power (CHP), micro-turbines and PV systems. The Council require such systems to be part of the development of this site, provided that incorporation is feasible and viable, in line with Policy CP2”.	to be added to other strategic employment sites.
277.	AC14 (f) & 6.14.11	Insert text relating to improving links with Pride Park as well as Wilmore Road	Amended to better reflect local employment opportunities and the potential for regeneration in this area to improve connectivity.
278.	AC14 6.14.2	<p>Add following text between 1<sup>st</sup> and 2<sup>nd</sup> sentence:</p> <p>“Some residential properties adjacent to the triangle on Osmaston Road and Osmaston park Road are also included in the regeneration area.”</p> <p>Amend 2<sup>nd</sup> sentence to read:</p> <p>“The area has a strong boundary to the north in the form of the Derby to Birmingham Railway line. It is also well related to Allenton District Centre which lies at the triangle’s southern point.”</p>	<p>The Osmaston Steering Group has identified a number of dwellings which are within the Osmaston Neighbourhood and were not included in the previous area boundary.</p> <p>Revised text reflects minor boundary changes.</p>
279.	AC15 (e)	Criterion (e) – “ <i>scale and function</i> ” added to layout and mix in terms of considerations that may impact upon residential amenity.	Strengthens policy to ensure that residential amenity of nearby properties is protected through appropriate design rather restriction of uses as set out in CDLPR.

280.	AC15 (i)	Criterion (i) removed	Requirement for on-site, decentralised energy production covered by general statement in Policy CP2 and supporting text of specific site policies..
281.	AC16 (j)	Add following text to beginning of criterion (j) to read: <b>“seek to protect and enhance the biodiversity resources and rights of way within the site and the amenity of nearby residential areas by requiring”</b>	Explains why the environmental measures are required
282.	AC15 (j6)	Criteria (j)6 amended to add ‘amenity’ and reference to ‘management’ rather than ‘discharge’.	Highlights the potential amenity value of areas used for surface water management
283.	AC15 new criterion	Add new criterion to read: “require proposals to take appropriate account of the Local Geological Site designation covering this area”	Issue not previously addressed and important to be referenced in the Policy.
284.	AC15	6.15.13 – Reference to water voles added as follows: “Sinfin Moor Stream could support a population of water vole which are a protected species. Developers will be required to carry out appropriate surveys in order to establish whether water voles are present in or adjacent to the area. If water voles are present then proposals may need to be amended to take account of the presence of a protected species in line with Policy CP19 and relevant legislation”.	Highlights the potential for protected species
285.	AC15 6.15.1	Add following reference in 6.15.1 in supporting text:	Explains that the site will only be extended if specifically

		"...if required to help meet needs..."	needed during the plan period.
286.	AC15 6.15.5	Add following text to start of 6.15.5: "It is envisaged that the..."	Innovation centre application is yet to be determined, therefore language changed to reflect current position..
287.	AC15 6.15.6	Add following text to end of paragraph:: "... and overall retail strategies".	The change acknowledges that impacts could be wider than just the city centre.
288.	AC15 6.15.7	The words, "in line with Policy CP2" added to final sentence to 6.15.7.	Signposts to relevant policy.
289.	AC15 6.15.10	Added reference to 'Route 66' cycle route	Highlights the importance of cycle accessibility
290.	AC15 6.15.10	Final sentence of 6.15.10 reworded as follows: "Access proposals will need to have regard to this and the Council will seek to minimise impacts on the value of this route".	Amended for clarity.
291.	AC15 6.15.11	Amend 6.15.11 to read: "Large parts of the site are subject to flood risk, including some land within Flood Zone 3b. A comprehensive scheme of floodplain compensation will need to be provided to mitigate against the risk of flooding. Flood mitigation works are likely to be delivered as part of the construction of the new link road. Suitable arrangements, in keeping with the	Provides clarification and updates to reflect current policy position in line with suggestion from Environment Agency.

		overall comprehensive approach to flood risk management will need to be made to attenuate and mitigate flood risk, particularly relating to Cuttle Brook, as each phase development comes forward The Council also wish to ensure that development does not cause the ecological status of watercourses crossing the site to deteriorate. The Council may require the submission of an assessment to inform the consideration of impacts on watercourses, in line with the Water Framework Directive.”	
292.	AC15 6.15.12	Reference to Wilmore Road area replaced with “south of the city.”	Makes it more generic and acknowledges that not all manufacturing facilities are on Wilmore Road
293.	AC15 6.15.12	Amend 6.15.12 to read: “Although large parts of the site are subject to flood risk, This is the only site within the City that is capable of providing strategic level employment growth whilst also providing links to existing manufacturing facilities in the south of the city and direct access onto the strategic road network. In the absence of alternative sites, the development of this site is in line with the provisions of the flooding sequential test.”	Provides further clarity as to why development of the site is acceptable in terms of the flooding sequential test. Makes it clear that there are no suitable alternatives within the City that meet both the City’s economic needs or other policy objectives that are ‘better’ in drainage terms.
294.	AC15	Environmental measures map amended.	To more accurately represent the extent of required environmental measures.
295.	AC16 new	Additional criterion added to read:	Highlights the potential for development in this area to deliver

	criterion	<b>“require proposals to protect or enhance biodiversity features and enhance green infrastructure linkages where possible “</b>	green infrastructure enhancements and the expectation that existing biodiversity features will be protected or enhanced.
296.	AC16 6.16.2	6.16.2 – removed reference to small scale retail	Small scale retail unlikely to be viable according to RR.
297.	AC16 new paragraph	New paragraph added after 6.16.3 to read: “The Rolls-Royce Campus is flanked by Green Wedges to the east and west of the site. Enhancement of existing facilities may provide opportunities to further expand the green infrastructure and improve linkages between the site and the open land to east and west. There are also a number of wildlife sites that are within the boundaries of the defined Rolls-Royce Campus area. Proposals will be expected to support biodiversity features within the area. “	Reflects change to policy.

298.	AC17 – opening sentence	Wording changed from ‘will be allocated’ to ‘is allocated’	Provides consistency in approach
299.	AC17 (a)	Additional wording added to criterion (a) to specifically refer to the need for a new traffic light controlled junction providing access into the site from Sinfin Lane	Reflects planning application and provides clarity. Helps to provide comfort about the mitigation that will be provided alongside any development of the site.
300.	AC17 6.17.8	Removed reference to improvements to the Blagreaves Lane / Stenson Road junction and replaces with reference to new traffic light controlled junction on Sinfin Lane	Original reference was incorrect. New text brings policy up to date and better reflects amendment to policy and the extant planning permission.

301.	AC17 6.17.11	Amend final sentence of 6.17.11 to read:  “Well designed sustainable urban drainage features could provide one possible form of mitigation, though any proposal for the site will have to address the requirements of Policy CP19 (Biodiversity)”	Clarifies that SuDs features could provide once way of mitigating impact but that CP19 would also apply in any event. This should hopefully address the concerns of the Environment Agency.
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302.	AC18 (a)	Add following text to end of criterion ‘a’:  “Contributions may also be required towards improvements to the Strategic Road Network as necessary.”	To clarify requirements for contribution to infrastructure needs arising as a result of the development. Should satisfy HA concerns.
303.	AC18 (b)	Minor amendment to reference to primary school provision	Change mainly made for clarity and accuracy. Possibly allows a more flexible approach to primary school provision to be made depending on the context at the time of an application.
304.	AC18 (d)	Minor change to criterion (d) to explain that new shopping facilities will meet “the needs arising from the new development”	Minor change to grammar. Makes it clear that this is mitigation for the possible impact of development.
305.	AC18 (f)	Included reference in policy and supporting text to landscaping/buffering between the development and the wildlife site/Nature Reserve at Sinfin Moor Lane Meadows (Natural England issue)	In response to a representation and in order to create a better environment in and around the development.
306.	AC18 (l)	Amend criterion (i) to read:  “ <b>cycleway and pedestrian links are provided and/or improved across and around the site including links to Infinity Park, the local District Centre at Sinfin and to the</b>	Provides more specific guidance relating to sustainable travel and ensuring that the site provides suitable access to local facilities..

		<b>open countryside and wider rights of way network.”</b>	
307.	AC18 6.17.5	<p>Add following text to end of paragraph 6.17.5:</p> <p>“The full extent of the site within the city can be developed in advance of the new link road being completed but development in South Derbyshire will be limited to an appropriate level to be agreed by South Derbyshire District Council, until the infrastructure is in place.”</p>	<p>Provides comfort that new infrastructure will be required before all 2000 homes can be built. Also brings into line with South Derbyshire policy. In addition, this explains that the ultimate decision on this rests with South Derbyshire District Council, This is done for purposes of clarity.</p>
308.	AC18 6.17.6	<p>Amend 1<sup>st</sup> sentence of 6.17.6 to read:</p> <p>“The provision of a new Primary School or Schools will be made on the...”</p>	<p>Original text pre-supposed two primary schools would be provided. This may still be the case. However, there may also be other ways of providing primary school education which can be determined at the time of an application.</p> <p>As such, the policy and text now provide some flexibility. However, there is no suggestion in policy that this is not an important issue or that the Councils’ expectations for the site are less than they were.</p>
309.	AC18 6.17.9	<p>Add following text to 6.17.9 to read:</p> <p>“There is a Local Nature Reserve at Sinfin Moor Lane Meadows and the new development should be provided and delivered in a way which protects this area from disruption. An appropriate buffer and/or landscaping between the new development and the Local Nature reserve will be provided.”</p>	<p>Reflects earlier change to policy and will hopefully provide some comfort for residents.</p>



310.	AC19 (a)	Reference to B1 floorspace figure removed	Provides consistency of approach throughout the Plan. Floorspace figures are not set out elsewhere in the Plan and thus it is inappropriate to use them in this policy only.
311.	AC19 (b)	Additional text added to criterion (b) to say that no more than 100 dwellings should be accessed from the hospital roundabout.	Additional information to reflect the planning permission and provide comfort relating to transport impacts.
312.	AC19 (d)	Additional text added to criterion (d) to say that signalisation of A38 junction will be required.	Additional information to reflect the planning permission and provide comfort relating to transport impacts.
313.	AC20 – opening statement and 6.20.2	Replace ‘970’ with ‘1200’	Reflects updated position of South Derbyshire District Council in terms of expected housing delivery on the Highfields Farm site. Amendment made for accuracy.
314.	AC20 (d)	Removal of employment floorspace figure	Provides consistency of approach throughout the Plan
315.	AC20 (g)	Add following to end of criterion (g): “prior to the occupation of the 500 <sup>th</sup> dwelling and improvements to the Chain Lane / Burton Road / Pastures Hill / Hillsway junction prior to the occupation of the 300 <sup>th</sup> dwelling “	Clarifies where improvements will be and when they are required. Should provide comfort to local residents and clarity to the developer.
316.	AC20 (j)	Criterion (j) relating to land release deleted	Provides consistency as issue not specifically mentioned in other site policies. Issues is also addressed under policies for comprehensive development and delivery.

317.	AC20 new criterion	Add new criterion to read: <b>"...measures to enhance the green infrastructure and biodiversity networks"</b>	Highlights the importance of development providing enhancements to the GI and biodiversity networks
318.	AC20 6.20.5	Add following text to end of 6.20.5:  "Improvements to the Chain Lane / Burton Road / Pastures Hill / Hillsway junction will be required in order to make the impact of the development acceptable. This improvement should be delivered prior to the occupation of the 300 <sup>th</sup> dwelling."	Reflects and explains changes to policy text.
319.	AC20 6.20.6	Move paragraph to sit between 6.20.1 and 6.20.2	This point should be addressed earlier in the text for clarity.
320.	AC20 New Paragraph	New paragraph added after 6.20.5 to read:  <b>"Development of this site will lead to the loss of agricultural land which has the potential to impact on biodiversity and green infrastructure. Developers will be expected to provide enhancements to the green infrastructure network as part of the development in order to mitigate and as a last resort compensate for impacts on biodiversity. "</b>	Reflects and explains change to policy text.
321.	AC21 (b)	Added text to criterion b to include reference to the setting of Radbourne Hall in the context of working with SDDC to	English Heritage sought specific reference to the setting of Radbourne Hall to ensure consistency with SDDC's policy.

		ensure sensitivities are considered	Amendment should alleviate their concerns.
322.	AC21 (c)	Following text added to end of criterion (c): “...and contributions are made to provision of secondary school places.”	Added for consistency with other policies in the plan which refer to need to provide for secondary school education as well as primary (although this is covered in plan-wide policies). This should also provide comfort that the issue will be addressed.
323.	AC21 (d)	Amended criterion (d) to ensure there are ‘a minimum’ of two points of highway access to the cross boundary site.	Reflects current thinking about the accessibility requirements for the site.
324.	AC21 (i)	Amend criterion (i) to read:  <b>“links to be provided across the Mickleover to Egginton Greenway linking the site with existing residential areas, bus services and shopping facilities south of the railway cutting. Subject to viability and feasibility these requirements should include a new pedestrian / cycle bridge.”</b>	The links to the south of the cutting are crucial in terms of making the site more sustainable and providing opportunities for people to reach other areas of Mickleover without using the private motor car. While a bridge may be the ideal way of providing this link, it may not be the only alternative and thus the policy has been amended to provide some flexibility.
325.	AC21 6.21.1	Add following to end of 6.21.1:  “The cross boundary development will be comprehensively planned and delivered to ensure that it integrates properly with the existing development in Derby and that it appears and functions as one site.”	Highlights the importance of comprehensive development to both local authorities.
326.	AC21 .New Paragraph	Add new paragraph after 6.21.2 to read:  “Developers will be required to deliver a new development with high design standards and to provide landscaping and screening where possible to reduce impact on the open	Reflects the policy and has been included to address concerns over the impact of development on the wider area.

		countryside in South Derbyshire.”	
327.	AC21 6.21.3	<p>Replace 6.21.3 with following text:</p> <p>“New and/or improved cycle and pedestrian links will be needed in order to improve the site’s relationship and connectivity to the existing residential areas of Mickleover as well as bus services and shopping areas to the south of the Mickleover to Egginton Greenway.. These links will help to integrate the site with the existing suburb of Mickleover. They will also offer opportunities for residents living south of the railway cutting to access the facilities at the new Hackwood Farm development including the school and shopping facilities. If it is possible to do so, the Council will expect developers to provide a new bridge across the Mickleover/Egginton Greenway to allow pedestrians and cyclists to move between the new and existing developments. This should assist in promoting alternatives to the car.”</p>	Makes the requirements, and reasons for them, clearer.
328.	AC21 New Paragraph	<p>Add new paragraph to read:</p> <p>“It is also important that opportunities are taken to provide proper routes for pedestrians and cyclists across the wider cross boundary site including links with the open countryside and existing rights of way network in the area and connections to the proposed new school on the site. “</p>	Provides further explanation and justification for policy.
329.	AC21 6.21.8	Amend 6.21.8 to read:	Includes additional references to Radbourne Hall as requested by English Heritage and makes specific reference to important

		<p>“The development of the site will take opportunities to protect and enhance green infrastructure and biodiversity features where possible including the hedgerows along Radbourne lane which form a linear wildlife site. Green infrastructure improvements will include the formation of a landscaping buffer which will provide a ‘soft edge’ to the development where it meets the rural open countryside in South Derbyshire. In designing the landscaping/buffering of the periphery of the site in South Derbyshire consideration should be given to any impacts of the development on the setting of the Grade 1 listed Radbourne Hall and its setting”.</p>	<p>hedgerows on Radbourne Lane. This should help emphasise the importance of these features in any future development proposals.</p>
330.	AC21New Paragraph	<p>Add new paragraph to read:</p> <p>“Appropriate sustainable drainage and flood mitigation measures should be provided to ensure that the new development as well as existing areas are protected from flooding. Development of the site must particularly ensure that nearby properties are not adversely affected by flooding or drainage problems. Any opportunities taken by developers to address existing off-site issues will be welcomed. “</p>	<p>Provides further clarification and explanation of the policies requirements. Also designed to provide comfort that development will not exacerbate existing problems.</p>
331.	AC22 (a)	<p>Additional text added to criterion (a) to ensure that the new development reflects the sensitivity of the location including the proximity of existing residential properties on Onslow Road</p>	<p>Adds additional protection to ensure that the amenity of properties on Onslow Road is taken into account, reflecting concerns raised by a number members of the public</p>
332.	AC22 (c)	<p>Criterion (c) amended to a generic requirement regarding</p>	<p>Improvements to Station Road / Radbourne Lane junction are</p>

		contributions to highway improvements, rather than reference to specific junction.	likely to be provided by other developments in the local area. Contributions from this site could be used to deliver other highway improvements.
333.	AC22 (g)	Criterion (g) reworded to take account of change to Local Wildlife Site boundary and add the following text:  “potential impacts on <u>the nearby wildlife site and the ecological value of hedgerows within the allocated area.</u> ”	Reflects Derbyshire Wildlife Trust’s amendments Local Wildlife Site area. Makes it clear that remaining features of importance (including existing hedgerows) are considered.
334.	AC22 6.22.3	Paragraph 6.22.3 amended and split up to read as:  6.22.3 Development on the southern side of the wedge should be sensitively laid out to take into account the nature conservation interest both within and adjacent to the site. Mickleover Meadows Local Wildlife Site (LWS) is located just to the east of the Onslow Road site. The majority of the LWS is managed as a Local Nature Reserve (LNR).  6.22.x A number of the hedgerows within the allocated development area provide connectivity between the remaining areas of the Green Wedge and the LWS, enabling the movement of wildlife. The hedgerows should be sensitively integrated into the layout of the development site.  6.22.x The hedgerows also provide suitable breeding and terrestrial habitat for protected species such as the Great Crested Newt. There are records of Great Crested Newts being present on the site and therefore appropriate surveying will be need to be carried out and suitable mitigation and /or	Reflects change to Local Wildlife Site defined area and moves section relating to cycling into next paragraph, relating to access and connectivity.

		compensation provided, subject to the outcome of the surveys.	
335.	AC22 6.22.3	Additional paragraph inserted after 6.22.3 to read:  ‘The drains and watercourses that run through the site may provide opportunities to extend the green infrastructure network for the benefit of people and wildlife. Developers will be required to implement necessary measures to mitigate any specific flood risk from the drains and watercourses that run across the site. Mitigation measures will need to be informed by a Flood Risk Assessment’.	Provides additional guidance relating to the drains and watercourses within the site and addresses some of issues highlighted by the Environment Agency.
336.	AC22 6.22.4	Text added to the beginning of Paragraph 6.22.4 to read:  ‘Access to the Onslow Road site should be taken from a new junction onto Station Road. Development in this area will be required to contribute towards off-site highways improvements to help mitigate any impacts identified through a Traffic Assessment (TA) submitted alongside a planning application’.	Reflects change to Policy relating to generic highways improvements rather than specific improvement at the northern end of Station Road.
337.	AC22 6.22.3	Final sentence from 6.22.3 moved to end of 6.22.4	Better relates to the issues referenced in the paragraph
338.	AC22 6.22.6	Paragraph 6.22.6 deleted	Issue covered in Paragraph 6.22.3
339.	AC22 6.22.7	Additional text added to the start of 6.22.7 to read:  ‘Development on the southern side of the wedge should also take account of the proximity of existing properties	Reflects change to the policy, addressing concerns about the potential for impacts on the amenity of nearby properties.

		located on Onslow Road in order to reduce potential impacts on the amenity of these properties. This will need to be reflected in the design and scale of new properties. The provision of a landscape buffer at the rear of existing properties may be one way of reducing the potential for impacts on residential amenity’.	
340.	AC22 6.22.7	Final two sentences of Paragraph 6.22.7 deleted.	Feasibility study has now been completed and identified that the school has some capacity to expand.
341.	AC22 6.22.3	Additional paragraph inserted after 6.22.3 to read:  ‘The drains and watercourses that run through the site may provide opportunities to extend the green infrastructure network for the benefit of people and wildlife. Developers will be required to implement necessary measures to mitigate any specific flood risk from the drains and watercourses that run across the site. Mitigation measures will need to be informed by a Flood Risk Assessment’.	Provides additional guidance relating to the drains and watercourses within the site and addresses some of issues highlighted by the Environment Agency.

342.	AC23 Site Boundary	Allocated site area to be amended (see Figure XX)	To reflect, concept masterplan and application. Amended area creates some betterment at the mouth of the wedge. There is a consequential narrowing of the wedge to the north of the site, but this will not exceed the width of the widest part of the allocation.
343.	AC23 Opening	Change ‘minimum of’ to ‘approximately’	The policies in the Local Plan either tend to have ‘a minimum of’ or ‘up to’ in terms of the expression of housing numbers.



	Statement		<p>'Minimums' are useful where the realistic capacity and appropriate density of a site is known or where there is flexibility. 'Up to' is useful, where the characteristics of the site may not lend themselves to higher density development, and this provides some comfort as to the nature of the housing that might take place.</p> <p>In the case of Boulton Moor it is accepted that the scale of the development and the land take in terms of infrastructure are not fully known at this time and require further masterplanning. As such, 'approximately' allows for some flexibility- in either direction - without undermining the aims of the Plan. Additional wording in CP6 also provides guidance on what would happen in a proposal substantially different to 1000 dwellings across the area came forward.</p>
344.	AC23 (a)	<p>Delete "<i>along with design code / concept statement for individual phases</i>" and replace with new sentence to read:</p> <p>"A plan of phasing for the delivery of the cross-border site shall be submitted with any planning application."</p>	
345.	AC23 (f)	Add "Appropriate..." to start of criterion.	<p>This change allows an assessment to be made for the 'need' for new facilities within the Development Management process. <i>If</i> facilities within the South Derbyshire prove sufficient to meet the needs of the City's residents in a sustainable way then this would have an effect on the 'appropriateness' of new facilities in the City. It would be inappropriate for the policy to burden developers with unnecessary requirements and this change provides scope to give the issue further consideration.</p>

346.	AC23 (g)	Add “As part of the comprehensive cross-boundary development” to start of criterion (g)	Makes it clear that this is a cross-boundary requirements against which all developers will have to contribute.
347.	AC23 (h)	Add “As part of the comprehensive cross-boundary development, appropriate....” to start of criterion (h)	Makes it clear that this is a cross-boundary requirements against which all developers will have to contribute.
348.	AC23 (h)	Add following to end of criterion (h): “Developer contributions toward improvements to the Strategic Road Network may also be required as necessary and appropriate.”	Amendment made to satisfy HA concerns. Makes it clear that contributions to the wider network may be required should evidence (such as a TA) highlight particular impacts.
349.	AC23 (m)	Add ‘cross boundary’ to the first sentence, and add the following at the end of the criterion: “A cross-boundary flood risk assessment shall be submitted with any application.”	Makes it clear that this is a cross-boundary requirements against which all developers will have to adhere.
350.	AC23 (o)	Amend criterion (o) to read: “That the urban extension as a whole will not adversely impact upon the setting of the nearby Elvaston Castle Historic Park and Garden and other heritage assets.”	Extends the scope of the criterion and improves clarity of wording.
351.	AC23 (p)	Delete criterion (p)	Unnecessary as addressed by Policy CP2.
352.	AC23 (q)	Delete criterion (q)	Unnecessary as addressed elsewhere in the Plan.
353.	AC23 final paragraph	Delete final sentence and replace with: “This will include a cross-boundary approach to affordable	The deleted text is unnecessary as these measures are addressed elsewhere in the plan and are, in any event, standard measures that a local authority can take in delivering

		housing.”	development. This text is better placed in the ‘supporting text’.  The additional text is important, however, in providing comfort that the Councils will take a comprehensive approach to the provision of infrastructure and affordable housing.
354.	AC23 6.23.12	<p>Add following text to end of paragraph:</p> <p>“The Council will expect all developers to prepare a ‘Development Framework Document’ which demonstrate how comprehensive development will be delivered. This should demonstrate that a coordinated approach is being taken to such things as phasing, layout, design, drainage, accessibility and any other infrastructure provision required. In line with other policies in the Plan, any and all mechanisms for delivering this will be considered by the Council in assist in the delivery of the site. This could include developing SPDs, Masterplans, entering into legal agreements or the use of compulsory purchase powers. .”</p>	Provides further guidance on policy requirements; emphasising the need for a coordinated approach and what the ‘DFD’ should include. It also brings text previously in the policy into the supporting text. This confirms that the Council is prepared to use any of its powers (should they be necessary) to facilitate development.
355.	AC23 6.23.14	<p>Delete final sentence and replace with:</p> <p>“Development of the site should assist in mitigating these issues. “</p>	The final sentence of this could be implied to read that the ‘sequential test’ for the site was not ‘passed’. This is not the case. There are no other suitable ‘unallocated’ sites within the City in flood zone 1 that can provide the scale of development that this site can provide. It is fair to say, however, that the benefits of developing the site have been weighed against drainage issues. It is assumed that these issues can be addressed and mitigated (and may even lead to improvements to the current situation). As such, when taken in the round, the allocation of the site is completely appropriate.

			The additional text rounds off the point being made in 6.23.14 by stating that it is expected that development of the site should be able to address matters of management (for example).
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356.	AC24	Amend policy text to say that sites within the city at the strategic location south of Chellaston will contribute around 100 homes. Supporting text also amended accordingly in paragraph 6.24.2	The previous policy referred to a minimum of 110 new homes but now the site promoter has revised numbers downwards. The change also make the policy consistent with the table of strategic sites in policy CP6
357.	AC24 new criterion	Add new criterion to read: “provide a buffer between new development and the Chellaston Brick Works LNR and ensure existing biodiversity assets are retained and integrated with development.”	This was requested by Natural England and has actually been included as a condition in a recent planning permission for the Woodlands Lane site. As such, it is appropriate to add it to the policy to ensure consistency in the event that this permission should lapse and another application is made in the future.
358.	AC24 6.24.1	Add following text after 2 <sup>nd</sup> sentence: “A buffer will also be provided between the development and Chellaston Brickworks LNR.”	Reflects change to policy.
359.	AC24 6.24.3	Remove reference to the sequential test	Improves clarity and removes scope for misinterpretation.

360.	AC25 (i)	Criterion (i) amended to read: “that if Extra Care housing is included in the development a minimum of 60 units and supporting communal facilities are	Clarification of the Policy. Makes it clear that Extra Care is not a requirement of the policy but that if any extra care housing is provided it should have a critical mass and include supporting
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		provided”	facilities.
361.	AC25 6.26.7	Add following to 6.26.7: “The consideration of surface water and fluvial flooding issues will be an important consideration given the topography of the site and its proximity to the Chaddesden and Lees Brooks.”	Highlights the importance of flooding and drainage issues.

362.	AC26	Criterion (c) amended. Now starts “that the site is only accessed from the A608...”. Paragraph 6.26.4 amended to support the change made to criterion (c).	Made in response to public concerns that the site will be accessed from other existing roads.
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## 7. Making it Happen

363	MH1 (b)	Amendment made to criterion (b): “use enforcement powers” added.	Added for clarity and completeness at the request of the DWT.
364	MH1 fourth paragraph	Fourth paragraph deleted	Deleted text essentially repeated preceding sentence. Removed for clarity.

## 8. Monitoring – How we are doing

365	ALL	A number of additional indicators added to policies	To ensure Council is able to monitor policies effectively.
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9. Appendices			
366	Appendix A	E18-E22 – Changed to ‘Partially Replaced’ rather than just replaced.	Some of the more detailed development management type guidance currently provided in the CDLPR heritage policies is not adequately addressed in CP20 or the NPPF. Therefore it needs to be retained and reviewed through the Local Plan Part 2.
367	Appendix A	CP2- indicator to monitor traffic levels at strategic locations in the City added	Added in response to a comment from a member of the public. The change will help to assess the effectiveness of the transport policies.
368	Appendix A	AC2 – indicator to monitor the number of market stalls rented in the City added	Added in response to a comment from a member of the public. The change will help to assess the effectiveness of the City Centre ‘viability’ policies.
369	Appendix B	Residential parking standards – replace existing text with: “Residential parking will be negotiated site by site on the basis of the size of the proposed dwellings, availability of public transport and consideration of existing on-street parking issues”	This provides a more appropriate mechanism for dealing with residential parking. The 6Cs guidance does not always reflect the local circumstances or context of proposals within the City. A more flexible approach will be the most sensible.
370	Appendix	Glossary of Terms added	Added for clarification

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## **Appendix A: New Policy Wording and Supporting Text: AC7, The River Derwent Corridor:**

The River Derwent Corridor runs through the heart of the city and forms a key part of Derby's identity. It is an underutilised asset that has significant potential to deliver multiple benefits.

The Council will continue to work with partners to transform Derby's relationship with the River Derwent by managing the impact of flooding, creating a high quality river corridor and providing opportunities for new business, investment and city living.

The Council will encourage development proposals within the River Derwent Corridor, particularly where they help to implement the Our City Our River (OCOR) programme.

Proposals within the defined River Derwent Corridor will be required to contribute to:

- (a) reducing overall flood risk through the provision of improved and realigned flood defences that create more space for water
- (b) unlocking the economic potential of the River Derwent Corridor through the appropriate regeneration of key riverside development sites
- (c) conserving and enhancing the rich cultural heritage of the Derwent Valley, including protecting the Outstanding Universal Value (OUV) of the World Heritage Site
- (d) creating a high quality river corridor that maximises the river corridor's leisure and tourism potential and enhances its links to the City Centre
- (e) promoting of the River Derwent Corridor as a sustainable transport route for walkers and cyclists, providing access and connectivity along the riverside
- (f) protecting and enhancing the landscape character of the river corridor and its contribution to the green infrastructure and biodiversity networks within and beyond Derby
- (g) improving the ecological status of the River Derwent to deliver Water Framework Directive objectives

All proposals within the defined area will be assessed in terms of their response to these objectives, taking account of context and the nature of proposals.



**The Council will also encourage proposals that:**

**(h) harness the potential of the River Derwent Corridor for renewable energy production**

**(i) facilitate the removal of barriers to navigation and the movement of wildlife along the river**

The River Derwent Corridor runs through the heart of Derby, passing through some of the most important and iconic areas of the city, including the Derwent Valley Mills World Heritage Site to the north, the city centre and modern commercial areas to the east. It is an integral part of Derby's identity and has been the focal point for Derby's evolution since the Roman's first colonised its banks through to the industrial revolution which harnessed its power. However, as the City has expanded throughout the 20<sup>th</sup> and 21<sup>st</sup> Centuries, Derby has turned its back and the important relationship between city and river has weakened. This is an issue that the Council wishes to begin to rectify during the Plan period.

The River Derwent and surrounding corridor has enormous untapped potential which will need to be exploited in order to rebuild the relationship between the modern city of Derby and the river. It contains a wealth of assets including important heritage, green infrastructure and biodiversity, but also significant waterside regeneration sites. These assets need to be utilised in order to derive wider benefits and increase the contribution that the river corridor makes to the well-being of the City.

One of the most significant assets within the River Derwent Corridor is the Derwent Valley Mills World Heritage Site (DVMWHS). The boundary of the DVMWHS encompasses the river corridor from the northern edge of the city centre to the city boundary in the north and runs all the way to Masson Mill just outside Matlock Bath. The Outstanding Universal Value (OUV) of this area is specifically protected by Policy AC9. The corridor also contains a number of conservation areas and a wealth of listed buildings including the listed Mill Complex at Darley Abbey.

The most significant constraint on the Council's ability to forge a new relationship with the River Derwent has been the issue of flood risk, particularly once the impact of climate change is taken into account. The River Derwent is a complex system that requires a comprehensive, joined up approach if flood risk is to be appropriately managed without prejudicing economic potential. The Council has been working in partnership with the Environment Agency (EA) for a number of years in order to develop a masterplan that does just this. Our City Our River (OCOR) is a comprehensive programme that will deliver realigned flood defences, creating more space for flood waters, whilst helping to unlock the economic, recreational and ecological potential of the river. The OCOR programme forms the centrepiece of the Council's approach to re-establishing the relationship between the city and the river. Development Management mechanisms to enable the implementation of the OCOR programme are outlined in Policy AC8.

In order to successfully re-establish Derby's relationship with the River Derwent and deliver the OCOR programme, it will be important to ensure that new developments help to deliver the seven objectives set out in Policy AC7. The objectives relate to the key assets within the corridor that make it special and need to be conserved and enhanced, including cultural heritage, green infrastructure, landscape quality and biodiversity, whilst also identifying the key

outcomes that need to be achieved in order to re-establish the River Derwent at the heart of Derby's economy. Key outcomes include reducing overall flood risk, unlocking economic potential (including leisure and tourism), improved connectivity and enhanced recreational benefits. Development proposals that contribute towards the achievement of these objectives will generally be encouraged, whilst proposals that have the potential to prejudice the achievement of any of the objectives will generally be resisted.

There are a number of development sites within the corridor that have significant potential to deliver regeneration and a number of the objectives listed in the Policy. Sites within and to the north of the city centre have the potential to deliver new residential and commercial uses, including the Darley Abbey Mills Complex which is specifically identified in Policy AC10. Other potential development sites will be specifically identified through the Local Plan Part 2. Sites to the east of the city centre are generally more suitable for employment uses and include the Derwent Triangle in Chaddesden (AC11), Derby Commercial Park (AC12) at the southern end of Raynesway and the former Celanese Acetate site in Spondon (AC13).

Opportunities to improve navigation and the movement of wildlife along the river will be supported by the Council in principle. The removal of weirs may contribute to achieving these aims. Opportunities to create linkages between the river and proposals to restore the Derby and Sandiacre Canal will also be supported in principle.

The River Derwent corridor also has potential in terms of renewable energy generation. There is already an operational hydro-electric plant at Longbridge Weir which helps to power the newly refurbished Council House and two large wind turbines have been erected further downstream at the Severn Trent water reclamation works. The Council are keen to see additional potential investigated and where appropriate fully exploited, subject to the provisions of this Plan, including the need for appropriate measures to protect the natural environment.

## **Appendix B: New Policy Wording and Supporting Text: AC8, Our City Our River:**

The 'Our City Our River' (OCOR) programme is the Council and Environment Agency's shared vision to reduce flood risk by providing improved and realigned flood defences, thus creating more space for water. It will create significant opportunities for new development along the river corridor by providing appropriate levels of flood protection whilst enhancing the leisure, tourism, ecological and sustainable transport value of the River Derwent and its tributaries.

Developers of sites within the defined OCOR area will be encouraged to engage with the OCOR programme at the earliest opportunity and work collaboratively with the City Council and the Environment Agency in order to ensure that the objectives set out in in this Policy and AC7 are achieved.

In order to successfully deliver the OCOR programme and achieve the objectives set out in Policy AC7, the Council will:

- (a) ensure that development lying within the identified OCOR area does not prejudice the implementation of:
  - improved and realigned flood defences
  - realigned flood conveyance corridors
  - other benefits associated with the OCOR programme

Where appropriate, the Council will also:

- (b) require development proposals within the identified OCOR area to implement the OCOR programme by incorporating the required flood defences into their design and through the provision of the new defences, necessary to facilitate development
- (c) seek to enter into legal agreements to secure the provision and maintenance of new defences from developers of proposals within the identified area
- (d) require development proposals within the identified OCOR area to enable access to the flood defences for essential maintenance and inspection purposes
- (e) require development proposals to provide appropriate environmental enhancements to help mitigate and / or compensate for the environmental impacts of new flood defences, necessary to enable development

In addition, the Council will:

- (f) require all new flood defences to be sympathetically designed taking account of the visual and historic sensitivity of the River Derwent Corridor**
- (g) seek opportunities to provide environmental enhancements along the River Derwent Corridor, including enhancements to green infrastructure and biodiversity networks and opportunities to provide new public realm, including public art where it will contribute towards placemaking**
- (h) investigate opportunities to seek contributions from developments that directly benefit from the implementation of the OCOR programme, where developments have not already contributed in the form of providing new defences. This will be investigated through the preparation of the Local Plan, Part 2**

Reducing overall flood risk is the key to unlocking the potential of the River Derwent Corridor and re-establishing the relationship between the city and the river. The OCOR programme is a major flood alleviation scheme that will reduce overall flood risk within the River Derwent Corridor and facilitate the regeneration of key riverside sites.

In order to allow key riverside development sites to be developed, some of the existing flood defences will need to be set back from their existing positions to create a wider corridor to allow conveyance of water through the City during extreme weather events. Land within the flood defences will form the River Derwent's functional floodplain. Therefore, development within the defences should be essential infrastructure or water compatible, in line with national policy. This will enable the creation of a high quality river corridor that makes the most of the river corridor's recreational, tourist and waterside potential, utilising its rich cultural and natural heritage. It will also create significant opportunities for new businesses, investment and city living associated with the river.

The Council, in partnership with the Environment Agency (EA) has prepared and adopted a programme of work / masterplan to help guide development within and around the new corridor. In working to help deliver the new corridor, the Council will seek to ensure that regeneration opportunities are maximised and that land is developed in a manner that integrates new development into the corridor whilst helping to improve overall flood resilience.

The Council has made a commitment to securing a significant proportion of the funding required to complete the OCOR programme. However, developers of key riverside sites that require the delivery of the OCOR programme to enable development will be required to design the improved and realigned flood defences into the layout of new developments and provide the new defences in line with the OCOR programme. The Council acknowledge that this may impact upon the viability of development sites and therefore developers of key riverside sites are encouraged to engage with the OCOR programme at the

earliest opportunity. The Council and EA wish to work collaboratively with developers to ensure that the OCOR programme is delivered in a cost effective manner that secures the objectives set out in Policy AC7.

In some circumstances, the Council and the EA may need to enter into legal agreements to secure the provision of improved and realigned flood defences, but also to ensure that defences are maintained, particularly where defences form an integral part of the design of a development.

It may also be appropriate in some circumstances for developers to provide environmental mitigation and compensation, particularly where the provision of improved and realigned flood defences that are required as part of the development of a site would lead to impacts on green infrastructure, biodiversity and / or townscape.

The OCOR programme will provide opportunities to enhance the riverside environment as well as creating new leisure and recreational uses which will link in with the City's existing green network. It will also create a focus for outdoor entertainment and tourism related development, especially where these can be integrated within the City Centre or existing green open spaces within the corridor. The Council will actively seek opportunities over and above those required for mitigation and compensation, to further enhance the environmental quality of the river corridor. This will include enhancements to green infrastructure, biodiversity and townscape, particularly through the provision of new and enhanced public realm, public art and opportunities to enhance the understanding and interpretation of heritage assets.

Development within the corridor must also accord with other relevant plan policies, particularly in relation to delivering high quality design and placemaking and protecting heritage assets. This will be particularly relevant in areas congruent with the Darley Abbey, Little Chester, Strutts Park and Nottingham Road Conservation Areas, the Darley Abbey Green Wedge, the Derwent Valley World Heritage Site and the city centre.

Whilst the Council has made a commitment to securing a significant proportion of the funding required to complete the OCOR programme, the Council will investigate opportunities to try and recover some of the costs of implementing it. There are a number of development sites that could directly benefit from enhanced flood protection and the subsequent uplift in land value associated with the delivery of the OCOR programme. Some of the sites receiving benefits from the programme will not be required to directly contribute to the implementation of the improved and realigned flood defences. Therefore opportunities to share the costs of this significant infrastructure project amongst potential beneficiaries will be investigated. Potential mechanisms for doing this will be investigated through the production of the Local Plan Part 2.

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