

**DERBY CITY LOCAL PLAN PART 1: CORE STRATEGY**

**STATEMENT OF COMMON GROUND BETWEEN**

**CHRIST CHURCH (OXFORD)**

**AND**

**DERBY CITY COUNCIL**

**IN RELATION TO LAND AT SINFIN MOOR**

Date: April 2016

## **INTRODUCTION:**

- 1.1 In response to objections made by Christ Church (Oxford) to the Local Plan Part 1, this proposed Statement of Common Ground (SoCG) is submitted to respond to the fact that the submitted plan does not provide sufficient clarity in relation to the strategic extension to the employment allocation AC15 within Derby (Land South of Wilmore Road, Sinfin – including Infinity Park Derby), identified by South Derbyshire District Council (SDDC) as a main modification to their submitted Local Plan.

## **BACKGROUND:**

- 2.1 Policy E4 of the SDDC Pre-Submission Local Plan Part 1 (published March 2014) identified an indicative area of land at Sinfin Moor protected against development that would compromise its future use for employment development.
- 2.2 Following the hearing session of the 28<sup>th</sup> November 2014, SDDC agreed to modify Policy E4 and supporting text at paragraph 6.26 to specifically identify land at Sinfin Moor for employment development (B1(b), B1(c), B2 and B8) beyond 2018, as an extension to allocation AC15 within Derby.
- 2.3 The land identified by SDDC measures around 30ha and has the potential to create a comprehensive, coordinated and well integrated extension to allocation AC15. The site has the potential to deliver a part of the South Derby Integrated Transport Link (SDITL) and will only be delivered once a satisfactory transportation mitigation scheme has been identified and demonstrated to be deliverable.
- 2.4 The submitted Derby City Local Plan Part 1 reflects the submitted version of Policy E4 of the SDDC Local Plan Part 1 and identifies the 'indicative' area in South Derbyshire as 'safeguarded' for future employment development.

## MATTERS AGREED AND PROPOSED MODIFICATIONS:

3.1 In light of the agreed modifications to SDDC Policy E4, it is necessary to amend various references to the land in South Derbyshire in the Derby City Local Plan Part 1. A number of modifications were suggested by Derby City Council in document CD002 (CS11, 12 and 71) in order to address this issue, however it agreed that further / amended modifications are necessary to appropriately reflect the modifications agreed by SDDC.

Proposed modifications to the Derby City Local Plan Part 1 include:

- To amend reference to land being 'safeguarded' to 'identified' in Paragraph 4.10, in line with proposed minor modification CS11.
- To amend Paragraph 4.31 (replacing proposed minor modification CS12), to read:


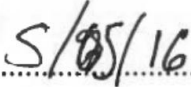
*'Nonetheless, additional commercial need will be met through the recycling of existing employment sites and through the extension to of the employment site to the south of Wilmore Road if necessary. South Derbyshire District Council has safeguarded identified this land to enable its ~~release potentially in the future~~ development beyond 2018, subject to satisfactory transportation mitigation being identified and demonstrated to be deliverable.*

- To amend Paragraph 5.10.20 to replace reference to land being 'safeguarded' to 'identified'.
- To amend criteria (k) of AC15 to read:

*(k) seek to ensure that the site is developed comprehensively and that development on one part of the site does not prejudice development of the remainder, ~~or~~ its long term expansion, or implementation of the 'South Derby Integrated Transport Link'*

- To amend Key Diagram and Figures 10, 28 and 29 to show specific area identified by SDDC, as shown in Appendix 1.
- To amend associated 'keys' alongside Key Diagram and Figures 10, 28 and 29 to read 'Land in South Derbyshire identified for employment development post 2018' - replacing proposed minor modification CS71

Signed by  .....Date: 06/05/2016  
On behalf of Derby City Council

Signed by  .....Date  .....  
On behalf of Christ Church (Oxford)

APPENDIX 1:

