

Proposed Modifications to the South Derbyshire Local Plan Part 1 Review 2022 – 2041 (Publication Version March 2025)

The [South Derbyshire Local Plan Part 1 Review 2022-2041 \(Publication Version\)](#) was published under the National Planning Policy Framework (NPPF) 2024 transitional arrangements for consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 between the 10th March and 25th April 2025.

As a result of representations made during this consultation and further evidence, the Council wishes to make some modifications to the Publication Version of Local Plan. There is no provision in the legislation which allows the Council to replace all or part of the submitted plan with a revised plan during the examination. Therefore, the Council have prepared an addendum consultation to allow stakeholders to comment on the modifications prior to submission to a government-appointed Inspector which will allow the proposed modifications to be considered as part of the submitted plan.

The proposed modifications are divided into Main Modifications and Additional Modifications. Main modifications relate to amendments to the Policies in the plan will be used to determine planning applications, these have the potential to affect the soundness of the Plan and therefore are the focus of the consultation. Additional Modifications relate to other text within the plan and are not considered to affect the soundness of the plan, these modifications are included to rectify typographical mistakes or to add clarity on how the policies within the plan should be applied.

Main Modifications

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
PM1	Policy REV1: Review of the Local	A Plan making for a comprehensive South Derbyshire District Local Plan will commence	The requirement to update the Local Plan has been amended to duplicate the Policy MR1 'Monitoring and Review' (page 117) in

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strikethrough : new text <u>underlined and bold</u>)	Reason
	<p>Development Plan</p> <p>Page 11</p>	<p>immediately upon adoption of the Part 1 Review Plan.</p> <p>B— On adoption of the Part 1 Review Plan, SDDC will publish a new Local Development Scheme to set out the timescales for completion.</p> <p>C The review will be submitted for examination within five years of the adoption of the Part 1 Review Plan.</p> <p>The Council will prepare and submit a new Local Plan in line with the provisions for plan-making set out in the Levelling Up and Regeneration Act 2023. The new plan will secure levels of growth that accord with government policy and will seek to address any unmet housing need within the Derby Housing Market Area. The Plan will also serve to build stronger working relationships with adjoining and nearby authorities and may result in the preparation of a joint strategic plan based on a wider geography.</p>	<p>the recently adopted Amber Valley Borough Local Plan 2022-2040.</p>
PM2	Policy S1: Sustainable Growth Strategy	South Derbyshire will promote sustainable growth to meet its objectively assessed	To ensure that the Local Plan covers a 15-year period from adoption.

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	Page 33	housing and commercial needs in the plan period 2022- 2041 2042 .	
PM3	Policy S1: Sustainable Growth Strategy i) Page 34	Over the plan period (2022 – 2041 2042) at least 44500 15,263 dwellings will be built within South Derbyshire. This comprises 9633 10,140 homes to meet South Derbyshire’s own needs and the remainder to help meet Derby City’s unmet need to reflect the high level of housing delivery experienced in South Derbyshire in recent years; to provide flexibility in regard to site delivery and to help match affordable housing need with delivery as closely as possible.	To ensure that the Local Plan covers a 15-year period from adoption. To accommodate an additional year of housing delivery, 2041-42.
PM4	Policy S4 Page 37	Provision will be made in the Local Plan Part 1 for at least 12470 12,822 additional dwellings on allocated sites over the plan period, comprising dwellings to be provided as part of two three new housing –led strategic sites (as set out in Policies STRA1, and STRA2 and FLG1) plus those remaining to be completed on allocations included in the adopted 2016 Local Plan Part 1, which have been carried forward.	To accommodate an additional year of housing delivery, 2041-42 Updated to reflect the most up-to-date position with regards to unallocated large sites and windfall and losses evidence.

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		<p>In addition 242 dwellings will be provided in the form of dwellings remaining to be completed on saved allocated sites in the adopted 2017 Local Plan Part 2.</p> <p>The balance of provision needed to meet the overall requirement of 14,500 <u>15,263</u> homes, as identified under Policy S1, will be provided through existing unallocated sites of ten dwellings or more with planning permission and windfall development on sites of fewer than ten dwellings comprising a minimum of 1,788 <u>2,390 net</u> dwellings.</p>	
PM5	Policy S7: Retail Page 46	The urban extensions to Derby City (STRA1 and STRA2) will be expected to include some retail provision on site including within local centres that is <u>are</u> appropriate to the size of the development and will not be detrimental to existing retail provision. <u>These should each include an anchor store of approximately 1,000 square metres.</u>	In response to Regulation 19 consultation representations from Derby City Council and Wilson Bowden regarding the size of retail provision and the need for an anchor store.
PM6	STRA1 Para 5.6 Page 49	The sites lies to the southern edge of the administrative boundary of Derby City. To the west lies Housing Allocation H15 Wragley Way, which was first allocated for housing development in the 2006 Local Plan Part 1. Chellaston lies to the east of the site, Derby	Typographical. In response to Regulation 19 consultation representations from Sport England to ensure existing sports facilities are identified.

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strikethrough : new text <u>underlined and bold</u>)	Reason
		City's Local Plan Employment Allocation AC15 (Infinity Park Derby) lies to the north, and the site is bounded by the A50 to the south. <u>The site is currently predominantly in agricultural use but does include a clay shooting ground to the southeast off Lowes Lane.</u>	
PM7	STRA1 A iii) Page 50	Explore <u>the provision of a retirement village or specialist housing for older people</u> within the scheme;	In response to Regulation 19 consultation representations from Derbyshire County Council and Wilson Bowden regarding the need to ensure that the policy is clear and delivers suitable provision for the elderly on site.
PM8	STRA1 B i) Page 50	Provision of an appropriate scale <u>local centre comprising</u> of retail <u>(with an anchor store of approximately 1,000 square metres)</u> , healthcare and community facilities to meet the needs of the new community. It is expected with regard to healthcare that this will comprise a refurbished Sinfin Health Centre;	In response to Regulation 19 consultation representations from Derby City Council and Wilson Bowden regarding the size of retail provision and the need for an anchor store.
PM9	STRA1 (New criterion)	<u>B ii) Provision of appropriate scale healthcare to meet the needs of the new community. It is expected that this will comprise a refurbished Sinfin Health Centre;</u>	In response to Regulation 19 consultation representations from Wilson Bowden regarding the need for healthcare to have its own policy criterion.

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PM10	STRA1 B ii) Page 50	B ii) iii) Contributions towards primary and secondary education, schools and facilities commensurate with the scale of the development, in accordance with INF1, INF12, and the Planning Obligations SPD. This will include; a) The provision within the of site of a two and a half form <u>and a half form</u> entry primary school with nursery, with sufficient land for future expansion; and ...	In response to Regulation 19 consultation representations from Derbyshire County Council to increase primary school provision from 2 to 2.5 with option to expand in line with updated requirements. Typographical mistake was also corrected 'from' to 'form'.
PM11	STRA 1 C iv) Page 51	Ensure that the loss of any sports or recreation facilities that are not surplus to requirements is mitigated through the appropriate replacement <u>delivered in accordance with the Development Framework Document</u> and that new development will not prejudice its use;	In response to Regulation 19 consultation representations from Sport England the policy has been amended to include reference to the timing of delivery of replacement facilities (i.e. the shooting club).
PM12	STRA1 C (New criterion)	<u>Vii) Enhancements to the setting of the Derby Canal, utilising the canal for sustainable drainage where appropriate.</u>	Updated following communication with Derby and Sandiacre Canal Trust who are seeking to restore the Derby Canal.
PM13	STRA1 D v)	v) A layout and form <u>of development</u> that <u>ensures that development is located a sufficient distance from the gas pipeline protected area in accordance with the</u>	In response to Regulation 19 consultation representations from Wilson Bowden and National Grid Electric Distribution (SW) Plc

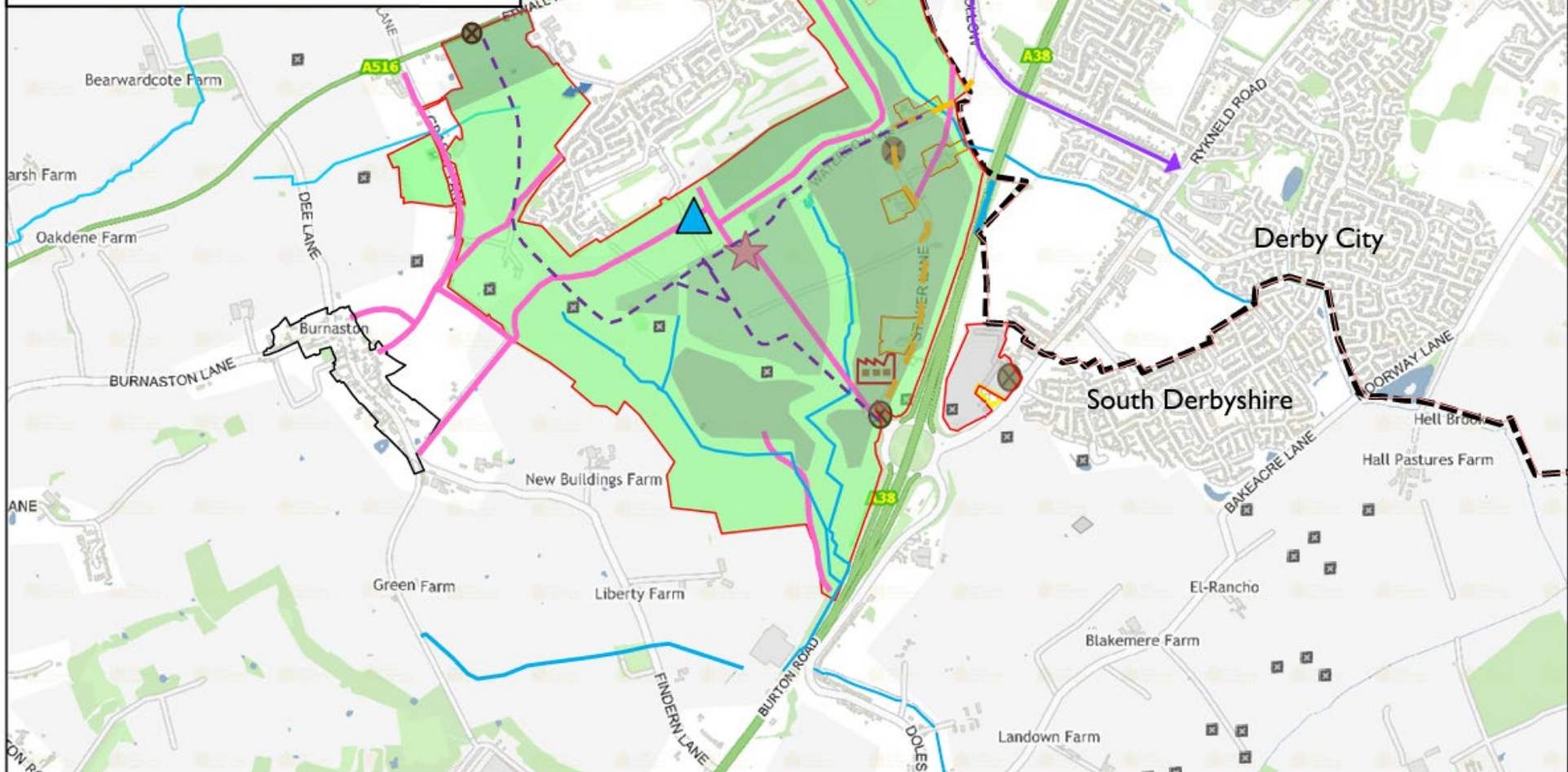
Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
	Page 51	<u>Health and Safety Executive land use methodology and</u> reduces any impact of on gas pipeline protected areas <u>the existing overhead electricity lines with the siting of residential development;</u>	to ensure that essential existing infrastructure is safeguarded.
PM14	STRA1 D viii) Page 52	Safe, functional, attractive and continuous pedestrian and cycle routes shall be provided within and beyond the site, connecting housing to employment, schools, shops, local services and recreation opportunities. These should be segregated where practical and should include links consistent with the existing and proposed Derbyshire Key Cycle Network (KCN) and Local Cycle Network (LCN). They should include recreational routes extending to the South of the A50 and connections to existing and proposed routes within Derby City. <u>Impacts on Swarkestone Sports Field Level Crossing and railway safety should be considered in consultation with National Rail, developer contributions towards suitable mitigation measures may be required if deemed necessary.</u>	In response to Regulation 19 consultation representations from Network Rail.
PM15	STRA2 A iii)	Explore <u>The provision of a retirement village or specialist housing for older people</u> within the scheme;	In response to Regulation 19 consultation representations from Derbyshire County Council and Wilson Bowden regarding the

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	Page 56		need to ensure that the policy is clear and delivers suitable provision for the elderly on site.
PM16	STRA2 A v) New criterion Page 56	<u>c) north of the site – access to be off the A516.</u>	In response to Regulation 19 consultation representations from Derby City Council and Catesby Estates and reflecting the most up to date evidence in the HMA Transport Modelling regarding the need to ensure that local bus services have direct access from the northern side of the site to the A516 as part of a southwest derby integrated transport route and following the design principles set out in the Design Midlands Shaping Streets review.
PM17	STRA2 B iv) Page 56	Provision of a local retail centre <u>(with an anchor store of approximately 1,000 square metres)</u> commensurate with the size of the development to provide for the day to day needs of the development and surrounding area;	In response to Regulation 19 consultation representations from Derby City Council regarding the need to specify the size of retail provision expected on site and the need for an anchor store.
PM18	STRA2 D New criterion	<u>vi) A layout and form of development that reduces any impact on the existing overhead electricity lines;</u>	In response to Regulation 19 consultation representations from National Grid Electric Distribution (SW) Plc
PM19	STRA2	vi-vii	Renumbered due to the insertion of the new criterion in PM18.

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	D vi Page 58		
PM20	STRA2 D vii) Page 58	vii <u>viii)</u>	Renumbered due to the insertion of the new criterion in PM18.
PM21	STRA2 D viii) Page 58	viii) <u>ix)</u> In the event of the transport modelling or other evidence showing the necessity of a A vehicular road between the A516 and A38, this shall be provided as part of a comprehensive development of the site and forming part of the South Derby Integrated Transport Link.	Renumbered due to the insertion of the new criterion in PM18. Modifications in response to the outcomes of the HMA Transport Modelling evidence which demonstrates that a link road is required to mitigate the development.
PM22	STRA2 Indicative Layout	<u>New indicative layout</u> (as shown on the following page)	To reflect the proposed modifications to the policies as above.



STRA 2: Land South of Mickleover Mixed Use Allocation



	South Derbyshire District Boundary		Country Park/Green Infrastructure		Staker Lane		Proposed Education Facilities		Proposed Local Centre
	Site Boundary		Housing Development (Indicative)		Enhances pedestrian/cycle connectivity		Employment Development		
	Burnaston Settlement Boundary		Pedestrian/cycle connections Blue		New Link Road		Vehicular Access Points		
	Land excluded from Development		Corridors		Potential New Footpath Link				

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PM23	H1 2 Page 74	For the above two tiers, development of all sizes within the settlement boundaries will be considered appropriate, and sites adjoining <u>Key Service Village</u> settlement boundaries <u>will be considered appropriate</u> as rural exception sites in accordance with Policy H21 as long as not greater than 25 dwellings.	Policy amended to rectify conflict between the Regulation 19 Policy H1 and Policy H21 with regards to how rural exception sites are considered for the urban areas of Derby, Swadlincote and Burton. Policy H1 as consulted upon allows rural exceptions sites adjacent to the urban areas of Derby, Swadlincote and Burton as long as not greater than 25 dwellings. Policy H21 does not allow rural exception sites in the urban areas of Derby, Swadlincote and Burton.
PM24	Policy H20 A Page 105	The housing mix targets will not be applied to proposals for housing with support, housing with care or residential care bed spaces, where these are on unallocated sites and do not form part of wider housing development schemes incorporating non-specialist housing, .	Typographical error to correct missing full stop.
PM25	H20 D ii) Page 106	10% of all affordable homes <u>where the Council has nomination rights</u> will be required to meet Part M4(3)(b) of the Building Regulations (wheelchair user dwellings) where practicable. Provision of M4(3)(a) (wheelchair adaptable dwellings) will be considered where justified and agreed with the Council prior to the granting of planning permission.	In response to a number of representations received to clarify that M4(3)(b) can only be requested for homes where the Council have nomination rights.
PM26	H20 E ii) Page 106	Sites of 30 or more homes should make provision for 10% of housing capacity to be for serviced plots for self and custom housebuilding. Developers will be expected to enter into a legal agreement to facilitate their delivery. and a lower proportion will only be accepted where a viability assessment clearly demonstrates that the full policy requirement cannot be achieved. These	In response to Regulation 19 consultation representations from Home Builders Federation the policy has been amended to remove duplication with the new proposed criterion F.

		requirements will not be applied in the case of proposals comprising only apartments.	
PM27	H20 New criterion	<u>F Where a proposal comprises a range of housing provision that is significantly at variance with the requirements identified in parts A, B, C, D and E, the applicant will be expected to provide written justification, which should include reference to market signals, local housing needs and scheme viability.</u>	In response to Regulation 19 consultation representations from Home Builders Federation the policy part Eii has been separated into two distinct points (with the creation of criterion F) to ensure that where a proposal comprises a range of housing provision that it is significantly at variance with the requirements identified in parts A, B, C, D and E, the applicant will be expected to provide justification, which should include reference to market signals, local housing needs and scheme viability.
PM28	H21 A Page 108	The Council will seek to secure up to 40- 40 30 % of new housing development as affordable housing as defined in the NPPF on sites of over 10 <u>or more</u> dwellings.	Amended in response to the Plan Wide Viability Assessment interim Affordable Housing Statement and to provide clarity with regards to when the policy applies.
PM29	Policy H22 B i) Page 111	Strategic sites which are defined as housing or mixed-use sites of over 1000 dwellings will be required to: i) provide 5 serviced Gypsy and Traveller pitches per 1000 dwellings, <u>or part thereof</u> , up to a maximum of 15 pitches, to deliver 5 pitches per each 1000 homes with all required pitches to be provided concurrently or prior to the residential completion of the site; or (if it can be demonstrated that the pitches cannot be viably delivered on site)	Amended following further consideration of the delivery of Gypsy and Traveller pitches and to ensure that appropriate provision is delivered.
PM30	SD2 B v Page 135	v. Provide a site-specific Flood Risk Assessment (if required), which fully considers the issues of flooding from sewers, <u>reservoirs</u> , canal infrastructure failure, groundwater rising from former coal mining areas, and watercourses.	In response to Regulation 19 consultation representations from the Environment Agency.
PM31	SD2 F	Proposals for flood management (<u>including Natural Flood Management (NFM)</u>) or other infrastructure offering improvements that lower the risk of flooding will be supported, subject to the proposal having no other	In response to Regulation 19 consultation representations from Environment Agency Regulation 19 Representations.

	Page 136	adverse effects on local amenity and/or flood risk elsewhere. Where new flood related infrastructure is proposed opportunities for delivering environmental improvements including biodiversity gain and green infrastructure delivery should be fully considered by those delivering the project.	
PM32	SD3 A v) Page 139	v) Ensuring that all relevant developments within the catchment of the River Mease, support the delivery of the River Mease Water Quality Management Plan in order to improve the quality of the River Mease Special Area of Conservation.	In response to Regulation 19 consultation representations from Natural England and the Environment Agency representations this part of the policy has been moved into a River Mease section of the policy under criteria C.
PM33	SD3 A vi) Page 139	New development within the catchment will only be allowed where there is sufficient headroom capacity available at the named/identified Wastewater Treatment Works to which flows from the development will go; and the proposed development will not cause an adverse effect on the integrity of the SAC where appropriate, the provision of bespoke mitigation measures or contribution to any future strategic mitigation scheme should be made.	In response to Regulation 19 consultation representations from Natural England and the Environment Agency representations this part of the policy has been moved into a River Mease section of the policy under criteria C.
PM34	SD3 C Page 140	<u>River Mease</u> <u>All relevant developments within the catchment of the River Mease should support the delivery of the River Mease Water Quality Management Plan in order to improve the quality of the River Mease Special Area of Conservation and contribute to the achievement of its conservation objectives.</u> <u>New development within the River Mease catchment will only be allowed where there is sufficient headroom capacity available at the named/identified Wastewater Treatment Works to which flows from the development will go; and the proposed development will not cause an adverse effect on the integrity of the SAC where appropriate, the provision of bespoke</u>	In response to Regulation 19 consultation representations from Natural England and the Environment Agency representations the policy has been restructured to move the previous part Av and A vi into a 'River Mease' section of the policy under criteria C.

mitigation measures or contribution to any future strategic mitigation scheme should be made.

All foul flows generated by new development should be connected to the mains sewer wherever possible. Only where a connection to the mains sewer is not technically feasible (given the nature and scale of proposals) will discharges to package treatment works, septic tanks or cess pits be permitted. Developments that utilise non-mains drainage will only be permitted where proposals do not give rise to unacceptable environmental impacts.

All new development within the River Mease catchment should not have an adverse effect on the integrity of the SAC, via nutrient input or any other pathway. In particular:

a) **For all new development creating overnight stays, the Nutrient Neutrality approach should be followed, whereby a calculation of the Phosphorus input is made, then appropriate mitigation is provided to offset this. Mitigation may be delivered via either bespoke mitigation proposals, or via a future strategic mitigation solution.**

For all development, it must be demonstrated that surface water from the development will not cause an adverse effect on the SAC. The use of SuDS is likely to be required to provide certainty of this.

Where there is no headroom capacity available at appropriate wastewater treatment works; or no capacity available within the Developer Contributions Scheme in operation at the time; or exceptionally, as part of the

		development, developers should propose a bespoke mitigation package to avoid an adverse effect on the River Mease SAC with the agreement of the Environment Agency. Development will only be allowed where it is demonstrated that the proposal, on its own and cumulatively with other built and permitted development, will not have an adverse impact, directly or indirectly, on the integrity of the River Mease SAC.	
PM35	SD6 G ii) Page 149	Proposals should avoid the loss of best and most versatile agricultural land <u>where possible</u> ;	In response to Regulation 19 consultation representations from Harmony Energy and Innova Renewables Development Ltd.
PM36	BNE1 A i) g) Page 154	Visual attractiveness: New development should be; visually attractive, sustainably constructed , appropriate, respect important landscape and existing natural features, townscape and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural and landscaping quality;	In response to Regulation 19 consultation representations from Turley on behalf of Hallam Land sustainable construction has been moved under criteria k.
PM37	BNE1 A i) k) Page 154	Resource Use: New development should be <u>sustainably constructed</u> , designed to facilitate the efficient use of resources and support the reuse and recycling of waste throughout the lifecycle of all developments from design, construction, use and after use. New development should provide adequate space for the storage of waste and where appropriate the treatment or collection of waste.	In response to Regulation 19 consultation representations from Turley on behalf of Hallam Land sustainable construction has been moved from criteria g.
PM38	BNE3 B iv) Page 162	Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons as set out in National Planning Policy Framework and a suitable compensation strategy exists. <u>In addition, the potential increase in recreation and human disturbance arising from</u>	In accordance with recommendations within the Habitats Appropriate Assessment.

		<u>development and its impact on these habitats must be assessed and mitigated as part of the planning process.</u>	
PM39	BNE3 B ix Page 163	Ensuring that <u>as a minimum</u> the quality of water courses is maintained and <u>that the quality is</u> enhanced wherever possible.	In response to Regulation 19 consultation representations from Environment Agency.
PM40	INF2 A i) a) Page 175	Travel generated by development, including goods vehicle movement, would have no undue detrimental impact upon local amenity, the environment, highway <u>or railway</u> safety, the efficiency of transport infrastructure and the efficiency and availability of public transport services; and	In response to Regulation 19 consultation representations from Network Rail.
PM41	INF9: Open Space and Recreation C Page 196	<p>The loss of open space, sport and recreational facilities will only be permitted in exceptional circumstances where an assessment shows that existing open space and facilities exceed the required level of provision, the loss would be compensated for through equivalent or better provision or the development would involve the provision of alternative sport or recreation facilities for which there is a greater need.</p> <p><u>Existing open space, sports and recreational buildings and land should not be built on unless:</u></p> <ul style="list-style-type: none"> <u>i) an assessment shows that the open space, buildings or land are surplus to requirements; or</u> <u>ii) the resulting loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location subject to equivalent or better accessibility and management arrangements; or</u> <u>iii) the development is for alternative sports and recreational provision, the need for which outweighs the loss.</u> 	In response to Regulation 19 consultation representations from Sport England who requested that the justification text be used in the policy in place of the existing policy text to ensure any loss is replaced by equivalent or better.

PM42 Housing Trajectory

	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	Total	2042+	
Housing allocations																						0	
STRA1: Infinity Garden Village									15	150	150	150	150	150	150	150	150	150	150	150	150	1665	335
STRA2a: Land South of Mickleover									46	150	150	150	150	150	150	150	150	150	150	150	150	1696	662
STRA2b: Rykneld Road Brun Lane, Mackworth						25	90	27														142	
Policy H2: Land north of William Nadin Way, Swadlincote: Park Road, Newhall. Site A	3	35	30														50	50	50	50	50	250	
Policy H2: Land to the north of William Nadin Way (Site C)	108	64	25	46	32																	68	
Policy H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote	3	35	42	40	55	55	50	26														275	
Policy H4: Broomy Farm, Woodville Road, Woodville	172	103	110	53	35	15																488	
Policy H6: Drakelow Park	72	267	386	164	164	164	164	164	164	164	164	9										2046	
Policy H7: Hilton Depot, The Mease, Hilton	81	14			12																	107	
Policy H11: Land NE of Hatton	104	60	15	103	9																	291	
Policy H12: Highfields Farm	31	2																				33	
Policy H13: Boulton Moor, Elvaston, Phase 1	136	50	38	52	86	76	14															452	
Policy H13: Boulton Moor, Elvaston, Phase 1 care units (66 C2 units, equivalent to 36 C3 units)					35																	35	
Policy H13: Boulton Moor, Elvaston, Phase 2					40	100	100	100	100	50	36											526	
Policy H13: Boulton Moor, Elvaston, Phase 3						25	50	50	50	50	25											250	
Policy H14: Chellaston Fields	48	5																				53	
Policy H15: Wragley Way (Phase1)		32	57	5																		94	
Policy H15: Wragley Way, (Phase 2)							30	75	100	150	150	150	150	150	150	150	150	150	150	145		1850	
Policy H16: Primula Way, Stenson						50	60	60	60	60	60	60	60	60	60	10						600	
Policy H17: Holmleigh Way	9																					9	
Policy H18: Hackwood Farm, Mickleover	74	174	6	36																		290	
Policy H19: Land West of Mickleover, Phase 3a	118	50	14	30																		212	
Policy H19: Land West of Mickleover, Phase 3b				18	122	116	132	132	132	120	11											783	
Policy H19: Land West of Mickleover phase 2	27																					27	
Policy H19: Land West of Mickleover (application DMPA/2024/1654)					4	11																15	
Policy E6: Woodville Regeneration Area					10	100	100	49														259	
Local Plan Part 2 allocations																						0	
H23(B) Jacksons Lane, Etwall	8	18	15	9																		50	
H23(C) Derby Road, Hilton	9																					9	
H23(D) Station Road, Melbourne	12	34																				46	
H23(G) Milton Road, Repton			7																			7	
H23(J) Oak Close, Castle Gresley				16	36	18																70	
H23(L) Scropton Road				6	4																	10	
H23(N) Stenson Fields										25	25											50	
Large unallocated sites with planning permission for 10 dwellings or more																						0	
47-51 Alexandra Road, Swadlincote					3																	3	
Kathglow, Dominion Road, Swadlincote					4																	4	
Court Street, Woodville																						0	
Woodville Road, Hartshorne	5	4	4																			13	
Park Road, Church Gresley				14																		14	
Lucas Lane, Hilton	2	23	32																			57	
Coppice Side, Swadlincote (20)						20																20	
York Close, Church Gresley	8					1																9	
Our Monkey Club, Church Gresley			17																			17	
Mercia Marina						14																14	
The Dales, Repton							28															28	
Land off Penkridge Road, Church Gresley				8		6																14	
Salt Box Café, Hatton (66 C2 units, equivalent to 36 C3 units)						35																35	
William Nadin Way, Swadlincote, Site D							15	45	45	45												150	
Orchard Stree, Newhall		25																				25	
Rosliston Road South	14																					14	
Calder Aluminium	1																					1	
Coppice Side, Swadlincote (18)	18																					18	
Mandarin, Hilton	6																					6	
Woodville RD																						0	
Hartshorne Road, Woodville						22	22	10														54	
Archway Motors, Findern						10	6															16	
Swadlincote Lane, Church Gresley							40	40	40	40	27											187	
Kings Newton Land Melbourne										40	40	40	15									135	
Linton Road, Castle Gresley								35	35	5												75	
Jawbone Lane, Melbourne								12	42	12												66	
Land off Willington Road, Etwall								30	36	25												91	
Windfall (Small sites) (2022/23, 2023/24, 2024/25, 2025/26 actual completions)	56	82	72	74	79	79	79	79	79	79	79	79	79	79	79	79	79	79	79	79	79	1548	
Losses (2022/23, 2023/24, 2024/25, 2025/26 actual losses)	-7	-14	-5	-6	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-12	-224	
Local Plan Requirement	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	15260	
Projected Completions (2022/23, 2023/24, 2024/25, 2025/26 actual completions)	1118	1063	865	668	718	930	998	928	921	1128	905	626	592	577	577	577	567	567	567	562	562	15454	
Cumulative Completions	1118	2181	3046	3714	4432	5362	6360	7288	8209	9337	10242	10868	11460	12037	12614	13191	13758	14325	14892	15454			
Difference			102	-95	-45	167	235	165	158	365	142	-137	-171	-186	-186	-186	-196	-196	-196	-201			

The following Additional Modifications are provided as part of the consultation which set out minor modifications to correct typographical changes or add more clarification to the policies supporting text. These modifications are not considered to influence the soundness of the Plan.

Additional Modifications

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
AM1	Cover page	South Derbyshire Local Plan Part 1 Review 2022 – 2044 2	Amended to reflect the Proposed Modifications referenced PM2 and PM3 (above) To ensure that the Local Plan covers a 15-year period from adoption.
AM2	Contents H11 Page 2	Land nNorth eEast of Hatton	Typographical
AM3	Contents Appendix 2 - 6 Page 3	Appendix 2 List of Superseded Policies Appendix 3 List of Saved Policies Appendix 3 Appendix 4 List of Evidence Base Appendix 4 Appendix 5 Housing Trajectory Appendix 6 Monitoring Table	Detail of the appendix had been missed from the contents page. Appendix 3 and 4 had also been duplicated in error.
AM4	About This Local Plan Para 1.1 Page 5	The South Derbyshire Local Plan is the key document that sets out a strategy for future development in South Derbyshire up to 2041 2042 . The Local Plan sets out an ambitious vision and objectives, followed by a	Amended to reflect the Proposed Modifications referenced PM2 and PM3 (above) To ensure that the Local Plan covers a 15-year period from adoption.

