

Minor Modifications

South Derbyshire District Council Submission Local Plan Part 2

This document details the Council's proposed minor modifications to the South Derbyshire Submission Local Plan Part 2. These modifications seek to improve mainly the presentation of the document.

The modifications are proposed in light of the hearings that have taken place and also the representations received during the Pre-Submission Local Plan Part 2 consultation.

The proposed minor modifications are listed in the order they appear in the Submission version of the Plan. For each amendment, information on the proposed change and the reason for the change is given. Where new text is proposed it is shown in bold, where text is proposed for removal it has been struck through, and any comments are in italics.

- **Insertion of text**
- ~~Removal of text~~
- *For information*

Updates to paragraph numbers are not included within the modifications table, however will be made to reflect the proposed changes within this modifications document and will run in chronological order.

Modification Ref.	Document Page No.	Policy/ Paragraph	Modified text (deleted text shown as struck through , additional text shown as bold and SDDC comments shown in <i>italics</i>)	Reasons for modification	Source of modification (including representation no. if applicable)
Introduction					
M1	1	1.1	The Local Plan is being was prepared in two parts and sets the spatial strategy for the District up to 2028. It identifies development sites and contains policies for dealing with planning applications for a range of different types of development.	To update the plan	SDDC
M2	1	1.3	Informal consultation on the Part 2 Plan took place between 15 December 2015 and 12 February 2016. Following consideration of the responses received, consultation took place on the Draft Local Plan Part 2 between 20 June and 15 August 2016. The timeframe for the remaining stages leading to adoption is set out below: Pre-Submission Local Plan Part 2 Consultation – October 2016 Submission – December 2016 Public Examination – To be confirmed following submission to PINS Adoption – May 2017.	To update the plan	SDDC
M3	1	1.4	Once adopted , Part 1 and Part 2 of the Plan should be read as a whole, as more than one policy may apply. Furthermore, once adopted , Part 1 and Part 2 of the Plan will supersede the saved policies from the 1998 Local Plan.	To update the plan	SDDC
M4	1	1.5	The following pages set out the proposed non-strategic housing allocations and development management policies for the Local Plan Part 2, which, once adopted, will be used alongside policies in the Local Plan Part 1 in making decisions on planning applications. Where the same policy chapter headings exist within both parts of the Plan, the policy	To update the plan	SDDC

			numbers within Part 2 continue on from those within Part 1. For example, the last policy within the Built and Natural Environment chapter of Part 1 Plan is BNE4, so the next policy within the Built and Natural Environment chapter within Part 2 is BNE5.		
M5	1	1.7	Like the Local Plan Part 1, Part 2 has been prepared following extensive consultation and participation from a wide range of individuals, interest groups, public service providers, infrastructure providers, investors, land owners and developers. Consultation has been undertaken in accordance with our published Statement of Community Involvement and, additionally, embedded the localism agenda being encouraged by the Government. A fuller explanation of how we have involved people in drawing up the Local Plan Part 2 can be viewed within the Consultation Statement at: www.south-derbys.gov.uk/localplanpart2	To update the plan	SDDC
M6	1	1.8	The Pre-Submission Local Plan Part 2 is supported by a robust and wide ranging technical evidence base. This includes a 'Sustainability Appraisal' of the likely significant social, economic and environmental effects of all the reasonable options considered, including the preferred strategy and policies. A Habitats Regulation Assessment (HRA) Screening Statement has also been prepared, which concludes that the Pre-Submission Local Plan Part 2 will not result in any significant harm to the River Mease Special Area of Conservation (SAC), or any other Natura 2000 site. This document forms part of the current Pre-Submission Local Plan Part 2 consultation.	To update the plan	SDDC
M7	1	1.9	The Consultation Statement completes the documents for consultation. This document sets out the consultation undertaken and summarises the responses received including those from the Draft Plan consultation.	To update the plan	SDDC

M8	1	1.10	Documents will be written that provide additional guidance for policies in both the Part 1 and Part 2 in the form of s Supplementary Planning guidance Documents (SPDs) . Details of the SPDs are set out in the Local Development Schemes along with the timetable for consultation and implementation.	To update the plan	SDDC
Housing					
M9	5	3.1	<ul style="list-style-type: none"> Policy S4 in Part 1 of the Plan requires 600 dwellings to be allocated as non-strategic sites as part of the overall housing target of at least 12,618 dwellings. 	Change to ensure consistency with Policy S4	Framptons (60) and Framptons on behalf of McGrath Family (061)
M10	6	H23A	<ul style="list-style-type: none"> A Landscape buffer to the north, east and south west to be implemented and enhanced ment made to the south. 	Change for clarity	SDDC and Howard Sharp and Partners on behalf of Providence Land (027)
M11	6	H23A	<ul style="list-style-type: none"> Public open space to be provided to the eastern western part of the site. 	Change to correct reference to west rather than east of the site.	SDDC and Howard Sharp and Partners on behalf of Providence Land (027)
M12	6	H23A	<ul style="list-style-type: none"> Use of 1.5 storey dwellings along the eastern and southern edges of the site in close proximity to the southern boundary 	Change for clarity	SDDC and Howard Sharp and Partners on behalf of Providence Land (027)
M13	6	H23A	<ul style="list-style-type: none"> An off-site affordable housing contribution to be made. 	Change to provide up to date information.	SDDC
M14	7	H23B	<ul style="list-style-type: none"> Site Character area A – no more than 4 dwellings per hectare (gross) 	Change for clarity	SDDC
M15	7	H23B	<ul style="list-style-type: none"> Site Character area B – no more than 6 dwellings per hectare (gross) 	Change for clarity	SDDC
M16	7	H23B	<ul style="list-style-type: none"> Site Character area C – no more than 8 dwellings per hectare (gross) 	Change for clarity	SDDC
M17	7	H23B	<ul style="list-style-type: none"> A Landscape buffer implemented along the eastern 	Change to detail	SDDC

			and western boundary of the site implemented and enhanced		
M18	7	H23B	<ul style="list-style-type: none"> No more than 3 dwellings on the frontage of site to Egginton Road Jacksons Lane 	Change to correct reference of the road reference.	SDDC
M19	13	H23I	<p><i>Title</i> Policy 23I: Land at Mount Pleasant Road, Repton</p>	Correction to ensure consistency with Policy H23	SDDC
M20	12	H23G	<ul style="list-style-type: none"> The housing mix of the site will include at least two bungalows 	Grammatical error	SDDC
M21	15	H23J	<ul style="list-style-type: none"> Introduction of a landscaping buffer to all boundaries (where appropriate) of the site with an enhanced buffer required along the southern and eastern boundary. A landscaping buffer to be implemented and enhanced on the south western area of the site. 	Change for clarity	SDDC
M22	15	H23J	<ul style="list-style-type: none"> Consideration of A detailed drainage issues strategy will be required 	Change for clarity	SDDC
M23	15	H23J	<ul style="list-style-type: none"> Consideration of topography and use of 1.5 storey dwellings in prominent parts of the site 	Change for clarity	SDDC
M24	18	H23M	<p><i>Title</i> Policy 23M: Land at Montracon, Woodville-Swadlincote</p>	Change for clarity and to ensure consistency	SDDC
M25	25	4.1	National planning policy requires that an appropriate balance is struck between development supporting a prosperous rural economy and conserving and enhancing the built and natural environment. The policies in this section seek to provide the appropriate safeguards to ensure that development which must take place in the countryside does not lead to unacceptable environmental effects.	Change to ensure that paragraph is correct in introducing section 4.	SDDC