

Schedule of Suggested Possible Change and Minor Amendments

This document comprises Red Tree's comments on the 'Schedule of Suggested Possible Change and Minor Amendments'. Red Tree agrees with the suggested changes, with the exception of those discussed below.

Para / Policy (as per column 1 of SHDC's schedule)	Red Tree comments
7.29	It was agreed at the Service Providers Panel Hearing that some land within the eastern neighbourhood near Deep Lane junction (not the neighbourhood centre) would be reserved for a Type 2 station. A benchmark will be set at the outset and should the crime rate rise above this level, then the land will be released to the Police Authority to build the station. This should not be phrased as a delivery responsibility on the developer.
SNC11 (5)	Accept, but perhaps better expressed as "an average of at least 50 dwellings/hectare".
SNC12, 13 and 14	Accept principle, but the word 'predominantly' is now repeated in the same sentence.
SNC14	See response to 7.29 above.
7.109 (b) and SNC16 (1)	The first sentence of this clause is welcomed as a clarification. The words 'in phase with the development' are inappropriate for a facilities led development. The third sentence is a statement of reality and is not therefore necessary.
Glossary	We are not comfortable with this until we have complete clarity of the anticipated effect of discounting relative to Red Tree's understanding of the suppressing effect on values of local covenants. This requires dialogue with SHDC, the Housing Corporation and other stakeholders. We would anticipate being able to provide a progress update by 13 th February.
PPS3	Accept, but subject to confirmation that there is no material difference to the policy referred to.
Other Strategies	Accept, but subject to confirmation that there is no material change in meaning as a result.