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
		clear spatial strategy focusing on strategic allocations. These are followed by policies for managing development and infrastructure to meet the identified challenges facing the District until 2041 2042 to help ensure the vision is met.	
AM5	National Policy Paragraph 1.5 Page 6	It is important that whilst Local Plans should be inspirational aspirational , they should also be realistic in setting out development opportunities and policies to realise this	Typographical
AM6	Overview Paragraph 1.7 Page 6	The Part 1 review also increases what developers need to provide in terms of green space and biodiversity net gain.	Typographical
AM7	Overview Paragraph 1.11 Page 6	It also adds additional detail regarding three strategic scale employment locations.	Typographical
AM8	Overview Paragraph 1.12 Page 6	The Levelling-up and Regeneration Act 2023 requires that, once transitional arrangements end, only comprehensive plans will be able to be submitted under a new planning system. (Plans will no longer be able to be delivered in two parts.) Therefore, where in this document 'the next phase of plan making' is discussed, this means a full review of the Local Plan under the new system.	Typographical

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
AM9	Overview Paragraph 1.15 Page 7	Each of the strategic allocations will have has a detailed set of policy requirements, set out in a strategic allocation policy.	Typographical
AM10	Overview Paragraph 1.19 Page 7	Because the existing plan was adopted relatively recently, between 2016 and 2017 ; , the majority of policies have been built upon and amended to reflect national policy as set out in the National Planning Policy Framework (NPPF) and the local evidence base.	Typographical
AM11	Overview Paragraph 1.25 Page 8	1.25 The Council published the Draft version of this plan for consultation in in October 2024. ; Following consideration of the responses received a number of amendments have been made throughout the document	Typographical
AM12	How will the Local Plan Part 1 be used? Paragraph 1.27 Page 8	Part 1 – Is the strategic part of the Plan ; It contains strategic policies comprising of housing and employment allocations and spatial policies. This is the part that is being reviewed and updated	Typographical
AM13	How will the Local Plan Part 1 be used? Paragraph 1.27	Part 2 – It covers non-strategic housing allocations, detailed heritage and conservation policies, detailed retail polices, Rural Area policies and development management policies.	Typographical

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
	Page 8	This part is being saved and not amended at this time.	
AM14	Local Plan Context Para 1.31 Page 9	The South Derbyshire Local Plan 2022 – 2041 2042 replaces the previously Adopted Local Plan Part 1 (2011 – 2028).	Amended to reflect the Proposed Modifications referenced PM2 and PM3 (above) To ensure that the Local Plan covers a 15-year period from adoption.
To reAM15	Working within a wider Derby Housing Market Area (HMA) Paragraph 1.33 Page 9	The HMA started aligned working and collaboration in 2009 with the outcome being that in 2016 South Derbyshire District Council was able to adopt its Local Plan, followed by Derby City Council adopting its own Local Plan Part 1 in 2017. The Derby HMA local authorities have since continued working together on cross-boundary issues and joint evidence gathering has successfully taken place. This includes the Growth Options Study (2021), the Employment Land Review (2023), the HMA wide Sustainability Appraisal and the HMA Boundary Study (2019).	Typographical
AM16	Local Plan Process Paragraph 1.37 Page 10	The Local Plan Part 1 review updates the existing Part 1 Policies to reflect National Planning Policy and helps address both Derby City's Council's unmet housing need and South Derbyshire's District Council's housing and employment development needs.	Typographical
AM17	The Evidence Base Paragraph 1.39	The South Derbyshire District Council has undertaken a Sustainability Appraisal (SA), which incorporates the requirements of a	Typographical

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
	Page 11	Strategic Environmental Assessment (SEA) and is a legal requirement for the Local Plan production process. It ensures that all of the implications of the Local Plan for the environment, the community and economy are fully assessed throughout the plans production and taken into account.	
AM18	Housing Implementation Strategy and Flexibility Paragraph 1.47 Page 12	Therefore the Council will prepare a Housing Implementation Strategy (HIS) which explains what South Derbyshire District Council would do should there be any barriers to delivering development as proposed in the Plan, and how to respond to changing circumstances.-	Typographical (removal of full stop at the end)
AM19	Housing Implementation Strategy and Flexibility Paragraph 1.48 Page 12	Delivering the strategy will also require a wide range of private, public sector and voluntary bodies working together. In preparing the strategy South Derbyshire <u>District Council</u> has worked with infrastructure providers and landowners / developers to establish that the allocated strategic sites are deliverable.	Typographical
AM20	Housing Implementation Strategy and Flexibility Paragraph 1.49	Seeking alternative sources of funding if problems with infrastructure provision is delaying <u>the</u> development of key strategic sites;	Typographical

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
	Second bullet Page 12		
AM21	A portrait of South Derbyshire Paragraph 2.2 Page 14	For many years the District has been the fastest growing in Derbyshire and is currently one of the fastest growing areas in England. Official forecasts anticipate the population increasing from the current 107,2004 to over 134,124 <u>147,305</u> by 2041 <u>2042</u> . The population is also becoming more diverse elder and <u>aging</u> more diverse with implications for the types of housing, facilities and support services that will be needed in the future.	Population projections updated to reflect additional year in line with Proposed Modification reference PM2 (above). Typographical
AM22	A portrait of South Derbyshire Paragraph 2.6 Page 15	There are high-levels of out-commuting, although the latter <u>which</u> partially reflects the extent of population growth on the fringes of Derby and Burton-on-Trent.	Typographical
AM23	A portrait of South Derbyshire Paragraph 2.11 Page 16	Much employment growth over the plan period is expected to take place outside of the area's traditional sectors, for example in health & social care and the visitor economy, along with emerging significant new sectors such as digital <u>(including production of digital content and information and communication technology goods and services)</u> and low carbon.	Modification to provide clarity as to what was meant by 'digital'.

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strikethrough : new text <u>underlined and bold</u>)	Reason
AM24	A portrait of South Derbyshire Paragraph 2.15 Page 16	Renewable energy generation is taking the forefront for power generation within the District, with applications for major renewable energy power generation facilities including battery energy storage schemes, waste to energy and solar power generation proposals with some of these already approved.	Typographical
AM25	South Derbyshire Key Issues Para 3.1 Page 18	South Derbyshire has the fastest growing population in Derbyshire and evidence suggests that a considerable number of additional homes will be needed by 2044 <u>2042</u> .	Amended to reflect the Proposed Modifications referenced PM2 and PM3 (above) To ensure that the Local Plan covers a 15-year period from adoption.
AM26	Vision Para 3.2 Page 19	The below sets out the vision for South Derbyshire over the period from 2022 up to 2041 <u>2042</u> : The vision for South Derbyshire is one of sustainable growth, renewal and opportunity. By 2044 <u>2042</u> , the economy will have grown with more jobs in a more diverse business environment supported by a more skilled, diverse workforce. The strategy for growth will have delivered at least 14500 <u>15263</u> new homes between 2022 and 2041 <u>2042</u> and ensured the District's housing stock is better aligned to the needs of –	Amended to reflect the Proposed Modifications referenced PM2 and PM3 (above) To ensure that the Local Plan covers a 15-year period from adoption.

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strikethrough : new text <u>underlined and bold</u>)	Reason
		and available to - everyone, irrespective of their stage of life,	
AM27	Vision Paragraph 3.2 Page 20	To accommodate growth, brownfield land and disused buildings will be brought back into beneficial use and major sustainable urban extensions to Derby (<u>STRA1: Infinity Garden Village and STRA2: Land South of Mickleover</u>) will have been developed, providing a wide range of accommodation to meet the expanding housing needs of the City of Derby and South Derbyshire. The growth potential of Derby and these new urban extensions in particular, will have been unlocked through transport and other key infrastructure improvements.	Updated in response to In response to Wilson Bowden and Barratt Redrow and Catesby Estates to reference to strategic housing allocations on the Derby fringe in the vision.
AM28	Vision Paragraph 3.2 Page 20	A culture of good design will also have become <u>been</u> established for all developments in the District.	Typographical
AM29	Vision Paragraph 3.2 Page 21	Agricultural employment and diversification will continue to play a significant role throughout the rural areas of the District, with the high level of productivity and associated business that this brings with it. Employment growth will also continue <u>in locations including along the A50 corridor</u> with the development of the East Midlands Intermodal Park Strategic Rail Freight	Updated in response to Brackley Property Developments to reference the A50 corridor.

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
		Interchange/East Midlands Freeport within the District.	
AM30	Vision Paragraph 3.2 Page 20	To accommodate growth, brownfield land and disused buildings will be brought back into beneficial use and major sustainable urban extensions to Derby will have been developed, providing a wide range of accommodation to meet the expanding housing needs of the City of Derby and South Derbyshire. The growth potential of Derby and these new urban extensions in particular, will have been unlocked through transport and other key infrastructure improvements. <u>These strategic allocations are of a scale which will continue to deliver housing, economic and other infrastructure beyond the 2042 plan period.</u>	In response to Wilson Bowden and Barratt Redrow care of Pegasus in reps doc. To refer to development continuing beyond the plan period.
AM31	Standard Method of Calculating Housing Need Paragraph 4.5 Page 24	<u>Although the Standard Method</u> However, this changes annually with the rolling forward of average household growth projections and the review of housing affordability data, the figure for 2024 <u>6</u> being 507 <u>in line with the transition arrangements,</u> giving a minimum need figure for the plan period 2022-2044 2042 of 9,633 10,140 .	Updated to reflect additional year in line with Proposed Modification reference PM2 (above).
AM32	Duty to Cooperate Paragraph 4.6 Page 24	The legal duty to cooperate as set out in the Localism Act 2011 currently remains in place <u>no longer applies as a legal test but remains important for the effectiveness of the Plan.</u>	Typographical

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through: new text <u>underlined and bold</u>)	Reason
AM33	Statement of Common Ground Paragraph 4.11 Page 25	This Statement of Common Ground has subsequently been updated to explain the approach to <u>the</u> Derby unmet need and the evidence to support the distribution of this throughout the HMA.	Typographical
AM34	AECOM (Growth Options Study) Paragraph 4.14 Page 25	It also highlights what mitigating measures would be likely to be required to enable development.	Typographical
AM35	AECOM (Growth Options Study) Paragraph 4.19 First bullet Page 26	Land to the West of <u>the</u> Derby urban area	Typographical
AM36	AECOM (Growth Options Study) Paragraph 4.20 Page 26	The first of these sites, Land to the West of <u>the</u> Derby Urban Area, extended across the South Derbyshire <u>District Council</u> and Amber Valley <u>Borough Council</u> administrative boundary, indicating potential for growth within both local authority areas at this location.	Typographical
AM37	Derby Capacity Study Paragraph 4.22	On 27 July 2023, Derby wrote to SDDC <u>South Derbyshire District Council</u> setting out its final position on capacity, stating that it had concluded	Typographical

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	Page 27	that the city offered capacity for 12,500 homes. This study has not yet been published.	
AM38	Employment Land Review Paragraph 4.24 Page 27	Quantitative need forecasts are calculated using three different methodologies, the preferred one being based upon the projection of past annual employment land take up. On this basis, in the Local Plan review base year of 2022 there was found to be a surplus of supply for South Derbyshire of 10.23 ha 6.97ha . Thus, it was concluded that South Derbyshire already had a sufficient quantity of land to meet its own needs.	Updated to reflect additional year in line with Proposed Modification reference PM2.
AM39	Local Housing Needs Assessment Paragraph 4.34 Page 29	The study confirms that there are no exceptional circumstances that would justify deviating from the Standard Method of calculating housing needs (specific to South Derbyshire), which identify an overall annual requirement of 522 at the time for South Derbyshire (see above). In terms of affordable housing, it identifies an annual need for 214 additional affordable homes to rent. The need for affordable home ownership products is far lower, although difficult to precisely quantify. All such provision will be subject to viability. It analyses housing needs in terms of bedroom numbers, identifying a particular requirement for two and three-bedroom market homes and one- and two-bedroom affordable homes.	Updated to add clarity to the Housing Requirement being used. Typographical
AM40	Local Housing Needs Assessment	It analyses housing needs in terms of bedroom numbers, identifying a particular requirement for	Typographical (After one - not required)

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strikethrough : new text <u>underlined and bold</u>)	Reason
	Paragraph 4.34 Page 29	two and three-bedroom market homes and one- and two-bedroom affordable homes.	
AM41	Overview Paragraph 4.38 Page 29	In The reviewing of this policy, the Council has undertaken consultation <u>was considered</u> as part of the Issues and Options Consultation which took place in (late 2022) , and <u>through</u> ongoing duty to cooperate meetings and evidence development <u>gathering</u> with the other authorities (Derby City <u>Council</u> and Amber Valley Borough Council) in the Derby Housing Market Area (HMA). A detailed <u>An important part of the evidence prepared was the Derby and South Derbyshire</u> Local Housing Needs Assessment has also been undertaken .	Updated to provide clarity.
AM42	Overview Paragraph 4.41 Page 30	Work has been undertaken by South Derbyshire District Council, Derby City <u>Council</u> and Amber Valley Borough Council to consider options to meet this unmet need, as described in the evidence base section earlier on in this chapter. The Growth Options Study 2021 investigated these options and gave recommendations as to which may be likely to be the most practical and sustainable.	Typographical
AM43	Overview Paragraph 4.42	Underpinned by the Derby Urban Capacity Study, Derby City Council wrote to South Derbyshire District Council and Amber Valley District Council (The HMA authorities) in late	Typographical

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in striketrough : new text <u>underlined and bold</u>)	Reason
	Page 30	2023 to set out the City's unmet housing need, after taking account of how much new development could be accommodated <u>with</u> in the City boundaries.	
AM44	Overview Paragraph 4.43 Page 30	Whilst therefore South Derbyshire's housing needs are being met at present, the district's long-term need for growth up to 2041 <u>2042</u> , and the unmet housing need arising from Derby City are not able to be met by the existing plan.	Amended to reflect the Proposed Modifications referenced PM2 and PM3 (above) To ensure that the Local Plan covers a 15-year period from adoption.
AM45	Overview Paragraph 4.46 Page 31	The e <u>C</u> ouncil has been led by sustainability appraisals both at the housing market area and local authority levels,...	Typographical
AM46	Overview Paragraph 4.47 Page 31	In determining how to plan for this strategic scale need, a garden village approach was developed. The e <u>C</u> ouncil considered several areas which could be suitable for growth, assisted by the Growth Options Study.	Typographical
AM47	Overview Paragraph 4.52 Page 32	As well as building new homes, it is important that new development should boost the economy and create accessible jobs. In order to address this the Derby City <u>Council</u> and South Derbyshire <u>District Council</u> have also considered the amount of new employment land that is needed as part of the 2023 Employment Land Review	Typographical
AM48	Overview	For South Derbyshire the study also recommends that consideration be given to the	Typographical

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strikethrough : new text <u>underlined and bold</u>)	Reason
	Paragraph 4.55 Page 32	identification of new strategic scale sites at Egginton Common (the East Midlands Intermodal Park Strategic Rail Freight Exchange/East Midlands Freeport site), the southwestern part of the former Drakelow Power Station and at Infinity Garden Village. These sites are recommended for inclusion in the Local Plan.	(Full stop at the end)
AM49	Overview Paragraph 4.58 Page 33	Retail development is limited in South Derbyshire due to its location between <u>the</u> larger City centres of Derby and Nottingham and also a wider choice in Burton Upon Trent.	Typographical
AM50	Overview Paragraph 4.60 Page 33	The following policy offers an overall strategy for guiding development in the district to 2041 <u>2042</u> in a way that most closely supports sustainable development, along with regeneration and increased prosperity in each of its settlements.	Amended to reflect the Proposed Modifications referenced PM2 and PM3 (above) To ensure that the Local Plan covers a 15-year period from adoption.
AM51	South Derbyshire Housing Growth 2022-2041 Section header Page 36	South Derbyshire Housing Growth 2022- 2041 <u>2042</u>	Amended to reflect the Proposed Modifications referenced PM2 and PM3 (above) To ensure that the Local Plan covers a 15-year period from adoption.
AM52	South Derbyshire Housing Growth 2022-2041	The Localism Act and the NPPF introduce a requirement for local authorities to plan on a larger than local scale under the statutory Duty to Co-operate. This means that adjoining	Typographical

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	Paragraph 4.69 Page 36	e <u>C</u> ouncils should work together to meet the development needs collectively of the area, particularly where these needs cannot be wholly met within the local authority area. As part of the Derby HMA South Derbyshire <u>District Council</u> has worked in an aligned manner with Derby City <u>Council</u> and Amber Valley Borough Council since 2009.															
AM53	Explanation 4.72 Page 38	<table border="1"> <thead> <tr> <th data-bbox="770 611 1016 679">Strategic Site allocations</th> <th data-bbox="1016 611 1263 679">No of dwelling</th> </tr> </thead> <tbody> <tr> <td data-bbox="770 679 1016 791">STRA 1: Infinity Garden Village</td> <td data-bbox="1016 679 1263 791">2000 (1800 <u>1665</u> within plan period)</td> </tr> <tr> <td data-bbox="770 791 1016 903">STRA 2: Land South of Mickleover</td> <td data-bbox="1016 791 1263 903">2500 (1650 <u>1838</u> within plan period)</td> </tr> <tr> <td data-bbox="770 903 1016 1015">FLG1: Brun Lane, Mackworth</td> <td data-bbox="1016 903 1263 1015">250</td> </tr> <tr> <td data-bbox="770 1015 1016 1126">2016 Local Plan Part 1 allocations</td> <td data-bbox="1016 1015 1263 1126">Remaining dwellings carried forward</td> </tr> <tr> <td data-bbox="770 1126 1016 1238">H2 Land at William Nadin Way, Swadlincote</td> <td data-bbox="1016 1126 1263 1238">343 <u>32</u></td> </tr> <tr> <td data-bbox="770 1238 1016 1350">H3 Land at Church Street,</td> <td data-bbox="1016 1238 1263 1350">306 <u>186</u></td> </tr> </tbody> </table>	Strategic Site allocations	No of dwelling	STRA 1: Infinity Garden Village	2000 (1800 <u>1665</u> within plan period)	STRA 2: Land South of Mickleover	2500 (1650 <u>1838</u> within plan period)	FLG1: Brun Lane, Mackworth	250	2016 Local Plan Part 1 allocations	Remaining dwellings carried forward	H2 Land at William Nadin Way, Swadlincote	343 <u>32</u>	H3 Land at Church Street,	306 <u>186</u>	Updated in line with new delivery evidence (see also Housing Trajectory PM43)
Strategic Site allocations	No of dwelling																
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Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through: new text <u>underlined and bold</u>)		Reason
		Church Gresley		
		H4 Land at Broomy Farm, Woodville	488 <u>50</u>	
		H6 Drakelow Park	2046 <u>1157</u>	
		H7 Hilton Depot, The Mease, Hilton	107 <u>12</u>	
		H11 Land North East of Hatton	291 <u>9</u>	
		H12 Highfields Farm	33 <u>0</u>	
		H13 Boulton Moor	4286 <u>987</u> (inc care facility)	
		H14 Chellaston Fields	53 <u>0</u>	
		H15 Wragley Way	4944 <u>1850</u>	
		H16 Primula Way, Sunnyhill	500 <u>600</u>	
		H17 Holmleigh Way, Chellaston	9 <u>0</u>	
		H18 Hackwood	290 <u>0</u>	

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strikethrough : new text <u>underlined and bold</u>)		Reason
		Farm, Mickleover		
		H19 Land West of Mickleover	1024 <u>780</u>	
		E6 Woodville Regeneration Area	300 <u>259</u>	
		Total (STRA1, STRA2, H2-H19, E6)	12470 <u>9675</u>	
		2017 Local Plan Part 2 allocations	Remaining dwellings carried forward	
		H23B Jacksons Lane, Etwall	50 <u>0</u>	
		H23 C Derby Road, Hilton	9 <u>0</u>	
		H23D Station Road, Melbourne	46 <u>0</u>	
		H23 (G) Milton Road, Repton	7 <u>0</u>	
		H23 J Oak Close, Castle Gresley	70 <u>54</u>	
		H23 L Land North of	10 <u>4</u>	

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		<table border="1"> <tr> <td>Scropton Road, Scropton</td> <td></td> </tr> <tr> <td>H23 N Stenson Fields</td> <td>50</td> </tr> <tr> <td>Total (H23B-H23N)</td> <td>242 <u>108</u></td> </tr> </table>	Scropton Road, Scropton		H23 N Stenson Fields	50	Total (H23B-H23N)	242 <u>108</u>	
Scropton Road, Scropton									
H23 N Stenson Fields	50								
Total (H23B-H23N)	242 <u>108</u>								
AM54	Explanation Paragraph 4.73 Page 39	Over the period since the adoption of the 2016 Local Plan Part 1 an average of 84 79 dwellings per annum have been completed on windfall sites of fewer than ten dwellings.	Updated in line with new delivery evidence (see also Housing Trajectory PM43)						
AM55	Explanation Paragraph 4.74 Page 39	Over the same period an average of 43 12 existing dwellings per annum have been lost.	Updated in line with new delivery evidence (see also Housing Trajectory PM43)						
AM56	Delivering Economic Growth Paragraph 4.75 Page 39	Extrapolated over the new Local Plan Part 1 plan period of 49 20 years, these rates of small site windfall development and losses could potentially deliver a net 4292 1324 additional dwellings.	Updated in line with new delivery evidence (see also Housing Trajectory PM43)						
AM57	Delivering Economic Growth Paragraph 4.79 Page 39	Due to its location, the District will always be strongly influenced by the fortunes of adjacent settlements, in particular Derby, Burton-on-Trent and Ashby <u>de la Zouch</u> , as well as major employment locations such as East Midlands Airport, East Midlands Gateway and Rolls	Typographical						

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		Royce, all of which provide employment for South Derbyshire residents.	
AM58	Delivering Economic Growth Paragraph 4.82 Page 40	The former Drakelow Power Station site has been identified as a strategic employment site, under policy STRA3. This will provide the opportunity to bring previously developed land into employment use, bringing new jobs in the south of the District, with the planned Walton Bypass offering <u>a</u> much improved access to the A38.	Typographical
AM59	Delivering Economic Growth Paragraph 4.87 Page 40	The economic vision for the District, <u>as</u> set out in the District Council's South Derbyshire Economic Development and Growth Strategy...	Typographical
AM60	Explanation Paragraph 4.93 Page 42	Since the beginning of the adopted Local Plan Part 1 period, 1 April 2011, 64.39 <u>74.87</u> ha of land has been developed for new development in Use Classes (E(g), B2 and B8 as at 31 March 202 <u>4</u> 6).	Updated with new monitoring figures as at 31 st March 2026.
AM61	Explanation Paragraph 4.94 Page 42	Over the same period there have also been losses of established employment land, measuring 24.84 <u>29.28</u> ha in total, mainly comprising redevelopment of older premises for housing.	Updated with new monitoring figures as at 31 st March 2026.
AM62	Explanation Paragraph 4.95	The Derby and South Derbyshire Employment Land Review (ELR) identified a need for 35.86 <u>39.12</u> ha of employment land over the plan	Amended to reflect the Proposed Modifications referenced PM2 and PM3 (above) To ensure that the Local

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strikethrough: new text underlined and bold)	Reason
	Page 42	period 2022-2041 . <u>Extrapolating this figure to cover the period to 2042 gives a need of 40.75</u> , but found that t The employment land supply <u>at 2022</u> , measuring 46.09ha, exceeded this. Therefore, in quantitative terms, there was an oversupply of 40.23 <u>5.34</u> ha, however the development of additional land may potentially still be justified for a number of reasons:	Plan covers a 15-year period from adoption.
AM63	Sustainable Access Paragraph 4.99 Page 43	The goals of the Derbyshire Local Transport Plan (<u>LTP</u>) are to support a resilient local economy, tackle climate change, contribute to better safety, security and health, promote equality of opportunity, improve quality of life and promote a healthy natural environment. Key priorities include efficient transport network management, improved local accessibility and healthier travel habits, better safety and security and the provision of new infrastructure. Policy S6 will assist in the achievement of these goals within South Derbyshire. <u>In February 2026 the East Midlands Combined Councils Authority took over the role of Transport Authority. The Derbyshire Local Transport Plan (LTP) covers the period from 2011-2026 and is to be replaced by a single LTP for the East Midlands Combined County Authority area.</u>	Updated to reflect the new position with regards to the Transport Authority.
AM64	Explanation Paragraph 4.101	This approach has been reiterated in the g Government's National Planning Policy Framework.	Typographical

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strikethrough : new text <u>underlined and bold</u>)	Reason
	Page 45		
AM65	Retail Paragraph 4.109 Page 46	The e C ouncil has not updated the Retail policies in this part 1 update, as the bulk of the policies are contained within the part 2 Plan, including the retail hierarchy and potential redevelopment sites. It is the Council's intention to update retail policy as part of a comprehensive review of the Plan.	Typographical
AM66	Green Belt Paragraph 4.112 Page 46	The Nottingham – Derby Green Belt surrounds the city of Nottingham to prevent it from merging with Derby City and also as well as prevents ing surrounding towns and villages merging.	Typographical
AM67	Explanation Paragraphs 4.115 & 4.116 Page 47	The southern part of the Nottingham – Derby Green Belt lies within South Derbyshire's administrative boundary and covers the northeast corner of the District, including the villages of Elvaston, Thulston, Ambaston and to the edge of Shardlow. The Nottingham – Derby Green Belt surrounds the city of Nottingham to prevent it from merging with Derby City and prevents surrounding towns and villages from merging. The Burton – Swadlincote Green Belt covers the area between the two towns and prevents Burton upon Trent from merging with Swadlincote. The area covers predominantly	Duplicated text from para 4.112 & 4.113

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
		greenfield land with some built up ribbon development at Stanton along the A444 and Bretby along the A511.	
AM68	Introduction Paragraph 5.2 (Bullet 3) Page 48	Employment development at the Former Drakelow Power Station (detailed requirements now set out here for the development allocated in saved policy BNE12).	Typographical
AM69	Introduction Paragraph 5.5 Page 48	Each of the allocations are shown on a map alongside the policy. The site boundary indicated on the maps illustrates the full site, not the developable area. As such landscaping, additional buffers, open space and roads will be included within the site area as shown. In addition an indicative layout map is included for each allocation to guide the development of the strategic allocations and identify the general proposed location of key features.	Typographical Full stop at end required
AM70	Infinity Garden Village Paragraph 5.6 Page 49	The sites lie to the southern edge of the administrative boundary of Derby City. To the west lies Housing Allocation H15 Wragley Way, which was first allocated for housing development in the 2006 Local Plan Part 1. Chellaston lies to the east of the site, Derby City's Council's Local Plan Employment Allocation AC15 (Infinity Park Derby) lies to the north, and the site is bounded by the A50 to the south.	Typographical

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
AM71	Infinity Garden Village Paragraph 5.8 Page 49	Although the allocation is within South Derbyshire administrative boundary, South Derbyshire District Council will collaboratively work with Derby City Council and other partners to ensure that development of the site, along with the other allocations inside the Southern Derby Area (within South Derbyshire District Council Local Plan and Derby City Council's Local Plan) are developed comprehensively.	Typographical
AM72	STRA1 New justification text To be inserted immediately after the policy text	<p><u>Explanation:</u> <u>Approximately 2000 new homes should be delivered of a tenure and mix to accordance with Policy H20. It is expected that development on the site will legibly interconnect with development allocated through site H15.</u></p> <p><u>The population of the district is aging and demand for retirement provision will increase over the lifetime of the development. Sufficient numbers of new homes to meet the identified needs of people with disabilities, including housing with support, housing with care and residential care bed spaces should be provided in accordance with policy H20.</u></p> <p><u>Strategic Allocations are required to provide 5 Gypsy and Traveller pitches per 1000 dwellings. If it can be demonstrated that the</u></p>	Justification text has been added to provide clarity to the policy requirements.

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through: new text <u>underlined and bold</u>)	Reason
		<p><u>pitches cannot be viably delivered on site, alternative land which meets the criteria of Part C of Policy H22 to accommodate the required numbers of pitches will be required.</u></p> <p><u>Primary vehicle access is expected to be off the A50. This is required to serve both employment and residential traffic and it is expected that safe pedestrian and cycle crossing points are provided. The development should address the conclusions in the Design Review: Shaping Streets.</u></p> <p><u>It is expected that retail facilities will include an anchor store of 1000sqm to provide for local convenience/food to support the new and existing residents and reduce the need for travel elsewhere.</u></p> <p><u>Healthcare provision should be delivered in consultation with the Integrated Care Board (ICB). It is expected that this will be in the form of developer contributions to fund upgrades to refurbish the existing Sinfin Health Centre or appropriate medical centres within close proximity to the site.</u></p> <p><u>Community Facilities should be provided in accordance with the Councils Built Facilities</u></p>	<p>In response to representations from Wilson Bowden.</p>

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through: new text <u>underlined and bold</u>)	Reason
		<p><u>Strategy. The provision of community facilities should consider need arising from the proposed development and any benefit that could be derived from existing residents.</u></p> <p><u>Education should be delivered in consultation with Derbyshire County Council who are the education authority. This includes the provision of at least a 2.5 form entry primary school. The County Council foresee that a 3 form entry may be required in the longer term. Therefore request that 28,860 sqm be provided , although they recognise that 24,030 sqm would be sufficient for 2.5 form entry plus nursery as per the Department for education guidance on school size, Building Bulletin 103.</u></p> <p><u>As set out in the Council's Active Wellbeing Strategy and Green Spaces Strategy there are clear links between health inequalities and deprivation. Well-designed places have a key role in creating opportunities and encouraging healthier choices not just through formal activity like organised sports but through the informal activity such as walking and cycling and reducing the dependence on vehicular travel. New Green Infrastructure provision should support the</u></p>	<p>In response from representations from Derbyshire County Council.</p>

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
		<p><u>objectives of the Council’s Active Wellbeing strategy and Green Spaces Strategy.</u></p> <p><u>Green infrastructure and active travel routes should connect new residents within the infinity garden boundary (as shown on the indicative plan) to existing green infrastructure corridors (e.g. Green Wedges and the Derby and Sandiacre Canal towpath) and residential areas in Derby City and to the countryside south of the A50. It is expected that BNG requirements are met on site and that existing hedges and trees are retained where possible.</u></p> <p><u>As a result of the expected Green Infrastructure connections there could be the possibility of increased usage of Swarkestone Sports Field Level Crossing by pedestrians and cyclists. It is important to ensure that the crossing remains safe and therefore the developers should consult with National Rail to ensure that required mitigation is provided.</u></p> <p><u>There is currently a clay shooting sports facility located within the site. It is expected that a replacement clay shooting sports facility would be provided at an alternative</u></p>	<p>In response to representation from Sport England</p>

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
		<p><u>location off-site (given the impact of noise on existing and future residents). The provision of new sports and recreation facilities should be in accordance with the Councils Playing Pitch Strategy and Built Facilities Strategy.</u></p> <p><u>Existing Gas and electricity infrastructure</u> <u>The mains gas pipe crossing the site must be safeguarded. This should be done in accordance with the Health and Safety Executives land use methodology guidance to ensure that development is located a sufficient distance away from any gas pipeline protected areas.</u></p> <p><u>National Grid Electric Distribution electricity 132kV Overhead electricity lines cross the site. These lines need to be retained in situ through the master planning process to ensure that essential existing infrastructure is safeguarded. National Grid Electric Distribution should be engaged through the master planning exercise to ensure adequate capacity, including the provision of substations, exists within the grid to serve the development.</u></p> <p><u>The site is a cross-boundary site between Derby City Council and South Derbyshire</u></p>	<p>In response to representations from National Grid Electric Distribution to ensure that existing electricity infrastructure is safeguarded through the master planning process and to ensure that National Grid Electric Distribution is engaged through the master planning process so that future capacity and infrastructure can be delivery on site.</p>

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strikethrough : new text <u>underlined and bold</u>)	Reason
		<p><u>District Council. Derby City Council currently has a Green Wedge policy and whilst this designation is outside the South Derbyshire administrative area and therefore does not apply within South Derbyshire, the principles of extending the green wedges concept with green infrastructure beyond the administrative boundary of Derby City is supported. This will ensure that the Green Wedges within Derby are not obstructed by development in South Derbyshire. This is to provide opportunities for Derby City residents to access the countryside beyond the city boundary but also to allow residents of the new allocations the opportunity to access the city via attractive green routes.</u></p> <p><u>The site does not contain any currently identified heritage assets. Notwithstanding this, there are heritage assets adjacent to the site including the designated Ancient Scheduled Monument Swarkestone Lows round barrow cemetery and part of an aggregate field system to the Southeast of the site. Given the importance of the adjacent land as far back as the Bronze Age development should ensure that archaeology assets are suitably assessed and recorded (in accordance with policy BNE2).</u></p>	

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strikethrough : new text <u>underlined and bold</u>)	Reason
		<p><u>The use of a Community Use Agreement should be explored with the Education Authority to secure well-managed and safe community use of sports facilities.</u></p>	
AM73	STRA2	<p><u>Explanation:</u></p> <p><u>Approximately 2500 new homes should be delivered of a tenure and mix to accordance with Policy H20. It is expected that the bulk of the development will be to the south of the site with some more limited development fronting onto the A516. Densities should take account of the landform and use adjacent to them, with higher densities around the more urban character local centre and areas adjacent to the main urban parts of the link road, and lower densities (including bungalows) adjacent to the rural character green spaces and active travel routes.</u></p> <p><u>The population of the district is aging and demand for retirement provision will increase over the lifetime of the development. Sufficient numbers of new homes to meet the identified needs of people with disabilities, including housing with support, housing with care and residential care bed spaces should be provided in accordance with policy H20.</u></p>	Justification text has been added to provide clarity to the policy requirements.

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
		<p><u>Strategic Allocations are required to provide 5 Gypsy and Traveller pitches per 1000 dwellings. If it can be demonstrated that the pitches cannot be viably delivered on site, alternative land which meets the criteria of Part C of Policy H22 to accommodate the required numbers of pitches will be required.</u></p> <p><u>The link road between the A516 and the A38 is expected to be designed to achieve slow vehicle speeds and be urban in character in areas of built development, but rural in character where it dissects the Country Park. It is expected that the road will be tree lined, with limited (if any) lighting for the rural character area, and include safe crossing points and, where feasible, segregated cycling routes. The road should be designed in such a way that pedestrians and active travel take precedence and should be of sufficient width to accommodate a bus route and associated infrastructure.</u></p> <p><u>Community Facilities should be provided in accordance with the Councils Built Facilities Strategy. The provision of community facilities should consider need arising from</u></p>	

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		<p><u>the proposed development and any benefit that could be derived from existing residents.</u></p> <p><u>Education should be delivered in consultation with Derbyshire County Council who are the education authority. This includes the provision of a 3 form entry primary school plus nursery which should be delivered as per the Department for education guidance on school size, Building Bulletin 103. It is expected that this will be provided in close proximity to the retail centre to create a multifunctional / multipurpose centre for the new development.</u></p> <p><u>It is expected that retail facilities will include an anchor store of 1000sqm to provide for local convenience/food to support the new and existing residents and reduce the need for travel elsewhere.</u></p> <p><u>As set out in the Council's Active Wellbeing Strategy and Green Spaces Strategy there are clear links between health inequalities and deprivation. Well-designed places have a key role in creating opportunities and encouraging healthier choices not just through formal activity like organised sports</u></p>	

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		<p><u>but through the informal activity such as walking and cycling and reducing the dependence on vehicular travel. New Green Infrastructure provision should support the objectives of the Council's Active Wellbeing strategy and Green Spaces Strategy.</u></p> <p><u>All new and existing residents should have good access to high quality multifunctional open space which fits with both the heritage objective of preserving the setting of the Pastures Hospital in its hilltop location, and the health objective/ vision for the whole site as set out in the Heritage Impact Assessment.</u></p> <p><u>Green Infrastructure should be interconnected, publicly accessible, safe and attractive formal and informal open space. This should include areas of planted landscaping (including woodland), pedestrian and cycle routes, children's play areas, village greens and a Country Park. It is expected that BNG requirements are met on site and that existing hedges and trees are retained where possible.</u></p> <p><u>It is expected that Green Infrastructure will, as a minimum, form a continuous</u></p>	

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		<p><u>'horseshoe' shape around the existing residential properties of the Pastures Estate. New Green Infrastructure should link into key routes to Derby, Mickleover and Burnaston Village, this should include a route over the A516 near the Derby Mickleover Hotel.</u></p> <p><u>A new pedestrian / cycle route and access point which extends the existing public footpath at the north of the site linking to Hospital Lane at the existing school site entrance should be provided. New built development should front on to open space to provide passive surveillance.</u></p> <p><u>It is expected that Green Infrastructure is provided early in the site construction process to ensure that sufficient safe open space is available for walking, cycling and playing for new and existing residents during the construction works.</u></p> <p><u>The site is traversed by a 132kV overhead electricity line which runs roughly east to west through the southern element of the allocation. This essential infrastructure needs to be safeguarded, and the masterplan should identify the presence of the lines and require their retention.</u></p>	

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strikethrough : new text <u>underlined and bold</u>)	Reason
		<p><u>The site is a cross-boundary site between Derby City Council and South Derbyshire District Council. Derby City Council currently has a Green Wedge policy and whilst this designation is outside the South Derbyshire administrative area and therefore does not apply within South Derbyshire, the principles of extending the green wedges concept with green infrastructure beyond the administrative boundary of Derby City is supported. This will ensure that the Green Wedges within Derby are not obstructed by development in South Derbyshire. This is to provide opportunities for Derby City residents to access the countryside beyond the city boundary but also to allow residents of the new allocations the opportunity to access the city via attractive green routes.</u></p> <p><u>The site was previously used for sports pitches by Derby Grammer School prior to the construction of their new facilities at Rykneld Sports Centre. As a result of the replacement facility the sports provision reverted back to agricultural use. The site is directly adjacent to the Pastures Golf Club, and the master planning should consider the mitigation of the potential impacts from such</u></p>	<p>In response to representations received by National Grid Electric Distribution (SW) Plc.</p>

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		<p><u>a neighbour use (such as noise, overshooting, ball strike, lighting etc.). The provision of new sports and recreation facilities should be in accordance with the Councils Playing Pitch Strategy and Built Facilities Strategy. It is expected that new formal sports provision should be focused adjacent to the exiting Mickleover FC playing pitch/ Golf course on the southern side of the Pastures Estate to create a 'sports hub' in a single location.</u></p> <p><u>The use of a Community Use Agreement should be explored with the Education Authority to secure well-managed and safe community use of sports facilities.</u></p>	
AM74	STRA3 New text	<p><u>Explanation</u></p> <p><u>The site is crossed, or within close proximity to, a number of National Grid Energy Transmission electricity infrastructure assets. These include a number of high voltage 400Kv overhead electricity transmission lines and substations which are not surplus to requirements. Development of the site will need to mitigate the impact on these assets to ensure that it does not compromise the effectiveness of the assets</u></p>	Additional justification text has been inserted in response to representations made by National Grid Electric Distribution (SW) Plc.

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		<p><u>and this should be done in consultation with National Grid Electricity Transmission.</u></p> <p><u>The site historically contained cricket pitch provision which has not been in use for a substantial period. The cricket pitch provision did not from part of the assessed existing provision in either the current playing pitch strategy or the previous strategy</u></p>	Additional justification text has been inserted in response to representations received by Sport England
AM75	Explanation Paragraph 5A.2 Page 70	The Policy is to be read in conjunction with Amber Valley Borough Council Local Plan Policy SHGA1 to bring the Growth Area forward for development. Many of the site wide requirements are anticipated to be delivered on the Amber Valley part of the long term strategic housing Growth Area.	Typographical
AM76	Introduction Paragraph 6.3 Page 73	Whilst not all potentially required, contributions are listed in the specifics of a policy. Such e Contributions such as education, transport and health would be expected, as would be the case for any such planning application, whether the site was allocated in the Local Plan or not.	Typographical
AM77	Explanation Paragraph 6.7 Page 75	Careful and on-going monitoring of changes in services and facilities will be undertaken and, where necessary, adjustments will be made to the hierarchy in future reviews of the Plan.	Removal of text which is duplicating the same point in paragraph 6.8 to add clarity.

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AM78	Explanation Paragraph 6.8 Page 75	A refresh <u>review</u> of the settlement hierarchy and settlement boundaries will be undertaken in the next phase of plan making.	Typographical
AM79	Policy H2: Land north of William Nadin Way, Swadlincote Paragraph 6.12 Page 76	Swadlincote t <u>T</u> own e <u>C</u> entre is less than 2km away to the east and as such the site is accessible to a range of shops, services and community facilities, public transport as well as employment opportunities across Swadlincote.	Typographical
AM80	Policy H4: Land at Broomy Farm, Woodville Paragraph 6.17 Page 80	Swadlincote Town Centre is 2.6km away to the south west. Woodville provides a range of services and facilities accessible from the site. 5.32 Development of the site would generate additional traffic, which would need to be managed on the A514, the A511 and the Clock Island j <u>J</u> unction.	Typographical
AM81	Policy H6: Drakelow Park Paragraph 6.18	Drakelow Park, at the site of the former Drakelow Power Stations (A and B), is predominantly brownfield land which is to the south west of Burton u <u>p</u> on Trent in East Staffordshire and is approximately 3km away from Burton u <u>p</u> on Trent. The site lies within the National Forest.	Typographical
AM82	Policy H7: Land at Hilton Depot, Hilton	Land at Hilton Depot, Hilton lies to the south of Hilton. Hilton has seen considerable growth over the last 15 years due to the availability of	Typographical

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	Paragraph 6.20 Page 85	brownfield land, its location close to Derby City and the strategic road networks of the A50 and A38.	
AM83	Policy H7: Land at Hilton Depot, Hilton Paragraph 6.23 Page 85	Parts of the site currently lie within areas at a higher risk of flooding, although works around Scropton, Hatton and Egginton will redefine the actual flood risk locally. The site's location, its predominantly previously developed nature and the wider sustainable community benefits of the new primary school and the potential for additional jobs are seen as being <u>being</u> widely beneficial to Hilton.	Typographical
AM84	Explanation Paragraph 6.44 Page 107	The Council want to ensure that as well as getting the right amount of housing in the right location that the mix of dwelling type, size and density provided on each site is appropriate.	Typographical
AM85	Explanation Paragraph 6.48 Page 108	Between 2015, when the register was first established, and 30 October 2025, 416 <u>135</u> new entries for persons seeking individual plots were added, representing an average of 12.88 <u>13.5</u> per year. On this basis the need for planning permissions for serviced plots, including those needed over the remaining 16 years of the plan period to 2041 <u>2042</u> , can be calculated as follows: $416 + (12.88 \times 17) = 335$ $135 + (13.5 \times 16) = 351$	Explanatory text has been updated to reflect the most up-to-date position with regards to the self-build and custom housebuilding government Delta return. Amended to reflect the Proposed Modifications referenced PM2 and PM3 (above) To ensure that the Local Plan covers a 15-year period from adoption.

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
AM86	Explanation Paragraph 6.50 Page 108	Where self or custom build homes are proposed beyond settlement boundaries, to ensure any planning permission is used for the purpose it is intended, the initial occupancy of the new home will be secured through a Section 106 legal agreement with a requirement for the first occupant of the self-build or custom house build home to meet the legal definition of this type of dwelling	Typographical
AM87	Explanation Paragraph 6.52 Page 109	The target of 40% <u>30%</u> affordable housing provision on sites of over 10 dwellings is a starting point for negotiations and if in any given case it can be demonstrated in agreement with the Council that this target is not viable then a lower target will be used.	Explanatory text has been updated in line with PM28.
AM88	Explanation Paragraph 6.54 Page 109	The LHNA sets out that within South Derbyshire there is a net need of 214 <u>social/affordable</u> rental homes per annum or 4066 <u>4280</u> from 2022- 2041 <u>2042</u> . Using the standard method of calculating housing for the element of the housing requirement needed to meet South Derbyshire's needs for the plan period this would represent 42% of the houses built over the plan period.	Amended to reflect the Proposed Modifications referenced PM2 and PM3 (above) To include additional social/affordable housing need to 2042.
AM89	Explanation Paragraph 6.59 Page 110	The <u>South Derbyshire</u> District Council does not normally encourage off site contributions and would need exceptional justification for such. Where accepted, a contribution should be of	Typographical

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		equivalent value to that which would have been secured by an on site contribution.	
AM90	Explanation Paragraph 6.62 Page 113	The Council will periodically reassess <u>the</u> need. The most up to date assessment will form the basis for a rolling target of provision	Typographical
AM91	Explanation Paragraph 6.68 Page 114	The provision of Gypsy and Traveller sites on Strategic Allocations is in line with National Policy and Planning p <u>P</u> olicy for Traveller Sites.	Typographical
AM92	Explanation Paragraph 6.72 Page 115	National policy states that local planning authorities should ensure their policies: promote peaceful and integrated co-existence between the site and the local community; promote access to health <u>care</u> services; ensure children can attend school regularly; provide a settled base to reduce long-distance travelling and possible environmental damage caused by unauthorised encampments; provide proper consideration of the effect of local environmental quality (such as noise and air quality), avoid placing undue pressure on local infrastructure and services; do not locate sites in areas at high risk of flooding; reflect the extent that traditional lifestyles can contribute to sustainability.	Typographical
AM93	Explanation	The Derby and South Derbyshire Employment Land Study identifies a need for a supply of new	Explanation text updated to reflect the most up to date delivery figures.

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	Paragraph 7.2 Page 118	land measuring 35.86 <u>39.12</u> ha for development falling Use Classes E(g), B2 and B8 <u>purposes</u> . The current land supply at the Local Plan base date of 1 April 2022, including sites identified within this policy and a number of small sites currently with planning permission, was 46.09ha, meaning that there was a surplus of 40.23 <u>6.97ha</u> . Thus, in purely quantitative terms, employment land needs for the plan period are already being met.	
AM94	Sites carried forward from 2016 Local Plan Paragraph 7.6 Page 125	Sites E1A and E1B represent <u>the</u> remaining undeveloped plots at Drift Road and Tetron Point respectively. Site E1C represents undeveloped land at Swadlincote Lane, Church Gresley and site E1D represents land granted planning permission for industrial and business development as part of the mixed use Drakelow Park development and formed part of a site allocated for these uses in the 2016 Local Plan.	Typographical
AM95	Sites carried forward from 2016 Local Plan Paragraph 7.8 Page 125	This land was found in the ELR not to be suitable for industrial and business uses and therefore <u>it</u> no longer forms part of the Hilton allocation.	Typographical
AM96	East Midlands Intermodal Park Strategic Rail Freight	This allocation is identified under Policy INF3. As it would represent a Nationally Significant Infrastructure Project (NSIP) development consent would need to be given at national level,	To add clarity.

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	Interchange/East Midlands Freeport Paragraph 7.14 Page 126	rather than by the local planning authority <u>(South Derbyshire District Council)</u> .	
AM97	Explanation Paragraph 7.27 Page 130	The buildings include listed bottle kilns and any proposals will need to protect, conserve and enhance these, and <u>as well as</u> their settings and be sensitive to the presence of other heritage features in the surrounding area.	Typographical
AM98	Explanation Paragraph 7.29 Page 131	Re-use for employment purposes would generally be preferable to use for other purposes as it can make the greatest contribution towards addressing economic needs and enhancing the sustainability of rural communities.	Typographical
AM99	Introduction Paragraph 8.2 Page 133	The NPPF sets out three dimensions to <u>achieve</u> sustainable development:	Typographical
AM100	Explanation Paragraph 8.5 Page 134	This will also address the need for housing and economic development at a level which can be supported by the necessary infrastructure and which recognises environmental limits, seeks to protect mineral resources, prevent pollution, minimise waste, and promotes the delivery of high quality sustainable housing within walkable neighbourhoods, where residents can easily	Typographical Full stop

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		access services to meet their day to day needs, that are designed to protect and enhance the built environment and character of the local landscape.	
AM101	Explanation Paragraph 8.8 Page 136	Across the District, around one fifth of the land mass is at flood risk. These areas of high and or moderate flood risk could be exacerbated by climate change, with risk rising to a greater number of properties. These figures will require further assessment in the updating of the Strategic Flood Risk Assessment (SFRA).	Typographical
AM102	Explanation Paragraph 8.35 Page 144	The g G overnment is looking at possible ways to address the nutrient neutrality issue. However, until such time as the necessary legislation or regulations are in place, the Council will continue to follow the advice of Natural England.	Typographical
AM103	Explanation Paragraph 8.37 2 nd bullet Page 145	Ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).	Typographical
AM104	Introduction Paragraph 9.2	There are some settlements which owe their existence to nonagricultural industry, or have been heavily influenced by it. Melbourne became a minor centre for framework knitting and textiles	Typographical

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	Page 152	from the 1760s and at Shardlow a new settlement was established by the coming of the Trent and Mersey Canal. Swadlincote became a globally important sanitaryware pottery town in the 19th and early 20th century.	
AM105	Introduction Paragraph 9.3 Page 152	At King's Newton, <u>a planned medieval settlement</u> , the main street of timber framed and stone houses recalls the 17th century when it was a settlement of relatively prosperous yeoman farmers.	Updated to add clarification.
AM106	Explanation Paragraph 9.13 Page 156	<u>The District of</u> South Derbyshire has many locally distinct and important features, including small historic towns and rural villages with a strong local vernacular style, the use of local materials such as plain clay tiles and red bricks, a former industrial town linked to the pottery industry, the river and canal landscape of the Trent Valley and the rapidly growing woodland landscape of The National Forest. The District also borders the southern edge of Derby city and the eastern edge of Burton upon Trent, each having distinct suburban character influences. New development will be expected to relate positively to the context of the development site, <u>including the retention of existing natural features where possible for design and biodiversity benefits</u> , and the special characteristics of the District and its neighbouring settlements.	Updated to add clarity to the purpose of the policy in response to representations from Pegasus on behalf of Wilson Bowden, Barratt Redrow and Richborough Estates Ltd.

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
AM107	BNE1: Design Excellence Paragraph 9.15 Page 156	Good design incorporates beauty and functionality to ensure high quality of living. There are many widely accepted ingredients (contained in the NPPF and documents such as Building for a Healthy Life (Design for Homes 2020)), Building for Life (BfL Partnership, 2012), By Design (DETR, 2000), Urban Design Compendium (English Partnerships, 2000), Manual for Streets (DfT/DCLG, 2007), National Design Guide (MHCLG, 2021), Active Design Guidance (Sport England, 2023) that make well designed places and the design policy has incorporated these universal principles within them. <u>New development should, where possible, retain existing trees, hedgerows and other natural features</u>	New justification text to clarify purpose of Part g of the policy.
AM108	BNE1: Design Excellence Paragraph 9.17 Page 157	Applicants are encouraged to work collaboratively with the <u>South Derbyshire</u> District Council and engage in pre-application discussions. The Council's design principles can be used to guide pre-application discussions. Design and access statements, when required, should illustrate how the stages of the design process have been followed and in what manner the design principles have been addressed. Strong urban design skills can help to produce high quality site assessments and scheme visions. These skills can also help to create 'places', rather than simply delivering	New justification text to clarify purpose of the policy in response to representations made by Fisher German.

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strike through : new text <u>underlined and bold</u>)	Reason
		developments. The Council strongly encourages development teams to enlist urban design skills. <u>Development proposals taken to a formal design review will generally be the largest scale proposals and /or those in the most sensitive environments such as isolated dwellings in the countryside.</u>	
AM109	Explanation Paragraph 9.18 Page 157	The <u>South Derbyshire</u> District Council will work with developers to minimise any extra costs associated with better design quality, whilst also emphasising that many aspects of good design are at zero or negligible extra cost to the developer. Better design has proven in many instances to sell houses quicker and raise values.	Typographical
AM110	Introduction Paragraph 10.2 Page 171	The scale of development allocated in the Local Plan necessitates improvements to local physical, social or green infrastructure. Previous consultation on the Local Plan <u>Part 1 Review</u> (Issues and Options Consultation) highlighted local concern about the capacity of local infrastructure to accommodate large scale growth.	Typographical
AM111	INF2 Paragraph 10.17 Page 178	The enhancement of railway infrastructure and services and the integration of bus and railway services are important to the achievement of greater public transport use and the Council will seek to encourage such provision, <u>both within</u>	Justification text amended in response to representations made by East Midlands Airport amendment to reflect that transport improvements may be to serve major centres (like the airport) outside the district.

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		<u>the District and to neighbouring areas</u> wherever opportunities arise.	
AM112	Explanation Paragraph 10.25 Page 181	The proposed Egginton Common Strategic Rail Freight Interchange (SRFI) would represent a Nationally Significant Infrastructure Project (NSIP). <u>It is an expectation that the allocation will come forwards as an NSIP but it is not a requirement of the policy.</u>	New justification text to clarify purposes of part A.
AM113	Explanation Paragraph 10.57 Page 197	Existing open space, sports and recreational buildings and land should not be built on unless: <ul style="list-style-type: none"> • an assessment shows that the open space, buildings or land are surplus to requirements; or • the resulting loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • the development is for alternative sports and recreational provision, the need for which outweighs the loss. 	Justification text amended in line with representations from Sport England. This text is now proposed to be part of the Policy text (as set out in PM41).
AM114	Explanation Paragraph 10.58 Page 197	10.58 <u>10.57</u>	Renumbered as a result of the removal of paragraph 10.57 as above.
AM115	Explanation Paragraph 10.59 Page 197	10.59 <u>10.58</u>	Renumbered as a result of the removal of paragraph 10.57 as above.

Modification Reference Number	Policy or Paragraph number (as published at Regulation 19)	Change (deleted text in strikethrough : new text <u>underlined and bold</u>)	Reason
AM116	Explanation Paragraph 10.60 Page 197	10.60 <u>10.59</u>	Renumbered as a result of the removal of paragraph 10.57 as above.
AM117	Explanation Paragraph 10.61 Page 197	10.61 <u>10.60</u>	Renumbered as a result of the removal of paragraph 10.57 as above.
AM118	Explanation Paragraph 10.62 Page 197	10.62 <u>10.61</u>	Renumbered as a result of the removal of paragraph 10.57 as above.
AM119	Explanation Paragraph 10.64 Page 197	10.64 <u>10.62</u>	Renumbered as a result of the removal of paragraph 10.57 as above.
AM120	Glossary Local Transport Plan	Local Transport Plan (LTP) : A local transport plan is a statutory document prepared by the local highway <u>transport authority (Formerly Derbyshire County Council, now the East Midlands Councils Combined Authority)</u> , which sets out transport objectives, policies and strategy <u>for</u> its area.	Updated to reflect the new position with regards to the Transport Authority.